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DIGITALLY VERIFIED RECORD

3933/2025 TP/21031002 2/2025

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

BH 538057

S. VIJAYALAKSHMI
STAMP VENDOR
L.NO: 16/CGL/2008
South Mada Street,
Thirupporur - 603110.
Cell 9884881885

20/02/2025

SINGH RATNAN

CHENNAI-600 044

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY EXECUTED AT THIRUPORUR ON THIS THE 20TH DAY OF FEBRAURY 2025 BETWEEN

Mr.SINGH RATNAM (Aadhaar no.5605 4885 5907) Son of Mr.A.T. Rathnam, aged about 56 years, residing at No.40, 3rd Street, Bashyam Nagar, Chrompet, Chennai – 600 044, now residing at No.AB-74, 1st Street, Shanti Colony, Anna Nagar, Chennai – 600 040., hereinafter called as the **"PARTY OF THE FIRST PART"/PRINCIPAL.**

TO AND IN FAVOUR OF

Mr.A. ANANDHARAJ (Aadhaar No.6358 1049 4709) Son of Mr.Amirtham, aged about 49 years, residing at No.33A/6, 10th Cross Street, Trustpuram Kodambakkam, Chennai – 600 024 hereinafter called as **"PARTY OF THE SECOND PART"/ AGENT.**

A. Anandharaj.

Document No. 3933 of 2025 of Book I Contains 12 sheets 1 sheet

Registering officer

WHEREAS the property of Punjai land measuring an extent of 2 Acre 15 Cents, comprised in then Survey No.1/1A1, Marudheri Village, Thiruporur Taluk, Chengalpet District, originally was owned by Mrs. Balammal, having purchased the same by way of sale under Sale Deed document registered as **Doc. No. 1079/1979** before SRO, Thiruporur.

WHEREAS the said Mrs. Balammal sold the above-said land admeasuring 2 Acre 15 cents to one Mr. Babu Reddiar by way of Sale Deed registered as **Doc. No. 180/1982** before SRO, Thiruporur.

WHEREAS the above-said Mr. Babu Reddiar purchased punjai land measuring an extent of 30 cents and 2 Acre 32 cents, totally measuring 2 Acre 62 Cents, out of 13 Acre 8 Cents, comprised in then Survey No. 1/1A1B1, Marudheri Village, Thiruporur Taluk, Chengalpet District, from Mr. Vijayaraghavalu Reddiar and others by way of Sale Deed registered as **Doc. No. 182/ 1982** before SRO, Thiruporur.

WHEREAS the said Mr. Babu Reddiar subsequently sold the above- said punjai land totally measuring 4 Acre 77 Cents, along with well, EB, 5HP motor and pump to one Mr. N. Sampath, more fully described in Schedule A mentioned property, by way of absolute Sale Deed registered as **Doc. No. 1388/1985** before SRO, Thiruporur.

WHEREAS the said Mr.N. Sampath subsequently sold 1/3rd undivided share each of the above-said land to three Purchasers, namely (1) Mrs. R. Vadivambal, (2) Mr. A. Ramamurthy, and (3) Mr. R. Kumararaja by way absolute sale registered as **Doc. No. 4906/2011** (in respect of Mrs. R. Vadivambal), Doc. No. 4907/2011 (in respect of Mr. A. Ramamurthy) and Doc. No. 4908/2011 (in respect of Mr. R. Kumararaja).

WHEREAS thus the above-said three (1) Mrs. R. Vadivambal, (2) Mr . A. Ramamurthy, and (3) Mr. R. Kumararaja became the absolute owners of the Schedule A mentioned property admeasuring 4 Acre 77 Cents, along with well, EB, SHP motor and pump and obtained Patta in their joint names with the sub-divided Survey No.1/3 as per Patta No.620 issued by

A. Arumdharaj.

Document No 3933 of 2025 of Book 1 Contains 12 sheets 2 sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR

the Taluk Office. WHEREAS the said (1) Mrs. R. Vadivambal, (2) Mr. A. Ramamurthy, and (3) Mr. R. Kumararaja, subsequently sold the Schedule A mentioned property to MR. S. GNANESWARAN, the VENDOR by way of absolute Sale Deed registered as **Doc. No. 2241/2012** before SRO, Thiruporur.

WHEREAS the **PRINCIPAL Mr.SING RATHNAM** has thus become the absolute owner of the Schedule mentioned property having bought the same out of his own funds from MR.S. Gnaneswaran by way of absolute Sale Deed registered as **Doc. No.23357/2024** ON 05/11/2024 before SRO, Thiruporur

WHEREAS MR SING RATNAM Applied Separate Patta in his name and the Tahsildar of Thiruporur issued separate patta in his name vide patta no 1163 and patta New survey number is 1/3A.

WHEREAS MR SING RATNAM , ever since the date of becoming the absolute owner, has been in continuous, uninterrupted, absolute possession and enjoyment of the said property more fully described in the Schedule hereunder.

WHEREAS the party of the first part due to his pre occupation may not be available at all times to deal with the property and therefore, feels imperative to appoint the party of the 2nd part, as his lawful irrevocable power of attorney to deal with the Property mentioned in the schedule property of the party of the first part and to do the following acts.

1. To negotiate for the sale of the property more particularly described in the schedule hereunder either in whole or in parts, in divided or share to such person or persons for such consideration or sale price, as out attorney may think it fit and proper by taking possession of the property.

2. To enter into agreement of sale of the said land in whole or in parts with the PURCHASER or PURCHASERS and to receive the advances from the PURCHASER or PURCHASERS and to receive the sale consideration and to execute and sign for our self and on our behalf any sale deed or deeds and to complete the sale or sales duly registered.

A. Anandharaj.

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Document No. 3933 of 202 5 of Book 1 Contains 12 sheets 3 sheet

Registering officer

3. To Execute and present before any Registrar of assurances or any other officer, having jurisdiction to register the said documents for Registering any documents relating to the said land fully described in the Schedule hereunder and admit execution and to give special power to any person in respect of any such documents in the schedule here under to present before the Registrar for the purpose of Registration.

4. To deliver possession of the land as in the schedule here under sold to the PURCHASER or PURCHASERS as the case may be.

5. To sign all forms and make application for transfer of revenue records in the Panchayat or Municipality on my behalf in connection with the sale of land in whole or in parts.

6. To sign and verify plaints, written statements, affidavits, petitions of the claims and objections, Declaration, memorandum of appeal and petitions and applications of every kind and to file them in any such courts or offices.

7. To file suits of any kind on my behalf to safeguard my rights or claims to the property as in the schedule here under.

8. To authorize any person/persons to do any or all the above matters as the Attorney/Attorneys shall deem fit on this behalf with respect to the under mentioned schedule. No consideration was passed for execution of this document.

9. To sign and submit to the Local Municipal, Panchayat and Electricity Board authorities documents, statements and papers that may be necessary for the approval of building sanction, Electricity connection and (RERA, CMDA) other approval.

10. And generally, to do all lawful acts that may be necessary for the aforementioned purpose or purposes.

The parties of the first part due hereby ratify and affirm all acts and deeds done or performed or purported to have been done or performed by the power Agent under the various clauses mentioned above.

A. Anandharaj.

Document No. 3933 of 202..5 of Book ...1.... Contains 12 sheets 4 sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture land, forming the Northern Portion of property and measuring an extent of 2 Acre 38.5 Cents out of 4 Acre 77 cents, comprised in Patta No.636, Punjai S.No.1/3, vide patta no 1163 and patta New survey number is 1/3A. situated at Marudheri Village, Thiruporur Taluk, Chengalpet District.

bounded on the

North By - Kalivanthapattu village boundary
South By - Remaining Land in S.No. 1/3
East By - Singh Ratnam's Land
West By - Suseelammal's land and

situated within the Registration District of Chengalpet and the SubRegistration District Thiruporur.

Present Market Value Rs.36,02,000/-

A. Anandharaj. Sreenath Team

THE SEAL OF THE SUB REGISTRAR TH.PORUR

WITNESSES:

1. Mr.A. Nelson Parimalam, (Aadhaar No.2077 3334 2614) S/o Arumugam, No.33, Ambedkar Nagar 3rd Street, Melkalvoy Village 603 108.

2. Mr.D. Gokul, (Aadhaar No.6205 8781 4554) Perumal Koil Street, Sengadu Village 603 110.

Drafted by :-



T. KARTHIKEYAN,
License No.B3871/CGL/84
No.22, Kacheri Lane Street,
Thirupporur,
Cell : 9840582234.

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Registering officer

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : திருப்போரூர்

வருவாய் கிராமம் : மருதேரி

பட்டா எண் : 1163

உரிமையாளர்கள் பெயர்

1. A.T.RATHNAM மகன் SINGH RATNAM -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
1	3A	0 - 96.75	1.79	--	--	--	--	2024/0105/35/511801--2024/35/11/000139SD ------ Digitally signed:venkatramanan v Tahsildar 28/11/2024 04:47:22:PM
		0 - 96.75	1.79					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/11/097/01163/30741** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 19-02-2025 அன்று 10:38:07 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

A. Anandharaj.

சார்பதிவாளர் அலுவலகம் THE SEAL OF THE SUB REGISTRAR THIRUPORUR திருப்போரூர்

Document No.3933 of 2025 of Book 1 Contains 12 sheets 6 sheet

Registering officer

R/Thiruporur/Book-1/3933/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3291 of 2025

I hereby certify that a sum of ₹ 35,020/- (Rupees Thirty Five Thousand and Twenty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. சிங் ரத்னம் residing at No. 40 3th Street Bashyam Nagar Chrompet, குரோம் பேட்டை, Guindy, Chennai, Tamil Nadu, India, 600044.

Sub Registrar: Thiruporur
Date: 20/02/2025

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

Sub-Registrar
Thirupporur

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 37,330/- paid at 11:51 AM on the 20/02/2025 by

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Left Thumb



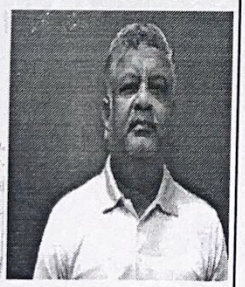


9444675738

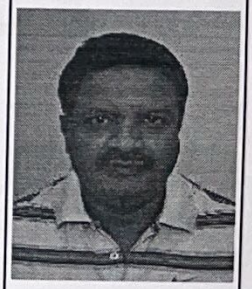
Additions as per recitals of document

Execution admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:33848422d4fb52c3357431f9bac33dd858941c8 **(Details from UIDAI : Singh Ratnam C/O: A T Ratnam, 10-04-1967, xxxxxxxx5907)**



Document No. 3933 of 2025 of Book 1
Contains 12 sheets 7 sheet

Registering officer

Claim admitted by

Left Thumb





A. Anandharaj.

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:85429446d831a43426642208f708f6c6a58469c **(Details from UIDAI : Anandharaj A S/O: Amirtham, 07-03-1976, xxxxxxxx4709)**



20th day of February 2025

RAMESH SUBRAMANIAN
Sub Registrar
Thiruporur

Sub-Registrar
Thirupporur

Registered as Number **R/Thiruporur/Book-1/3933/2025**.

Date: 20/02/2025
Thiruporur

RAMESH SUBRAMANIAN
Sub Registrar

Sub-Registrar
Thirupporur

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

58357430

Document No.3933 of 2025 of Book 1 Contains 12 sheets 8 sheet

Registering Officer

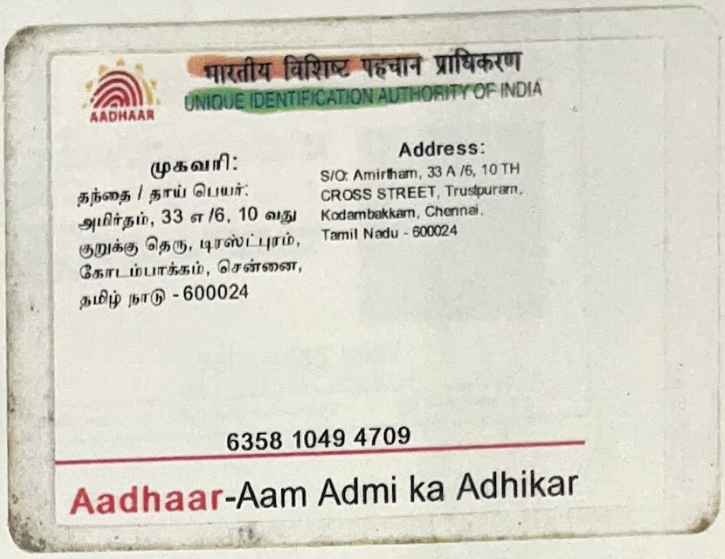
THE SEAL OF THE SUB REGISTRAR THIRUPORUR


भारत सरकार
GOVERNMENT OF INDIA

ஆனந்தராஜ் அ
Anandharaj A
பிறந்த நாள்/ DOB: 07/03/1976
ஆண் / MALE

6358 1049 4709

ஆதார் -சாதாரண மனிதனின் அதிகாரம்

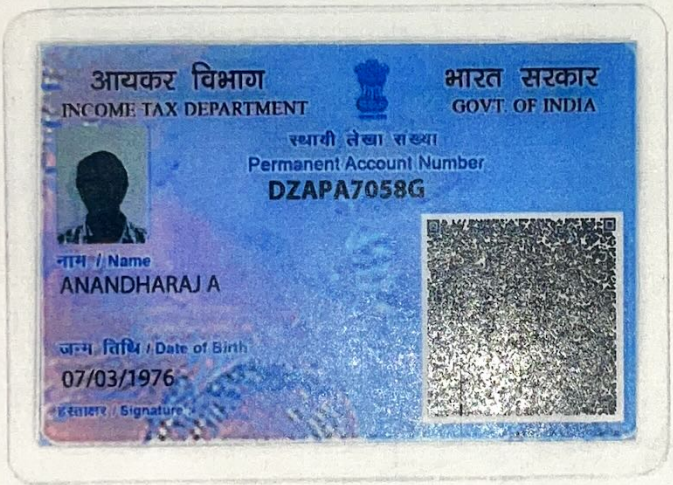

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர்:
அமிர்தம், 33 எ /6, 10 வது
குறுக்கு தெரு, டிரஸ்ட்புரம்,
கோடம்பாக்கம், சென்னை,
தமிழ் நாடு - 600024

Address:
S/O: Amirtham, 33 A /6, 10 TH
CROSS STREET, Trustpuram,
Kodambakkam, Chennai,
Tamil Nadu - 600024

6358 1049 4709

Aadhaar-Aam Admi ka Adhikar


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या
Permanent Account Number
DZAPA7058G

नाम / Name
ANANDHARAJ A

जन्म तिथि / Date of Birth
07/03/1976

हस्ताक्षर / Signature

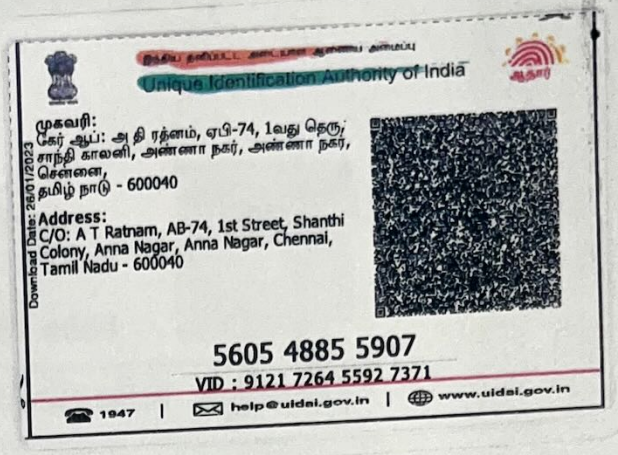
THE SEAL OF THE SUB REGISTRAR

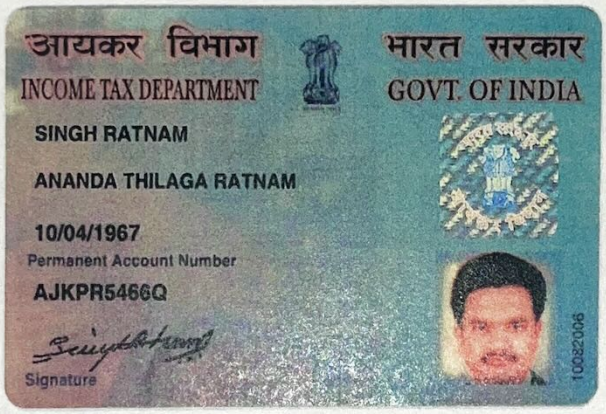
A. Anandharaj.

Document No. 3933 of 2025 of Book
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Registering officer







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Registering officer

THE SEAL OF THE SUB REGISTRAR

இந்திய அரசாங்கம்
Government of India



கோகுல் தா
Gokul D

பிறந்த நாள்/DOB: 27/02/1995
ஆண்பால் / Male

6205 8781 4554

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி: S/O: தாமோதிரன், 4/125
பெருமாள் கோவில் தெரு
செங்காடு,இள்ளலூர், செங்காடு
இள்ளலூர், காஞ்சிபுரம், தமிழ் நாடு -
603110

Address: S/O: Dhamothiran,
4/125, PERUMAL KOVIL
STREET, SENGADU/
ILLALUR, Sengadu, Illalur,
Kancheepuram, Tamil Nadu,
603110

6205 8781 4554

1947
1800 300 1947

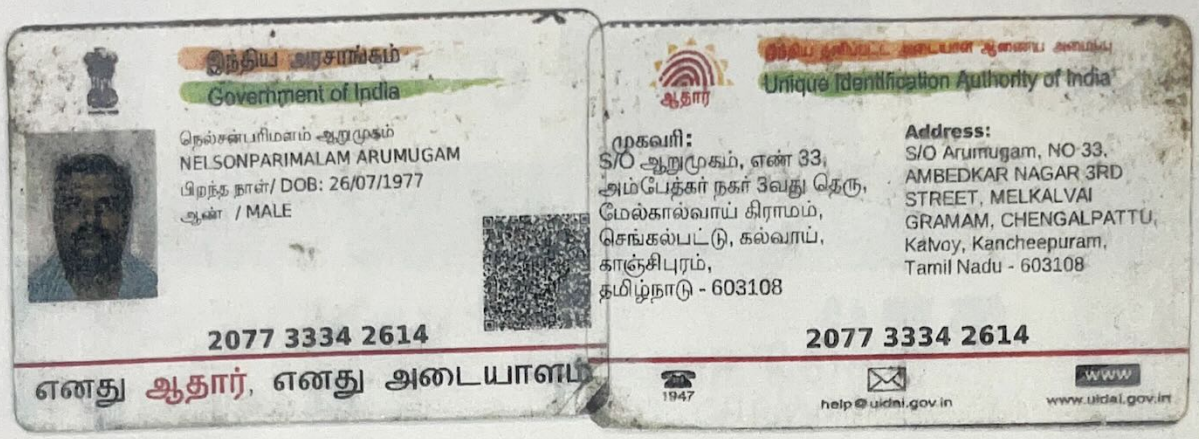
help@uidai.gov.in

WWW
www.uidai.gov.in



Document No. 3933 of 202.5 of Book
1 Contains 12 sheets 11 sheet

Registering officer



இந்திய அரசாங்கம்
Government of India

நெல்சன்பரிமளம் ஆறுமுகம்
NELSONPARIMALAM ARUMUGAM
பிறந்த நாள்/ DOB: 26/07/1977
ஆண் / MALE

2077 3334 2614

எனது ஆதார், எனது அடையாளம்

ஆதார்

Unique Identification Authority of India

முகவரி:
S/O ஆறுமுகம், எண் 33,
அம்பேத்கர் நகர் 3வது தெரு,
மேல்கால்வாய் கிராமம்,
செங்கல்பட்டு, கல்வாய்,
காஞ்சிபுரம்,
தமிழ்நாடு - 603108

Address:
S/O Arumugam, NO 33,
AMBEDKAR NAGAR 3RD
STREET, MELKALVAI
GRAMAM, CHENGALPATTU,
Kalvoy, Kancheepuram,
Tamil Nadu - 603108

2077 3334 2614

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

A. Nelsonparimalam.

சார்பதிவாளர் அலுவலகம்
THE SEAL OF THE SUB REGISTRAR

Document No. 3733 of 202..5 of Book
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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.