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RE REGULATORY RECORD

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10621/2024.



தமிழ்நாடு तमिलनाडु TAMILNADU

RS: 100/-

DATE : 22/10/2024.

Tanged Co.
Krishnagiri

DD 559243

K. S. Ganesh
STAMP VENDOR, L.No.9037/B1/91
KELAMANGALAM, Krishnagiri (Dt.) TN.

GIFT DEED

THIS DEED OF EB GIFT MADE AND EXECUTED AT KELAMANGALAM ON THIS **22nd DAY OF OCTOBER, 2024.** BETWEEN:

Mr. NAGENDRA, aged about 39 years, Son of Krishnappa, **(Aadhaar Card No.5792 3136 1119)**, residing at 19/58, Titan Township, Mathigiri Village, Hosur Cattle Farm, Krishnagiri, Tamilnadu – 635 110. (Hereinafter called the **"THE DONOR"**) which expression shall unless and otherwise requires the context includes its heirs legal heirs, successors, agents, representatives and assigns on the **ONE PART.**

Document No. 10621 of 2024 of Book-I
Contains 12 Sheets 1 Sheet

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

TO AND INFAVOUR OF

THE TAMIL NADU ELECTRICITY BOARD, Represented by Governor of **THE SUPERINTENTING ENGINEER / KE, DC, TANGEDCO, KRISHNAGIRI DISTRICT, TAMILNADU GENERATION AND DISTRIBUTION CORPORATION (TANGEDCO),** (Hereinafter called the **"The DONEE") (BENEFICIARY),** which expression shall unless and otherwise requires the context includes its successors, agents, representatives and assigns on the **OTHER PART.**

WHEREAS, the Schedule Mentioned Property originally belongs to the Donor by way of Self Acquired Property as registered

Sale Deed Dated:11-08-2023, Doc.No.8163/2023, Bearing Survey Number.112/2A1A, Dry.Ext.Hec.0-19.66 (or) Ac.0.48.5 Cents., situated at Mathigiri Town of Hosur Taluk and attached to Kelamangalam Sub Registration District, Krishnagiri Registration District, Krishnagiri District

The Donor is in absolute, uninterrupted, legal and lawful possession and enjoyment of the schedule mentioned property as its separate and self acquired property in its own rights by exercising all rights of ownership. Thus the Donor has derived good, clear and marketable title to the schedule mentioned property. And thus the Donor is legally and lawfully capable of executing this Gift Deed in favour of the Donee herein.

AND WHEREAS, the Donor are desirous of gifting and executing this Gift Deed of the Schedule Mentioned Properties to the Donee out of its own free will and volition and also for the benefit of the General Public for the purpose of the getting electricity power.

Document No.1021 of 2024 of Book.1
Contains....12.....Sheets.....2.....Sheet

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR

WHEREAS, the Donor today handed over the schedule mentioned property to the Donee to develop the same only for the purpose of electricity for public use. Henceforth the Donee will be solely responsible for the maintenance of the Electricity Power Supply hereunder gifted to it at its costs.

Whereas, the Donor have relinguished the rights on the below mentioned gifted property through this Deed and surrendered the same to the Donee.

Whereas, the Donor has given patta transfer application in favour of the Donee to get name transfer in its name.

Whereas, the Donor gifted the schedule mentioned property to the Donee for the use of public purpose only.

Whereas, the Donor has not received any consideration for executing this Gift Deed.

"SCHEDULE OF PROPERTIES"

In **MATHIGIRI VILLAGE** of Hosur Taluk, attached to KELAMANGALAM Sub Registration District and Krishnagiri Registration District of Krishnagiri District.

(1) SURVEY NUMBER:112/2A1A, Dry.Ext.Hec.0-19.56 (or) Ac.0.48.5 Cents., Asst.Rs.0.54, **(Patta No.9248), Measuring an Area 10.80 Sq.Mtr., (or) 116.25 Sq.Ft.,** within the following boundaries:-

East	-	Sites,
West	-	Road No.1,
North	-	Corporation Land,
South	-	Sites,

Document No.10621 of 2024 of Book.1...
Contains....12.....Sheets....3.....Sheet

Registering Officer
Kelamangalam.

WITHIN THESE BOUNDARIES PORTION FOR TANGEDCO MEASURING: -

East to West on North Side - 3 Meter,

East to West on South Side - 3 Meter,

North to South on East Side - 3.6 Meter,

North to South on West Side - 3.6 Meter,

MAKING An AREA **OF 10.80 Square Meter (or) 116.25 Sq.Ft.,** is covered under this Gift Deed.

The nominal value of the Property is Rs.100/-

WITNESSES :-

1. Signature :

   Name : Mr. DEVARAJ, Aged.25, Son of Mr.Subramani, (Aadhaar Card No.6641 6590 5548)

   Address :No.6/10a, Mariyamman Temple Street, Kelamangalam Town, Denkanikottai Taluk, Krishnagiri District - 635113.

2. Signature :

   Name : Mr.RAMAN, aged 44 Years, Son of Govindharaj, (Aadhar Card No.2946 1225 4352),

   Address : No.250, Virupakshi Nagar, Jakkeri, Denkanikottai Taluk, Krishnagiri District - 635113

DRAFTED BY :-



G. YELLAPPA
DOCUMENT WRITER
LICENCE NO: 5/B/KSG/2011
EDAPALLI TAMIL NADU

Document No.10621 of 2024 of Book-1
Contains 12 Sheets 4 Sheet

Registering Officer
Kelamangalam.

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 9131 of 2024

I hereby certify that a sum of ₹ 10,700/- (Rupees Ten Thousand Seven Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. NAGENDRA residing at 19/58, Titan Township, Mathigiri Village, Hosur Cattle Farm, Krishnagiri, Tamilnadu - 635 110, Krishnagiri, Tamil Nadu, India, 635110.

THE SEAL OF THE SUB REGISTRAR OF

Sub Registrar: Kelamangalam
Date: 22/10/2024

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

Presented in the office of the Sub Registrar of Kelamangalam and fee of ₹ 4,410/- paid at 03:50 PM on the 22/10/2024 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:366875b84c49ecdeac4ae997c14a0ff25f684f **(Details from UIDAI : Nagendra C/O Krishnappa, 20-03-1983, xxxxxxxx1119)**	

22nd day of October 2024

Document No.10621 of 2024 of Book-1
Contains 12 Sheets 5 Sheet

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

Perumalraja L
Sub Registrar
Kelamangalam

Registered as Number **R/Kelamangalam/Book-1/10621/2024**.

Date: 22/10/2024
Kelamangalam

Perumalraja L
Sub Registrar

THE SEAL OF THE SUB REGISTRAR OF

Document No.....10621.....of 2024 of Book.....1.....
Contains.....12.....Sheets.....6.....Sheet

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : கிருஷ்ணகிரி வட்டம் : ஓசூர்

வருவாய் கிராமம் : மத்திகிரி பட்டா எண் : 9248

உரிமையாளர்கள் பெயர்

1. கிருஷ்ணப்பா மகன் நாகேந்திரா

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	
112	2A1A	0 - 19.66	0.54	--	--	--	--	2023/0105/31/498139--2023/31/09/002262SD -------- 30-09-2023
		0 - 19.66	0.54					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **31/09/092/09248/130273** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 22-10-2024 அன்று 01:54:08 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No.....1062/1 of 2024 of Book...1

Contains.....12.....Sheets.....7.....Sheet

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR OF

Town and Country Planning Department
Krishnagiri,639 001

(Road Pattern)

ROC No. M9EM0DCA/2024/TCP Date : 10/19/24 6:15 PM

To

Mr K NAGENDRA,Krishnagiri,Hosur,Mathigiri,D.No 19/58 TITAN TOWNSHIP,635109

Sir/ Madam,

Sub

Layout-DTCP -S.No 112/2A1A of Mathigiri Village -HosurTaluk-Hosur City Municipal Corporation -Krishnagiri District -Extent of 1966.00 sq.m- Layout Road Pattern approval reg.

Ref: 1.The layout proposal received through online vide reference no M9EM0DCA dated 07.10.2024
2.DTCP circular no. 24282/2005LA2 dated 04/05/20063.G.O.(Ms.)No.18, MA&WS department dated: 04/02/2019 and G.O.(Ms.)No.16, MA&WS department, dated:31/01/20204.G.O.(Ms.)No.181, Housing and urban development department, dated: 09/12/20205.DTCP Circular no.19799/2020/T dated 24/12/2020

1.The proposal received in the reference 1st cited for the proposed layout of house site is scrutinized and as per reference (3) rd cited rule no.47 the area earmarkedas roads and parks in the proposed layout. As per reference (4 & 5)th cited have to be handed over to concerned local body through a gift deed by the applicant/owner of the land. As per reference (3) rd cited rule no. 47(8) 0.5% of the area reserved for public purpose shall be transferred to the TANGEDCO or local body free of cost through a registered Gift deed before the actual sanction of the layout.

2.In the reference 4th cited, it is ordered that the CMDA/DTCP should finalize the layout by verifying the layout rules in TNCD&BR, 2019 and the lands earmarked for roads, open space reservation and public purpose to be gifted by the applicant(s) and gift deed registered in the name of the concerned local body.

3.You are therefore, requested to handover the road space, park area and the PP-1 site (reserved local body) & PP-2 site (reserved for TANGEDCO) proposed in the layout through a registered gift deed. A copy of the road pattern map showing the road space, park area and the PP-1 & PP-2 sites with area details which have to be handed over to the local body represented by the DTCP along with a copy of gift deed format is enclosed.

4.On receipt of the registered gift deed in original, the approved plan will be sent to the for sanctioning of the layout.

Encl: Road Pattern Map

Copy to:

1. Local body
2. TANGEDCO

District Town and Country Planning

Document No.10621 of 2024 of Book..1..
Contains.....12.....Sheets.....8.....Sheet

Registering Officer
Ketamangalam.

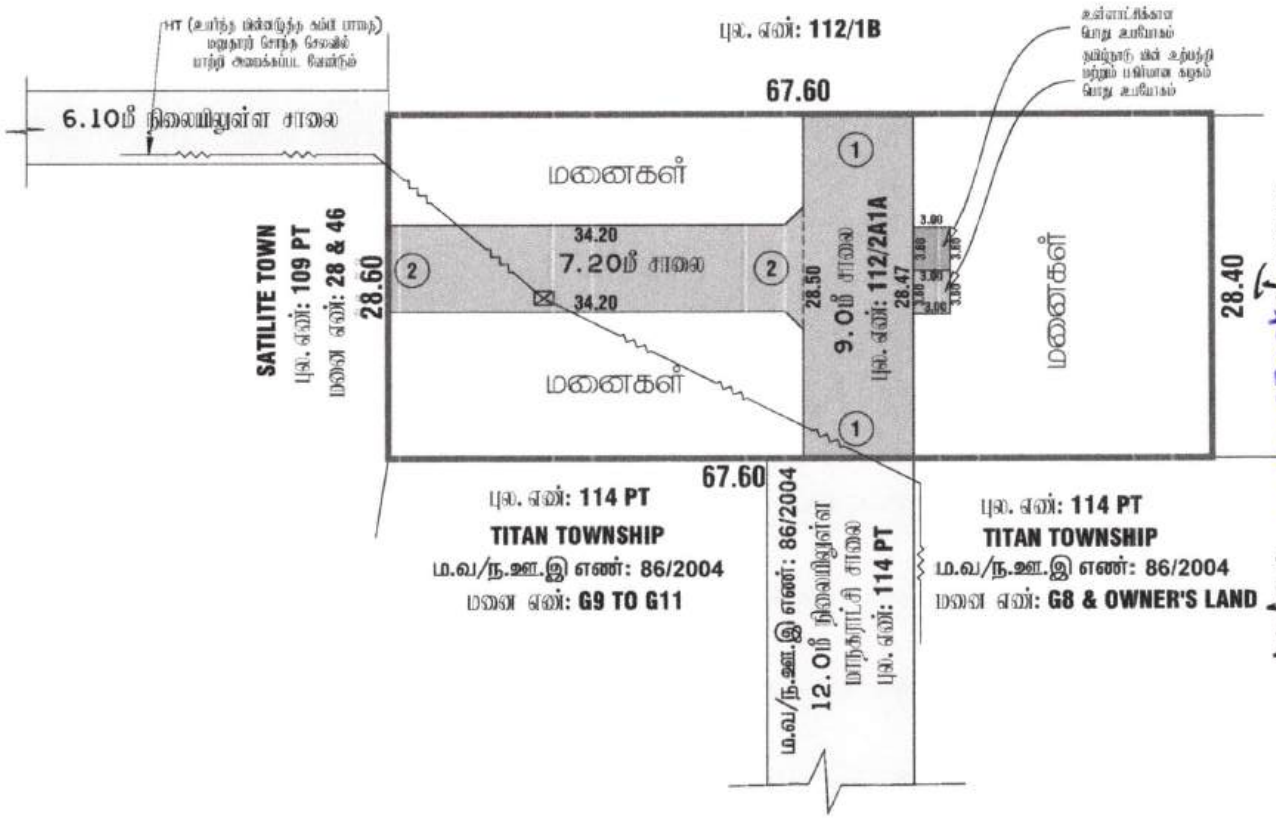
Signature valid
Signed by: Deputy Director
Location:Krishnagiri
Date:2024.10.19 18:15:13

திருநெல்வேலி மாவட்ட நகர் ஊரமைப்பு அலுவலகம்:-
ஒருங் புதுநகர் வளர்ச்சிக் குழுமம் (HNTDA)

திருநெல்வேலி மாவட்டம், ஒருங் வட்டம், ஒருங் மாநகராட்சி, மத்திமி கிராம்
புல. எண்: 112/2A1A -ல் அமையும் குடியிருப்பு மனைப்பிரிவின்
சாலை அமைப்பு வரைபடம்.

அளவுத் திட்டம் : 1செண்டிமீ 33மீ (1:400)





மனையின் மொத்த பரப்பளவு	0.19.66 ஹெக்டர் (அ) 1966.00 ச.மீ
ஒதுக்கீடு மனைகள்	8 மனைகள்
மனைப்பிரிவு எல்லை	
நிலையிலுள்ள சாலை	
மனைப்பிரிவு சாலைகளின் பரப்பு	504.86 ச.மீ
மனைகளின் பரப்பு	1461.14 ச.மீ

உள்ளாட்சிக்கு நாமாக ஒப்படைக்கப்பட வேண்டிய பகுதி :

1. மனைப்பிரிவின் சாலை பரப்பு (நிகர நடக்குள் கழிக்க)	504.86 ச.மீ	
2. உள்ளாட்சிக்கான பொது ஒதுக்கீடு	10.80 ச.மீ 0.74%	
3. தமிழ்நாடு மின் உற்பத்தி மற்றும் பகிர்மான கழகத்திற்கு நாமாக ஒப்படைக்கப்பட வேண்டிய பொது ஒதுக்கீடு	10.80 ச.மீ 0.74 %	

தேவைான பூங்கா பரப்பு 10.0 %=பொது ஒதுக்கீடு : 146.11 ச.மீ
பொது ஒதுக்கீடு 10% , 146.11 ச.மீ பரப்பிற்கான தொகையை அரசு நில வங்கிக்கு
மதிப்பீட்டின்படி மறுதவணை செலுத்தப்படவேண்டும் .

இதர குறிப்பு:
12.00மீ அகல சாலைகள் வரை 1.5 x 1.5மீ வடிப்பகல் வேண்டும்.

நிபந்தனைகள்:
1. சாலை எண் 181, விதி வரை மற்றும் நகரப் வளர்ச்சிதுறை நாள்:09.12.2020-ன் படி நடைமுறை செய்தல்வேண்டும்.

சாலை பரப்பு விபரம்

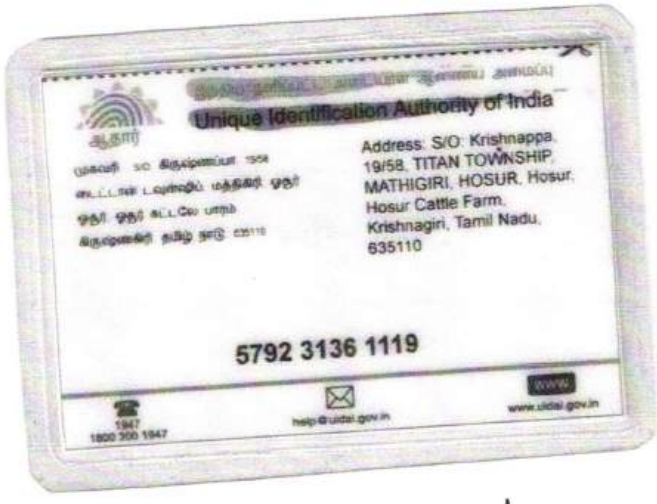
வ.எண்	பெயர் (அ) தன்மை	வடமுனை (மீ)	தென்முனை (மீ)	கிழக்கு (மீ)	மேற்கு (மீ)	அகலம் (மீ)	பரப்பு (ச.மீ)	நிலை முட்கற்கு	மொத்தம் (ச.மீ)
1	(தென் - வடல் சாலை)			28.47	28.50	9.00	256.37		256.37
2	(கிழ - மேல் சாலை)	34.20	34.20			7.20	246.24	2.25	248.49
	மொத்தம்						502.61		504.86

Signature valid
Signed by: Deputy Director
Location: Kottaram
Date: 2024 09:27

Document No. 1062 of 2024 of Book 1 Sheet 8 Sheets
Contains 1 2 Sheets
Registering Officer
Kelamangalam.

உதவி இயக்குநர் / துணை இயக்குநர் (முழு கூடுதல் பொறுப்பு),
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
திருநெல்வேலி மாவட்டம்.





Document No.1062/...of 2024 of Book.1...
Contains....12.....Sheets....1.0.....Sheet

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிஅட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0651/10130/11917

To
தேவராஜ் சுப்பிரமணி
Devaraj Subramani
S/O: Subramani
6/10a
MARIYAMMAN KOVIL STREET
KELAMANGALAM
Kelamangalam
Krishnagiri Tamil Nadu - 635113
7708634146

Validity unknown

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6641 6590 5548

VID : 9148 8625 2784 8713

எனது ஆதார், எனது அடையாளம்

Government of India

தேவராஜ் சுப்பிரமணி
Devaraj Subramani
பிறந்த நாள்/DOB: 13/01/1997
ஆண்/ MALE

Issue Date: 24/09/2013

6641 6590 5548

VID : 9148 8625 2784 8713

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India

பதிவு அடையாளம் / Enrollment No.: 2043/30539/06

To
Raman Govindharaj
S/O Govindharaj
250 VIRUPATCHI NAGAR
Jakkeri
Jakkeri
Denkanikotta Krishnagiri
Tamil Nadu 635113
9788304424

MA976482259FT

உங்கள் ஆதார் எண் / Your Aadhaar N

2946 1225 4352

எனது ஆதார், எனது அடையாள

இந்திய அரசாங்கம்

Government of India

Raman Govindharaj
பிறந்த நாள் / DOB: 27/01/1979
ஆண்பால் / Male

2946 1225 4352

எனது ஆதார், எனது அடையாள

Document No.....1062/1.....of 2024 of Book....1
Contains ...12.....Sheets....11.....Sheet

Registering Officer
Kelamangalam.


Document No.....1062/.....of 2024 of Book...1
Contains.....12.....Sheets.....12.....Sheets
Registering Officer
Kelamangalam
THE SEAL OF THE SUB REGISTRAR OF
Krishnagiri, TN, India
SH 85, Denkanikottai, Krishnagiri, 635113, TN, India
Lat 12.607774, Long 77.859059
10/22/2024 04:27 PM GMT+05:30
Note : Captured by GPS Map Camera

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
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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.