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DIGITALLY VERIFIED RECORD

4279/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

03 MAY 2023

CY 758644

Mr. C. Balakrishnan
Chennai - 600 069.

S. SAKTHIVEL
STAMP VENDOR
No. 112/56, Gandhi Road,
West Tambaram, Chennai - 600 045.
L.No: 1347/B2/CH(S)/2021-29/Dt. 26-02-2021

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY IS MADE AND EXECUTED AT CHENNAI ON THIS THE **3RD** DAY OF **MAY, 2023.**

BY

Mrs. GEETHA WILLIAM, (AADHAAR NO. 2520 3093 3181, PAN: BCVPG1789A), Wife of Mr. William Devadass, aged about 44 Years, residing at No. 50, Village Street, Manali, Tiruvallur, Tamilnadu – 600068, hereinafter called as the "**PRINCIPAL**" (the terms principal shall wherever the context so requires, mean and include her representatives, administrators, successors, successors-in-title and assigns).

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Registering Officer

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

Mr. BALAKRISHNAN (AADHAAR NO. 5809 8829 5501, PAN: AYXPB5776F) Son of Mr. Chandrakesavan, aged about 41 Years residing at 2/51, Gandhi Street, Alagesan Nagar, Nandambakkam, Kancheepuram – 600069, hereinafter referred to as the **"POWER OF ATTORNEY"** (the terms shall wherever the context so requires, mean and include his representatives, administrators, successors, successors - in - title and assigns);

WHEREAS the **PRINCIPAL** herein is an Absolute Owner of the Property **Survey No. 212/1** measuring an extent of **21 Cents** and **Survey No. 212/2B** measuring an extent of **24 Cents, totally measuring an extent of 45 Cents** as per **Patta No. 2222** is situated at Naduveerapattu Village, Kundrathur Taluk, Kancheepuram District more particularly described in the Schedule hereunder, hereinafter called as the **"SAID PROPERTY".**

AND WHEREAS the Principal had Purchased the said property from **Mrs. CHANDRA** in and by a **SALE DEED, Dated 04.11.2013, Registered as Document No. 9309/2013,** before the office of Sub-Registrar Padappai. Since then, the principal is peaceful possession and enjoyment of the same as evidenced by **Patta bearing No. 2222** stands in her name.

WHEREAS the Power of Attorney is having ample resources, including manpower and materials required for the development of the Property, hence the PRINCIPAL think fit and decided to appoint attorney for the said purpose, further due to PRINCIPAL preoccupations, PRINCIPAL is unable to attend to various matters personally for Project Promotions, Development, Sale of the Said Property owned by her and do

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hereby appoint, nominate and retain the above said Power of Attorney as her lawfully constituted Power of Attorney Agent empowering him to do the following acts on her behalf;

NOW THEREFORE THIS GENERAL POWER OF ATTORNEY WITNESSES THAT:

The PRINCIPAL doth hereby nominate, assign, constitute and appoint **Mr. C. BALAKRISHNAN** as HER TRUE AND LAWFUL ATTORNEY, to do and execute or cause to be done or executed the following acts, deeds and things, in respect of the said property hereunder or in part thereof.

1. To maintain the Said Property and manage the same.

2. To sell the said property in whole or in parts or in undivided shares to such purchaser or purchasers and at such price or prices in which the said attorney in his absolute discretion think proper to agree upon and for the said purpose to negotiate and fix sale consideration, to enter into sale agreement(s), Contracts, memorandum of Understanding for the sale of the Said property either as a whole or in undivided shares, with prospective purchaser/s to approve draft, Sale Deed/s, to execute Sale Deed/s pertaining to the Said property, either as a whole or in undivided shares, infavour of the purchasers and also in favour of the power agent/s and also to execute cancellation of agreement, Sale Deed/s executed infavour of the Purchaser/s present the said documents before the competent registering authority, admit execution thereof, to sign forms all other related papers for conveying the said property to the purchaser/s in all respects, and to hand over possession of the Said Property to the purchaser/s.

C. Balakrishnan

J. Geeta

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Registering Officer

3. To execute and register the Deeds of Sale, Sale Agreement, Development Agreement, Gift, Reconstitution, Rectification, Ratification, Partnership, Release, Disclaimer, Affidavits, Declarations, Forms are any other papers as may be required for all or any other of the above said Deeds. To receive back the documents/deeds from the registering authorities on completion of the registration formalities and to acknowledge the receipts thereof. To present the said Sale Deed or any other Deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution thereof.

4. To identify or locate person/s interested in purchasing or otherwise acquiring the Said Property.

5. To negotiate for the transfer, either by way of Sale or otherwise the Said Property with such person/s and on such terms and conditions as the Attorney herein named may deem fit and to enter into and sign Joint Development Agreement, any Agreement/s for such sale, transfer etc.

6. To sign or execute any letter or document of transfer of Patta or for any other transfer as may be required for the development of the Schedule mentioned property.

7. To sign and submit applications, plans etc., for sub-division of the Said Property into Plots and or reconstitution / amalgamation and consolidation, Sub-division / Reclassification, Approvals Etc., of the Said Property with adjacent Property and to apply for revised approval/s Sanction/s. Permit/s or renewals thereof for construction proposes to the Tamilnadu Real Estate Regulations Authority (TNRERA), Corporation of Chennai, Chennai Metropolitan Development Authority (CMDA), Directorate of town and Country Planning Authority (DTCP) or any other appropriate Authorities and

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Registering Officer

to pay necessary fees and receive the same duly approved and to issue receipts thereof.

8. To sign and submit applications, plans etc., to get Registration / Approval for the proposes to getting Registration Certificate from the Tamilnadu Real Estate Regulations Authority (TNRERA) or any other appropriate Authorities and to pay necessary fees and receive the same duly approved registration certificate and to issue receipt thereof.

9. To receive the entire sale consideration on behalf of the PRINCIPAL under the aforementioned deeds or other Agreements, Deeds or other documents of transfer and to issue value receipts for the same.

10. To institute, commence, prosecute, carry on or defend or resist all suits or other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning PRINCIPAL property or any part thereof or concerning anything in which PRINCIPAL may be a party in any Court in civil, criminal, insolvency, revenue or revision jurisdiction, including special jurisdiction of the High Court under Article 226 of the Constitution of India and before Income Tax, Sale Tax and the Corporation and other local authorities.

11. To sign and verify all plaints, written statements, accounts, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment, decree or order and to appoint and engage any advocate and to sign and execute any Vakalat namas, warrant of Attorney or authority to act and plead.

12. To settle, adjust, compound, compromise or submit to arbitration all actions, suits account, claims and disputes between us and any other person or persons to compound or compromise the same.

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Registering Officer

13. To compromise, compound or withdraw cases or disputes involving or affecting outright title or interest in the said properties, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.

14. To file and receive documents, to adduce oral and documentary evidence, to deposit and withdraw money, and to grant receipts therefore in the aforementioned legal or other proceedings.

15. To pay taxes or fees for the properties to any Municipality, State or Central Authorities, in respect of the said property or income arising there from or for any amenities enjoyed therewith.

16. To get NOC, Government order or license or permission for the construction of Multi Storied building in the SAID PROPERTY from the state and central Government service departments, Airport Authority, Traffic, Fire Department, Microwave, Tele-communication, Railway and other concerned authorities as and when required.

17. To furnish securities in money and otherwise as and when required by the any competent authorities or other Government Department and to sign and submit necessary applications to furnish the security/ies and also to get refund of such securities in the name of my Power Agent/s, to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.

18. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any court (original or appellate or any other court)/ Tribunal/Arbitration Authority / Income Tax Department/ Registration Offices/ Government Departments/ Boards / Competent Authorities pertaining to the SAID PROPERTY and for the said purpose to sign vakalath, to sign and verify plaints,

C. Dasaradhi

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Registering Officer

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 adduce oral or documentary evidence, to deposit and withdraw money and to issue receipts therefore. To obtain refund or repayment of court fees or any other sums. 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.

19. To appear before any registering authority for any of the above said purposes and to do all such acts and things whatever as may be necessary or expedient.

20. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the said property.

21. To maintain proper books of accounts, records, etc., of all income and expenditure and all acts and deeds done by virtue of the powers hereby conferred, and produce the same whenever required by the PRINCIPAL.

22. To execute and sign all forms, applications and declarations and documents and papers whatsoever in connection with all or any of the above-mentioned purposes.

23. To delegate, nominate, constitute and appoint any other person or persons and to execute and register on the same terms and conditions set out hereunder to carry out objects of these presents according to the true meaning, intent and spirit of the transactions.

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24. To receive all registered and unregistered letters, summons, notices, etc., addressed to the PRINCIPAL by any one pertaining to the SAID PROPERTY, from the postal authorities or any other authorities or anyone else and to acknowledge receipt thereof.

25. Generally to act as Attorney or Agent of the PRINCIPAL in relation to the matters aforesaid and in all other matters in which it may be interested or concerned and on behalf of the PRINCIPAL to execute and do all deeds, acts or things as fully and effectively in all respects as if the same were done by the Principal regarding the said property.

And the PRINCIPAL hereby agrees that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for us by virtue of the Power hereby given.

No consideration is received for executing this Power of Attorney hereby granted by the PRINCIPAL. The Power of Attorney shall maintain proper Books of Account and provide whenever required by the Principal.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of the vacant land **Comprised in Survey No. 212/1** measuring an extent of **21 Cents and Survey No. 212/2B** measuring an extent of **24 Cents Totally measuring an extent of 45 Cents** as per **Patta No. 2222** is situated at Naduveerapattu Village, Kundrathur Taluk, Kancheepuram District and

BOUNDED ON THE:

North by : Land in Survey No. 212/4

South by : Land in Survey No. 211, 212/3

East by : Land in Survey No. 212/4

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Registering Officer

West by : Plot Nos. 10, 11, 12, 13 in Survey No. 212/2A
(CMDA Layout Approval No. PPD. LO No. 16/2013)

Within the Sub - Registration District of Padappai and Registration District of South Chennai.

IN WITNESS WHEREOF the Principal and Power of Attorney have executed this GENERAL POWER OF ATTORNEY on the day, month and year first above written in the presence of:

POWER OF ATTORNEY **PRINCIPAL**

WITNESSES:

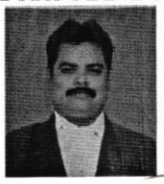
1.

Mr. RAGUVARAN S/o. Mr. Ranganathan
Age 35 Years, Aadhaar: 8312 8626 1123
2/141, Indiragandhi Street, Naduveerapattu
Chennai - 602109

2.

Mr. WILLIAM DEVADASS S/o. Mr. Devadass,
Age 48 Y, Aadhaar: **5938 7992 5728**,
No. 50, Village Street, Manali, Tiruvallur,
Tamilnadu – 600068

DRAFTED BY



I. ANAND, Advocate,
M/s. 1018/2000
No. 3, Duraisamy Street, West
Tambaram, Chennai - 600045.
Mobile: 9444272923

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Contains 16 Sheets 9 Sheet
Registering Officer

R/Padappai/Book-1/4279/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3108 of 2023

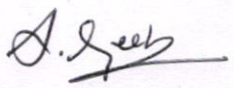
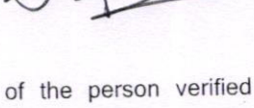
I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. கீதா residing at No. 50, Village Street, Manali, Tiruvallur, Tamilnadu, Manali, Gummidipoondi, Tiruvallur, Tamil Nadu, India, 600068.

Sub Registrar: Padappai
Date: 03/05/2023

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

SUB REGISTRAR PADAPPAI

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 10,510/- paid at 04:18 PM on the 03/05/2023 by

Left Thumb 	 9952903027 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:67954978185b85b19f4bbd9ef02a07903fc2de **(Details from UIDAI : Geetha William W/O: William, 30-10-1978, xxxxxxxx3181)**	

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Contains 16 Sheets 10 Sheet

Registering Officer

Claim admitted by
Left Thumb





C. Balakrishnan
9884942766

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:10137411d711c572bf4e619737ec4642a9b0e3 **(Details from UIDAI : Balakrishnan C S/O: Chandrakesavan, 08-06-1981, xxxxxxxx5501)**



3rd day of May 2023

SRINIVASAN. SK
Sub Registrar
Padappai

SUB REGISTRAR
PADAPPAI

Registered as Number **R/Padappai/Book-1/4279/2023**.

Date: 03/05/2023
Padappai

SRINIVASAN. SK
Sub Registrar

SUB REGISTRAR
PADAPPAI

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

SUB REGISTRAR
PADAPPAI

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Contains 16 Sheets 11 Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் **வட்டம் : குன்றத்தூர்**

வருவாய் கிராமம் : நடுவீரப்பட்டு **பட்டா எண் : 2222**

உரிமையாளர்கள் பெயர்

1. டி.வில்லியம் மனைவி எஸ்.கீதா -

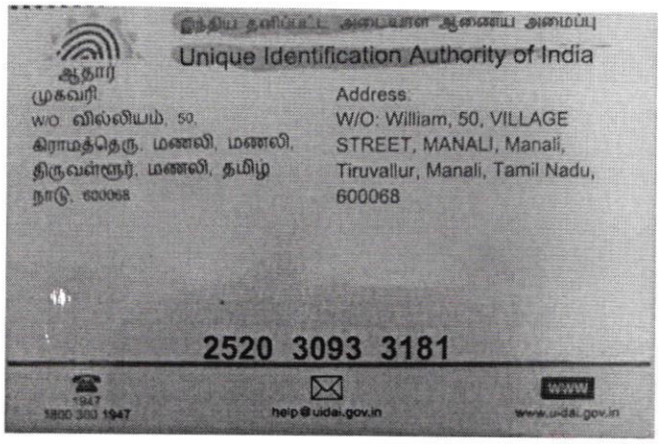
புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
212	1	--	--	0 - 8.50	1.52	--	--	14/3274--- -- 14-06-2001
212	2B	--	--	0 - 9.50	1.74	--	--	14/3274--- -- 14-06-2001
				0 - 18.00	3.26			

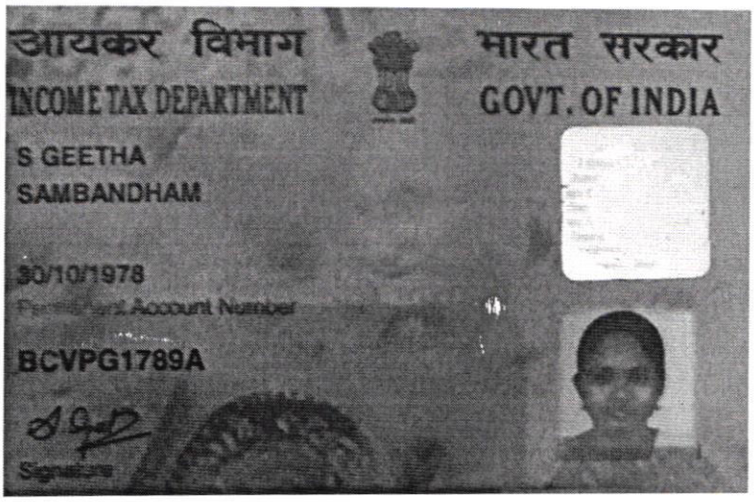
குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/083/02222/50368** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 03-05-2023 அன்று 12:14:03 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Contains 16 Sheets 12 Sheet
Registering Officer


இந்திய அரசாங்கம்
Government of India
கீதா வில்லியம்
Geetha William
பிறந்த நாள் / DOB : 30/10/1978
பெண்பால் / Female
2520 3093 3181
ஆதார் - சாதாரண மனிதனின் அதிகாரம்

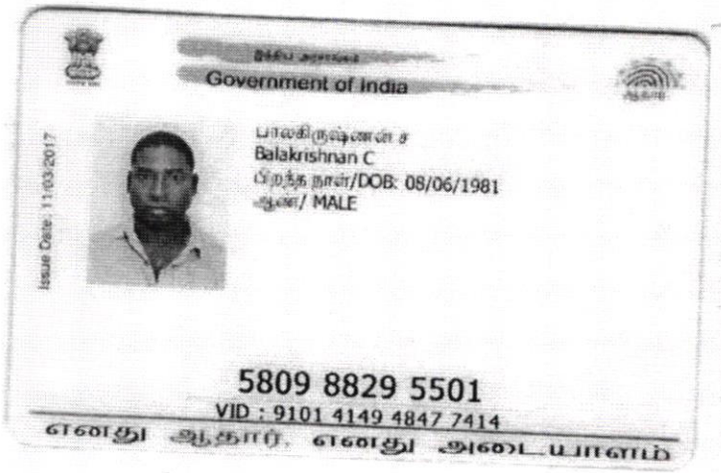

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India
ஆதார்
முகவரி:
W/O: வில்லியம், 50,
கிராமத்தெரு, மணலி, மணலி,
திருவள்ளூர், மணலி, தமிழ்
நாடு, 600068
Address:
W/O: William, 50, VILLAGE
STREET, MANALI, Manali,
Tiruvallur, Manali, Tamil Nadu,
600068
2520 3093 3181
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
S GEETHA
SAMBANDHAM
30/10/1978
Permanent Account Number
BCVPG1789A
Signature

C. Bakkiyaraj

S. Geetha

Document No. 4279 of 2023
Contains 16 Sheets 13 Sheet
Registering Officer

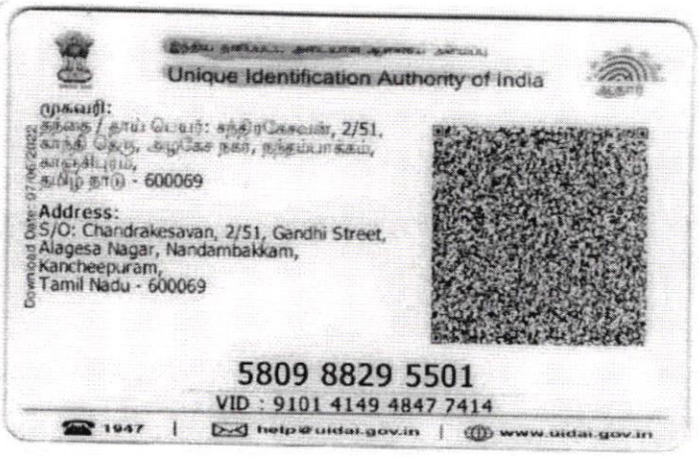

Government of India

Issue Date: 11/03/2017

பாலகிருஷ்ணன் சி
Balakrishnan C
பிறந்த நாள்/DOB: 08/06/1981
ஆண்/ MALE

5809 8829 5501
VID : 9101 4149 4847 7414

எனது ஆதார், எனது அடையாளம்

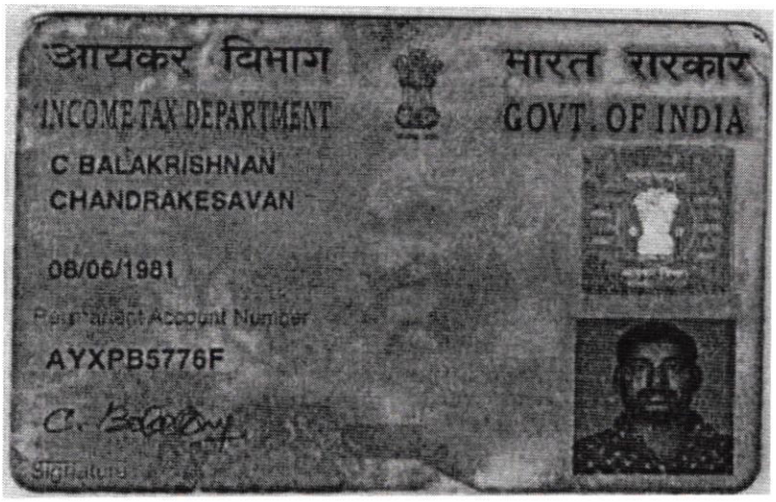

Unique Identification Authority of India

முகவரி:
Address:
S/O: Chandrakesavan, 2/51, Gandhi Street,
Alagesa Nagar, Nandambakkam,
Kancheepuram,
Tamil Nadu - 600069

Download Date: 07/05/2022

5809 8829 5501
VID : 9101 4149 4847 7414

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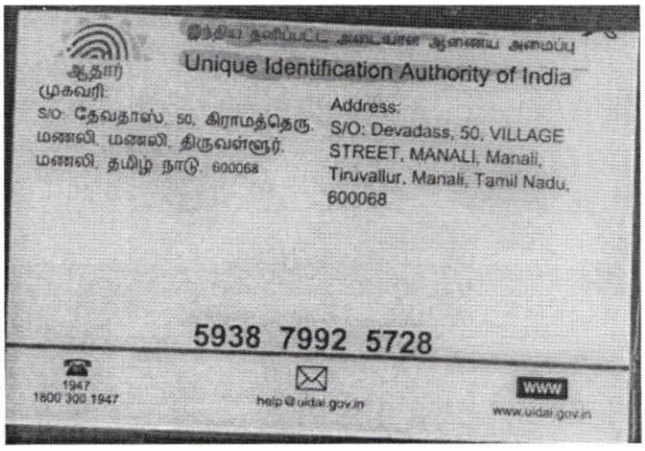

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
C BALAKRISHNAN
CHANDRAKESAVAN
08/06/1981
Permanent Account Number
AYXPB5776F
Signature

C. Balakrishnan

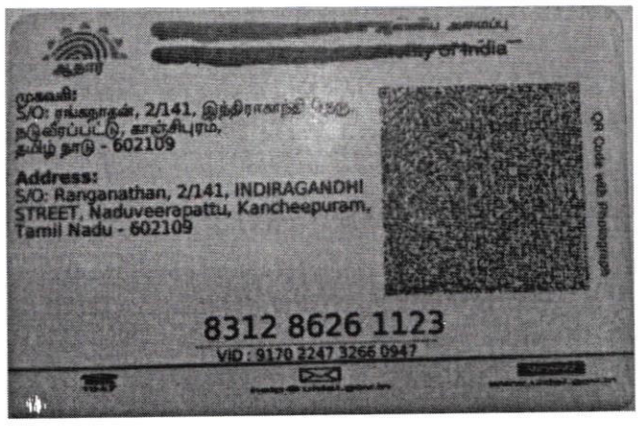
S. Jeeva

Document No. 1279 of 2023 of Book 1
Contains 16 Sheets & 14 Sheet
Registering Officer


இந்திய அரசாங்கம்
Government of India
வில்லியம் தேவதாஸ்
William Devadass
தந்தை : தேவதாஸ்
Father : Devadass
பிறந்த நாள் / DOB : 27/03/1974
ஆண்பால் / Male
5938 7992 5728
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India
முகவரி:
S/O: தேவதாஸ், 50, கிராமத்தெரு, மணலி, மணலி, திருவள்ளூர், மணலி, தமிழ் நாடு, 600068
Address:
S/O: Devadass, 50, VILLAGE STREET, MANALI, Manali, Tiruvallur, Manali, Tamil Nadu, 600068
5938 7992 5728
1947
1800 300 1947
help@uidai.gov.in
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இந்திய அரசாங்கம்
Government of India
ரகுவரன் ரங்கநாதன்
Raguvaran Ranganathan
பிறந்த நாள்/DOB: 05/06/1987
ஆண்/ MALE
8312 8626 1123
VID : 9170 2247 3266 0947
எனது ஆதார், எனது அடையாளம்


முகவரி:
S/O: ரங்கநாதன், 2/141, இந்திராகாந்தி தெரு, நடுவீரப்பட்டு, காஞ்சிபுரம், தமிழ் நாடு - 602109
Address:
S/O: Ranganathan, 2/141, INDIRAGANDHI STREET, Naduveerapattu, Kancheepuram, Tamil Nadu - 602109
QR Code with Photograph
8312 8626 1123
VID : 9170 2247 3266 0947

Document No. 4279 of 2023 of Book
Contains 16 Sheets 15 Sheet
Registering Officer

பதிவுத் துறை

பார்வை (1) பதிவுத் துறைத் தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021
நாள் 07.02.2022
பார்வை(2) சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை
எண். W.P.No. 22163/2018 உள்ளிட்ட வழக்குகள் மீதான
தீர்ப்பாணை நாள் 27.10.2022

.....

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள். நீர்வழிப்பாதைகள். நீர் பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிப் கொடுப்பவர்களின் கையொப்பம்

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Contains 16 Sheets 16 Sheet

Registering Officer

GOVERNMENT OF TAMILNADU

REGISTRATION DEPARTMENT

தமிழ்நாடு அரசு

பதிவுத்துறை

Certificate of Encumbrance on Property

சொத்து தொடர்பான வில்லங்கச் சான்று

S.R.O /சா.ப.அ: Padappai	Date / நாள்: 03-May-2023
Village /கிராமம்:Naduveerapattu	Survey Details /சர்வே விவரம்: 212/1; 212/2B

Search Period /தேடுதல் காலம்: 01-Jan-2013 - 02-May-2023

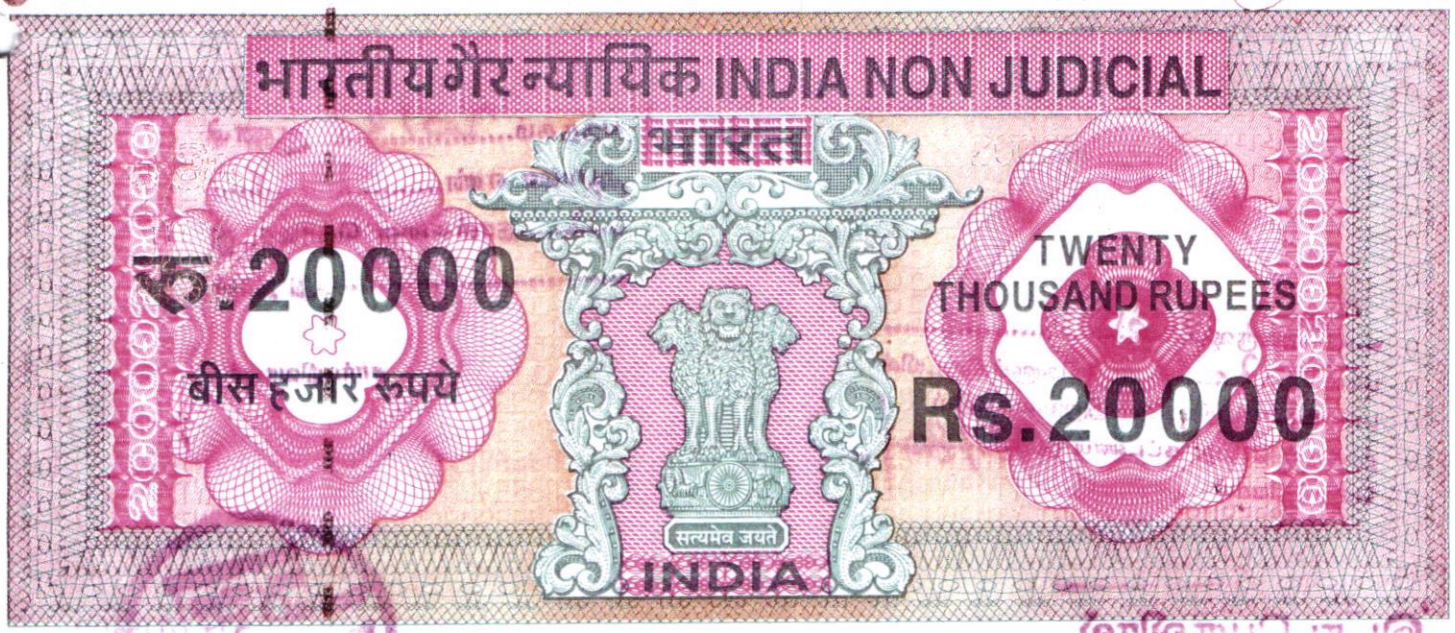
Sr. No./ வ. எண்	Document No.& Year/ ஆவண எண் மற்றும் ஆண்டு	Date of Execution & Date of Presentation & Date of Registration/ எழுதிக் கொ டுத்த நாள் & தாக்க ல் நாள் & பதிவு நாள்	Nature/தன்மை	Name of Executant(s)/ எழுதிக் கொடுத்தவர்(கள்)	Name of Claimant(s)/எழுதி வாங்கியவர்(கள்)	Vol.No & Page. No/ தொகுதி எண் மற்றும் பக்க எண்
1	9309/2013	04-Nov-2013 04-Nov-2013 04-Nov-2013	Conveyance Metro/UA	1. V. சந்திரா	1. S. கீதா	-
	Consideration Value/கைமாற்றுத் தொகை: Rs. 12,60,000/-		Market Value/சந்தை மதிப்பு: Rs. 12,60,000/-		PR Number/முந்தைய ஆவண எண்: 3175/ 1993	
	Schedule 1 Details: Property Type/சொத்தின் வகைப்பாடு: House Site			Property Extent/சொத்தின் விஸ்தீர்ணம்: ஏக். 0.45 சென்ட்		
	Village & Street/கிராமம் மற்றும் தெரு: Naduveerapattu, Naduveerapattu Village			Survey No./புல எண் : 212/1, 212/2B		
				Schedule Remarks/சொத்து விவரம் தொடர்பான குறிப்புரை: இதன் மத்தியில் சர்வே எண் - 212/1 க்கு விஸ்தீரணம் - ஏக். 0.21 சென்ட், சர்வே எண் - 212/2பி க்கு விஸ்தீரணம் - ஏக். 0.24 சென்ட் ஆக மொத்தம் ஏக். 0.45 சென்ட் நிலம் மட்டும்.		

Number of Entries/பதிவுகளின் எண்ணிக்கை: 1

Disclaimer: The details of the above property have been provided with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The above details are of informative in nature.

குறிப்புரை: சட்டம் மற்றும் விதிகளுக்குட்பட்டு மிகுந்த கவனத்துடன் சொத்து தொடர்பான மேற்கண்ட விவரங்கள் அளிக்கப்பட்டுள்ளது எனினும் இதில் ஏதேனும் தவறுகளோ விடல்களோ இருப்பின், அதற்கு இத்துறை பொறுப்பேற்க இயலாது. மேற்கண்ட விவரங்கள் தகவலுக்காக அளிக்கப்பட்டுள்ளன

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம் கட்டணமில்லா தொலைபேசி எண்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net



தமிழ்நாடு தமிலநாடு TAMILNADU

A 315764

P. VIMALA
Stamp Vendor
LC. No: 10/CH (S) 2008
1/38, Mettu Street,
PADAPPAI - 601 301

கிரயப் பத்திரம்

2013 ஆம் வருடம், நவம்பர் மாதம், 4 ஆம் தேதி, சென்னை 600 068, மணலி, கிராமத் தெரு, நெம்பர் 50 வீட்டில் வசிக்கும் திரு. D. வில்லியம் அவர்கள் மனைவி 35 வயதுள்ள **திருமதி. S. கீதா** (PAN: BCVPG1789A, Mobile No.99529 03027) அவர்களுக்கு:-

சென்னை 600 073, செம்பாக்கம், காமராஜபுரம், காளமேகம் தெரு, நெம்பர் 8 வீட்டில் வசிக்கும் திரு. வேதகிரி அவர்கள் மனைவி 54 வயதுள்ள **திருமதி. V. சந்திரா** (ELECTION CARD NO-TN/09/020/0255 Mobile No - 9840576412) ஆகிய நான் மனப்பூர்வமாய் சம்மதித்து எழுதிக் கொடுத்த நஞ்செய் நிலம் சுத்த விக்கிரயப் பத்திரம் என்னவென்றால்:-

V. சந்திரா

கிரயம் பெறுபவர்

கிரயம் செய்பவர்

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.