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IR/1999887 38/2024 5042/2024

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रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 8/11/2024

ISHWARYAM FOUNDATION

Chennai-45

DM 888711

R.சேஷாத்திரி

S V Lic No.2/95

உத்திரமேரூர்

C23

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT IS EXECUTED AT UTHIRAMERUR, ON THIS 08th DAY OF November 2024,

BETWEEN

M/s. ISHWARYAM FOUNDATION, PAN NO : AALFIO381H, Represented by T. RAMESH S/o. A.R.THIRUMANI, having office at No.2/11, Kattabomman street, West Tambaram, Chennai, 600 045, hereinafter called as the **"DEVELOPER", "the PARTY OF THE FIRST PART"**

PARTY OF THE FIRST PART

PARTIES OF THE SECOND PART

M.P. Kavi Kru.

M.J Naleen Reynold

Document No.5042/2024 of Book 1

2024 Contains 4 Sheets 1 Sheet 9

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF UTHIRAMERUR

M.P. Kavi Kru

M.J Naleen Reynold

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AND

1. **Mr.M.P. KEVIN KUMAR S/O. PAULRAJ (PAN : HGOPP0079R Aadhaar No.7133 1110 8416)**, aged about 20 years, residing No.3/45, Chinna street, Manampathi Kandigai, Uthiramerur Taluk, Kanchipuram District.
2. **Mr.M.J. NAVEEN REYNOLD S/O. M.A. JAMES (PAN : BUDPN4260M** Aadhaar No.3334 6361 4704), aged about 19 years, Both residing at Door No.3/45, Chinnatheru, Manampathi, Kandikai, Uthiramerur Taluk, Kancheerupuram District hereinafter called as the **"LAND OWNERS " "the PARTIES OF THE SECOND PART ".**

The terms "Party of the First Part" and "Parties of the SECOND PART " wherever the context admits shall mean and include their respective heirs, executors, legal representatives, administrators, successors-in-office, successors-in-interests and assigns.

WHEREAS , the Vacant land **situated at No.19, Thandari Village, Uthiramerur Taluk, Kancheepuram District comprised in Survey No.24 measuring about 2.90 Acres as per document and 1 Hector 17.5 ares, as per Patta, out of which 50 cents** were originally owned and possessed by 1. Mr.M.A.Poulraj and M.A. James who had obtained by way of settlement deed from their father vide document No.757/2009, in the S.R.O. Uthiramerur, and a portion of land obtained by way of settlement deed from their brothers M.A.John and M.A.Lourdu john bosco vide document No.4837/2024 in the S.R.O. Uthiramerur and also they obtained by way of a release deed from 1. T. Stella Gloriya, T.Sisil Rani and one T.Gloriya vide document No.4838/2024, in the S.R.O. Uthiramerur.

AND WHEREAS the said Mrs.T.Stella Gloria, Ms.T.Cicil Rani and Ms.T.Jenifer jointly released their 1/5th or 58 cents of undivided right and interest in the said property in favour of Mr.M.A.Paulraj, Mr.M.A.James under a Release deed dated 28.10.2024 registered as document No. 4838 of 2024 in the S.R.O. Uthiramerur.

AND WHEREAS by virtue of sale deed from M.A.. Poulraj and M.A. James obtained schedule mentioned property vide document No.4844/2024 in the S.R.O. Uthiramerur.

PARTY OF THE FIRST PART **PARTIES OF THE SECOND PART**

M.P. Kevin Kumar
M.J. Naveen Reynold

Document No.3842 of ....2024.....of Book 1
2024 Contains..8..Sheets...8.....Sheet
Registering Officer

M.P. Kevin Kumar
M.J. Naveen Reynold

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3. **SALE CONSIDERATION.**

3.1. The Total Sale consideration to be paid by the Party of the FIRST PART to the Parties of the SECOND PART is **Rs.2,60,000/-(Rupees Two Lakhs Sixty Thousand only).**

3.2. The Party of the FIRST PART herein so far paid a sum of **Rs.50,000/-(Rupees Fifty Thousand only)** to the Parties of the SECOND PART in the manner following:

a) **Rs 25,000/- (Rupees Twenty five thousand only)** paid by D.D.No. 806954 Drawned from TMB dated 05.11.2024 drawn on TMB Bank in fvour of Mr.M.P.Kevin Kumar

b) **Rs 25,000/- (Rupees Twenty five thousand only** paid by D.D.No. 806956 Drawned from TMB dated 05.11.2024 drawn on TMB Bank in fvour of Mr.M.J.Naveen Reynold

The receipt of which sum, the Parties of the SECOND PART herein accepts and acknowledges.

3.3. It is further agreed between the Parties herein that the Balance Sale consideration shall be paid by the Party of the FIRST PART to the Parties of the SECOND PART within a period of Six months from the date of getting Layout Approval and TNRERA Registration.

3.4. The Sale Agreement and Sale deed of Individual Plots in favour of the intending Purchaser/s nominated by the Party of the FIRST PART shall be signed and executed by The Parties of the SECOND PART subject to, the Party of the FIRST PART or such intending Purchaser/s shall pay the Sale consideration of the Plot at the time of Registration of the Sale deed and such Sale consideration shall be treated as part and parcel of balance sale consideration to be paid by the Party of the FIRST PART to the Parties of the SECOND PART .

PARTY OF THE FIRST PART **PARTIES OF THE SECOND PART**

M.P. Kevin Kumar.
M.J. Naveen Reynold

M.P. Kevin Kumar.
M.J. Naveen Reynold

Document No. 5218/2024 ....of Book 2 Contains 8+1 sheets....1....Sheet
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THE SEAL OF THE SUB REGISTRAR OF THIRAMENUR

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4. PLANNING PERMISSION

4.1. The Party of the FIRST PART hereby undertake to get Planning Permission from the competent authority for the layout approval and the cost and other expenses to be incurred for the approval shall be borne by the Party of the FIRST PART only and the Parties of the SECOND PART is not liable and responsible for the same.

4.2. After obtaining Planning Permission, the Party of the FIRST PART shall obtain TNRERA Registration Certificate at their own cost.

4.3. The Parties of the SECOND PART herein undertake to sign and execute necessary documents for getting Planning Permission.

5. TIME PERIOD

5.1. The Party of the FIRST PART herein undertake to sell the entire Plots to any intending Purchaser/s after obtaining Planning Permission from the competent authority and TNRERA Registration and pay and settle the balance Sale consideration of the Parties of the SECOND PART within a period of Six months from the date of getting Layout Approval and TNRERA Registration.

5.2. If the Party of the FIRST PART could not sell the entire Plots within the aforesaid period Six months from the date of getting Layout Approval and TNRERA Registration, the Party of the FIRST PART shall pay the balance Sale consideration to the Parties of the SECOND PART and the Parties of the SECOND PART shall execute the sale deed or Power of Attorney in favour of the Party of the FIRST PART in respect of the unsold Plots.

PARTY OF THE FIRST PART

PARTIES OF THE SECOND PART

M.P. Kaikkan.
M.J. Nalaan Reynold

M.P. Kaikkan.
M.J. Nalaan Reynold

Document No. 3041 of ...)..... of Book 2
2024 Contains 4... Sheets.....5.....Sheet 9
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF T. NAGAR

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6. MARKETING & SALES

6.1. The Party of the FIRST PART herein is empowered and entitled for marketing and sale of Individual Plots only after getting Planning Permission and TNRERA Registration and validity of the same shall continue till the expiry of this Agreement.

6.2. The Cost and other expenses to be incurred for such marketing shall be borne by the Party of the FIRST PART and the Party of the SECOND PART is not responsible for the same.

7. DOCUMENTATION

7.1. The Parties of the SECOND PART shall execute a Power of Attorney in favour of the Party of the FIRST PART empowered them to carry out development work of the schedule mentioned property, to Apply obtain layout approval from the competent authorities, to sign, execute and Register Gift deed in respect of the Roads to competent authority and also to get TNRERA registration in respect of the project (excluding sale) immediately on signing this Agreement.

7.2. After getting approval of layout and TNRERA Registration, the Sale Agreement in favour of the intending Purchaser/s identified by the Party of the FIRST PART shall be executed by the Parties of the SECOND PART whenever it is called for by the Party of the FIRST PART.

7.3. On receipt of the entire Sale consideration from such intending Purchaser/s, the Parties of the SECOND PART shall execute sale deed in favour of such intending Purchaser/s.

7.4. The Party of the FIRST PART herein is entitled to receive the proportionate Development Cost from the intending Purchaser/s by entering into a Separate Development Agreement with such Purchaser/s.

PARTY OF THE FIRST PART

PARTIES OF THE SECOND PART

M.P. Kai Kur.
M.J. Nalean Reynold

M.P. Kai Kur.
M.J. Nalean Reynold

Document No 5018/21 ....1.....of Book 2021 Contains 8.1 Sheets....6....Sheet

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THE SEAL OF THE SUBREGISTRAR OF THIRUVALLUR

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8. ASSURANCE AND DECLARATION OF LAND OWNERS

8.1. That they are the absolute owners of the property as described in the Schedule hereunder.

8.2. That the **Schedule mentioned Property** is not subject to any mortgage, charge, attachment or any or other encumbrance of any kind whatsoever

8.3. That the Parties of the SECOND PART has not done any act, deed or thing whereby, or by reason whereof the development of the Schedule Property in the manner set out in this agreement may be prevented or affected in any manner whatsoever.

8.4. That the Parties of the SECOND PART has not agreed, committed or contracted or entered into any agreement for Sale, lease or development of the Schedule mentioned Property or any part thereof with any person other than the "Party of the FIRST PART" as on date and they shall continue the same till the expiry of the time limit fixed under this Memorandum of Agreement.

9. OBLIGATION OF LAND OWNERS

9.1. The LAND OWNERS herein agree that on the day of signing this Agreement for Development, they shall execute a Power of Attorney in favour of the DEVELOPER , empowering them to develop the Schedule mentioned property, to apply and get Planning Permission from the competent authorities, to sign, execute and Register Gift deed in respect of the Roads to competent authority and also to get TNRERA registration Certificate etc. and not for sale .

9.2. The LAND OWNERS assure and confirm that they will not create any charge or encumbrance over the Schedule property in any manner whatsoever which will be detrimental to the interest of the DEVELOPER

PARTY OF THE FIRST PART **PARTIES OF THE SECOND PART**

M.P. Kairkr.
M.J. Naveen Reynold

M.P. Kairkr.
M.J. Naveen Reynold

Document No 5041/21 .....of Book 2 Contains 01 Sheets 01 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THIRAMEKUR

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9.3. that, the Parties of the SECOND PART assures that the PARTY OF THE FIRST PART is at liberty to inspect the Second part shall handover all the original Title Deeds, link documents, Encumbrance Certificates, etc. relating to the schedule mentioned property along with the proposed Purchaser of the first part . Plot/Plots as and when required, with prior information, for marketing and selling of the schedule mentioned property.

9.4. The LAND OWNERS has given the specific rights for development to the party of second part in order settle the remaining sale consideration of the land owners

10. **OBLIGATIONS/DUTIES OF THE DEVELOPER:**

10.1. The DEVELOPER at its own cost, undertakes to develop the schedule mentioned property by converting it into housing Plots and to form the layout at their own cost so as to be able to maximize the sale revenue of the plots.

10.2. The DEVELOPER shall arrange for applying and obtaining at their cost and expense the Layout plan sanction and shall also liaise with the respective departments and arrange for getting all necessary service connections like water, sewerage, etc.

10.3. The DEVELOPER has to Prepare and execute a master plan for the Schedule Property and with a better connectivity to the adjoining lands also.

10.4. The DEVELOPER has to pay the cost of development charges towards layout with the specification as stipulated above.

PARTY OF THE FIRST PART **PARTIES OF THE SECOND PART**

M.P. Kai Ku.
M.J. Naveen Reddy

M.P. Kai Ku.
M.J. Naveen Reddy

Document No. 5018/01 ....1.....of Book 2018-1 Contains 8-1 Sheets....8....Sheet 9
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF MIRYALAGUDA

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10.5. The DEVELOPER has to Pay wages, salaries of workmen and personal to be employed by the Developer for the purpose of carrying out the civil works and other related works towards development of the mentioned Residential Project / layout.

10.6. The DEVEOPER is solely responsible for the acts and commissions in forming the Residential Project / Layout and any other infrastructure and / or development on the raw land and the LAND OWNERS S shall in no way be responsible for the same. The PROMOTER/DEVELOPER indemnifies the LAND OWNERS for any claims arising from any competent authority or prospective purchasers with regards to the physical infrastructure/Development on the raw land.

10.7. Shall diligently follow all labor legislations and be responsible for any claim that may be raised by the laborers or other persons who have been employed by the **PROMOTER/DEVELOPER** for the formation of the Residential Project / layout.

10.8. Shall ensure that all safety standards are followed.

10.9. Pay all the money required for making deposit / advance etc., for the purpose of getting any service connection, like electricity, water and Sewerage in respect of Schedule Property shall be paid for and born solely by the PROMOTER / DEVELOPER Only.

10.10. Shall relinquish any rights or claim any cost thereof, to the said layout towards development done in the layout upon termination of the agreement

PARTY OF THE FIRST PART **PARTIES OF THE SECOND PART**

M.P. Kaikku.
M.J. Nowsheen Rashad

M.P. Kaikku.
M.J. Nowsheen Rashad

Document No. 5041/2021 of ..... of Book 2
Contains 04 Sheets ..... Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF UTHIRAMERUR

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11. **DEFAULT CLAUSE:**

11.1. In case of any dispute arise between the LAND OWNERS and the DEVELOPER, the same shall be resolved through a conciliation process between the Parties. Should there be a failure of this process, matter shall be referred to and settled by Arbitration under the provisions of The Arbitration and Conciliation Act, 1996. In such case, the Owners shall appoint an arbitrator and the Developer shall appoint an arbitrator. The two arbitrators so appointed shall nominate the third arbitrator. The arbitration shall be conducted in English and the venue of arbitration shall be Chennai.

11.2. Both the Parties herein agree that if either party fails to fulfill any of their obligations as contemplated under this Agreement, the Party not at fault shall sue the other party for specific performance of this Agreement with or without damages.

11.3. This Agreement has been prepared in Originals and duly attested by the PARTIES concerned, one retained by the DEVELOPER. And copy of the same is handover to the landowner.

SCHEDULE PROPERTIES

Item No.1

All that piece and parcel of **vacant land situated at No.19, Thandari Village, Uthiramerur Taluk, Kancheepuram District comprised in Survey No.24 part to an extent of 50 Cent BEING**

BOUNDED ON THE:

North by:	M.A. James Property
South by	Remaining portion of Survey No.24
East by	Remaining portion of Survey No.24
West by	Survey No. 25

PARTY OF THE FIRST PART

PARTIES OF THE SECOND PART

M.P. Kari Kan.
M.J. Nareen Reynold

M.P. Kari Kan.
M.J. Nareen Reynold

Document No. 1810 of ....1.....of Book 1
2021 Contains 9 Sheets 1 to 9 Sheet

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and lying within the Registration District of Chengalpattu and Sub-Registration District of Uthiramerur.

IN WITNESS WHEREOF, THE PARTIES ABOVE MENTIONED SET THEIR HANDS AND SIGNED TO THESE PRESENTS ON THIS DATE, MONTH AND YEAR FIRST ABOVE WRITTEN.

PARTY OF THE FIRST PART

PARTIES OF THE SECOND PART

M.P. Kari Kur.
M.J. Nakkah Rasheed

WITNESSES

Bharathidasan S/o. Ganapathy
No. 45,S.P.Koil street,
Uthiramerur Town & Taluk,
Kanchipuram district
Adhar No. 5482 8426 0201

2)

Mohan S/o. Nadarajan
No.108, Mariamman koil street,
Nanjipuram,
Uthiramerur Taluk,
Kanchipuram District,
Adar No. 6228 7008 7121



As per Instructions of Executants & Claimants drafted By :

D.SANGEETHA, M.B.A,L.L.B.,
Advocate,
Uthiramerur - 603406.
Cell No: 8220463884

M.P. Kari Kur.
M.J. Nakkah Rasheed

Document No.5480/2021 .....of Book 1
2021 Contains 8+1 Sheets.....1+1...Sheet 9
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Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2043/30391/07941

To
ரமேஷ் தி
Ramesh T
S/O Thirumani A R
NO 2/11 KATTABOMMAN STREET
WEST TAMBARAM
Tambaram
Tambaram
Tambaram Kancheepuram
Tamil Nadu 600045
9840665566

11/08/2016
3884262265
MA884262265FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3103 9061 2914

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்

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- To establish identity, authenticate online.

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- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
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Government of India



ரமேஷ் தி
Ramesh T
பிறந்த நாள் / DOB: 18/09/1973
ஆண்பால் / Male

3103 9061 2914

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர் திருமணி
எ ஆர் எண் 2/11 கட்டபொம்மன்
தெரு மேற்கு தாம்பரம்
தாம்பரம் காஞ்சிபுரம் தாம்பரம்
தமிழ் நாடு 600045

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KATTABOMMAN STREET,
WEST TAMBARAM, Tambaram,
Kancheepuram, Tambaram, Tamil
Nadu, 600045

3103 9061 2914

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1

M.P. Kerikkur.
M.J. Nawaz Rayudu

Document No. 4 of ..... of Book 1
2021 Contains 2 Sheets 4 Sheet
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M.J. Naveen Reynold



M.P. Kevin Kumar

M.P. Kevin Kumar.

M.J. Naveen Reynold.

Document No.5கஇ/.....1...../.....of 20.24 Contains 04 Sheets..12.....Sheet

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Mohan N.





M.P. Karikur.

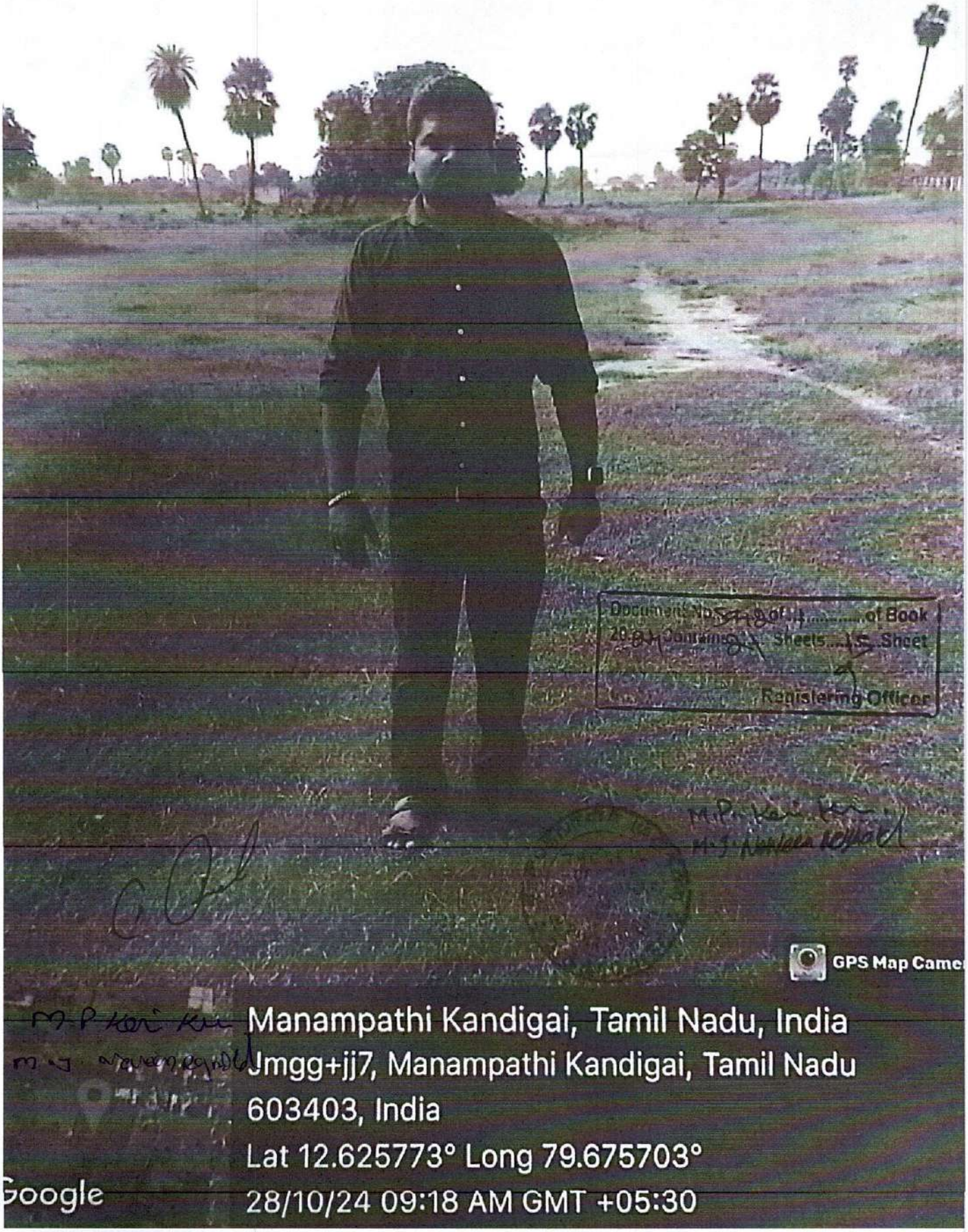
M.J. Naveen Reynald.

Document No.5/2021 of ....1.....of Book 1
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Registering Officer

THE SEAL OF THE SUB REGISTRAR OF UTHIRAMERUR

C. Anbu

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உறுதி மொழி

இந்த ஆவணத்தை எழுதிக் கொடுப்பவர்களும், எழுதிப்பெறுபவர்களும் கீழ்கண்ட உறுதிமொழியை அளிக்கின்றோம்.

வழக்கிடை ஆவண சொத்து பதிவுச்சட்டம் 1908 பிரிவு 22(A) மற்றும் பிரிவு 22(B)-க்கு உட்பட்டதல்ல எனவும், ஆவணத்துடன் இணக்கப்பட்ட அனைத்து ஆவணங்களும் இந்திய தண்டனை சட்டம் 1860 பிரிவு 470-ன்படி **Forged Document** அல்ல எனவும், ஆவணத்தை எழுதிப்பெறுபவர் அனைத்து ஆவணங்களையும் பரிசீலித்து வில்லங்கம் சரிபார்த்து எழுதிப்பெறுகிறார்கள் எனவும் சொத்து மாற்றுச் சட்டம் 1882-ன்படி சொத்து பரிமாற்றம் தொடர்பான அனைத்து பிரிவுகளுக்கும் உட்பட்டு செய்யப்பட்டுள்ளோம். எனவும் உறுதிமொழி அளிக்கின்றோம்.

மேலும் இதினில் தங்களுக்கு தவறான தகவல்கள் அல்லது சான்று அளிக்கபட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதற்கு நாங்கள் மட்டுமே பொறுப்பு ஆவோம் எனவும், அதற்கான சட்டப்பூர்வ நடவடிக்கைக்கு கட்டுப்படுகிறோம் எனவும், இதற்கு சார்பதிவாளர் எவ்விதத்திலும் பொறுப்பாக மாட்டார் எனவும் உறுதிமொழி அளிக்கின்றோம்.

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை எனவும் மற்றும் அரசு நிலம், இந்து சமய அறநிலையத்துறை வக்கோர்ட் நிலம் பகுதியில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிப்பதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டப்பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதை அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

M.P Kori Kumar

M.J. Nawaz Rajakkal

M.P. Kori Kumar

M J Nawaz Rajakkal

Document No.5041/2021 ..... of Book 2
Contains 8 Sheets 16 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THIRAIMENAR

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தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : உத்திரமேரூர்

வருவாய் கிராமம் : தண்டரை (19) பட்டா எண் : 487

உரிமையாளர்கள் பெயர்

1. ஆரோக்கியசாமி மகன் ஜான்
2. ஆரோக்கியசாமி மகன் பவுல்ராஜ்
3. ஆரோக்கியசாமி மகன் ஜேம்ஸ்
4. ஆரோக்கியசாமி மகன் லூர்துஜான்போஸ்கோ

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	
24	-	1 - 17.50	4.70	--	--	--	--	2024/0103/03/351808---- --கிணறு----- 07-11-2024
		1 - 17.50	4.70					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/03/019/00487/40909** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 08-11-2024 அன்று 10:17:01 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

M.P. Karikumar

M.J. Naveen Reynold

Document No. 2844 of ....of Book 2 Contains 01 Sheets...to...Sheet

Registering Officer

THE SEAL OF THE SUBREGISTRAR OF UTHIRAMERUR

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M/S ISHWARYAM FOUNDATION
Registered Office: No.2/11, Kattabomman Street,
West Tambaram, Chennai - 600045

Extract of the Minutes of the meeting OF THE PARTNERS OF THE FIRM HELD on 28th October 2024 at 11.00 am. at No.2/11, Kattabomman Street, West Tambaram, Chennai – 600 045.

"Resolved that the Partnership Firm has decided to Purchase Vacant Land situated at No.19, Thandari Village, Uthiramerur Taluk, Kancheepuram District Comprised in Survey No.24 measuring about 2.40 Acres and natham survey no.24/7B of Mamanpathi village admeasuring 1044 sq.ft from Mr. M A Paulraj (PAN: EYBPP5343E) and Mr. M A James (PAN: BPFPJ9679P) for a total sale consideration of Rs.13,50,000/- (Rupees Thirteen Lakhs fifty thousand Only)by making an advance amount of Rs. 5,00,000/- (Rupees Five Lakhs Only) to the proposed seller. The balance consideration of Rs.8,50,000/- (Rupees Eight Lakhs Fifty thousand Only) shall be paid within 6 months from the date of getting Layout Approval and TNRERA Registration".

RESOLVED further that the firm is authorized to enter into an arrangement /agreements with the seller of the aforesaid property, wherein the land is converted into housing Plots and to form layout after obtaining necessary Planning Permission from the competent authority out of their cost.

RESOLVED further that Mr.T.RAMESH the Partner of the firmis hereby authorized to sign and execute all the documents such as Memorandum of agreement, Sale deed, Sale Agreement etc. that may be required for the purchase of the property/ development of plots for and on behalf of the firm.

RESOLVED further that Mr.T.RAMESH, the Partner of the firm is hereby Authorized and empowered to present the Memorandum of agreement before the concerned Sub-Registrar's office and to complete the transaction in all respects.

For Ishwaryam Foundation

Mahesh T
(Partner)

Ramesh T
(Partner)

K Rajvignesh
(Partner)

Harikarthik
(Partner)

M.P. Karthikeyan.
M.J. Naveen Reynold

Document No.5018 of 2024 ..... of Book 1 Contains 8 + 1 Sheets 18 Sheet
Registering Officer

THE SEAL OF THE SUBREGISTRAR OF UTHIRAMERUR

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M/S ISHWARYAM FOUNDATION
Registered Office: No.2/11, Kattabomman Street,
West Tambaram, Chennai - 600045

Extract of the Minutes of the meeting OF THE PARTNERS OF THE FIRM HELD on 28th October 2024 at 11.00 am. at No.2/11, Kattabomman Street, West Tambaram, Chennai – 600 045.

"Resolved that the Partnership Firm has decided to Purchase Vacant Land situated at No.19, Thandari Village, Uthiramerur Taluk, Kancheepuram District Comprised in Survey No.24 measuring about 2.40 Acres and natham survey no.24/7B of Mamanpathi village admeasuring 1044 sq.ft from Mr. M A Paulraj (PAN: EYBPP5343E) and Mr. M A James (PAN: BPFPJ9679P) for a total sale consideration of Rs.13,50,000/- (Rupees Thirteen Lakhs fifty thousand Only)by making an advance amount of Rs. 5,00,000/- (Rupees Five Lakhs Only) to the proposed seller. The balance consideration of Rs.8,50,000/- (Rupees Eight Lakhs Fifty thousand Only) shall be paid within 6 months from the date of getting Layout Approval and TNRERA Registration".

RESOLVED further that the firm is authorized to enter into an arrangement /agreements with the seller of the aforesaid property, wherein the land is converted into housing Plots and to form layout after obtaining necessary Planning Permission from the competent authority out of their cost.

RESOLVED further that Mr.T.RAMESH the Partner of the firm is hereby authorized to sign and execute all the documents such as Memorandum of agreement, Sale deed, Sale Agreement etc. that may be required for the purchase of the property/ development of plots for and on behalf of the firm.

RESOLVED further that Mr.T.RAMESH, the Partner of the firm is hereby Authorized and empowered to present the Memorandum of agreement before the concerned Sub-Registrar's office and to complete the transaction in all respects.

For Ishwaryam Foundation

Mahesh T
(Partner)

Ramesh T
(Partner)

K Rajvignesh
(Partner)

Harikarthik
(Partner)

M.P. Kavikkan.

M.J. Naveen Reynold

Document No.5214/2024 ....of Book 20.24 Contains 3 Sheets....19 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF UTHIRAMERUR

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R/உத்திரமேரூர்/புத்தகம்-1/5042/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 3980

மேற்கு தாம்பரம், தாம்பரம், தாம்பரம், செங்கல்பட்டு, தமிழ்நாடு, இந்தியா, 600045.ல் வசிக்கும் திரு ரமேஷ் என்பவரிடமிருந்து ₹ 4,600/- (ரூபாய் நான்காயிரத்து அறுநூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

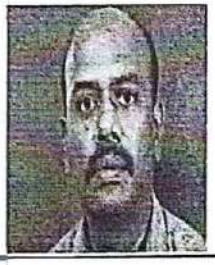
சார்பதிவாளர் : உத்திரமேரூர்
நாள்: 08/11/2024

சார்பதிவாளர் மற்றும் SUB REGISTRAR சட்டம் பிரிவு 41ன் படி ஆட்சியர் UTHIRAMERUR

2024 ஆம் ஆண்டு நவம்பர் மாதம் 08ம் தேதி பி.ப. 04:59 மணியளவில் உத்திரமேரூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 7,010/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:23953164b17d3e081c41736cc58da11e08db5f
(Details from UIDAI : Kevin Kumar M P S/O: Paulraj, 11-05-2004, xxxxxxxx8416)



எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:851961a4d45a7dab5b45bbb30fda79403c2ec8
(Details from UIDAI : Naveenreynold M J S/O: James, 12-



Document No.5042/2024 of ....1..... of Book 1
Contains 2..1.. Sheets..Nil.. Sheet
Registering Officer

M.P. Kevin Kumar
M J Naveen Reynold

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	08-1997, xxxxxxxx4704)	
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	'சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்' என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது ஒப்பீட்டு எண் UKC 6328152658b37ec00242d0b4d9601118935c26 (Details from UIDAI : Ramesh T S/O: Thirumani A R, 18-09-1973, xxxxxxxx2914)	

2024 ஆம் ஆண்டு நவம்பர் மாதம் 8ம் நாள்

Navin K
சார்பதிவாளர்
SUB REGISTRAR
UTHIRAMERUR

R/உத்திரமேரூர்/புத்தகம்-1/5042/2024 எண்ணாகப் பதிவு செய்யப்பட்டது

நாள் 08/11/2024
உத்திரமேரூர்

Navin K
சார்பதிவாளர்
SUB REGISTRAR
UTHIRAMERUR

THE SEAL OF THE SUBREGISTRAR OF UTHIRAMERUR

Document No.504/2024 ..... of Book 20.24 Contains..04 Sheets..08 ...Sheet

Registering Officer

M.P. Kavi Kumar.

M.J. Naveen Reynold

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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.