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RE REGULATORY RECORD

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

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

DIGITALLY VERIFIED RECORD

Scan 23949/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

CT 284396

15/11/2022 KARANAM UDEERNA Chennai

A. Selvam

A. SELVAM
STAMP VENDOR
LIC NO:1090/B4/CH(C)2021
No.2, Gangadeeswarar Koil Street,
Purasawalkam, Chennai-600 084.

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS MADE AND EXECUTED AT CHENNAI ON THIS 16TH DAY OF NOVEMBER 2022 BY MR.KARANAM UDEERNA (P.A.No.AVIPK3303P) (AADHAAR No.541441660872), son of Mr.Mohan Rao Naidu, aged about 39 years, residing at No.7/27 4A, 1st Street, Kumaran Colony, Vadapalani, Chennai-600026, hereinafter to be referred as **PRINCIPAL,**

For PAV PROMOTERS LLP

Authorised Signatory

Document No: 23949 of 2022 of Book 1
Contains 17 Sheets, 1 Sheet.

Sub Registrar
Kundrathur

THE SEAL OF THE SUB REGISTRAR OF KUNDRATHUR

TO AND IN FAVOUR OF

M/s.PAV PROMOTERS LLP (P.A.No.ABBFP2907R), a LLP incorporated under the Limited Liability Partnership Act, 2008 having its office at No.1228, Thandrai Main Road, Sathiram, Poonamallee, Chennai-600056, represented by its partner **MR.MUTHTAMIL SELVAN (P.A.No.ALNPM9808L) (AADHAR No.427105538836),** hereinafter to be referred as the **POWER AGENT.**

WHEREAS all that piece and parcel of vacant Land situated at Seneerkuppam Village, Poonamallee Taluk, Tiruvallur District, comprised in Survey No.1/1 measuring an extent of 1 Acre and 20 cents more particularly described in schedule hereunder written, originally belonged to N.Lakshmi Mohan, she having purchased the same under Sale Deed dated 29.12.2006 registered as Document No.267 of 2007 in the sub registrar's office of Kundrathur and hereinafter referred to as "**SAID PROPERTY**". Whereas she also obtained patta in her name.

WHEREAS under Settlement Deed dated 16.11.2022 registered as Document No..23948..... of 2022 in the sub registrar's office of Kundrathur, said N.Lakshmi Mohan settled the said property to and in favour of her son Karnam Udeerna, the Principal herein.

WHEREAS accordingly said Karnam Udeerna, the Principal herein became sole and absolute owner of the said property.

For PAV PROMOTERS LLP

Authorised Signatory

Document No.23948 of 2022 of Book 1
Contains 1/7 Sheets 2 Sheet.

Sub Registrar
Kundrathur

WHEREAS the Principal herein is desirous of developing and selling the said property and for the said purpose do hereby appoint, nominate and constitute the power agent aforesaid as his true and lawful power agent to act for and on behalf of the Principal to do all or any of the following acts, deeds and things:-

1. To execute, sign and present all or any applications, forms, letters, representations, authorisations, affidavits, indemnity bonds, declarations, undertakings, blue prints, plans, Drawings, Designs, rectifications, ratifications, corrections, complaints, representations, reply, appeals, references, revisions and other necessary documents and to appear before the Central Government, State Government, Chennai Metropolitan Development Authority (CMDA) / Department of Town and Country Planning (DTCP), Corporation/Municipality, Panchayat Union, Panchayat, Local Authorities or any other Appropriate Authority, including but not limited to Revenue Authorities, Tahsildar, Urban Land and Ceiling Authority, Urban Land Tax Authority, Tamilnadu Housing Board (TNHB), Public Works Department (PWD), Chennai Metro Water and Sewerage Services Board (CMWSSB), Water Resources Department (WRD), State Environmental Impact Assessment Authority (SEIAA), Ministry of Environment and Forests (MOEF), Indian Green Building Council (IGBC), Tamilnadu Pollution Control Board (TNPCB), Airport Authority of India (AAI), Indian Air force (IAF), Fire & Rescue Dept., Police Department,

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For PAV PROMOTERS LLP

Authorised Signatory

Sub Registrar
Kundrathur

TANGEDCO (Formerly TNEB), Real Estate Regulatory Authority (RERA), National Highways Authority of India (NHAI), Highways Department, Archeological Survey of India (ASI), Appellate Authority, Tribunal, Court, or any other Appropriate Authorities as the case may be in respect of any and all matters relating to and connected with the "Said Property" including:-

(a) Any conversion, sub-division, Consolidation / reconstitution, Amalgamation or reclassification of the land or any part thereof.

(b) Apply, submit and obtain sanctions, permissions, demolitions, approvals, completion certificates, in respect of the proposed construction of the building or buildings and development activity.

(c) To obtain Government Order for the construction of multistoried building, special building if necessary, and to apply, submit and obtain permission, no objection certificates from any or all the concerned authorities in this regard.

(d) Apply for additions, revisions, demolitions and alterations to the existing building or proposed buildings that may be constructed thereon.

(e) Apply for and pay the necessary charges including premium FSI, in this regard to the concerned authorities and sign all necessary documents, etc., in this regard.

(f) Obtaining fresh services and/or to transfer existing services in respect of electricity service connections, Solar PhotoVoltaic system, water supply, drainage and sewerage and such other connections as may be required

(g) Pay all developmental charges, deposits, fees and payments levied by any authorities in this regard.

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Contains 1/7 Sheets & Sheet.

For PAV PROMOTERS LLP

Authorised Signatory

Sub Registrar
Kundrathur

(h) To pay, deposit and apply for refunds/compensation and receive the same from Central Government, State Government, local authorities including but not limited to Chennai Metropolitan Development Authority / Department of Town and Country Planning, Municipality/Corporation of Chennai, Water Supply and Sewerage Board, Electricity Department, Land Acquisition Authorities and sign and issue receipts, Indemnity bonds, declarations etc for this purpose.

(i) Apply and obtain legal heirship certificates, patta, and other documents from the Tahsildar.

(j) To Apply and obtain, No Objection Certificates (NOC) from Central Government, State Government, local authorities including but not limited to the Tahsildar/PWD / CMWSSB / WRD / SEIAA / MOEF/IGBC/ TNPCB/Fire & Rescue Dept., TNPCB, and or any other competent Authorities.

2. To execute necessary deed/s or gift deed for earmarking/gifting OSR area to the Chennai Metropolitan Development Authority/ Department of Town and Country Planning, Municipality/ Corporation of Chennai or to the local authorities as per Development Control Rules and also to execute such documents for the purpose of road widening, if necessary and to do incidental works thereon on his behalf including signing necessary plans, applications, declaration etc pertaining to the "Said Property".

3. To entrust the construction work to any person at their discretion to appoint architects, engineers, skilled and unskilled labourers, contractors, sub-contractors and do such things

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For PAV PROMOTERS LLP

Authorised Signatory

Sub Registrar
Kundrathur

which are necessary for demolition, construction, development etc on the "Said Property".

4. To issue notice and evict any trespasser or unauthorised occupants etc., if any from the said property and initiate such legal action as may be necessary.
5. The Principal herein empowers the Attorney/ Agent to advertise and make publicity of the proposed project on the "Said Property".
6. To enter into agreement of sale, fix the sale consideration for said property thereon as the attorney thinks fit and proper, to receive the advance and or entire sale consideration and issue receipts acknowledging the same and to do all other acts as the Attorney deems fit and proper for the said purpose.
7. To sell Said property either as a whole or separately or in part by way of plot/s or in any other manner the attorney deems fit and proper and for the said purpose to execute the Sale Deed/s, present the same for registration before the concerned Registering authority and to admit execution thereof in respect of the same and to deliver vacant possession of the Said property to the Purchaser/s and or his/her/their nominee/s.
8. To execute and register any documents including but not limited to Agreement of sale, construction agreement, tripartite agreements, mortgage deed, discharge receipt, cancellation deed for the agreement of sale, Construction agreement and or any other cancellation deed, rectification deed, ratification deed, exchange deed or any other deed or document as required with respect to the Said property and to present the same for

For PAV PROMOTERS LLP

Authorised Signatory

Document No. 2349 of 2022 of Book 1
Contains 17 Sheets 6 Sheet.

Sub Registrar
Kundrathur

registration before the concerned registering authority and to admit execution thereof in respect of the Said property.

9. To raise money from any bank, financial institution, non-banking financial company, private or public limited company, partnership firms, individual person or persons etc., and create equitable mortgage, charge, lien or borrow money or raise funds over the Said property including the building proposed to be constructed/Constructed thereon by giving the said property as security (primary or collateral) and obtain loans, overdrafts or any other credit facility offered in any manner as the attorney deems fit and proper and for the said purpose to execute mortgage deed, memorandum of deposit of title deeds, Guarantee, Receipt and/or all other necessary documents and to present the same for registration before the concerned Registering authority and to admit execution thereof in respect of the same.

10. To appear in any court, tribunal or authority to institute, conduct, prosecute and to defend any proceedings in respect of the said property, to sign and verify all the pleadings, affidavits, vakalats or papers and to appoint advocates or legal practitioners for such purposes, file appeal, revision applications, compromise, compound and withdraw or take such other proceedings, and to prosecute such judgments and decrees to final adjudication and to take execution proceedings against the said property and person of judgment debtors, after due intimation and consultation with the Principal and his consent to that effect.

For PAV PROMOTERS LLP

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Authorised Signatory

Sub Registrar
Kundrathur

11. To do all such acts, deeds and things for and on his behalf in relation to the aforesaid matters concerning the "Said Property" as shall be required or deemed proper and necessary.

12. And generally to do all such acts, deeds and things as the attorney shall think expedient for the purpose mentioned hereinabove in all respects as the principal could himself have done and he hereby agrees to ratify and he does hereby ratify all acts, deeds, things and assurances done, executed and made by the said attorney pursuant to the Power conferred as if the same is done, executed and made by him if personally present.

13. The Attorney shall maintain true and correct accounts for all the transactions done by him.

14. The Principal herein confirm that the above mentioned acts, Deeds and things done by the Attorney/ Agent with respect to the said property will be binding on the Principal and the Principal do hereby agrees and undertakes to ratify and confirm the said acts, deeds and things whatsoever that my lawful Attorney/ Agent may do or cause to be done by virtue of these presents.

15. No consideration has been received for granting this Power of Attorney.

SCHEDULE

All that piece and parcel of vacant Land situated at Seneerkuppam Village, Poonamallee Taluk, Tiruvallur District, comprised in Survey No.1/1 measuring an extent of 1 Acre and 20 cents and bounded on

North by: Tank Canal Bank

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Scanned 7 Sheets & Sheet.

For PAV PROMOTERS LLP

Authorised Signatory

Sub Registrar
Kundrathur

South by: Road

East by: land belonging to Parasuraman

West by: land belonging to Venu Gramini

and situated in the registration District of South Chennai and sub registration District of Kundrathur

IN WITNESS WHEREOF, THE PRINCIPAL AND THE POWER AGENT HEREIN HAVE SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Witnesses:

1.
MR.KARANAM MOHANRAO NAIDU
S/O.Mr.Ramaiah Naidu
No.7/27 4A, 1st Street,
Kumaran Colony, Vadapalani,
Chennai-600026
Aadhaar No.279506993218
Mobile No.9444047033

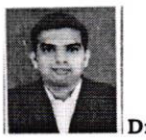
For PAV PROMOTERS LLP

Authorised Signatory

POWER AGENT

2.
MR.KARTHIK R
S/o Mr.Ramachandran
No.68, Raja Agraharam Street,
Poonamallee, Tiruvallur-600056
Aadhaar No.807832584168
Mobile No.7550011213

PRINCIPAL



Drafted by: Bharat B Jain, Advocate, No.3, Choolai High Road, Chennai -112
Enrl No:MS48/2007, Ph-9444467187

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Sub Registrar
Kundrathur

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : சென்னீர்குப்பம் பட்டா எண் : 3087

உரிமையாளர்கள் பெயர்

1. மோகன் ராவ் நாயுடு மனைவி என்.லஷ்மி மோகன் -

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	
1	1	0 - 48.50	1.50	--	--	--	--	---- -- 07-10-2004
		0 - 48.50	1.50					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/05/048/03087/40828** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-11-2022 அன்று 01:12:55 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For PAV PROMOTERS LLP

Authorised Signatory

Document No 23949 of 2022 of Book 1
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Sub Registrar
Kundrathur

R/Kunrathur/Book-1/23949/2022

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 15627 of 2022

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. கரனம் உதிர்னா residing at எண்.7/27 4A, 1வது தெரு, குமரன் காலனி, வடபழனி, சென்னை-, Saligramam[URBAN], Mambalam, Chennai, Tamil Nadu, India, 600026.

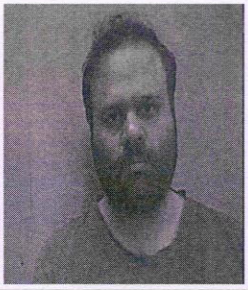
Sub Registrar: Kunrathur
Date: 16/11/2022

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

Presented in the office of the Sub Registrar of Kunrathur and fee of ₹ 10,400/- paid at 02:20 PM on the 16/11/2022 by

Left Thumb



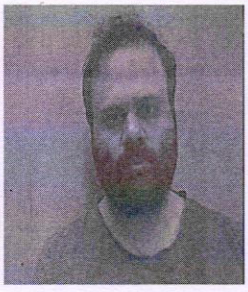


9381002554

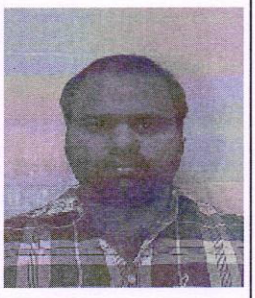
Additions as per recitals of document

Execution admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1721240e29c2297a724b7980c7f85b9c64cb20 **(Details from UIDAI : Karanam Udeerna S/O: Mohanrao Naidu, 26-11-1983, xxxxxxxx0872)**



Document No.23949 of 2022 of Book 1
Contains 17 Sheets 1 Sheet.

Sub Registrar
Kundrathur

Claim admitted by Left Thumb  	nwl 91803088 89 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:232362193534a639784bf6950d71bcc2ed2bb7 **(Details from UIDAI : Muthtamil Selvan S/O: Mohan, 30-11-1981, xxxxxxxx8836)**	

16th day of November 2022

PRABU J
Sub Registrar
Kunrathur

Registered as Number **R/Kunrathur/Book-1/23949/2022**.

Date: 16/11/2022
Kunrathur

PRABU J
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.23949 of 2022 of Book 1
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Sub Registrar
Kundrathur


இந்திய அரசாங்கம்
Government of India
Karanam Udeerma
DOB: 26/11/1983
Male
5414 4166 0872
எனது ஆதார், எனது அடையாளம்


ஆதார்
Unique Identification Authority of India
Address: S/O: Mohanrao Naidu, 7/27 4A, 1st street, KUMARAN COLONY, Vadapalani, Vadapalani, Chennai, Chennai, Tamil Nadu, 600026
5414 4166 0872
1947
help@uidai.gov.in
www.uidai.gov.in

For PAV PROMOTERS LLP

Authorised Signatory

Document No. 23949 of 2022 of Book 1
Contains 17 Sheets 13 Sheet.

Sub Registrar
Kundrathur

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABBFP2907R

नाम / Name
PAV PROMOTERS LLP

निगमन/गठन की तारीख
Date of Incorporation/Formation
08/12/2021

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found, please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For PAV PROMOTERS LLP

Authorised Signatory

Document No. 2394 of 2022 of Book 1
Contains 1 Sheets 1 Sheet.

Sub Registrar
Kundrathur

SUB REGISTRAR OF KUNDRATHUR

இந்திய அரசாங்கம்
Government of India



முத்தமிழ் செல்வன்
Muthtamil Selvan
பிறந்த நாள்/DOB: 30/11/1981
ஆண்/ MALE

Download Date: 22/10/2021

Issue Date: 18/10/2021

4271 0553 8836

VID : 9103 4408 5564 6024

எனது ஆதார், எனது அடையாளம்

இந்திய தனிநபர் அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
S/O: மோகன், 20, பிள்ளையார்கோவில் தெரு, பூவிருந்தவல்லி பாரிவாக்கம் சத்திரம், பாரிவாக்கம், திருவள்ளூர், தமிழ் நாடு - 600056

Address:
S/O: Mohan, 20, PILLAIYAR KOVIL STREET, POONTHAMALLI PARIVAKKAM CHATHIRAM, PARIVAKKAM, Tiruvallur, Tamil Nadu - 600056

4271 0553 8836

VID : 9103 4408 5564 6024

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For PAV PROMOTERS LLP

Authorised Signatory

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Sub Registrar
Kundrathur





for PAV PROMOTERS LLP

Authorised Signatory

Document No.2394 of 2022 of Book 1
Contains 17 Sheets 16 Sheet.

Sub Registrar
Kundrathur



இந்திய அரசாங்கம்
Government of India

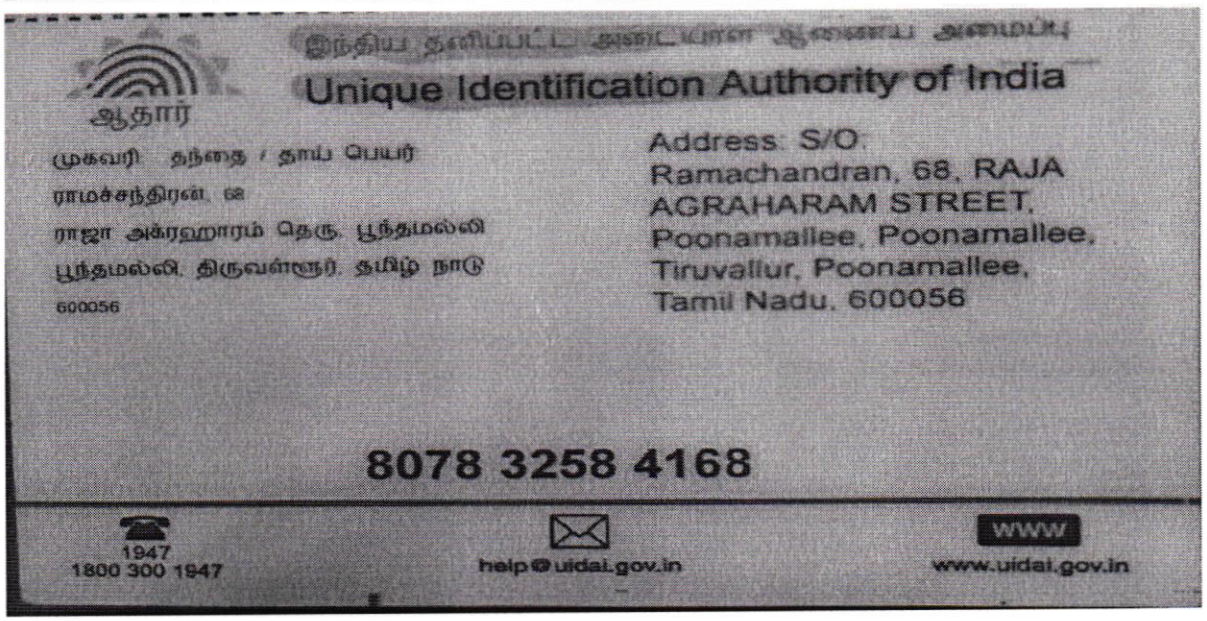
கார்த்திக் ரா
Karthik R

பிறந்த நாள் / DOB: 28/04/1994
ஆண்பால் / Male

8078 3258 4168

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

R. Karthik



ஆதார்

Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்
ராமச்சந்திரன், 68
ராஜா அக்ரஹாரம் தெரு, பூந்தமல்லி
பூந்தமல்லி, திருவள்ளூர், தமிழ் நாடு
600056

Address: S/O:
Ramachandran, 68, RAJA
AGRAHARAM STREET,
Poonamallee, Poonamallee,
Tiruvallur, Poonamallee,
Tamil Nadu, 600056

8078 3258 4168

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

For PAV PROMOTERS LLP

Authorised Signatory

Document No. 2349 of 2022 of Book 1
Contains 17 Sheets 17 Sheet.

Sub Registrar
Kundrathur

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.