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இ1 ஆய்வு

2090/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

DW 570610

22 MAY 2024

Shri. S. Srivatsan

Trichy

ப. சந்துரு, B.A.,
முத்திரைதாள் விற்பனையாளர்
உரிமம் எண்: 02/2021/TRY
மேலரண், திருச்சி - 1
73050 11121

GENERAL POWER OF ATTORNEY

This **General Power of Attorney** executed on this the **23th day of May 2024**

BY

Know All Men By These Presents that I, **Shri. S.Srivatsan** (ID: Aadhaar No.8277 7606 5573 PAN: AAWPS2864C), son of late S.Sethuraman, aged about 67 years, residing at: No.94, Rayar Thoppu, Sriramapuram, Srirangam, Tiruchirapalli – 620 006 (hereinafter referred to as the **Principal** or in the first person)

PRINCIPAL

POWER AGENT

Doucument No: 2090 /2024 of Book 1 contains 17 Sheets 1 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THALAI NAGAR

அனை எண்: 2090/2024

கலப்பணி சான்று

...சார்பதிவாளர்...அவர்களின்
ஆணை....245/2024....ன் படி
ஆவணத்தில் கண்ட சொத்தில் கட்டிடமோ
அல்லது முழுவரா கட்டிடமோ ஒன்றுமில்லை
என ஆணை வழங்கப்பட்டுள்ளது.
சார்பதிவாளர் அலுவலகம்
தில்லைநகர்
நாள்:05.06.2024

சார்பதிவாளர்
தில்லைநகர்

IN FAVOUR OF

Shri. V.Gopinathan (ID:Aadhaar No.4152 4546 1079 & PAN:ADYPG9191P), son of late Shri. D.Virudhachalam, Hindu, aged 48 years, residing at No.4, Subramanaiapuram West Extension, Srirangam, Tiruchirapalli – 620 006 (hereinafter referred to as the **Power Agent** and or **Attorney**)
as my attorney / agent on the premises and for the purposes set out hereunder;
I am the sole and absolute owner of the properties described in the Schedule hereunder. I derived title to the properties as follows:

Item No.1

The property originally belonged to my mother Smt. S.Neela. She had purchased the property under a sale deed dated 16.02.1984 from R.Subramanian, son of A.Ramalingam Chettiar. The sale deed has been registered in the office of the Sub. Registrar, Woraiyur, in Book 1, as document No.771 of 1984. Thereafter, the property was in the exclusive possession and enjoyment of my mother Smt. S.Neela.

Under a settlement deed dated 07.03.2011, my mother Smt. S.Neela settled the property on my brother Shri. S.Kalyanaraman and myself. The settlement deed has been registered in the office of the Sub. Registrar, Woraiyur, in Book 1, as **document No.1863 of 2011**. Thereafter, the property was in the joint possession of my brother Shri. S.Kalyanaraman and myself.

Under a settlement deed dated 13.03.2024, my brother Shri. S.Kalyanaraman settled his undivided half share in the property, on myself. The settlement deed has been registered in the office of the Sub. Registrar, Thillai Nagar, in Book 1, as **document No.1109 of 2024.** Thereafter, the property has been in my exclusive possession and enjoyment.

PRINCIPAL **POWER AGENT**

Doucument No: 2090 of 2024 of Book 1 contains 17 Sheets 2 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR

Item No.2

The property was purchased by me, out of my own funds, under a sale deed dated 10.03.2024. The sale deed has been registered in the office of the Sub. Registrar, Thillainagar, in Book I, as **document No. 1065 of 2024** from Shri.M.Abdul Majedu and others. Thereafter, the property has been in my exclusive possession and enjoyment.

The above-said two items of properties are contiguous and form a single item of property on ground. They are possessed and enjoyed by me as a single item.

I, the **Principal**, decided to develop the properties described hereunder and thereafter, sell and dispose it off to interested persons, with or without constructions thereon, as the situation warrants.

I, the **Principal**, do not have the time to personally do the activities relating to the development and sale of the property and I therefore deem fit and expedient to entrust to the **Attorney** the work relating to the development and sale of the property.

Now Wherefore By These Presents, I, **S.Srivatsan**, the **Principal** above-named, do hereby appoint and constitute **Shri. V.Gopinathan**, the attorney above-named, to be my agent, to act on my behalf in all transactions in general relating to the properties described in the Schedule hereunder and in particular, to do the acts, deeds and things hereinafter specified, namely:

1) To generally manage the property described in the Schedule hereunder;

PRINCIPAL **POWER AGENT**

Doucument No.1065 of 2024 of Book 1 contains 17 Sheets 3 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR

2) To develop the property by making it fit for putting up constructions thereon;

3) To pull down existing constructions, structures or mounds on the surface of the property, to remove the hedges, shrubs or moles and to improve the property by filling up the pits and holes and by surfacing and levelling;

4) To cause a survey of the property, take measurements thereof, draw suitable plans for developing the property and constructing a multi-storied / multi-tenemented building thereon;

5) To apply for and get the approval, wherever necessary, of local authorities and government departments including The Tiruchirapalli City Municipal Corporation, Local Planning Authority, Director of Town and Country Planning, Real Estate Regulatory Authority (RERA), etc., for raising such constructions as set out above and for marketing it;

6) To execute such documents, deeds, letters, papers, writings, acquittances and assurances as may be necessary for the purpose and wherever necessary, to cause registration thereof;

7) To negotiate for sale of the whole or parts or portions of the property or undivided shares therein with the prospective buyers and to carry on such promotional work as may be necessary for the construction of a multi-storied / multi-tenemented apartment complex;

PRINCIPAL **POWER AGENT**

Doucument No:2090/2024 of Book 1 contains 17 Sheets 4 to Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAINAGAR

8) To sell, convey and transfer the property as a whole or in parts, portions or undivided shares therein to parties interested in acquiring residential apartments and / or commercial apartments and / or covered car parking slots, including the **Attorney** himself and for the purpose of raising a multi-storied / multi-tenemented building thereon comprising of tenements fit for being used as dwelling apartments or for commercial purposes;

9) To execute deeds of conveyance, rectification, ratification and such other documents to and in favour of purchasers, to present the documents for or otherwise cause registration of such conveyances or other documents in connection therewith and to get return of the documents from the registering authority;

10) To receive the consideration in such form as the **Attorney** may think fit and deliver possession of the property to the purchasers in such manner as may be warranted by the terms of the conveyance;

11) To provide for such amenities as may be required or useful to the purchasers or users of the property;

12) To raise loans or advances or to avail facilities on the security of the properties, any part or portion thereof or any undivided interest therein, with or without construction thereon, from individuals, banks and other financial institutions or development bodies for the above and other purposes in his own name, execute the loan documents and other deeds or papers, deposit the title deeds relating to the properties to secure repayment of such loans, cause registration of such documents, if demanded by the creditor and perform such act

PRINCIPAL **POWER AGENT**

Doucument No. 3090/2014 of Book 1 contains 17 Sheets 5 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR

or acts necessary or incidental thereto. However, the **Attorney** shall not be entitled to charge me, the **Principal**, personally in respect of such loans, advances or facilities and the security shall be purely limited to the properties set out hereunder.

13) To ask, demand, sue for, recover and receive from all or any person or persons any money, debt or properties to which I, the **Principal**, am now entitled or to which I may become entitled in respect of the properties described in the Schedule hereunder to and to give receipts therefor;

14) To provide for such amenities as may be required or useful to the purchasers or users of the properties;

15) To appear and act for me, the **Principal**, in all Courts, Civil, Revenue or Criminal, whether original or appellate, in all registration offices and in all other offices of the State or Central Government, Tribunals or any local authority including in Municipal Corporation, Electricity Board, Sewerage and Drainage Board;

16) To sign and verify plaints, written statements, affidavits, petitions of claims and objections, memorandum of appeals and petitions and applications of every kind and to file them in any Court or before any authority or office;

17) To appoint and retain any professional or other agent including architects, advocates, chartered accountants, engineers and also to revoke such appointment as it becomes necessary.

PRINCIPAL **POWER AGENT**

Doucument No. 2098/2024 of Book 1 contains 17 Sheets & 6 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR

18) To receive the consideration for the proposed sale(s), in cash, by cheque or in any manner whatsoever, as may be deemed fit and proper by the **Attorney** from time to time, to deposit the amount payable to the **Principal** or collected for them by way of consideration or otherwise into bank accounts specified by them or into special bank accounts opened on my behalf keeping an account of all such collections and render accounts when required;

19) To incur on behalf of the **Principal** necessary expenses in connection with the above purposes;

20) To maintain proper accounts for all transactions;

21) **And Generally**, to do everything requisite for or incidental to all or any of the purposes mentioned above.

22) It is specifically declared there is no transfer of property or deemed transfer of property by this presence.

I, **S.Srivatsan**, the **Principal** above-named, hereby agree that all acts and things lawfully done by the said **Attorney** shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatsoever acts, deeds and things the said **Attorney** shall lawfully do or cause to be done for me by virtue of these presents.

Description of Properties

Item No.1

Tiruchirapalli District – Formerly, Woraiyur Sub. Regn. District – Presently, Thillai Nagar Sub. Registration District – Tiruchirapalli West Taluk – Chintamani Revenue Village – Tiruchirapalli Municipal old Ward III **T.S.No.143/1B part** – Resurveyed as Tiruchirapalli Municipal Ward D (Now Tiruchirapalli City Corporation New Ward M)

PRINCIPAL **POWER AGENT**

Doucument No:2019 of 2021 of Book 1 contains 17 Sheets 7 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAINAGAR

T.S.No.29 – Admeasuring 126 feet 9 inches (...Mts.) east-west on thc north, 73 feet 6 inches east-west on the south, 20 feet north-south on the east and 100 feet north-south on the west – Bounded on the north by Plot C-4 / W.E., on the east by 3rd Cross Road, on the south by Plot C-7 / W.E. and on the west by acquisition limit – Area: **4,913 Sq. ft. (456.42 Sq. Mts.)** – Together with house thereon bearing Old Door No.5 New Door No.C3 (West Extension), **Third Cross Street, Thillai Nagar**, Tiruchirapalli – 620 018.

Property tax assessment No. 086/022/904335

Water supply connection No.

Underground drainage connection No.

Electric service connection No.204-025-202 and 204-025-203

The Market Value of the Item 1 Property is Rs.1,96,52,000 /-

Item No.2

Tiruchirapalli District – Formerly, Woraiyur Sub. Regn. District – Presently, Thillai Nagar Sub Registration District - Tiruchirapalli West Taluk – Chintamani Revenue Village – Tiruchirapalli Municipal old Ward III Block No.7 T.S.No.143/1B part and T.S.No.142/3 part – Resurveyed as Tiruchirapalli Municipal Ward D (Now Ward M) Block 5 T.S.No.28 – Thillai Nagar – West Extension – **Third Cross Road** – Plot No.C4/WE – Site admeasuring 112 feet 3 inches east-west on the north, 20 feet east-west on the south, 69 feet 6 inches north-south on the east and 126 feet 9 inches north-south on the west – Bounded on the north by Plot Nos.B-10 WE and B-11 WE, on the east by Plot No.C5/WE, on the south by 33' wide 3rd Cross road and on the west by C-3/WE – Area: **5,145 Sq. ft.** – Together with the compound walls on the southern and western sides and all easementary rights relating to the property. The property is comprised in Door No.C-44.

PRINCIPAL **POWER AGENT**

Doucument No.2290 of 2004 of Book 1 contains 17 Sheets 8 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR

Property tax assessment No. 086/022/904336

Water supply connection n No.

Underground drainage connection No.

Electric service connection No.

In token whereof, I, **S.Srivatsan**, the **Principal** above-named, have signed this deed on the date first mentioned above, in the presence of the witnesses, who have signed below.

The Market Value of the Item 2 Property is Rs 2,05,80,000/-

The Total market value of the Property is Rs.4,02,32,000/-

PRINCIPAL **POWER AGENT**

Witnesses:

1. **(T. MURUGANANDAM),** S/o Mr.Thangavelu, SF 204 F Block,Vignesh Arunodhya,Melur road,Srirangam,Trichy Dt-620006. **(Aadhar No.89231992145)**

2. **(D.SENTHIL KUMAR),** S/o Mr.Devaraj, Age 41, residing at No.1/27,Sembur Top Sengattupatti, Thuraiyur Taluk, Trichy District – 621 011 **(Aadhaar Card No.5407 0419 1923)**

Document Drafted By:



D. Bakiaraj,B.Com.B.L.,Advocate

(Roll No.MS.2546/2014), No.41 & 42,

Kailash Arcade, Heber Road,

Beemanagar,Trichy-620001. (Cell:9842412266)

Doucument No.3496/2024 of Book 1 contains 17 Sheets 9 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1461 of 2024

I hereby certify that a sum of ₹ 4,02,220/- (Rupees Four Lakh Two Thousand Two Hundred 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. ஸ்ரீவத்ஸன் residing at No.94, Rayar Thoppu, Srirangam,, THIRUCHIRAPPALLI-SRIRANGAM [URBAN], Srirangam, Thiruchirappalli, Tamil Nadu, India, 620006.

Sub Registrar: Thillai Nagar
Date: 23/05/2024

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR

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

சார்பதிவாளர்
தில்லைநகர்

Presented in the office of the Sub Registrar of Thillai Nagar and fee of ₹ 4,03,430/- paid at 01:16 PM on the 23/05/2024 by

Left Thumb





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:412530160242998ff44a49b6d122bf11ec400f (Details from UIDAI : Srivatsan Sethuraman S/O: Sethuraman, 1957, xxxxxxxx5573)



Doucument No: 2090/2024 of Book 1 contains 17 Sheets 0 Sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:0301924e2e25e19b854712bb3e9a5ab7179278
(Details from UIDAI : V. Gopinathan S/O: Virudhachalam, 11-05-1976, xxxxxxxx1079)



23rd day of May 2024

SANTHI D
Sub Registrar
Thillai Nagar
சார்பதிவாளர்
தில்லைநகர்

Registered as Number **R/Thillai Nagar/Book-1/2090/2024**

Date: 23/05/2024
Thillai Nagar

SANTHI D
Sub Registrar
சார்பதிவாளர்
தில்லைநகர்

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

Doucument No. 2090 of 2024 of Book 1 contains 17 Sheets 11 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR
சார்பதிவாளர் தில்லைநகர்


THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR
Document No.
Book
contains
Sheets
Registering Officer
GPS Map Camera
Tiruchirappalli, Tamil Nadu, India
C93, 3rd Cross Rd, West Thillai Nagar, Woraiyur, Tiruchirappalli, Tamil Nadu 620018, India
Lat 10.825412°
Long 78.681365°
22/05/24 04:43 PM GMT +05:30
Google

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruchirappalli Taluk :Tiruchirappalli West Town :Tiruchirappalli City Corp. -Ko.Abhisekapuram Zone Ward :M ward DHAMALAVARUBAYAM (P)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adanga (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0005-4வது கிராஸ் ரோடு	29	0	29 -	-	ரயத்துவாரி	நஞ்சை	1	-	0-	-	0.00		0	4	56.0	-	0.00	-	சேதுராமன் மகன் ஸ்ரீவத்ஸன்	மாடி1	2024/0153/15/004527TR DT. 2024-04-26 TR DT: 26-04-2024

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 26-04-2024
பெயர் / Name : Yogarajan V
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : திருச்சிராப்பள்ளி மேற்கு வட்டம் / Tiruchirappalli West, திருச்சிராப்பள்ளி மாவட்டம் / Tiruchirappalli

THE SEAL OF THE SUB REGISTRAR OF THILLAINAGAR

Document No.....of Book ....1.....contains.....17.....Sheets

Registering Officer

குறிப்பு / Remarks :

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruchirappalli Taluk Tiruchirappalli :West Town Tiruchirappalli City Corp. -Ko.Abhisekapuram :Zone Ward M ward DHAMALAVARUBAYAM :(P)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0005-4வது கிராஸ் ரோடு	28	0	28 -	-	ரயத்துவாரி	நஞ்சை	1	-	0-	-	0.00		0	4	65.0	-	0.00	-	சேதுராமன் மகன் ஸ்ரீவத்ஸன்	மாடி1	2024/0153/15/004492TR DT. 2024-04-25 TR DT: 25-04-2024

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 25-04-2024
பெயர் / Name : Yogarajan V
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : திருச்சிராப்பள்ளி மேற்கு வட்டம் / Tiruchirappalli West, திருச்சிராப்பள்ளி மாவட்டம் / Tiruchirappalli

THE SEAL OF THE SUB REGISTRAR OF THILLAI NAGAR

Doucument No.....of.....Book ....1.....contains.....7.....Sheets.....1st Sheet
Registering Officer

குறிப்பு / Remarks :

இந்திய அரசாங்கம்
Government of India



ஸ்ரீவத்ஸன் சேதுராமன்
Srivatsan Sethuraman
தந்தை : சேதுராமன்
Father : SETHURAMAN
பிறந்தவருடம் / Year of Birth : 1957
ஆண்பால் / Male

8277 7606 5573

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணைய அரசு
Unique Identification Authority of India

முகவரி:
S/O: சேதுராமன், எண் 94, ராயர் தோப்பு, ஸ்ரீராமபுரம், ஸ்ரீரங்கம், திருச்சிராப்பள்ளி, ஸ்ரீரங்கம், தமிழ் நாடு, 620006

Address:
S/O: Sethuraman, NO 94, RAYAR THOPPU, SRIRAMAPURAM, Srirangam, Tiruchirappalli, Srirangam, Tamil Nadu, 620006

8277 7606 5573

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SETHURAMAN SRIVATSAN

SUBRAMANIAM SETHURAMAN

14/12/1957
Permanent Account Number
AAWPS2864C



Signature

Doucument No: 2098 of 2024 of Book 1
contains 17 Sheets 15 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THILAI NAGAR

இந்திய அரசாங்கம்
Government of India



வி. கோபிநாதன்
V. Gopinathan
பிறந்த நாள் / DOB : 11/05/1976
ஆண்பால் / Male

4152 4546 1079

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
ஆதார்
Unique Identification Authority of India

முகவரி: S/O: விருத்தாசலம், 4,
விக்னேஷ் கார்டன், சுப்ரமணியபுரம்,
ஸ்ரீரங்கம், ஸ்ரீரங்கம், திருச்சிராப்பள்ளி,
தமிழ் நாடு, 620006

Address: S/O: Virudhachalam, 4, VIGNESH GARDEN, SUBRAMANIYAPURAM, Srirangam, Srirangam, Tiruchirappalli, Tamil Nadu, 620006

4152 4546 1079

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

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADYPG9191P

नाम / Name
V GOPINATHAN

पिता का नाम / Father's Name
VIRUDHACHALAM

जन्म की तारीख / Date of Birth
11/05/1976

हस्ताक्षर / Signature



07022018

V. Gopi

Document No: 2690 of 2015 of Book 1 contains 17 Sheets 16 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THALAINAGAR

भारत सरकार
GOVERNMENT OF INDIA



முருகானந்தம் தங்கவேலு
Muruganandam Thangavelu
பிறந்த ஆண்டு/YoB:1963
ஆண் Male

8923 1991 2145

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Senthilkumar
பிறந்த நாள்/ DOB: 26/06/1982
ஆண் / MALE

5407 0419 1923

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தந்தை / தாய் பெயர்:
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