Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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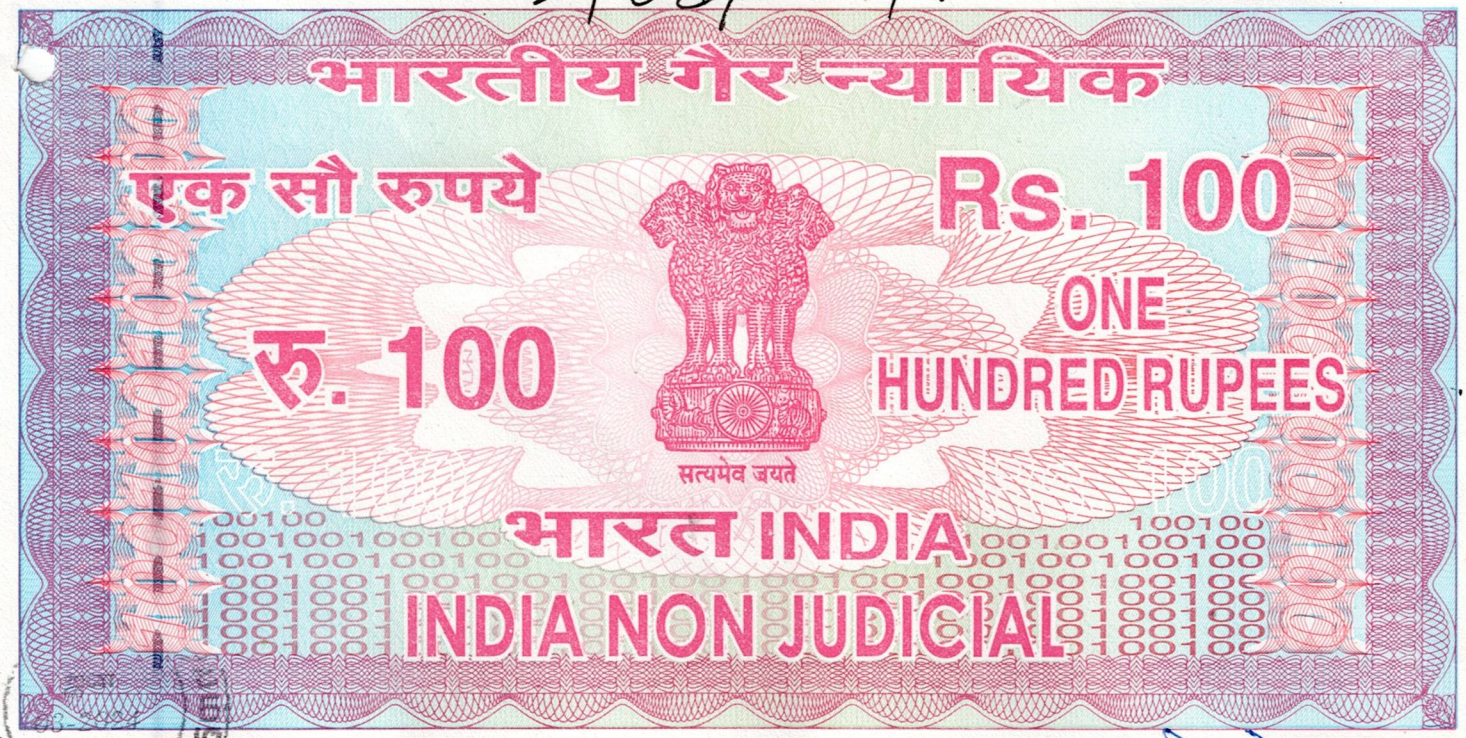
Published for reference. The authority's own register is the operative record.

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

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DIGITALLY VERIFIED RECORD

405/2024.



தமிழ்நாடு तमिलनाडु TAMILNADU C. J. Madhu

30-01-2024

CY 596266

I. SARASWATHI
S.V.L. No.30 / B3 / 97
14, Mandapam Street, 1st Lane,
KILPAUK GARDEN,
CHENNAI-10. Cell: 93828 98011

(1)

POWER OF ATTORNEY

*This Power of Attorney is executed on **01st day of February,2024.***

*To All to Whom these presents shall come, I, **V. N. KAVITHA**, (Aadhar No. 5399 6980 5267) (Pan No. BJKPV7131B), Wife of C. J. MADHU, aged about 50 years, residing at Plot No. 41, S and P Residency, Rajankuppam, Vanagaram, Chennai - 600095 ., do hereby appoint, nominate, constitute,*

*Whereas I am desirous of appointing my Spouse, **MR. C. J. MADHU**, (Aadhar No. 4285 2671 2530) (Pan No. AHMPM0641G),Son of Mr. C. Jayachandra Naidu, aged about 50 years residing at Plot No. 41, S and P Residency, Rajankuppam, Vanagaram, Chennai - 600095 (hereinafter called 'the Attorney') to act for me and manage and look after my affairs which the Attorney has consented to do*

C. J. Madhu

V. N.

Document No. 405 of 2024 OF BOOK I
Contains 15 Sheet 1 Sheet
Registering officer

WHEREAS,the Principal is the absolute owner of the piece and parcel of the land bearing survey no.355/4,situated at No.94, Tiruvur "B" Kovilkuppam Village, Tiruvallur Taluk & District, Patta No.4975 described in the schedule mentioned property which was registered as document no.4618 / 2023 in the file of SRO - Manavalanagar, morefully described

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS *that I, the said and do hereby appoint the said Attorney as my true and lawful Attorney with full power and authority to do and execute all acts, deeds, and things as hereinafter mentioned.*

1. To pay or allow all taxes, rates, assessments, charges. deductions, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable for or on account of my said lands, estates and premises.

2. To purchase, to take charge or mortgage on and to acquire in any manner and to sell, mortgage, settle, lease, grant tenancy or otherwise transfer and/or in any manner and/or on any terms deal with any immovable or real property or properties or any interest therein.generally as the Attorney may think fit or desirable.

3. To apply to the Concerned Authority, Local Bodies for permission to convert the said land described in the said above Schedule, for non-agricultural use as a building site and to obtain such permission and for that purpose to sign applications and other papers, to pay any fee or premium required to be paid to the Govt. and to do all other acts and things required for obtaining such permissions.

4. To appoint an architect, a surveyor and other qualified persons and to get the said land properly surveyed and admeasured. with or without the help of the Government Survey Officers and to obtain an authenticated copy of the site plan of the said land from the Govt. Officer concerned.

C. I. Nadar

Document No. 4052024 OF BOOK
1 Contains 15 Sheet 2 Sheet
Registering officer

V. N. L.

5. To divide the said land. with the help and under the advice of the architect into several and as many as possible buildable plots after allocating space or areas for internal roads and other amenities and reservations as per the development rules of the Municipal/Local Body and/or the Govt. To level the said land by filling in the low areas and to remove all unnecessary trees and bushes.

6. To submit a layout to the Municipal/local Body and/or the Town Planning Authority and to get the same sanctioned-by the said authorities and for that purpose to sign all applications and other papers and to pay the required fees and premium and to do all other acts and things necessary to obtain approval to such layout by the authorities concerned.

7. To engage an advocate or solicitor for taking advice for preparing documents and investigating the title and certifying the title to the said land and completing the sale of the said plots and to pay his fees.

8. To agree to sell the plots either in one lot or more than one lot or separately to each purchaser at the best market price available and on such other terms and conditions as the Attorney may think fit and shall be advised by the lawyer and to enter Into and execute agreements for sale of the plots with the Intending purchasers thereof.

9. To carry out all formalities as are required to complete the sale of each plot including answering and complying with requisitions by the Purchasers. producing documents of title for inspection and doing things required to complete the sale of the plots and for that purpose to sign all papers, applications, and other documents as the attorney may be advised.

10. To execute the Deed or Deeds of Conveyance In respect of each plot In favour of the purchaser or purchasers thereof in terms of the draft approved by the advocate and to receive the sale price of each plot and give receipts for the same.

C.J. Thakkar

Document No. 4052024 OF BOOK I
Contains 15 Sheet 3 Sheet
Registering officer

V. N. L. & A.

11. To execute any Deed or Deeds of Covenant for production of title deeds In favour of the purchasers of plots and all other documents as may be required to complete the sale of each plot.

12. To appear before the Sub Registrar of assurances and to lodge the documents executed by him as aforesaid for registration and./or to admit execution of such documents by the said Attorney before the Sub-Registrar.

13. To pay stamp duty and registration charges in respect of such documents, if payable or agreed to be paid by me as Vendor.

14. To appoint one or more substitute or substitutes and delegate to him or them such powers and authorities herein contained as the said attorney may think fit or necessary.

15. To apply for and obtain Income Tax Certificate or Certificates under S. 230A of the Income Tax Act, 1961 for registration of Deeds as aforesaid if necessary.

16. To defend any suit or legal proceedings taken against me in any court of law and to do all acts and things as are mentioned above.

17. To accept service of any writ of summons or other legal processes or notice in any suit or legal proceedings and any person to represent in such court civil or criminal, or revenue court or tribunal or before any officer or other Tribunal whatsoever.

18. To enter into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary or proper to be entered into, made signed, executed, delivered, acknowledged and performed for any of the purposes of these presents or to or in which I am or may be party or in any way Interested.

C.J. Hackett.

Document No. 405 of 2024 OF BOOK I
Contains 15 Sheet 4 Sheet
Registering officer

V. N. L d

19. To represent me in any of the bank or banks, insurance companies, courts, registration offices, municipal offices, office of competent authority, urban land ceiling, post offices, sales tax offices, income-tax offices, customs offices, revenue offices or any co-operative society, Central or any other State Government or other authority, society, body corporate or other person for any purpose or purposes whatsoever and do all acts as may be expedient before the same or in connection therewith.

20. In general to do all other acts, deeds. Matters and things whatsoever in or about my estate, property and affairs or concur with persons jointly Interested with myself therein in doing all acts, deeds, matters and things herein either particularly or generally described as amply and effectually to all Intents and purpose as I could do in my own proper person if these presents had not been made.

AND I, the abovenamed do hereby undertake to ratify whatever the Attorney or any substitute or agent appointed by him under the power In that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents.

SCHEDULE OF THE PROPERTY

All that piece and parcel of the land situated at No.94, Tiruvur "B" Kovilkuppam Village, Tiruvallur Taluk & District, Patta No.4975,registered as document no.4618 / 2023 in the file of SRO - Manavalanagar.

Survey No.	***Extent***	***Extent***		***Boundaries***
	(Ares)	*(Cents)*	*North by*	*: Land in S.No.355/3*
355 / 4	***18.50***	***0.45 ½***	*South by*	*: Land in S.No.355/5*
			East by	*: Land in S.No.355/7*
			West by	*: Land in S.No.336/11*

Document No. 405 of 2024 OF BOOK 1
Contains 15 Sheet 5 Sheet
Registering officer

C.J. Hadkar

The Estimate market value of the Schedule mentioned property is : ***Rs.37,00,000/-*** *(Rupees Thirty Seven Lakhs Only).*

IN WITNESS WHEREOF I, the abovenamed have hereunto set my hand this the 01st day of February, 2024.

Signed, scaled and delivered in the presence of:

C.J. Reddy.

V. N. L.

WITNESSES:

(V. N. KAVITHA)

EXECUTANT

1. M.SASIKUMAR,
S/o.Muthuvel,
36,Jagannathapuram 3rd Street,
Chetpet, Chennai- 600 031.
Aadhar No.7806 9336 1683.
Mobile No. 94440 50905.

Drafted by:



R. Sekar.

2. R. SEKAR,
S/o. Ramachandran,
107, V.O.C. Street, JAK Nagar,
Thirumullaivoyal, Chennai - 600 062.
Aadhar No. 7319 5789 8128.
Mobile No. 73585 30678.

S. SURESH
Advocate
Enroll No. MS.3318/2009

Document No. 405 of 2024 OF BOOK I
Contains 15 Sheet 6 Sheet
Registering officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் **வட்டம் : திருவள்ளூர**

வருவாய் கிராமம் : (094) கோயில் குப்பம் **பட்டா எண் : 4975**

உரிமையாளர்கள் பெயர்

1. நாரயணசாமி மகள் கவிதா

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	
355	4	0 - 18.50 (மா)	1.24	–	–	–	–	2023/0103/01/356853- – – 27-09-2023
		0 - 18.50	1.24					

***மா - மானாவரி**

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/07/160/04975/50025 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 28-09-2023 அன்று 01:16:38 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

C. J. Kadki

V. N. L

Document No. 405 of 2024 OF BOOK 1 Contains 15 Sheet 7 Sheet

Registering officer

District : Tiruvallur

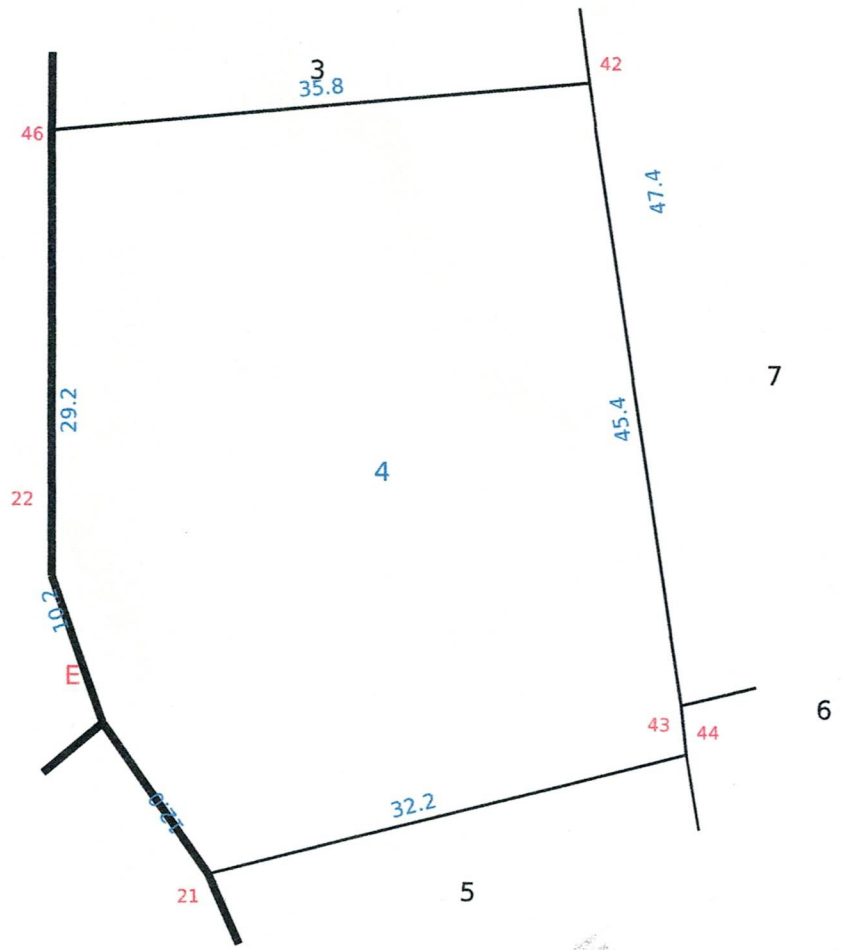
Taluk : Tiruvallur

Village : Koilkuppam [160]

Survey No : 355/4

Area : Hect 00 Ares 17.50

Scale : 1 : 481



Document No. 405 of 2024 OF BOOK I

Contains 15 Sheet 8 Sheet

Registering officer

V. N. Ld.

C. J. Madhu

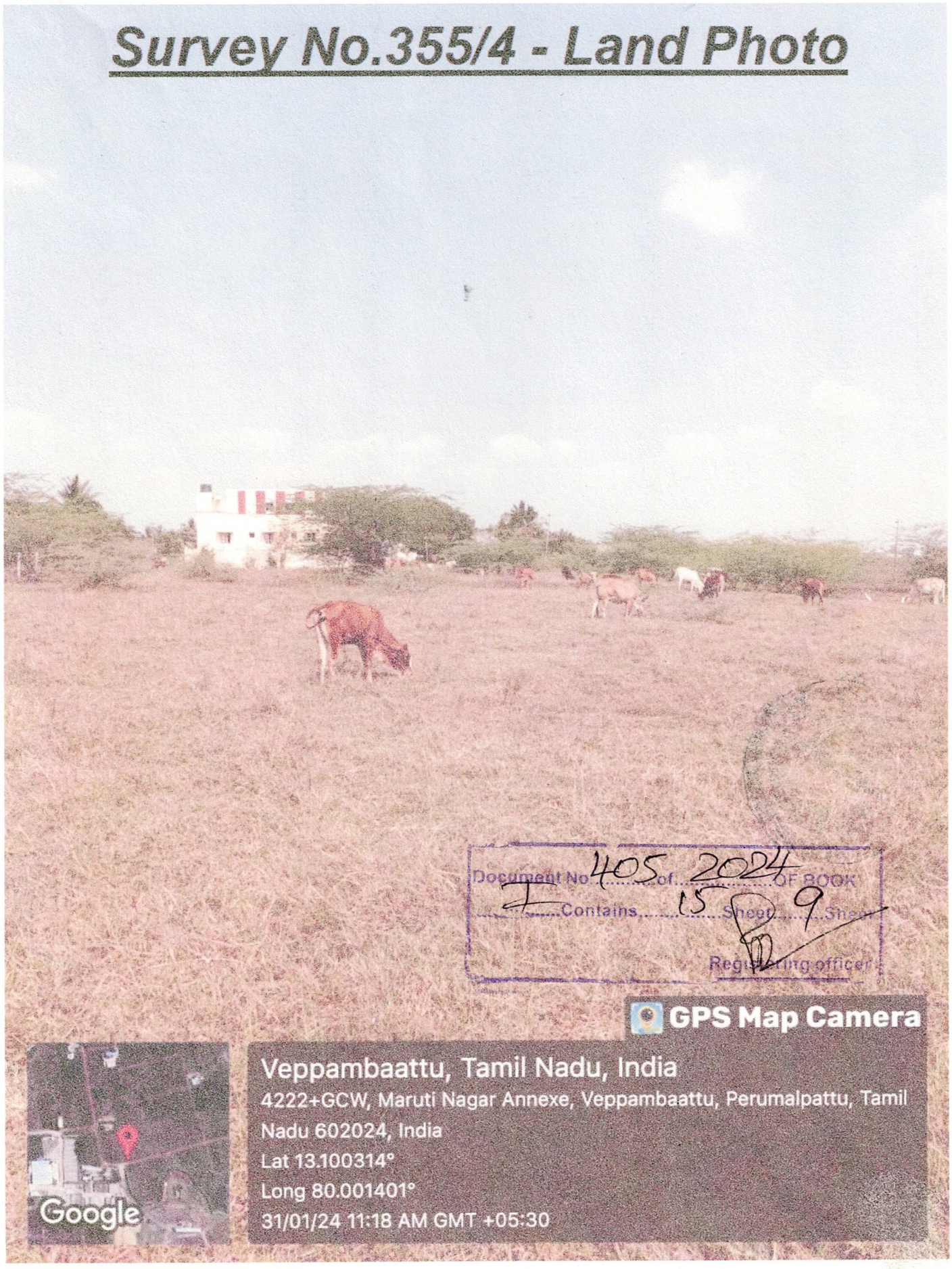
Signed By Tahsildar

Name of approver : tahtl

Date of Approval : 05-02-2018

Date of Issue: 21-01-2024 18:06:55

Survey No.355/4 - Land Photo



C.J. Madhu

V. N.

உறுதிமொழி

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

C. J. Hadxu.

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

V. N. L.

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

Document No 405 of 2024 OF BOOK 1 Contains 15 Sheet 10 Sheet

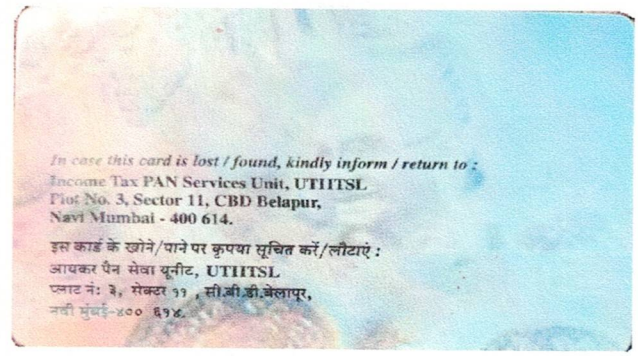
Registering officer

EXECUTANT ID :





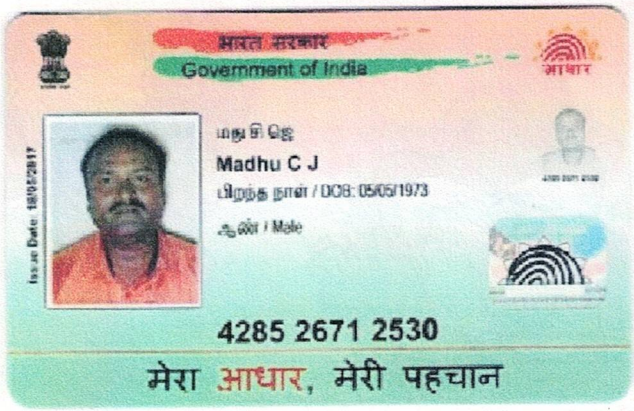




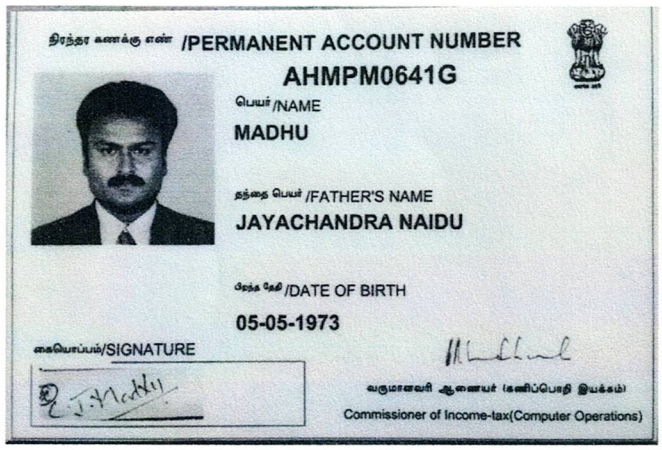
C.J. Madhu.

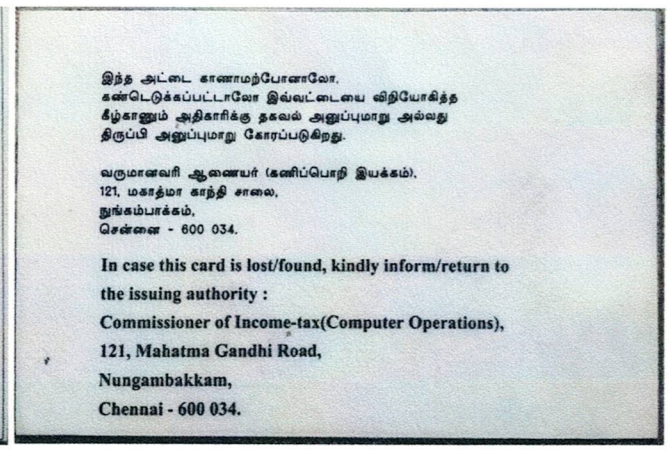
V. N. L

Document No. 405 of 2024 OF BOOK
I Contains 15 Sheet 11 Sheet
Registering officer









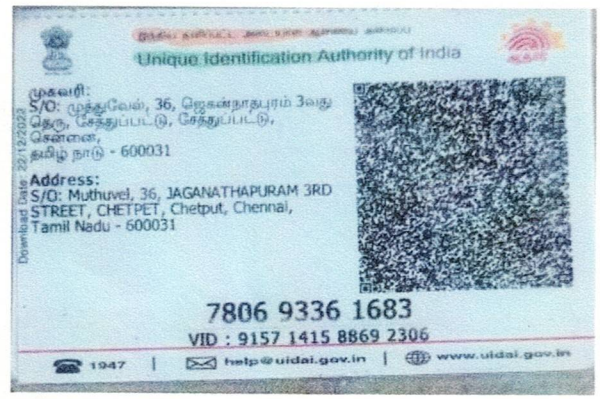
C. J. Madhu.

V. N. L.

Document No. 405 of 2024 OF BOOK 1
Contains 15 Sheet 12 Sheet
Registering officer

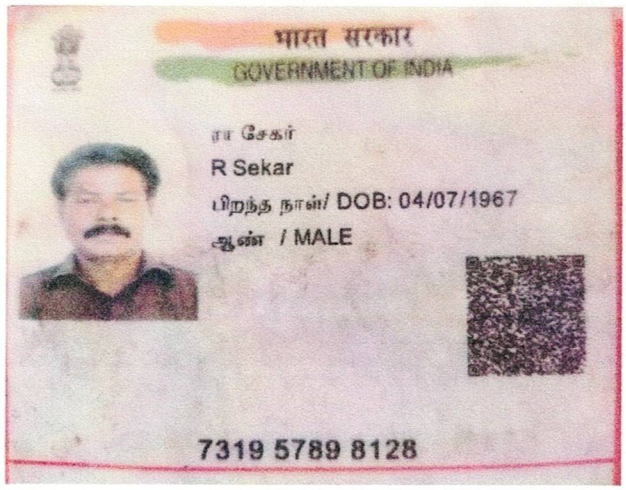
WITNESS ID : 1





Signature

WITNESS ID : 2



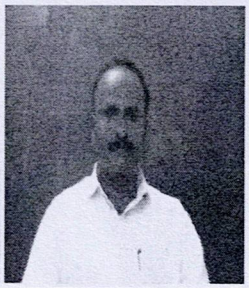
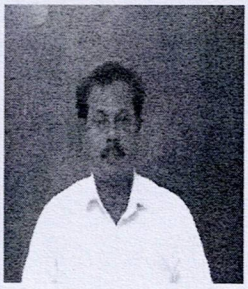


Signature

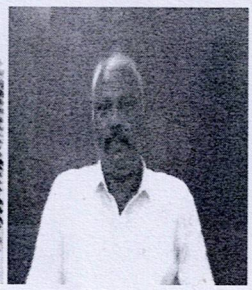
Document No. 405 of 2024 OF BOOK 1
Contains 15 Sheet 13 Sheet
Registering officer

R/Manavalanagar/Book-1/405/2024

Presented in the office of the Sub Registrar of Manavalanagar and fee of ₹ 2,610/- paid at 01:18 PM on the 01/02/2024 by

Left Thumb  	V. N. L 9445319664 Additions as per recitals of document	
Execution admitted by Left Thumb  	V. N. L Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:4153702c055ee22126401c8a08717df4b56920 **(Details from UIDAI : KAVITHA. V. N W/o MADHU C J, 1973, xxxxxxxx5267)**	
Claim admitted by Left Thumb  	C.J. Madhu Additions as per recitals of document	
Identified By Witness 1 Left Thumb  	R Sekar SEKAR Son of RAMACHANDRAN No.107, V.O.C Sreet, JAK Nagar, Thirumullaivoyal, Chennai, Tamil Nadu, India, 600062. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1759320cf836b92ebf4b109845320c9930e608 **(Details from UIDAI : R Sekar S/O: Ramachandran, 04-07-1967, xxxxxxxx8128)**	

Document No. 405 of 2024 OF BOOK
Contains 15 Sheet 14 Sheet
Registering officer

Identified By Witness 2 Left Thumb  	SASIKUMAR Son of MUTHUVEL No.36, Jagannathapuram, 3rd Street, Chetpet, Chennai, Tamil Nadu, India, 600031. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:473427428e98b6ca014737803478f9dfa5073a **(Details from UIDAI : M.Sasikumar S/O: Muthuvel, 1971, xxxxxxxx1683)**	

1st day of February 2024

latha parasuraman
Sub Registrar
Manavalanagar

SUBREGISTRAR
MANAVALANAGAR

Registered as Number **R/Manavalanagar/Book-1/405/2024**.

Date: 01/02/2024
Manavalanagar

latha parasuraman
Sub Registrar

SUBREGISTRAR
MANAVALANAGAR

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

Document No 405 of 2024 OF BOOK 1
Contains 15 Sheet 15 Sheet

Registering officer

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.