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DIGITALLY VERIFIED RECORD

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 2358/2025

ஆவண எண் : R/ Chennai Central Joint II/ BOOK-1/ 1481 / 2025

திரு கே எஸ் பிரபாகர் அவர்களிடமிருந்து ₹ 2,35,220 (ரூபாய் இரண்டு இலட்சத்து முப்பத்தைந்தாயிரத்து இருநூற்று இருபது மட்டும்) [இணைய வழி: REG202510309481015 ₹ 235220] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	1,16,055
2	பதிவுக் கட்டணம்	1,16,055
3	கணினிக் கட்டணம்	3,000
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	2,35,220

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு KARTHICK PALANI இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

2 எண் இணை சார்பதிவாளர் மத்திய சென்னை
அலுவலகம்
நாள்: 30/10/2025

9840032771

JOINT SUB REGISTRAR II
THOUSAND LIGHTS

பதிவு அலுவலர் கையொப்பம்

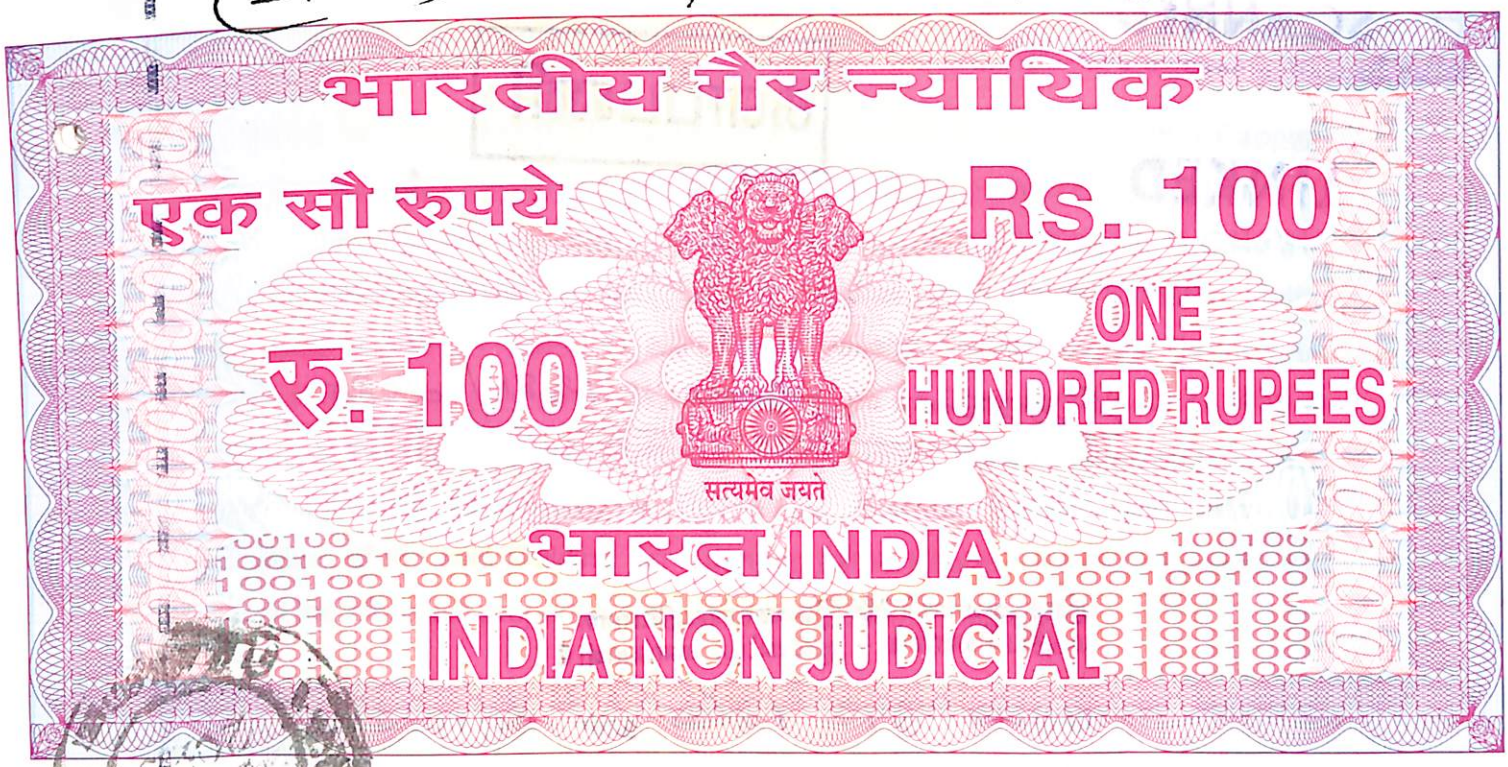
உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
balasrisan (குடிமக்கள்)	Bala Chandhar	9444404327	16-10-25 07:05:59 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி

(INSP) 1481/2025 TP/2366AA916/2025



தமிழ்நாடு தமிழ்நாடு TAMILNADU

ER 075765

T.ANANTHA RAMAN
STAMP VENDOR
No: 14, Narayani Apts,
R.A.Puram, Chennai-28
L.No: 44/B3/2000

Ashwin Mathew George

23/9/25

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, Dr. ASHWIN MATHEW GEORGE (PAN: AAMPG-8496-J) (AADHAAR No.7305 4858 8852), son of late Dr. Abraham George (alias Captain A. George), aged about 56 years, residing at No.1, Seetha Nagar, First Street, Nungambakkam, Chennai-600 034 (hereinafter referred to as **"the Principal"**) do hereby constitute, nominate, appoint and retain **M/s. SWATHI BUILDERS (PAN: AAOFS-9876-L)**, a Partnership Firm, having its Registered Office at Swathi Centre, No.5, Ananda Road, Alwarpet, Chennai – 600 018, represented herein by its Partner, Mr K.S. Prabhakar (AADHAAR No.3983 1425 9346), son of Mr K. Swaminathan, aged about 45 years, as my General Power of Attorney Agent (hereinafter referred to as **"the Attorney"**) to do the following acts, deeds and things pertaining to the property described in the Schedule "B" hereunder on behalf of and in the name of the Principal:

Registering Officer

Document No.1481...2025 of Book 1
Contains 34 sheets

for SWATHI BUILDERS

Partner

SCANNED

LINKED

களப்பணி

ஆவண எண் :- 1481 / 2025

இந்த ஆவணம் 2நீர் இணைசார்பதிவாளர்
மத்திய சென்னை – ஆல் கட்டிட களப்பணி C

மூ.மு.எண் 397 / 2025 நாள் 30/10/2025

மதிப்புரை என ஆணையிடப்பட்டுள்ளது.

2நீர் இணைசார்பதிவகம்
மத்திய, சென்னை
நாள்: 19/11/2025

2நீர் இணைசார்பதிவாளர்
(மாவட்டப்பதிவாளர் நிலை)
மத்திய சென்னை
19/11/25

WHEREAS Mr Adangapurathu Eappen Abraham, son of Adangapurathu Eappen, purchased the property being Land bearing Plot No.31 measuring an extent of 3 Grounds more or less comprised in part of O.S.No.340, R.S.No.532, C.C.No.211 situated in Sterling Road, Nungambakkam, Madras, from Rajah Srimathu Muthu Vijaya Reghunatha Doraisingam alias Gouri Vallaba Thevar Avergal through an Indenture (Sale Deed) dated 04.01.1940 registered as Document No.33 of 1940 in the Office of the Sub-Registrar, Mylapore. Subsequently, the said Mr Adangapurathu Eappen Abraham constructed a Residential Building thereon and after the construction of the said Building, Mr Adangapurathu Eappen Abraham became the owner of the aforesaid property being Land and Building thereon;

WHEREAS the aforesaid Mr A.E. Abraham (Adangapurathu Eappen Abraham) transferred the aforesaid property to his name in the Revenue Records. Extract from the Permanent Register (Patta) dated 21.11.1940 reveals that 3 Grounds and 48 Sq.ft. comprised in R.S.No.532/3, Block No.29, situated in Nungambakkam Revenue Division, Madras District, stands in the name of Mr A.E. Abraham in the Revenue Records;

WHEREAS the aforesaid Mr A.E. Abraham executed a Will dated 30.12.1964 bequeathing his aforesaid property being House and Ground bearing Door No.11, Sivaganga Road, Nungambakkam, Madras, land measuring an extent of 3 Grounds and 48 Sq.ft. or thereabouts comprised in part of O.S.No.340, R.S.No.532/3, C.C.No.211, in favour of his youngest son, Captain A. George, after retaining the life interest for himself and his wife, Mrs. Saramma Abraham, and the said Will was registered as Document No.110 of 1964 in the Office of the Registrar of Madras-Chingleput. The said Mr A.E. Abraham died at Madras on 24.12.1966 as evidenced by the Extract from the Death Register kept by the 54 Division Registrar of Births and Deaths dated 26.09.1973 issued by the Assistant Health Officer, Corporation of

For SWATHI BUILDERS

Partner

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Registering Officer

Madras. The aforesaid Mrs. Saramma Abraham died at Madras on 29.10.1984 as evidenced by the Death Certificate issued by the Corporation of Madras. The aforesaid Will of A.E. Abraham had been probated by the Order dated 07.02.1985 in O.P.No.59 of 1985 passed by the Hon'ble High Court of Judicature at Madras. The aforesaid Captain A. George (Dr. Abraham George) constructed another Residential Building over the aforesaid land. Thus, Captain A. George (Dr. Abraham George) became the absolute owner of the aforesaid land and two residential houses therein;

WHEREAS the aforesaid Dr. Abraham George executed a Deed of Settlement dated 11.03.2008 settling the aforesaid property being Ground and House bearing New Door No.17 and Old Door No.11, Sivaganga Road, Nungambakkam, Chennai-600 034, comprised in part of O.S.No.340, R.S.No.532/3, C.C.No.211, Land measuring an extent of 3 Grounds and 48 Sq.ft. or thereabouts in favour of his sons, Mr Ajith Abraham George and Mr Ashwin Mathew George, after retaining life interest in the aforesaid property with him and for his wife, Mrs. Shanthi George and the said Deed of Settlement was registered as Document No.236 of 2008 in the Office of the Sub-Registrar of Thousand Lights. In and by a Cancellation of Settlement Deed dated 01.07.2011, the aforesaid Dr. Abraham George cancelled the aforesaid Deed of Settlement dated 11.03.2008 and the said Cancellation of Settlement Deed was registered as Document No.626 of 2011 in the Office of the Joint II Sub-Registrar, Central Chennai. Immediately thereafter Dr. Abraham George executed a Deed of Settlement dated 01.07.2011 settling the aforesaid property being Ground and House bearing New Door No.17 and Old Door No.11, Sivaganga Road, Nungambakkam, Chennai-600 034, comprised in part of O.S.No.340, R.S.No.532/3, C.C.No.211, Land measuring an extent of 3 Grounds and 48 Sq.ft. or thereabouts in favour of his sons, Mr Ajith Abraham George and Mr Ashwin Mathew George and daughter, Mrs. Elizabeth George John, as detailed therein, after retaining life interest in the aforesaid property with him along with his wife, Mrs. Shanthi George and the

For SWATHI BUILDERS

Partner

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF

said Deed of Settlement was registered as Document No.627 of 2011 in the Office of the Joint II Sub-Registrar, Central Chennai;

WHEREAS the aforesaid Mrs. Shanthi George died intestate at Chennai on 20.12.2018 leaving behind her, her husband, Abraham George, sons, Ajith Abraham George and Ashwin Mathew George and daughter, Shobitha Elizabeth George as her surviving legal heirs as evidenced by the Death Certificate issued on 30.01.2019 by the Greater Chennai Corporation and the Legal Heir Certificate bearing Certificate No.TN-7202102042531 dated 09.05.2021 issued by the Tahsildar, Egmore Taluk, Chennai District:

WHEREAS the aforesaid Abraham George died intestate at Chennai on 27.12.2024 leaving behind him, his sons, Ajith Abraham George and Ashwin Mathew George and daughter, Shobitha Elizabeth George John as his surviving legal heirs as evidenced by the Death Certificate issued on 21.01.2025 by the Greater Chennai Corporation and the Legal Heir Certificate bearing Certificate No.TN-7202501291641 dated 16.02.2025 issued by the Tahsildar, Egmore Taluk, Chennai District;

WHEREAS Property Tax Receipts bearing (i) No.2024-25/N110/0929086 dated 23.09.2024 reveals that the aforesaid property bearing No.17 (8), Sivaganga Road, Nungambakkam, Chennai-600 034 and (ii) No.2024-25/N110/0929056 dated 23.09.2024 reveals that the aforesaid property bearing No.1 (1), Seetha Nagar First Street, Seetha Nagar, Nungambakkam, Chennai-600 034, stand in the name of A. George;

WHEREAS Certificate (Register of Land Alienated or Exempted from assessment in the Madras Taluk) (Patta) taken from eservices.tn.gov.in on 10.09.2025 issued by the Zonal Deputy Tahsildar, Egmore Taluk, Chennai District, reveals that the aforesaid property being land and building comprised in R.S.No.532/3, Block No.29,

For SWATHI BUILDERS

Partner

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Registering Officer

THE SEAL OF THE REGISTRAR OF

land measuring an extent of 0.06.73.5 Hectare, situate in Sivaganga Road, Nungambakkam Village, Nungambakkam Town, Egmore Taluk, Chennai District, stands in the names of Mr Ajith Abraham George, Mr Ashwin Mathew George and Mrs. Elizabeth George John in the Revenue Records;

WHEREAS the aforesaid property being Ground, Houses and Premises bearing (a) New Door No.17 and Old Door No.8, Sivaganga Road, Nungambakkam, Chennai-600 034, and (b) New Door No.1 and Old Door No.1, Seetha Nagar 1st Street, Seetha Nagar, Nungambakkam, Chennai-600 034, comprised in part of O.S.No.340, R.S.No.532/3, Block No.29, situated in Nungambakkam Village (as per Patta Nungambakkam Town), Egmore Taluk, Chennai District, Land measuring an extent of 3 Grounds and 48 Sq.ft. (7248 Sq.ft.) or thereabouts, is more fully described in the Schedule "A" hereunder;

WHEREAS the aforesaid Mr Ajith Abraham George, Dr. Ashwin Mathew George and Mrs. Elizabeth George John alias Shobitha Elizabeth George John executed a Deed of Partition dated 23.09.2025 partitioning the Schedule "A" Property between them and the said Deed of Partition was registered as Document No.1324 of 2025 in the Office of the Joint II Sub-Registrar, Chennai Central. Under the said Deed of Partition, (i) 37.50% Undivided Share in the Schedule "A" Property was allotted to the share of Mr Ajith Abraham George, which forms the Schedule B Property therein, (ii) 37.50% Undivided Share in the Schedule "A" Property was allotted to the share of Dr. Ashwin Mathew George, which forms Schedule C Property therein and (iii) 25% Undivided Share in the Schedule "A" Property was allotted to the share of Mrs. Elizabeth George John alias Shobitha Elizabeth George John, which forms the Schedule D Property therein. After the said partition, the aforesaid Mr Ajith Abraham George, Dr. Ashwin Mathew George (the Principal herein) and Mrs. Elizabeth

For SWATHI BUILDERS

Partner

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Registering Officer

George John alias Shobitha Elizabeth George John became the owners of their respective properties in the Schedule "A" Property;

WHEREAS Property Tax Receipts bearing (i) No.2025-26/ON/1120891 dated 25.09.2025 reveals that the aforesaid property bearing No.17 (8), Sivaganga Road, Nungambakkam, Chennai-600 034 and (ii) No.2025-26/ON/1120925 dated 25.09.2025 reveals that the aforesaid property bearing No.1 (1), Seetha Nagar First Street, Seetha Nagar, Nungambakkam, Chennai-600 034, stand in the names of the aforesaid Ajith Abraham George, Ashwin Mathew George and Elizabeth George John;

WHEREAS Dr. Ashwin Mathew George, the Principal herein, who is the absolute owner of the property being 37.50% Undivided Share in the Schedule "A" Property hereunder, which is more fully described in the Schedule "B" hereunder, has decided to develop the Schedule "B" Property along with the remaining property in the Schedule "A" Property by constructing a new Building under Flat System after demolishing the existing buildings therein. The Schedule "B" Property belonging to the Principal herein forms part of the Schedule "A" Property;

WHEREAS since the Principal is not in a position to personally look after the developmental and other activities pertaining to the Schedule "B" Property, the Principal do hereby appoint and retain **M/s. SWATHI BUILDERS** as the Attorney of the Principal to do the following acts, deeds and things pertaining to the Schedule "B" Property on behalf of and in the name of the Principal:

For SWATHI BUILDERS

Partner

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Registering Officer

1. To manage and develop the Schedule "B" Property along with the remaining property in the Schedule "A" Property.

2. To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, indemnities, declarations and all other necessary papers duly signed for obtaining sanction for construction of new building/s over the land in the Schedule "B" Property along with the remaining land in the Schedule "A" Property and also for modification, addition, alteration, etc., to the said building/s, to the Chennai Metropolitan Development Authority (CMDA)/Greater Chennai Corporation/Competent Authority/ies, to sign all necessary papers for the said purposes, to pay necessary fees and charges for the same, to correspond with the said authority/ies, appear personally before the said authority/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authorities and to issue receipt thereof. To apply for revised approvals/sanctions/permits or renewals thereof for the construction of the building/s over the land in the Schedule "B" Property along with the remaining land in the Schedule "A" Property and to sign all papers/documents necessary for the same and submit the same to the competent authorities, pay necessary fees and receive the same duly approved and to issue receipt thereof. To apply for and obtain permission to demolish the building in the Schedule "B" Property along with the remaining building in the Schedule "A" Property or any portion of the new building from the competent authority and demolish the existing building or any portion of the new building/s and for the said purpose to do all acts, deeds and things and demolish the same.

For SWATHI BUILDERS

Partner

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Contains 34 sheets 7

Registering Officer

3. To furnish securities in money and in otherwise as and when required by the CMDA/Greater Chennai Corporation/Competent Authority/ies and to sign and submit necessary applications along with the remaining owner of the Schedule "A" Property to furnish the security/ies and also to get refund of such securities in the name of the Attorney, to correspond with the said authorities, appear personally or through authorised representatives before the said authorities, to receive the refund of the money/deposits and issue receipt thereof.

4. To apply for copies of documents, any papers, etc. with any Department, Body, Authority, Court, Tribunal, Greater Chennai Corporation, CMDA, Competent Authorities, etc., relating to the Schedule "B" Property, pay necessary fees, and obtain the same and to issue receipt thereof.

5. To apply for and obtain Patta, apply for any rectification/correction in Patta, etc. with the Competent Authorities and other documents in respect of the Schedule "B" Property in the name of the Principal along with the remaining owner of the Schedule "A" Property and pay fees, to receive the same and acknowledge receipt thereof.

6. To negotiate and fix sale consideration, to enter into Agreement/s for Sale for the sale of 38% of Undivided Share in the Land described in the Schedule "B" Property, which is more fully described in the Schedule "C" hereunder, in undivided shares, with prospective purchaser/s and register the same with the competent registering authority, if necessary, to approve draft Sale Deed/s, to execute Sale Deed/s with necessary covenants, assurances, indemnity clauses, etc., pertaining to the Schedule "C" Property, in undivided shares, in favour of the purchaser/s and also in favour of the Attorney herein, to execute ratification/rectification/reconstitution deed/s, present the said documents

For SWATHI BUILDERS

Partner

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Contains..... 34 .....sheets... 8 .....

Registering Officer

before the competent registering authority, admit execution thereof, to receive sale consideration pertaining to the Schedule "C" Property in the name of the Attorney herein, to sign patta forms and all other papers necessary for conveying the property to the purchaser/s in all respects, and to hand over possession of the property to the purchaser/s, to receive back the documents from the registering authorities on completion of the registration formalities and to acknowledge receipt thereof. In case of default in payment by the purchaser/s or breach of terms and conditions, cancel the Agreement/s for Sale entered into with the purchaser/s by executing and registering necessary deeds, if necessary, and/or cancel Sale Deed/s executed and registered in favour of the purchaser/s and get the Sale Deed/s executed and registered by the purchaser/s in favour of the nominee/s of the Attorney and for the said purpose to do all acts, deeds and things, to arrange to refund the consideration paid by the purchaser/s after deducting agreed amount therefrom, alternatively to obtain from the purchaser/s Power/s of Attorney in the name of the Attorney to cancel the Agreement/s for Sale or execute and register Sale Deed/s in the name/s of the nominee/s of the Attorney, and to do all further acts necessary to convey the Schedule "C" Property to the nominee/s of the Attorney. The Attorney is empowered to include necessary clauses in the Agreement/s for Sale and Sale Deed/s in this regard.

7. To apply for permission to competent authorities to make available in the building/s to be constructed over the land in the Schedule "B" Property along with the remaining land in the Schedule "A" Property, electricity, water, sewerage and other service connections, to sign necessary applications, forms, indemnities and all necessary documents/papers, to pay fees/charges/deposits to the authorities, and to engage and enter into contracts with the third parties for the provision of such connections and for

For SWATHI BUILDERS

Partner

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Contains..... 34 .....sheets..... 9 .....

Registering Officer

incidental matters and to pay such amounts as may be required in connection therewith. To obtain No Objection Certificate/s and other certificate/s from CMDA/Greater Chennai Corporation/any other competent authorities for obtaining temporary power connection, to apply for temporary power connection, sign necessary application forms, affidavits, declarations and all other necessary papers, pay necessary fees/deposits, receive the approval and to acknowledge receipt thereof, and to surrender the same after the completion of the conctruction of the new building/s.

8. To correspond with anyone in any matter relating to the development of the Schedule "B" Property along with the remaining owner of the Schedule "A" Property.

9. To receive all registered and unregistered letters, summons, notices, etc., addressed to the Principal by anyone pertaining to the Schedule "B" Property, from the postal authorities or any other authorities or anyone else and to acknowledge receipt thereof and forward a copy of the same to the Principal.

10. To appoint Architects, Surveyors, Engineers, Contractors, and other Professional Agencies as may be necessary for the development of the Schedule "B" Property along with the remaining property in the Schedule "A" Property and to pay their fees and expenses and obtain necessary receipts for the same.

11. To appoint, substitute and/or terminate Advocates, Auditors and Consultants for any matter relating to the development of the Schedule "B" Property along with the remaining property in the Schedule "A" Property, if the Attorney feels it necessary, and to pay their fees and expenses.

For SWATHI BUILDERS

Partner

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Registering Officer

12. To issue on behalf of the Principal legal notice, reply notice, and rejoinder in any matter relating to the Schedule "B" Property under intimation to the Principal.

13. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court/Tribunal/Competent Authority pertaining to the Schedule "B" Property and for the said purpose to sign vakalat, to sign and verify plaints, written statements, affidavits, counters, petitions, pleadings and all other connected papers necessary for the said purposes and to appear before any Court/Tribunal/Competent Authority on behalf of the Principal and to do all the necessary acts, deeds and things. To file and receive back documents, to deposit and withdraw money and to issue receipt therefore. To obtain refund or repayment of court fees or any other sums. To adduce evidence – both documentary and oral - before the competent authority. To apply to courts and offices for copies of documents and papers and to sign necessary applications, forms, papers, etc., to pay fees/charges and to receive copies of documents/papers and to issue receipt thereof.

14. To apply for inspection of and to inspect judicial and other public records.

15. To compromise, compound and withdraw cases whenever the Attorney shall think proper to do so and to sign necessary papers for the said purposes under intimation to the Principal.

16. To appear personally or through authorised representatives before any Municipal Authority, Local Body, Board, Department, CMDA, Greater Chennai Corporation, any Competent Authority, Institution, Body, etc., for any purpose

For SWATHI BUILDERS

Partner

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Registering Officer

relating to the development of the Schedule "B" Property along with the remaining property in the Schedule "A" Property, whenever the Attorney feels necessary, and to do all acts and deeds necessary for the said purpose/s.

17. To apply and obtain all licences, permits, quotas for cement, bricks, steel, sand, any other building materials, etc., in the name of the Attorney and to endorse such licenses, permits, quotas in favour of the nominee/s of the Attorney to enable to take delivery of the articles and issue receipt thereof.

18. To deal with ULT Authorities, Tahsildar(s), Water and Sewerage Board, TNEB/TANGEDCO, Municipality, CMDA, Greater Chennai Corporation, Government Departments/Authorities/Body(ies), District Collector, Revenue Authorities, Government of Tamil Nadu, Boards, Police Department, any Competent Authority, etc., for any purpose pertaining to the Schedule "B" Property and/or for development of the Schedule "B" Property along with the remaining property in the Schedule "A" Property and obtain necessary letters/permits/approval/sanctions/licenses/service connections, etc. from any authority/body wherever necessary.

19. To carry out reconstitution, amalgamation and consolidation of the land in the Schedule "B" Property along with the remaining land in the Schedule "A" Property and to obtain necessary approvals, permits, planning permission, plans, etc., for such reconstitution or amalgamation or consolidation of the land in the Schedule "B" Property along with the remaining land in the Schedule "A" Property for the development of the land in the Schedule "B" Property along with the remaining land in the Schedule "A" Property and also execute necessary deed/s of reconstitution, affidavits, declarations, indemnities, forms and all other necessary papers as may be required along with the remaining

For SWATHI BUILDERS

Partner

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR

owner of the Schedule "A" Property. The Attorney is fully empowered to do all further and other acts and deeds necessary for the aforesaid purposes.

20. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authorities on behalf of the Principal, to receive the refund, acknowledge and issue receipt thereof.

21. To apply for and obtain No Objection Certificates or permission/approval/certificates, consents, etc., for the development of the Schedule "B" Property along with the remaining property in the Schedule "A" Property (including obtaining plan approvals) and/or transfer the Schedule "C" Property from any competent authority including Income Tax Department and for the said purpose to sign/execute necessary papers, pay fees, appear before the authority and to do all the acts and deeds necessary for the same and to receive the same and acknowledge receipt thereof.

22. To apply for and obtain Completion Certificate and/or any other certificates from the Competent Authority as required by the law of the land for the occupation of the building/s and acknowledge receipt thereof.

23. To execute and sign all forms, applications, declarations and documents and papers whatsoever in connection with all or any of the above purposes related to the Schedule "B" Property along with the remaining owner of the Schedule "A" Property for submission to CMDA/Greater Chennai Corporation/Water and Sewerage Board/TNEB/TANGEDCO/Revenue and all other Authorities concerned.

For SWATHI BUILDERS

Partner

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Registering Officer

24. To bring into the Schedule "B" Property along with the remaining property in the Schedule "A" Property such equipment, tools, implements, machines and vehicles or other machinery or article or item or thing required for putting up construction or for any other incidental purpose and also put up any type of construction thereon.

25. If necessary to gift land from the Schedule "B" Property along with the remaining land in the Schedule "A" Property for road widening to the competent authority for obtaining Building Plan Approval after intimating the Principal and register the gift deed with competent authorities, hand over possession to the authority, obtain compensation from the competent authority and handover the same to the Principal and to do all acts and deeds necessary for the same.

26. The Attorney is fully authorised to represent the Principal to process the project approval and other necessary approvals from RERA Authority as required under the provisions of The Real Estate (Regulation and Development) Act, 2016 (RERA) and Rules for the project over the land in the Schedule "B" Property along with the remaining land in the Schedule "A" Property, to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process on behalf of the Principal and comply with all the necessary provisions of RERA and rules thereon on behalf of the Principal, make personal appearances on behalf of the Principal before the Competent Authority and to submit any oral or written representations as required and to perform all necessary acts, deeds and things for the aforesaid purposes.

For SWATHI BUILDERS

Partner

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Registering Officer

27. To raise loan on the security of the Schedule "C" Property for the development of the land in the Schedule "A" Property in any manner from any banks or financial institutions or companies and receive the said loan amount in the name of the Attorney and to execute letters, forms and applications, documents, deeds and register necessary deeds with the competent registering authority for obtaining such loans and repay the same, without making the Principal personally liable or responsible for the repayment of the same.

28. To pay taxes or fees pertaining to the Schedule "B" Property to the competent authority/ies and to receive receipt thereof.

29. To execute and register Power/s of Attorney in favour of any person/s empowering the said person/s to present the Agreement/s for Sale and Sale Deed/s pertaining to the Schedule "C" Property duly executed by the Attorney herein, before the Competent Registering Authority and admit execution thereof and to sign necessary papers and to do all further acts and deeds for the said purpose.

30. The Attorney shall maintain proper accounts and the same shall be rendered to the Principal as and when required. No consideration is passed on under this General Power of Attorney and no transfer/sale of property is involved in this General Power of Attorney.

31. This General Power of Attorney shall be valid and in force till the same is revoked in only by way of the Principal executing and registering the deed of cancellation along with the Attorney after the completion of the Project in all respects and sale of the Schedule "C" Property.

For SWATHI BUILDERS

Partner

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Registering Officer

32. And generally to do all further and other acts, deeds and things incidental for all the aforesaid things for the development of the Schedule "B" Property along with the remaining property in the Schedule "A" Property and sale of the Schedule "C" Property.

AND the Principal do hereby agree and undertake to ratify and confirm all and whatsoever the Attorney shall lawfully do, execute or perform in exercise of the power hereby conferred upon, under and by virtue of this deed.

SCHEDULE OF PROPERTY

SCHEDULE "A"

Ground, Houses and Premises bearing (a) New Door No.17 and Old Door No.8, Sivaganga Road, Nungambakkam, Chennai-600 034 and (b) New Door No.1 and Old Door No.1, Seetha Nagar 1st Street, Seetha Nagar, Nungambakkam, Chennai-600 034, comprised in part of O.S.No.340, R.S.No.532/3, Block No.29, situated in Nungambakkam Village (as per Patta Nungambakkam Town), Egmore Taluk, Chennai District, Land measuring an extent of 3 Grounds and 48 Sq.ft. (7248 Sq.ft.) or thereabouts and being bounded on the

North by	:	House of Mr Rama Warrior – now flats bearing No.15, Sivaganga Road
East by	:	House of Mr A. Eappen – now New No.3 and Old No.2, Seetha Nagar 1st Street
West by	:	Sivaganga Road
South by	:	Seetha Nagar 1st Street

For SWATHI BUILDERS

Partner

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Registering Officer

and situated within the Registration District of Chennai Central and Sub-Registration District of Chennai Central Joint II. The total built up area of the Two Residential Buildings and Garage is 4875 Sq.ft. (i.e., (a) One Residential Building (House 1) facing Sivaganga Road comprises of Ground Floor measuring 1550 Sq.ft., First Floor measuring 1550 Sq.ft., and Garage measuring 255 Sq.ft. (b) the other Residential Building (House 2) facing Seetha Nagar 1st Street comprises of Ground Floor measuring 760 Sq.ft. and First Floor measuring 760 Sq.ft.).

SCHEDULE "B"

(Forming part of the Schedule "A" hereinabove)

37.50% Undivided Share in the property described in the Schedule "A" hereinabove (i.e., 2718 Sq.ft. of Undivided Share in the land and 1828.125 Sq.ft. of built up area in the Residential Buildings).

SCHEDULE "C"

38% (i.e., 1032.84 Sq.ft.) Undivided Share in the Land described in the Schedule "B" hereinabove (excluding the building in the Schedule "B" hereinabove, which is to be demolished).

For SWATHI BUILDERS

Partner

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Registering Officer

THE SEAL OF THE SUB REGISTRAR OF

IN WITNESS WHEREOF the Principal and the Attorney have set and subscribed their respective hands to this General Power of Attorney at Chennai this the 30th day of October, 2025.

For SWATHI BUILDERS

Partner

ATTORNEY **PRINCIPAL**

WITNESSES:

1.

(Mr KARTHICK PALANI)
S/o. Mr M. Palani
No.55/26, Poes Road, Vanniya Teynampet, Chennai - 600 018

2.

(Mr P. SIVAKUMAR)
S/o. Mr S. Paramasivam
No.27/50, Kutti Gramani Street
Raja Annamalaipuram, Chennai-600 028



Drafted by:

N. SRINIVASAN, B.A., LL.B. (R.No.1024/1996)
Advocate
Flat No.5, Raaga Apartments
Door Nos.66 and 68, Venkatakrishna Road
Mandaveli, Chennai – 600 028.
Cell: 98840 20722

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Registering Officer

THE SEAL OF THE REGISTRAR OF

ANNEXURE-1A

Statement regarding the particulars of the Building mentioned in the document:

1. Description of Building
   a) Construction of structure : Cement
   b) Depth of Foundation : 3 to 4 Feet
   c) Thickness of Walls in Ground floor : 9"
   d) Whether Teakwood used throughout : No
   e) Flooring : Tiles
2. Age of the Building: : House 1- 64 Years, House 2- 57 Years
3. Extent of the Site : 1032.84 Sq.ft. UDS
   a) Value of the Site : Rs.96,05,420/-
4. Built up area:

Note: Area open to sky such as Courtyard etc., should be deducted from built up area if any

Floor	Madras Terrace Roof	R.C.C. Roof	Mangalore tile Roof over flat Roof	Mangalore Tile Roof Plain	Mangalore tile Roof over ceiling tiles	Pantile Roof over flat tiles	A.C.C Sheet Roof
House 1- Ground Floor	221 Sq.ft. of UDS out of 581.25 Sq.ft. of UDS out of 1550 Sq.ft.						
House 1- First Floor	221 Sq.ft. of UDS out of 581.25 Sq.ft. of UDS out of 1550 Sq.ft						
House 2- Ground Floor		109 Sq.ft. of UDS out of 285 Sq.ft. of UDS out of 760 Sq.ft.					
House 2- First Floor		109 Sq.ft. of UDS out of 285 Sq.ft. of UDS out of 760 Sq.ft.					

5. Area of Separate Garage, if any : 36.34 Sq.ft. of UDS out of 95.625 Sq.ft. of UDS out of 255 Sq.ft.
6. a) Length of compound wall if any : 67.5 Running Feet (i.e., 37.50% of 180 Running Feet)
   b) Length of Barbed wire or chain or link fence : -
7. Is there a Separate latrine or chain Septic Tank : -
8. Well if any with Diameter and Depth : -
9. Electrical Installations:
   a) No. of Points : 20
   b) No. of Fans : 20
   c) Electrical Motor pump set : -
10. Annual Rental Value : Rs.20,000/-
11. Executants Estimated Market Value of the
    a) Value of the Land : Rs.96,05,420/-
    b) Value of the Building : Rs.20,00,000/-

    Total Value of Land & Building : Rs.1,16,05,420/-

Contains 31 sheets 19

Registering Officer

For SWATHI BUILDERS

Partner

Place: Chennai
Date: 30.10.2025

Signature of Attorney

Signature of Principal

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1282 of 2025

I hereby certify that a sum of ₹ 1,16,055/- (Rupees One Lakh Sixteen Thousand and Fifty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. கே எஸ் பிரபாகர் residing at Swathi Centre, No.5, Ananda Road, Alwarpet, Chennai, Chennai, Tamil Nadu, India, 600018.

Sub Registrar: Chennai Central Joint II
Date: 30/10/2025

Signature of Sub Registrar / Collector Under Section 41 of the Indian Stamp Act

JOINT SUB REGISTRAR II
THOUSAND LIGHTS

Presented in the office of the Sub Registrar of Chennai Central Joint II and fee of ₹ 1,19,165/- paid at 03:19 PM on the 30/10/2025 by

Left Thumb



9840767717

Additions as per recitals of document

Execution admitted by
Left Thumb



9840032771

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:3338145a91b7ebacc6b4164b981f36be065b945
(Details from UIDAI : Ashwin Mathew George S/O: Abraham George, 08-06-1969, xxxxxxxx8852)



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Contains.....34.....sheets..20.....

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THOUSAND LIGHTS

Claim admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:67182747f4742ff8167405a876c93a38f344b8f **(Details from UIDAI : K S Prabhakar S/O,K Swaminathan, 31-05-1980, xxxxxxxx9346)**	

30th day of October 2025

ANBAZHAGAN J
Sub Registrar
JOINT SUB REGISTRAR II
THOUSAND LIGHTS
Chennai Central Joint II

Registered as Number **R/Chennai Central Joint II/Book-1/1481/2025**.

Date: 30/10/2025
Chennai Central Joint II

ANBAZHAGAN J
Sub Registrar
JOINT SUB REGISTRAR II
THOUSAND LIGHTS

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

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Registering Officer

CERTIFICATE
REGISTER OF LAND ALIENATED OR EXEMPTED FROM ASSESSMENT IN THE MADRAS TALUK

District : Chennai Taluk : Egmore Town : Nungambakkam Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0029-சிவகங்கா ரோடு	532	3	-	17/11	ரயத்துவாரி	விடு வரி		-	0-		0.00		0	6	73.5	-	0.00	-	AJITH ABRAHAM GEORGE ..., ASHWIN MATHEW GEORGE ..., ELIZABETH GEORGE JOHN ...	கட்டடம்	2025/0153/02/048018TR DT. 2025-09-09 TR DT: 09-09-2025

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 09-09-2025
பெயர் / Name : Santhalakshmi G
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : எழும்பூர் வட்டம் / Egmore, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/06/004/001/0029/532/3** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/06/004/001/0029/532/3**

2. இத் தகவல்கள் 10-09-2025 அன்று 03:46:54 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 10-09-2025 at 03:46:54 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For SWATHI BUILDERS

Partner

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Registering Officer

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2025-26/ON/1120891**	**Receipt Date:**	**25-09-2025 15:02:48**
Name:	AJITH ABRAHAM GEORGE, ASHWIN MATHEW GEORGE, ELIZABETH GEORGE JOHN		
Address:	17(8), Sivaganga Road , Nungambakkam, Nungambakkam, CHENNAI - 600034		
Payment Details:	Description:	Property Tax New Bill Number:09-110-004201 / Property Tax Bill Number: 09-110-04201-000/05-078-1553-000	
	Paid By:	AJITH ABRAHAM GEORGE, ASHWIN MATHEW GEORGE, ELIZABETH GEORGE JOHN	

Description Head of A/C	Amount (in Rupees)
Late Filing - I/25-26	100.00
Total:	**100.00**
Amount (in words): Rupees One Hundred Only	
Online Transaction Number: pay_RLmoIg6QED5VUJ,Payment Dated: 25-09-2025	

For SWATHI BUILDERS

Partner

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF ASSURANCES

Greater Chennai Corporation

Receipt Scan Payment Scan

PROPERTY TAX RECEIPT

Receipt No:	**2025-26/ON/1120925**	**Receipt Date:**	**25-09-2025 15:05:17**
Name:	AJITH ABRAHAM GEORGE, ASHWIN MATHEW GEORGE, ELIZABETH GEORGE JOHN		
Address:	1(1), Seetha Nagar 1st Street , Seetha Nagar, Nungambakkam, CHENNAI - 600034		
Payment Details:	Description:	Property Tax New Bill Number:09-110-004018 / Property Tax Bill Number: 09-110-04018-000/05-078-2093-000	
	Paid By:	AJITH ABRAHAM GEORGE, ASHWIN MATHEW GEORGE, ELIZABETH GEORGE JOHN	

Description Head of A/C	Amount (in Rupees)
Late Filing - I/25-26	100.00
Total:	**100.00**
Amount (in words): Rupees One Hundred Only	
Online Transaction Number: pay_RLmquZ7nVFsFHa,Payment Dated: 25-09-2025	

For SWATHI BUILDERS

Partner

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Registering Officer

THE SEAL OF THE SUBREGISTRAR OF

PC

CORPORATION OF MADRAS – Health Department

சென்னை மாநகராட்சி — நலத்துறை

Certificate of Death registered (under Section 12 of the B & D Registration Act 1969)

(1969-ஆம் வருடத்திய பிறப்பு இறப்பு பதிவுச் சட்டம் பிரிவு 12ன் படி)

இறப்பை பதிவு செய்ததற்கான சான்றிதழ்

1.	Name பெயர்	Mrs. Saraswathi Prabhu
2.	Sex ஆண் / பெண்	Female
3.	Date of death & Time இறந்த தேதியும், நேரமும்	29-10-84 ல் A.M
4.	Place of death இறந்த இடம்	8. Sivaganga Road, T.Nagar
5.	Registration No. & Dn. பதிவு எண்ணும் தேதியும்	100/84
6.	Date of Registration பதிவு செய்த தேதி	6.11.84
7.	Name of father/mother/Husband தந்தை/தாய்/அல்லது கணவன் பெயர்	Late. A.E. Abraham
8.	Nationality சார்ந்த நாடு	Indian
9.	Permanent Address நிரந்தர முகவரி	Chennai

Date: 6/11/84

தேதி:

C Rolf

Signature of the B & D Registration Clerk

பிறப்பு, இறப்பு எழுத்தரின் கையொப்பம்

For SWATHI BUILDERS

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Registering Officer

பெருநகர் சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION
பொது சுகாதாரத்துறை
DEPARTMENT OF PUBLIC HEALTH

D5162777310/2019

FORM NO:5 படிவம் எண்:5
(See rule 9(3)(b) பார்க்க)

DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12(1) OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12(1)-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Greater Chennai Corporation of the State of Tamil Nadu, India.

இச்சான்று தமிழ்நாடு, பெருநகர் சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டதாக எனச் சான்று வழங்கப்படுகிறது.

Zone 09	Division 110
Name	SHANTHI GEORGE
Sex	F
Date of Death	20/12/2018
Age	74 YEARS
Place of Death	NO.1, SEETHA NAGAR, 1ST CROSS STREET, NUNGAMBAKKAM CHENNAI-600034
Name of The Mother	ELIZABETH MATHEW
Name of The Father	N.V. MATHEW
Name of The Husband / Wife	DR. ABRAHAM GEORGE
Address of the deceased at the time of death	NO.1, SEETHA NAGAR, 1ST CROSS STREET, NUNGAMBAKKAM, CHENNAI, TAMIL NADU -600034
Permanent Address of The Deceased	NO.1, SEETHA NAGAR, 1ST CROSS STREET, NUNGAMBAKKAM, CHENNAI, TAMIL NADU -600034
Registration Number	D-2019:33-16435-000001
Date of Registration	07/01/2019
Remarks (If Any)	MADRAS CEMETERIES BGNO.499/2018
Date of Issue	30/01/2019

PUBLIC HEALTH DEPARTMENT B & D UNIT 30/01/2019 GREATER CHENNAI CORPORATION

Dr. N.A. Senthilnathan, M.B.B.S., D.P.H
City Health Officer (i/c)
Greater Chennai Corporation

Ensure Registration of every Birth and Death / பிறப்பு / இறப்பு பதிவினை உறுதி செய்வீர்

For SWATHI BUILDERS

Partner

Note : This certificate is computer generated and does not require any Seal/Signature in original.

The authenticity of this certificate can be verified at www.chennaicorporation.gov.in The Registration Number is unique to each death.

Document No. 1481 20 20 of Book

Contains 34 sheets

Registering Officer

வாரிசு சான்றிதழ்
Legal Heir Certificate

சான்றிதழ் எண் / Certificate No: TN-7202102042531 நாள் / Date: 09-05-2021

கதவு எண் 1, சீதா நகர் 1வது தெரு, நுங்கம்பாக்கம் கிராமம் / நகரம், எழும்பூர் வட்டம், சென்னை மாவட்டத்தில் வசித்த சாந்தி ஜார்ஜ் கணவரின் பெயர் ஆப்ரகாம் ஜார்ஜ் என்பவர் 20-12-2018 தேதி அன்று இறந்துள்ளார். மேற்படி இறந்த நபருக்கு கீழ்க்கண்ட நபர்கள் வாரிசுதாரர்களாவார்கள்.

This is to certify that **Shanthi George** wife of **Abraham George** who was residing at Door No. 1, Seetha Nagar 1st Street Nungambakkam Village/Town of Egmore Taluk of Chennai, Tamil Nadu State expired on 20-12-2018 leaving behind the following persons as surviving legal heirs.

வ.எண் / SLNo	பெயர் / Name	வயது / Age	இறந்தவரின் உறவுமுறை / Relationship for deceased	திருமண நிலை / Marital Status
1	Abraham George	84	Husband	Widower
2	Ajith Abraham George	53	Son	Married
3	Ashwin Mathew George	51	Son	Married
4	Shobitha Elizabeth George	49	Daughter	Married

1) இச்சான்று மனுதாரர் அளித்த ஆவணங்கள் / ஆதாரங்களின் அடிப்படையில் வழங்கப்படுகிறது/ This certificate is based on the documents / particulars furnished by the applicant.

2) மனுதாரர் இச்சான்று தொடர்பாக தெரிவித்த எந்த ஒரு தவறான தகவல்களுக்கும் சான்று வழங்கும் அதிகாரம் பெற்ற அலுவலர் பொறுப்பல்ல/ The Competent Certificate issuing authority is not responsible for any malafide information submitted by applicant.

Signature valid
Digitally signed by J LAKSHMI
Date: 09/05/2021 10:28:58 IST

மாவட்டம் /District : Chennai
வட்டம் /Taluk : Egmore

குறிப்பு / Remarks :

பதவி /Designation : வட்டாட்சியர் /Tahsildar

இச்சான்றிதழ் மின்கையொப்பம் இடப்பட்டதால், கையொப்பம் அல்லது முத்திரை தேவையில்லை / This certificate is digitally signed and does not require any seal or signature.

For SWATHI BUILDERS

Partner

ஆவண விவரங்களை உறுதி செய்ய:

(அ) TN-7202102042531 என்ற தனிப்பட்ட சான்றிதழ் எண்ணை https://tnedistrict.tn.gov.in/tneda/VerifyCerti.xhtml ல் உள்ளீடு செய்து சரிபார்க்கவும்.

(அல்லது)

(ஆ) கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் இணையதளத்தில் சரிபார்க்கவும்.

Genuineness of the certificate can be verified by.

(a) Keying in the unique certificate number TN-7202102042531 in the URL https://tnedistrict.tn.gov.in/tneda/VerifyCerti.xhtml.

(or)

(b) Reading the 2D barcode with mobile barcode reader and verify through online.

Document No. 1481 20 25 of Book 1

Contains 34 sheets 27

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF

பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION
பொது சுகாதாரத்துறை

D57915506478221219/2025

DEPARTMENT OF PUBLIC HEALTH

FORM-NO:6,படிவம் எண்:6

(See rule 8-விதி 8ஐப் பார்க்க)

DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Greater Chennai Corporation of the State of Tamil Nadu, India.

கீழ்கண்ட தகவல்கள் தமிழ்நாடு, பெருநகர சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது.

Zone 09	Division 110
Name	ABRAHAM GEORGE
Sex	Male
Date of Death	27/12/2024
Age	88 YEARS
Place of Death	NO. 1, SEETHA NAGAR 1ST STREET NUNGAMBAKKAM, CHENNAI -600034
Name of The Mother	SARAMMA ABRAHAM
Name of The Father	A.E. ABRAHAM
Name of The Husband / Wife	SHANTHI GEORGE
Address of the deceased at the time of death	NO. 1, SEETHA NAGAR 1ST STREET, NUNGAMBAKKAM, CHENNAI, TAMIL NADU -600034
Permanent Address Of The Deceased	NO. 1, SEETHA NAGAR 1ST STREET, NUNGAMBAKKAM, CHENNAI, TAMIL NADU -600034
Registration Number	D-2025:33-16435-000006
Date of Registration	20/01/2025
Remarks (If Any)	
Date of Issue	21/01/2025

Document No.1481 20 25 of Book 2
Contains 34 sheets 28

Registering Officer

Signature valid
Digitally Signed by THIRUMALAISAMY110
Date: 21-Jan-2025 18:39:05

For SWATHI BUILDERS

Partner

PUBLIC HEALTH DEPARTMENT B & D UNIT 21/01/2025 GREATER CHENNAI CORPORATION

THE SEAL OF THE SUBREGISTRAR OF CHENNAI GATE

Registrar of Births & Deaths,
Division :110 Zone : 09
Greater Chennai Corporation

The authenticity of this certificate can be verified at www.chennaicorporation.gov.in.
The Registration Number is unique to each death. Ensure Registration of every Birth and Death

Document No. 1481 .20 25 of Book 2

Contains 34 sheets 25

Registering Officer

வாரிசு சான்றிதழ்
Legal Heir Certificate

சான்றிதழ் எண் / Certificate No: TN-7202501291641 நாள் / Date: 16-02-2025

கதவு எண் 1, சீதா நகர் 1வது தெரு, நுங்கம்பாக்கம் கிராமம் / நகரம், எழும்பூர் வட்டம், சென்னை மாவட்டம், தமிழ்நாட்டில் வசித்த ஆப்ரகாம் ஜார்ஜ் தந்தையின் பெயர் அ ஈ ஆப்ரகாம் என்பவர் 27-12-2024 தேதி அன்று இறந்துள்ளார். மேற்படி இறந்த நபருக்கு கீழ்க்கண்ட நபர்கள் வாரிசுதாரர்களாவார்கள்.

This is to certify that Abraham George son of A E Abraham who was residing at Door No. 1, Seetha Nagar 1st Street Nungambakkam Village/Town of Egmore Taluk of Chennai District, Tamil Nadu expired on 27-12-2024 leaving behind the following persons as surviving legal heirs.

வ.எண் / Sl.No	பெயர் / Name	வயது / Age	இறந்தவரின் உறவுமுறை / Relationship for deceased	திருமண நிலை / Marital Status
1	Ajith Abraham George	57	Son of the deceased	Married
2	Ashwin Mathew George	55	Son of the deceased	Married
3	Shobitha Elizabeth George John	53	Daughter of the deceased	Married

The Following persons are predeceased Legal Heirs :

வ.எண் / SlNo	பெயர் / Name	வயது / Age	இறந்தவரின் உறவுமுறை / Relationship for deceased	திருமண நிலை / Marital Status
1	Shanthi George	74	Wife of the deceased	Married
2	A E Abraham	75	Father of the deceased	Married
3	Saramma Abraham	82	Mother of the deceased	Widow

1) இச்சான்று மனுதாரர் அளித்த ஆவணங்கள் / ஆதாரங்களின் அடிப்படையில் வழங்கப்படுகிறது/ This certificate is based on the documents / particulars furnished by the applicant.

2) மனுதாரர் இச்சான்று தொடர்பாக தெரிவித்த எந்த ஒரு தவறான தகவல்களுக்கும் சான்று வழங்கும் அதிகாரம் பெற்ற அலுவலர் பொறுப்பல்ல/ The Competent Certificate issuing authority is not responsible for any malafide information submitted by applicant.

3) வட்டாட்சியரால் வழங்கப்பட்ட இச்சான்றினால் தொடர்புடைய நபர்கள் இடருற்றதாக கருதினால் வருவாய் கோட்டாட்சியருக்கு ஓர் ஆண்டிற்குள் மேல் முறையீடு செய்து கொள்ளலாம் / Against the order of the tahsildar, an appeal can be filed to the respective Revenue Divisional Officer within a period of one year from the date of issuance of certificate / rejection of the application.

மாவட்டம் /District : Chennai
வட்டம் /Taluk : Egmore

குறிப்பு / Remarks :

பதவி /Designation : வட்டாட்சியர் /Tahsildar

இச்சான்றிதழ் மின்கையொப்பம் இடப்பட்டதால், கையொப்பம் அல்லது முத்திரை தேவையில்லை / This certificate is digitally signed and does not require any seal or signature.

ஆவண விவரங்களை உறுதி செய்ய:

(அ) TN-7202501291641 என்ற தனிப்பட்ட சான்றிதழ் எண்ணை https://tnedistrict.tn.gov.in/tneda/VerifyCerti.xhtml ல் உள்ளீடு செய்து சரிபார்க்கவும்.

அல்லது

(ஆ) கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் இணையதளத்தில் சரிபார்க்கவும்.

Genuineness of the certificate can be verified by.

(a) Keying in the unique certificate number TN-7202501291641 in the URL https://tnedistrict.tn.gov.in/tneda/VerifyCerti.xhtml.

(or)

(b) Reading the 2D barcode with mobile barcode reader and verify through online.

Signature valid
Digitally signed by J Parthiban
Date: 16/02/2025 22:08:40 IST

For SWATHI BUILDERS

Partner

Note:

a) This certificate is issued as per the order of the Hon'ble High Court of Madras, dated 17.06.2022 in W.P. No. 25247 of 2021

I) This is only a relationship certificate, indicating the names of the persons and their relationship,with the deceased.

II) This is an opinion of issuing authority, as to the relationship of the persons named in the certificate, with the deceased, based on the information furnished by the applicant (s) and on verification of the information, by a discreet enquiry conducted by the office of the issuing authority.

III) This certificate cannot be equated to a succession certificate issued by a Court.

IV) The certificate issued by the Tahsildar does not affect the legal right of any party and has no bearing on the status of the legal heir which is conferred on an individual under his / her personal law

V) This certificate is liable to be recalled by the issuing authority, if it is found that the information furnished is false or the certificate is obtained on suppression of material facts or fraudulently, in any other means.

b) These guidelines are applicable, only to the applications that were made under G.O. (Ms) No. 478, Revenue and Disaster Management [RA -3 (2)] Department, dated 29.09.2022 and pending without any decision or made after the implementation of these guidelines and issuance of certificate thereon and it would not be applicable or not enforceable to any certificate issued prior to these guidelines.

These guidelines would not affect or alter any certificate, which was issued prior to these guidelines, published in G.O. (Ms.) No. 478, Revenue and Disaster Management [RA 3 (2)] Department, dated 29.09.2022

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

ASHWIN MATHEW GEORGE

ABRAHAM GEORGE

08/06/1969

Permanent Account Number

AAMPG8496J

Signature

06062014

இந்திய அரசாங்கம்

Government of India

அஸ்வின் மேத்யூ ஜார்ஜ்

Ashwin Mathew George



பிறந்த நாள்/DOB: 08/06/1969

ஆண்பால் / Male

7305 4858 8852

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

ஆதார்

முகவரி S/O அம்ரகாம் ஜார்ஜ்
என் 1, சீதா நகர் 1வது தெரு
நுங்கம்பாக்கம், நுங்கம்பாக்கம்
சென்னை, தமிழ் நாடு, 600034

Address: S/O: Abraham George, NO 1, SEETHA NAGAR 1st STREET, Nungambakkam, Nungambakkam, Chennai, Tamil Nadu, 600034

7305 4858 8852

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

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Contains 34 sheets 50

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF TAMBARAM

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SWATHI BUILDERS

23/08/2001
Permanent Account Number

AAOFS9876L

30072005



கே எஸ் பிரபாகர்
K S Prabhakar
பிறந்த நாள் / DOB : 31/05/1980
ஆண் / MALE

3983 1425 9346

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

आधार

முகவரி:
கே சுவாமிநாதன், 11 எச்.டி
ராஜா தெரு, டேனாம்பேட்டை,
டேனாம்பேட்டை, சென்னை,
தமிழ் நாடு, 600018

Address:
S/O,K Swaminathan, 11 H. D
Raja Street, Teynampet,
Teynampet, Chennai, Tamil
Nadu, 600018

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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

For SWATHI BUILDERS

Partner

Document No. 1481 / 2025 of Book 2

Contains 34 sheets 31

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF THOUSANDLIGHTS



கார்த்திக் பழனி
Karthick Palani
பிறந்த நாள்/DOB: 19/04/1995
ஆண்/ MALE
Mobile No. 7871059199

7560 9613 6962
VID : 9137 8299 9247 8245

எனது ஆதார், எனது அடையாளம்



முகவரி:
S/O: ம.பழனி, எண் 55/26, போயஸ் ரோடு,
வன்னிய தேனாம்பேட்டை,
தேனாம்பேட்டை, டேய்னம்பெட்,
தேனம்பேட்டை, சென்னை,
தமிழ் நாடு - 600018

Address
NO 55/26, POES ROAD, VANNIYA TEYNAMPET,
TEYNAMPET, Teynampet, PO: Teynampet,
DIST: Chennai, Tamil Nadu-600018

7560 9613 6962

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Contains 34 sheets 32

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF

भारत सरकार
GOVERNMENT OF INDIA



ப சிவகுமார்
P SIVAKUMAR
பிறந்த நாள் / DOB : 25/06/1978
ஆண் / MALE

5866 7490 7110

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

आधार
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: பரமசிவம், எண் 27/50,
குட்டி கிராமணி தெரு, ஆர் ஏ
புரம், ராஜா
அண்ணாமலைபுரம்,
சென்னை, தமிழ் நாடு, 600028

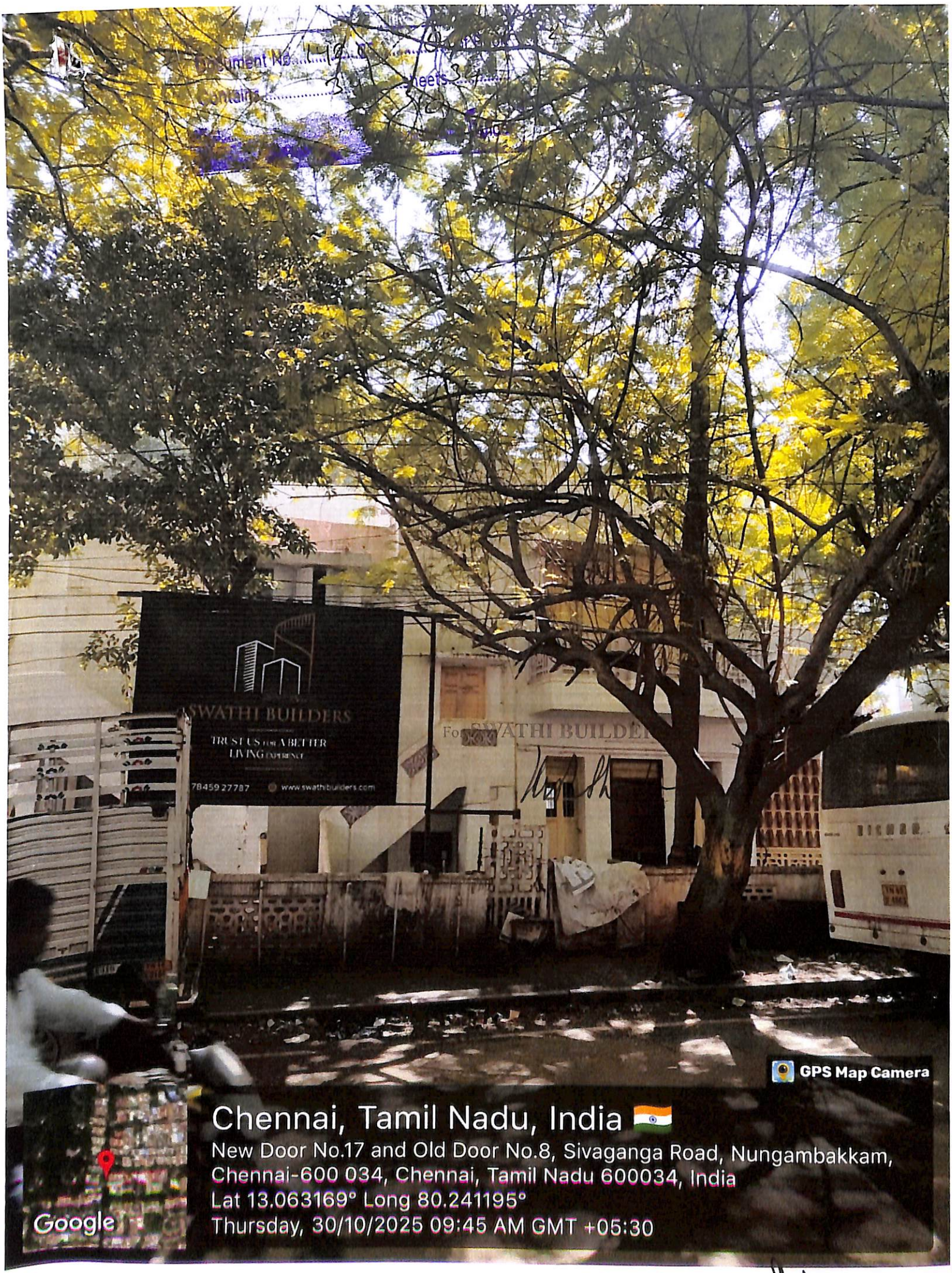
Address:
S/O: Paramasivam, NO 27/50,
KUTTI GRAMANI STREET, R A
PURAM, Raja Annamalaipuram,
Chennai, Tamil Nadu, 600028

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1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

P. Sivakumar

Document No. 1481 20 25 of Book 2
Contains 34 sheets 33

Registering Officer


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www.swathibuilders.com
GPS Map Camera
Chennai, Tamil Nadu, India
New Door No.17 and Old Door No.8, Sivaganga Road, Nungambakkam, Chennai-600 034, Chennai, Tamil Nadu 600034, India
Lat 13.063169° Long 80.241195°
Thursday, 30/10/2025 09:45 AM GMT +05:30
Google

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.