Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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

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

DIGITALLY VERIFIED RECORD

ADJ/6/2024

GENERAL POWER OF ATTORNEY DEED

By this Deed of General Power of attorney executed on this the 11th day of March 2024, I, **MrR.ARUNACHALAM, (Aadhaar No.4189 4244 2244)**, S/of Mr.RATHINAVEL C.A. 1/207, residing at Jagajeevanram Street, Semancheri, Kancheepuram-600119, Now

do hereby appoint My Father **Mr.RATHINAVEL C.A.** (Aadhaar No.4607 0143 8350) S/o.Mr.Ayyanar, residing at Jagajeevanram Street, Semancheri, Kancheepuram-600119,as my power agent in my name and on my behalf.

WHEREAS the Schedule property belongs to me by right of under a Registered Sale Deed, Registered in Book No. 1, registered as Document No.4548/2022 at Murapanadau Sub Registrar Office,

WHEREAS I am having properties to manage and look after their affairs, and whereas I am unable to personally to do the same as I am far away, I do hereby appoint you as my true and lawful attorney to do the following acts, deeds and things:

1) To manage, control and supervise all my properties now belonging to us and the properties.

2) To negotiate the sale deal pay the consideration amount to the vendor and Purchaser on presentation of the sale deed in the concerned Registrar office to sign the deed and do all other things for the effectual registration of the sale deed with regard to such properties,

3) To execute any agreement for Sale deed or deeds mortgage deeds or other documents (agreement of sale, agreement of Rental, cancel, release, gift and to rectify) necessary to effectuate the aforesaid purpose and to cause same to be stamped, registered or authenticated as the case may be,

4) To pay or receive, agree to pay the consideration for the sale in respect thereof for the same for me and on my behalf,

ARUNACHALAM RATHINAVEL
@machu
11-MAR-2024

DOCUMENT No 6 OF 2024
OF BOOK 1 CONTAINS 9 SHEETS
SUB REGISTRAR
1 SHEET

SUBSCRIBED AND SWORN TO BEFORE ME
this 11th day of MAR 2024

Notary Public in and for the State of Washington
residing at Redmond WA

MIKE AHN
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 145652
My Commission Expires September 27, 2025

5) To get the sale deed, and rectification deed executed for us or by the vendor or vendors and to sign on my behalf and get the deed presented before any Registrar or Sub Registrar concerned and sign the necessary endorsements before the concerned Registrar for us and on my behalf and pay the consideration in the presence of the concerned Registrar,

6) To receive all the moneys on my behalf due to me from the mortgages in instalments or in full settlement.

7) To lend me money in future also on mortgages or promotes. To receive all moneys and interest and principles in instatement, or full settlement payable to us from existing borrowers and also from future borrowers and also to represent us to attain any court of law and sign all the papers connected to court on my behalf.

8) To appear in all Government offices, Corporation office, Municipality, Panchayat, Town Panchayat office to represent me in matters relating to all my properties in my name.

9. To appear in all civil and criminal courts, State and Central Government offices to represent us in matters relating to my property for and on behalf of us and to appoint. Pleaders and Advocates to appear in the above offices in connection thereof.

10) To borrow money from any bank or financial institution by mortgaging the property/ies and executing and registering any deed or deeds for the same and present the same in the concerned Registrar office, admit, execution of the mortgage deed for me and on my behalf and in my name,

ARUNACHALAM RATHINAVEL

Arunachal

11-MAR-2024

DOCUMENT No 6 OF 2024
OF BOOK Adj CONTAINS 9 SHEETS
2 SHEET

SUB REGISTRAR

SUBSCRIBED AND SWORN TO BEFORE ME
this 11th day of March 2024

Notary Public in and for the State of Washington
residing at Redmond WA

MIKE AHN
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 145652
My Commission Expires September 27, 2025

11) For the above (Sale) purposes generally to all acts necessary or expedient,

12) To draw, accept and endorse any negotiable instrument for the purposes aforesaid.

SCHEDULE OF PROPERTY

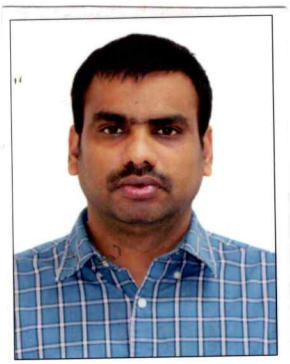
Palayamkottai Registration District, Murappandau Sub Registration Saragam, Srivaikundam Taluk, Vitillapuram Village, Ayan Punja Survey No.92/3 Measuring Hectare 0.52.0 Acre 1 Cent 28 boundaries:-

North	: Survey No.93/1 & 93/4 (2nd Item Property Land)
East	: Survey No.95 Land
South	: Survey No.71 Land
West	: Survey No.92/2 Land

2) Vitillapuram Village, Ayan Punja Survey No.93/4 Measuring Hectare 0.21.0 Cent 52 boundaries:-

North	: Vitillapuram to Dharasalai
East	: Survey No.93/1 Land
South	: Survey No.92/3 (1st Item Property)
West	: Survey No.93/2 Land

Measuring Total 1 & 2 item Acre 1 Cent 80



Signature

ARJUNACHALAM RATHINAVEL
11-MAR-2024

Witnesses:-

1) PUNITHAVATHI KANNAN 11-MAR-2024
18322 8th AVE SE. BOTHELL, WA-98012

2) Naveen kumar Damera
18787 61st Way, 202, Redmond, WA 98052 11-MAR-2024

DOCUMENT No 6 OF 2024
OF BOOK 4 CONTAINS 9 SHEETS
3 SHEET

SUB REGISTRAR

SUBSCRIBED AND SWORN TO BEFORE ME
this 11th day of MAR 2024

Notary Public in and for the State of Washington
residing at Redmond, WA

MIKE AHN
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 145652
My Commission Expires September 27, 2025

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 100/- (ரூபாய் நூறு மட்டும்) திரு/திருமதி/செல்வி. ரத்தினவேல் அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

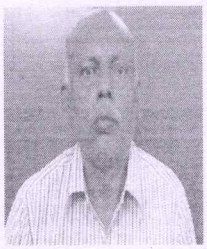
சார்பதிவாளர்

சார்பதிவாளர் : முரப்பநாடு
நாள் :18/03/2024

2024 ஆம் ஆண்டு மார்ச் மாதம் 18ம் நாள் முரப்பநாடு சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு பாலவெங்கடேஷ் த/பெ பழனிவேல் 6 ரோஜா அவென்யூ அன்புநகர் விரிவாக்கம் பெருமாள்புரம் திருநெல்வேலி, திருநெல்வேலி, தமிழ்நாடு, இந்தியா, 627007

2. திரு பாலசுப்பிரமணியன் த/பெ பழனிவேல் 6 ரோஜா அவென்யூ அன்புநகர் விரிவாக்கம் பெருமாள்புரம் திருநெல்வேலி, திருநெல்வேலி, தமிழ்நாடு, இந்தியா, 627007

2024 ஆம் ஆண்டு மார்ச் மாதம் 18ம் நாள்

KANNAN D
சார்பதிவாளர்
முரப்பநாடு

ADJ/முரப்பநாடு/6/2024 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 14/03/2024
முரப்பநாடு

KANNAN D
சார்பதிவாளர்

DOCUMENT No 6
OF BOOK Adj CONTAINS 9 SHEETS OF 2024
4 SHEET

SUB REGISTRAR



DOCUMENT No 6 OF 2024
OF BOOK 4 CONTAINS 9 SHEETS
5 SHEET

SUB REGISTRAR

State of Washington
County of King
I certify that this is a true and correct copy of a document in the possession of Arunachalam Rathinavel as of this date.
Dated: 3/11/24
Expires: 9/27/25
Signature

MIKE AHN
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 145652
My Commission Expires September 27, 2025

State of Washington
County of King

I certify that this is a true and correct copy of a document in the possession of Arunachalam Rathinavel as of this date.

Dated: 3/4/24

Expires: 9/29/25 Signature

MIKE AHN
NOTARY PUBLIC
STATE OF WASHINGTON
License Number 145652
My Commission Expires September 27, 2025

WARNING
If holder acquires Nationality of another country, he should Surrender This Passport forthwith to the nearest Indian Mission/Post Abroad. Unauthorized possession of this Document shall Constitute an Offence Punishable under the Indian Passport Act 1967

इस पासपोर्ट में 36 पृष्ठ हैं। This passport contains 36 pages.

भारत गणराज्य REPUBLIC OF INDIA



प्रकार / Type: P
राष्ट्र कोड / Country Code: IND
पासपोर्ट सं. / Passport No.: M4213254

उपनाम / Surname: RATHINAVEL

दिया गया नाम / Given Name(s): ARUNACHALAM

राष्ट्रीयता / Nationality: INDIAN
लिंग / Sex: M
जन्म तिथि / Date of Birth: 19/11/1984

जन्म स्थान / Place of Birth: SANKARANKOVIL TAMILNADU

जारी करने का स्थान / Place of Issue: SAM FRANCISCO

जारी करने की तिथि / Date of Issue: 03/03/2015
समाप्ति की तिथि / Date of Expiry: 02/03/2025

P<INDRATHINAVEL<<ARUNACHALAM<<<<<<<<<<<<<<<<
M4213254<3IND8411198M2503022<<<<<<<<<<<<<<<8

DOCUMENT No 6 OF 2024
OF BOOK 9 CONTAINS 9 SHEETS
SHEET 7
SUB REGISTRAR


भारत सरकार
Government of India
रத்தினவேல் சி அ
Rathinavel C A
பிறந்த நாள் / DOB: 01/05/1957
ஆண் / MALE
Issue Date: 21/01/2014
4607 0143 8350
मेरा आधार, मेरी पहचान


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
முகவரி: 1/207, ஜக்ஜீவன்ராம் தெரு, ஆலமரம் பஸ் ஸ்டாப், செம்மாஞ்சேரி, காஞ்சிபுரம், தமிழ் நாடு, 600119
Address: 1/207, JEGAJEEVANRAM STREET, ALAMARAM BUS STOP, Semmanjeri, Kancheepuram, Tamil Nadu, 600119
Print Date: 01/05/2021
4607 0143 8350
1947 help@uidai.gov.in www.uidai.gov.in

C. A. Rath

DOCUMENT No 6 OF 2024
OF BOOK Adj CONTAINS 9 SHEETS
7 SHEET
SUB REGISTRAR

SEAL OF THE SUB REGISTRAR OF ARAKKONAM

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

ஆதார்

முகவரி:
த/பெ பழனிவேல், 6, ரோஜா அவன்யூ
அன்புநகர் விரிவாக்கம், பெருமாள்புரம்,
பாளையங்கோட்டை, திருநெல்வேலி,
தமிழ் நாடு - 627007

Address:
S/O Palanivel, 6, Roja avenue Anbunagar
extension, Perumalpuram, Palayamkottai,
Tirunelveli,
Tamil Nadu - 627007

Download Date: 13/06/2023

7181 9306 1940

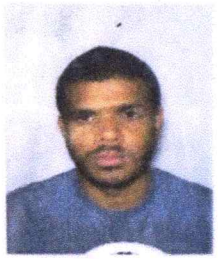
VID : 9104 0518 6572 6987

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

இந்திய அரசாங்கம்

Government of India

ஆதார்



பாலவெங்கடேஷ் ப
Balavenkatesh P
பிறந்த நாள்/DOB: 05/12/1994
ஆண்/ MALE

Issue Date: 21/04/2015

7181 9306 1940

VID : 9104 0518 6572 6987

எனது ஆதார், எனது அடையாளம்

DOCUMENT No 6 OF 2024
OF BOOK 4 CONTAINS 9 SHEETS
8 SHEET

SUB REGISTRAR

THE SEAL OF THE SUB REGISTRAR MURAPPANADU

C. G. Rath

P.Bly

भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண் / Enrollment No.: 0000/00450/84050

To
பாலசுப்பிரமணியன் ப
Balasubramanian P
S/O PALANIVEL B,
6, Roja Avenue Anbunagar extension,
Perumalpuram,
VTC: Palayamkottai,
PO: Perumalpuram,
District: Tirunelveli,
State: Tamil Nadu,
PIN Code: 627007,
Mobile: 9994954448

24366593

MC243665935FL

DOCUMENT No 6 OF 2024
OF BOOK 4 CONTAINS 9 SHEETS
9 SHEET
7
SUB REGISTRAR

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7991 0848 6794

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India
ஆதார்



பாலசுப்பிரமணியன் ப
Balasubramanian P
பிறந்த நாள் / DOB : 03/08/1996
ஆண்பால் / Male

Issue Date : 12/04/2013

7991 0848 6794

எனது ஆதார், எனது அடையாளம்

C. A.

Scanned with CamScanner

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.