

RERA Document

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13202/2024 P165/2024

TP/194584945/



தமிழ்நாடு தமில்நாடு TAMILNADU

21 MAR 2024

Sameera Foundations Pvt Ltd
Chennai

AC 091065
R. SHANMUGAVALLI

STAMP VENDOR L/No:1090/B4/CH(C) 20:
62 / 107, Rama Street, Nungambakk
Chennai - 600 034. Mobile: 9445361

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is executed at
CHENNAI on this 14th day of SEPTEMBER, 2024
BY

1. M/s.VAASAVII REALTORSS (PAN: AASFV4403A), a Partnership Firm, having its Registered Office at No.6/11, Mahalingam Street, Mahalingapuram, Nungampakkam, Chennai - 600 034, and represented by its Partner, Mr.M.JAYAKUMAR (Aadhaar No. 3594 0506 8825), (PAN: BCSPJ1216Q), son of Mr.J.Murugesan, aged about 28 years, residing at, 44/16, A Block, 6th Street, Anna Nagar (East), Anna Nagar, Chennai - 600 102, duly authorized vide Authorization Letter dated 09.09.2024; the 1st PRINCIPAL herein.

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Registering Officer

For VAASAVII REALTORSS

PARTNER

For M/s. SAMEERAA FOUNDATIONS PVT LTD

AUTHORISED SIGNATORY

ATTORNEY



PRINCIPALS

2) **Mr.M.JAYAKUMAR**, (Aadhaar :3594 0506 8825) (PAN : **BCSPJ1216Q**), son of Mr.J.Murugesan, aged about 28 years, residing at No. 44/16, A Block, 6th Street, Anna Nagar (East), Anna Nagar, Chennai – 600 102, the **2nd PRINCIPAL** herein,

hereinafter collectively referred to as the "**PRINCIPALS**", which expression shall wherever the context admits or permits shall deem to mean and include their respective legal heirs/representatives, successors-in-interest, administrators and executors of the **ONE PART**.

TO AND IN FAVOUR OF

M/s.SAMEERAA FOUNDATIONS PRIVATE LIMITED [CIN:70101TN2008 PTC068175] [PAN : AANCS2744P], incorporated under Companies Act, 2013, having Office at No.47, Meco House, Anna Salai, Mount Road, Chennai-600 002, represented by its Authorized Signatory **Mr.R.K.RAMANATHAN [Aadhaar : 8173 1265 2773]**, son of Mr.Kadarkaraiyandi, aged about 66 years, residing at No.46, Valleswaran Nagar 2nd Street, Mangadu, Chennai-600 122, duly authorized vide Board Resolution dated 09.09.2024, hereinafter referred to as the **GENERAL POWER OF ATTORNEY**, which expression shall wherever the context admits or permits shall deem to mean and include its legal representatives, successors-in-interest, administrators and executors of the **OTHER PART**.

WHEREAS the **1st PRINCIPAL** is the absolute owner of the of the lands measuring total extent of **6.77** Acres comprised in Survey Numbers 123/1A, 125/2, 125/3A, 125/3C, 125/3D, 126/3A, 128, 129/1B, 129/1C1, 129/1C2, 129/2, 129/3B, 129/4 & 130/1, situated in Athur Village, Chengalpattu Taluk & District, within the Registration District of Chengalpet an Sub Registration District of Joint II Chengalpet, which is morefully described in the Item No.I of the schedule hereunder was owned by the PRINCIPALS in following manner:-

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For **VAASAVI REALTORSS**
IMT
PARTNER

For **M/s. SAMEERAA FOUNDATIONS PVT LTD**
R.K. RAMANATHAN
AUTHORISED SIGNATORY

Registering Officer

ATTORNEY

PRINCIPALS



Sl.No	Survey Nos.	Extent in Acres	Date & Doc. No.	Name of the Owner
1.	125/1A	0.40	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
2.	125/2	0.35	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
3.	125/3A	0.52	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
4.	125/3C	0.46	8.6.2020 & 3916/2020	M/s.Vaasavii Realtorss
5.	125/3D	0.46	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
6.	126/3A	1.40	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
7.	128	0.99	28.8.2020 & 5691/2020	M/s.Vaasavii Realtorss
8.	129/1B	0.17	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
9.	129/1C1	0.17	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
10.	129/1C2	0.20	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
11.	129/2	0.50	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
12.	129/3B	0.28	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
13.	129/4	0.54	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
14.	130/1	0.33	8.6.2020 & 3915/2020	M/s.Vaasavii Realtorss
	TOTAL	6.77		

For M/s. SAMEERAA FOUNDATIONS PVT LTD

AUTHORISED SIGNATORY

ATTORNEY

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Registering Officer

For VAASAVII REALTORSS

PARTNER

PRINCIPALS



WHEREAS the 2nd **PRINCIPAL** is the absolute owner of the of the lands measuring total extent of **2.84** Acres comprised in Survey Numbers 123/1A, 125/3B, 126/3B, 145/2 & 146, situated in Athur Village, Chengalpattu Taluk & District, within the Registration District of Chengalpet an Sub Registration District of Joint II Chengalpet, which is morefully described in the Item No.II of the schedule hereunder was owned by the following manner:-

Sl.No	Survey Nos.	Extent in Acres	Date & Doc. No.	Name of the Owner
1.	123/1A	0.15	21.9.2020& 6581/2020	Mr.M.Jayakumar
2.	125/3B	0.46	21.9.2020 & 6582/2020	Mr.M.Jayakumar
3.	126/3B	0.05	5.10.2020 7103/2020	Mr.M.Jayakumar
4.	145/2	0.85	5.10.2020 & 7103/2020	Mr.M.Jayakumar
5.	146	1.33	5.10.2020 & 7103/2020	Mr.M.Jayakumar
	TOTAL	2.84		

WHEREAS ever since from the date of purchase the Principals herein are in continuous ownership, possession and enjoyment of their respective property, which is morefully mentioned in Item No.I and Item No.II of the Schedule hereunder, herein after referred to as the **SCHEDULE PROPERTY** and have every right to deal with their property.

WHEREAS the **PRINCIPALS** is now desirous of appointing an **AGENT** herein to do and execute various acts, deeds and things contemplated herein in respect of the **SCHEDULE PROPERTY** and the **AGENT** have also agreed to act as the **AGENT** of the **PRINCIPALS** for the said purposes;

For **M/s. SAMEERAA FOUNDATIONS PVT LTD**

AUTHORISED SIGNATORY

ATTORNEY

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Registering Officer

For **VAASAVII REALTORSS**

PARTNER

PRINCIPALS



NOW, THEREFORE, KNOW ALL MEN THAT BY THESE PRESENTS We,

1. M/s.VAASAVII REALTORSS and 2.Mr.M.JAYAKUMAR, the **PRINCIPALS** herein do hereby nominate, assign, constitute and appoint **M/s.SAMEERAA FOUNDATIONS PRIVATE LIMITED,** to be our TRUE AND LAWFUL POWER OF ATTORNEY to act in our names jointly or severally and on behalf of the PRINCIPALS, to do and execute or cause to be done or executed the following acts, deeds and things, in respect of the SCHEDULE PROPERTY or in part thereof:

- 1) To manage, control and administer the property more fully described in the Schedule Property.
- 2) To apply Patta transfer in the name of the Principals before the Revenue authorities concerned for which the required fees paid under any acts or deed done in pursuance of the powers hereby granted and to appear and represent for the PRINCIPALS before such authorities.
- 3) To engage Surveyors for the purpose of Survey, including Resurvey, Sub-division and consequential issue of Patta, Chitta, Adangal and copies of FMB Sketches pertaining to Schedule mentioned Property.
- 4) To apply for inspection of and to inspect judicial and other public records pertaining to or involving the said Schedule property.
- 5) To Protect the Schedule Property from encroachers and to take all steps legally required.
- 6) To carry out and execute all the development works through third party contractors/sub-contractors/builders/architects or any other person/s and agencies;

For M/s. SAMEERAA FOUNDATIONS PVT LTD

AUTHORISED SIGNATORY

ATTORNEY

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Registering Officer

For VAASAVII REALTORSS

PARTNER

PRINCIPALS



- 7) To sign, prepare and submit all papers like plans, affidavits, applications, letters, modifications, extensions, NOCs, Orders, Corrigendums, Indemnities, undertakings, authorizations, bonds and corrections etc. before the appropriate / competent authorities of the respective departments or bodies of the Government, like revenue authorities, ULC, ULT, Town Panchayat, DTCP, Municipal Authorities, Tamil Nadu Electricity Board, Pollution and Environmental Clearance, TNRERA etc. as the case may be for the purposes of obtaining the necessary permissions, sanctions, licenses, RERA Registration etc. connected with the SCHEDULE PROPERTY in respect of all and any development or other works to be done on the SCHEDULE PROPERTY and to obtain and receive approvals etc. in respect thereof;
- 8) To execute Gift Deed in favour of the Local Body/ Statutory/ Government Authority/Departments in respect of such part/extent of the Schedule Property with regard to obtaining Layout Approvals, Permits, Planning Permission, NOC etc., as the case may be.
- 9) To apply for Planning Permit, Building Permit, NOC's or any other permits/sanctions or approvals as may be required in this regard, and to get approval of the Building Plan and Sub-Division of properties from the authorities and E.B connection concerned for development of the Schedule Property in to Residential Houses/Villas.
- 10) To build and construct Building, Villas, Residential house, Flats in the SCHEDULE PROPERTY.
- 11) To identify person/parties interested in purchasing, developing or otherwise acquiring the Schedule Property.

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For VAASAVII REALTORSS
PARTNER
M. S. L.

For M/s. SAMEERAA FOUNDATIONS PVT LTD
AUTHORISED SIGNATORY
Registering Officer

ATTORNEY

PRINCIPALS

THE REAL ESTATE REGISTRATION ACT, 1948
TAMIL NADU
REGISTRATION OFFICE
CHENNAI

12) To negotiate with the prospective purchaser or purchasers, to dispose of the SCHEDULE PROPERTY, more fully described in the Item No.I and Item No.II of the Schedule hereunder in any manner viz., whole or in part or in Undivided Shares in favour of the proposed purchasers and for that purpose to enter into Agreement for Sale with them, and fix the terms and conditions for the proposed Agreement.

13) To receive the advance and balance sale consideration from the Purchaser(s) in the name of the ATTORNEY, and give valid receipts thereof.

14) To execute the Sale Agreement(s), Sale Deed(s), Exchange, Surrender, Rectification Deed/Ratification Deed or such other documents in favour of Purchaser/Purchasers/ or any party/ies and to present the Sale Deeds or any other Deeds for Registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the same, and to do all such acts and things whatever as may be necessary or expedient.

15) To engage security personnel, look after; take care of managing and maintaining the entire affairs, either directly or indirectly pertaining to Schedule Property.

16) To make payment to and receive payments from all the authorities in respect of the said property.

17) To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.

18) To apply to the authorities concerned for refund of Stamp Duty paid under any acts or deed done in pursuance of the powers hereby granted and to appear and represent the PRINCIPALS before such authorities.

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For M/s. SAMEERAA FOUNDATIONS PVT LTD
AUTHORISED SIGNATORY

Registering Officer

PARTNER

THE SEAL OF THE HON'BLE REGISTRAR

ATTORNEY

PRINCIPALS

19) To receive the aforesaid funds or other refund/s and to sign any receipt or acknowledgement therefore from any person/entity/Authorities.

20) To pay taxes or fees for the properties to any Municipality, State or Central Authorities, in respect of the said property or income arising there from or for any amenities enjoyed therewith.

21) To appear and act on behalf of the PRINCIPALS in connection with the Schedule Property, in all Courts, Tribunals, Civil, Revenue or Criminal, whether Original or Appellate, in the Registration Offices other than the INCOME TAX Offices and in any other office of the Central or State Government or District Board or Municipal or notified area or any other Local Authority.

22) To prefer any appeal to any appropriate court / legal forum against any judgment against the PRINCIPALS in respect of the SCHEDULE PROPERTY in any decree or order made in any of the said suits, actions, proceedings or applications and to prosecute or discontinue, adjust or settle the same as the AGENT shall deem proper;

23) To sign and verify Plaints, Written Statements, Affidavits, Applications, Indemnity Bonds, Petitions or Claims and Objections, Memorandum of Appeal, Revision Petitions, and such other Petitions of all kinds so as to protect PRINCIPALS rights, title and interest in the Schedule Property and to file the same in any such Courts or Offices/Authorities. To tender oral or documentary evidence in any matter relating to matters stated herein.

24) To instruct, appoint any Advocate(s), Vakil, Pleader, Accountant, Auditor or any other Agent or Legal Practitioner(s) for the aforesaid purposes.

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m
Registering Officer

For M/s. SAMEERAA FOUNDATIONS PVT LTD

AUTHORISED SIGNATORY

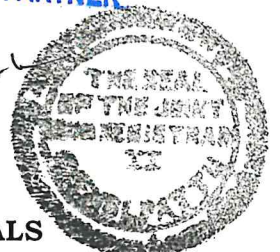
ATTORNEY

For VAASAVII REALTORSS

J M. L.

PARTNER

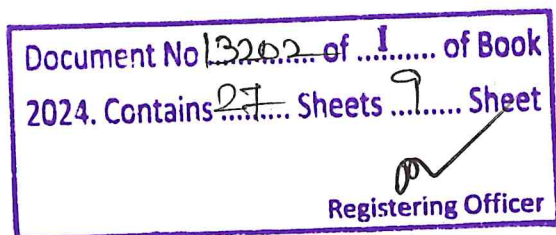
M. L.



PRINCIPALS

- 25) To Compromise, compound or withdraw cases or disputes involving or affecting outright Title or interest over the Schedule Property, conform to Judgments and to prefer Appeals wherever necessary or refer such cases or disputes to Arbitration mutually agreed upon
- 26) To appoint and/or remove in its absolute discretion any substitute/sub-AGENT under the AGENT in respect of all or any of the matters aforesaid, upon such terms as the AGENT may think fit and to delegate all or any of the power conferred by this deed to such sub-AGENT and to revoke the same.
- 27) To maintain proper books of accounts, records, etc., of all income and expenditure and all acts and deeds done by virtue of the powers hereby conferred, and produce the same whenever required by us.
- 28) Generally, to act as the POWER AGENT of the PRINCIPALS in relation to the matters aforesaid and in all other matters in which it may be interested or concerned and, on their behalf, to execute and do all deeds, acts or things as fully and effectively in all respects as if the same were done by the principals regarding the Schedule Property.
- 29) No consideration is received for the powers hereby granted.

The PRINCIPALS hereby agree to ratify and confirm all and whatsoever acts the Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed. THE PRINCIPALS assure and confirm that no consideration is paid or received for the powers hereby granted.



For M/s. SAMEERAA FOUNDATIONS PVT LTD

AUTHORISED SIGNATORY

ATTORNEY

For VAASAVII REALTORSS

PARTNER

PRINCIPALS



SCHEDULE OF PROPERTY

ITEM NO.I

All that piece and parcel of the lands measuring total extent of **6.77** Acres comprised in Survey Numbers 125/1A, 125/2, 125/3A, 125/3C, 125/3D, 126/3A, 128, 129/1B, 129/1C1, 129/1C2, 129/2, 129/3B, 129/4 & 130/1, situated in Athur Village, Chengalpattu Taluk & District, within the Registration District of Chengalpet an Sub Registration District of Joint II Chengalpet.

ITEM NO.II

All that piece and parcel of the lands measuring total extent of **2.84** Acres comprised in Survey Numbers 123/1A, 125/3B, 126/3B, 145/2 & 146/ situated in Athur Village, Chengalpattu Taluk & District, within the Registration District of Chengalpet an Sub Registration District of Joint II Chengalpet.

IN WITNESS WHEREOF THE PRINCIPALS AND THE AGENT HERETO HAVE SET THEIR HANDS AND SIGNED THIS GENERAL POWER OF ATTORNEY ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

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Registering Officer

For VAASAVII REALTORSS

1.

PARTNER

2.

PRINCIPALS

ATTORNEY

WITNESSES:

1. C. Senthil Kumar (C. Senthil Kumar)
S/o. K. Chandran,
no: 2/3, 2nd Street,
A.S. Nagar, Kanche,
Chennai - 600057.
2. B. Babu, (BUNU)
S/o, Balan,
no: 218, Thiruv K Street,
T.V. Nagar, Thirumangalam,
Annagar, Chennai - 600040.



Drafted By:

S. SUNDARESAN, M.A., LL.B.,
Advocate (Enl.No.MS.2476/2009)
6/11, Mahalingapuram Street,
Nungambakkam,
Chennai-600 034.



**LANDS SITUATED AT ATHUR A VILLAGE, CHENGALPET TALUK,
CHENGALPATTU DISTRICT, TAMIL NADU**

Item-I

S. No	Survey No	Extent in Acres	Rate	Market Value in Rs
1.	125/1A	40	40,000/-	16,00,000/-
2.	125/2	35	40,000/-	14,00,000/-
3.	125/3A	52	40,000/-	20,80,000/-
4.	125/3C	46	40,000/-	18,40,000/-
5.	125/3D	46	30,000/-	13,80,000/-
6.	126/3A	140	40,000/-	56,00,000/-
7	128	99	30,000/-	29,70,000/-
8	129/1B	17	40,000/-	6,80,000/-
9	129/1C1	17	40,000/-	6,80,000/-
10	129/1C2	20	40,000/-	8,00,000/-
11	129/2	50	30,000/-	15,00,000/-
12	129/3B	28	40,000/-	11,20,000/-
13	129/4	54	40,000/-	21,60,000/-
14	130/1	33	30,000/-	9,90,000/-
TOTAL EXTENT		677		2,48,00,000/-

Item-II

S. No	Survey No	Extent in Acres	Rate	Market Value in Rupees
1	123/1A2	15	40,000/-	6,00,000/-
2	125/3B	46	40,000/-	18,40,000/-
3	126/3B	5	30,000/-	1,50,000/-
4	145/2	85	30,000/-	25,50,000/-
5	146	133	40,000/-	53,20,000/-
TOTAL EXTENT		284		1,04,06,000/-

For VAASAVII REALTORSS

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Registering Officer

ATTORNEY

Partner

PRINCIPALS





தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : ஆத்தூர் அ

பட்டா எண் : 8560

உரிமையாளர்கள் பெயர்

1. - ... VAASAVI REALTORSS



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	
125	1A ✓	--	--	0 - 16.00	2.24	--	--	2021/0103/35/231640- ----- 05-10-2021
125	2 ✓	--	--	0 - 14.00	2.01	--	--	2021/0103/35/231640- ----- 05-10-2021
125	3A ✓	--	--	0 - 21.00	2.93	--	--	2021/0103/35/231640- ----- 05-10-2021
125	3C ✓	--	--	0 - 18.50	2.65	--	--	2021/0103/35/231642- ----- 21-10-2021
125	3D ✓	--	--	0 - 18.50	2.65	--	--	2021/0103/35/231640- ----- 05-10-2021
126	3A ✓	--	--	0 - 56.50	7.88	--	--	2021/0103/35/231640- ----- 05-10-2021
128	- ✓	--	--	0 - 40.00	5.69	--	--	2021/0103/35/231646- ----- 27-10-2021
129	1B ✓	--	--	0 - 7.00	0.98	--	--	2021/0103/35/231640- ----- 05-10-2021
129	1C1 ✓	--	--	0 - 7.00	0.98	--	--	2021/0103/35/231640- ----- 05-10-2021
129	1C2 ✓	--	--	0 - 8.00	1.15	--	--	2021/0103/35/231640- ----- 05-10-2021
129	2 ✓	--	--	0 - 20.00	2.88	--	--	2021/0103/35/231640- ----- 05-10-2021
129	3B ✓	--	--	0 - 11.50	1.62	--	--	2021/0103/35/231640- ----- 05-10-2021
129	4 ✓	--	--	0 - 22.00	3.12	--	--	2021/0103/35/231640- ----- 05-10-2021
130	1 ✓	--	--	0 - 13.50	1.90	--	--	2021/0103/35/231640- ----- 05-10-2021
131	-	--	--	0 - 41.50	5.92	--	--	2021/0103/35/231640- ----- 05-10-2021
132	1	--	--	0 - 39.00	5.52	--	--	2021/0103/35/231640- ----- 05-10-2021
132	2A	--	--	0 - 7.50	1.09	--	--	2021/0103/35/231640- ----- 05-10-2021
132	2B	--	--	0 - 25.00	3.57	--	--	2021/0103/35/231640- ----- 05-10-2021
132	2C	--	--	0 - 43.50	6.15	--	--	2021/0103/35/231640- ----- 05-10-2021
132	3	--	--	0 - 12.50	1.78	--	--	2021/0103/35/231640- ----- 05-10-2021
133	2	--	--	0 - 8.50	1.21	--	--	2021/0103/35/231640- ----- 05-10-2021
84	4A	--	--	0 - 43.50	5.00	--	--	2021/0103/35/231646- ----- 27-10-2021
84	4B	--	--	0 - 2.00	0.20	--	--	2021/0103/35/231640- ----- 05-10-2021
84	5A	--	--	0 - 13.50	1.50	--	--	2021/0103/35/231646- ----- 27-10-2021

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Registering Officer



84	5B	--	--	0 - 11.50	1.31	--	--	2021/0103/35/231643- ----- 18-10-2021
84	5C	--	--	0 - 11.50	1.31	--	--	2021/0103/35/231643- ----- 18-10-2021
86	1	--	--	0 - 27.00	3.87	--	--	2021/0103/35/231643- ----- 18-10-2021
86	2	--	--	0 - 27.50	3.93	--	--	2021/0103/35/231643- ----- 18-10-2021
88	1	--	--	0 - 10.50	1.50	--	--	2021/0103/35/231643- ----- 18-10-2021
88	2	--	--	0 - 8.50	1.20	--	--	2021/0103/35/231643- ----- 18-10-2021
				6 - 6.50	83.74			

குறிப்பு :



1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 35/04/068/08560/110849 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 05-06-2024 அன்று 05:31:10 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No 19202 of 1 of Book
2024. Contains 27 Sheets 13 Sheet

Registering Officer





தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செங்கல்பட்டு

வருவாய் கிராமம் : ஆத்தூர் அ

பட்டா எண் : 8552

உரிமையாளர்கள் பெயர்

1. J.முருகேசன்

மகன்

மு.ஜெயக்குமார்



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	
123	1A2 ✓	--	--	0 - 6.07	0.90	--	--	2021/0105/35/339301- -2021/35/04/000386SD ----- 08-12-2021
125	3B ✓	--	--	0 - 18.50	2.64	--	--	2021/0103/35/231666- ----- 18-10-2021
126	3B ✓	--	--	0 - 2.00	0.30	--	--	2021/0103/35/231661- ----- 27-09-2021
145	2 ✓	--	--	0 - 34.50	4.89	--	--	2021/0103/35/231661- ----- 27-09-2021
146	-	--	--	0 - 54.00	7.71	--	--	2021/0103/35/231661- ----- 27-09-2021
378	1B	--	--	0 - 8.50	1.50	--	--	2021/0103/35/231661- ----- 27-09-2021
378	2	--	--	0 - 12.50	2.24	--	--	2021/0103/35/231663- ----- 05-10-2021
378	3	--	--	0 - 36.50	6.60	--	--	2021/0103/35/231661- ----- 27-09-2021
379	2	--	--	0 - 6.00	1.01	--	--	2021/0103/35/231663- ----- 05-10-2021
380	1B2	--	--	0 - 11.00	2.00	--	--	2021/0105/35/339300- -2021/35/04/000389SD ----- 14-12-2021
380	2B2	--	--	0 - 13.00	2.30	--	--	2021/0105/35/339300- -2021/35/04/000389SD ----- 14-12-2021
				2 - 2.57	32.09			

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 35/04/068/08552/110860 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 05-06-2024 அன்று 05:22:54 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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2024. Contains 28 Sheets 14 Sheet

Registering Officer



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AASFV4403A



नाम / Name
VAASAVII REALTORSS

30122019

निगमन / गठन की तारीख
Date of Incorporation / Formation
13/12/2019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.



If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

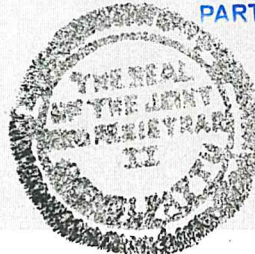
For VAASAVII REALTORSS

J M L

PARTNER

Document No 13202 of ...!..... of Book
2024. Contains 27 Sheets 15 Sheet

Registering Officer



VAASAVII REALTORSS

NEW No.11, old No.6, Mahalingapuram, Nungambakkam, Chennai – 600 034

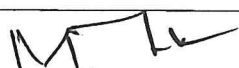
To whomsoever it may concern

Declaration for Authorised Signatory

We, **Mr.J.MURUGESAN, Mrs.SUMITHA, Mr.M.JAYAKUMAR** and **Mr.SANDEEP KUMAR** (Partners of “**M/s.VAASAVII REALTORSS**”) hereby solemnly authorize **Mr.M.JAYAKUMAR** (one of the PARTNERS) to act as Primary authorized signatory of our firm “**M/s.VAASAVII REALTORSS**” for execution of General Power of Attorney to and infavour of **M/s.SAMEERAA FOUNDATIONS PRIVATE LIMITED** in respect of lands of an total extent of **6.77 Acres**, comprised in Survey Numbers 125/1A, 125/2, 125/3A, 125/3C, 125/3D, 126/3A, 128, 129/1B, 129/1C1, 129/1C2, 129/2, 129/3B, 129/4 & 130/1, situated in Athur Village, Chengalpattu Taluk & District, within the Registration District of Chengalpet an Sub Registration District of Joint II Chengalpet.

Mr.M.JAYAKUMAR (PARTNER) of “**M/s.VAASAVII REALTORSS**” is authorized to sign all the necessary applications, undertakings and such other documents as may be necessary for the said execution of General Power of Attorney on behalf of firm.

All his actions in relation to the execution of General Power of Attorney will be binding on us.

Sr. No.	Name of the Authorized Signatory	Designation	Specimen Signature
1.	Mr.M.JAYAKUMAR	Partner	

For VAASAVII REALTORSS


PARTNER.

Date : 09.09.2024

Place: CHENNAI

For VAASAVII REALTORSS


PARTNER.

Document No <u>1300</u> of <u>1</u> of Book 2024. Contains <u>27</u> Sheets <u>16</u> Sheet
Registering Officer



For VAASAVII REALTORSS


PARTNER.

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF M/S.SAMEERAA FOUNDATIONS PRIVATE LIMITED (PAN: AANCS2744P) HAVING ITS REGISTERED OFFICE AT 600034 AT 47, ANNA SALAI, CHENNAI-600002 DULY CONVENED AND HELD ON, 9TH SEPTEMBER 2024 BY 11.00 A.M, AT 6/11, MAHALINGAM STREET, MAHALINGAPURAM, NUNGAMBAKKAM, CHENNAI.

EXECUTION OF GENERAL POWER OF ATTORNEY DEED

“RESOLVED THAT” the Company authorize to Mr.R.K.RAMANATHAN, on behalf of the Company to obtain registered GENERAL POWER OF ATTORNEY from M/s.VAASAVII REALTORS and Mr.M.JAYAKUMAR in respect of properties of land for an extent of **9.61 Acres**, comprised in Survey Numbers 123/1A, 125/1A, 125/2, 125/3A, 125/3B, 125/3C, 125/3D, 126/3A, 126/3B, 128, 129/1B, 129/1C1, 129/1C2, 129/2, 129/3B, 129/4, 130/1, 145/2 & 146, situated in Athur Village, Chengalpattu Taluk & District, within the Registration District of Chengalpet an Sub Registration District of Joint II Chengalpet and in further to develop the aforesaid properties, get all approvals, all NOC's, acts and deeds as may be required.

“RESOLVED FURTHER THAT” Mr.K.RAMANATHAN [Aadhaar No. : 8173 1265 2773], S/o.Kadarkaraiyandi, aged about 66 years, residing at 6/42-1, Ramanathan Street, Ayanavaram, Chennai – 600 023, Authorised Signatory of the company be and are hereby authorized to do all such acts and deeds as may be required and to sign all such papers and documents as may be necessary, to register the documents in the concerned Sub Registrar Office and appropriate Authority/s and Department/s.

Signature of authorized persons:

Sl. No.	Name of the Authorized Signatory	Designation	Specimen Signature
1.	Mr.R.K.RAMANATHAN	Authorised Signatory	

The Resolution was passed unanimously.

Certified True Copy

Date : 09.09.2024

Place : CHENNAI

For : SAMEERAA FOUNDATIONS PVT LTD

M. Sumitha

DIRECTOR

Document No. 3202 of 1 of Book
2024. Contains 28 Sheets 17 Sheet

Registering Officer



உறுதிமொழி சான்று

பதிவுத்துறைத்தலைவர் அவர்களின் சுற்றறிக்கை ந.க.எண்.35083/சி1/2021

நாள் 07.02.2022

சொத்தானது நீர்நிலை பகுதியில் அமையப்பெறவில்லை என்பதற்கான சான்று / உறுதி மொழி (Declaration) (நீதி பேராணை எண்.22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள் நீர்வழிப்பாதைகள் நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான் / நாங்கள் சட்டப்பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன் / அறிவோம்.

For M. SAMEERAA FOUNDATIONS PVT LTD

AUTHORIZED SIGNATORY

ஆவணத்தை எழுதி

பெறுபவர்களின் கையொப்பம்

For VAASAVI REALTORSS

PARTNER

ஆவணம் எழுதி

கொடுப்பவர்களின் கையொப்பம்

Document No 13202 of 1 of Book
2024. Contains 27 Sheets 18 Sheet

Registering Officer



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 10041 of 2024

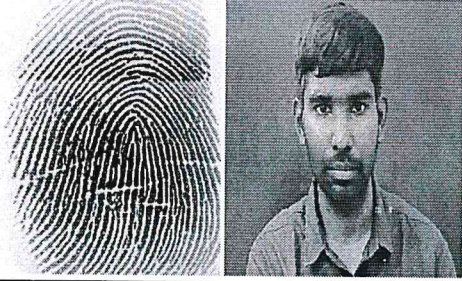
I hereby certify that a sum of ₹ 3,52,600/- (Rupees Three Lakh Fifty Two Thousand Six Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஜெயக்குமார் residing at 44/16, A Block, Anna Nagar, Chennai, Chennai, Tamil Nadu, India, 600102.

Sub Registrar: Chengleput Joint II
Date: 14/09/2024

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

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 3,55,410/- paid at 06:24 PM on the 14/09/2024 by

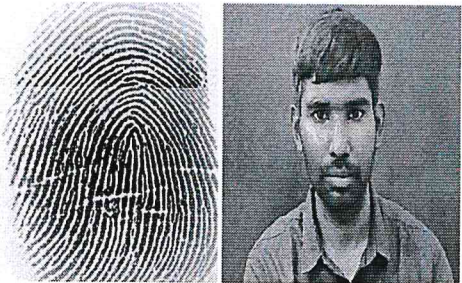
Left Thumb



M. L.
(9789943356)

Additions as per recitals of document

Execution admitted by
Left Thumb



M. L.

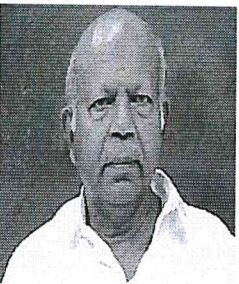
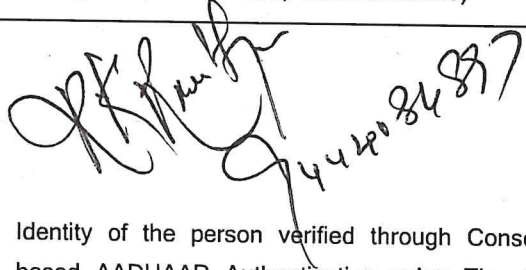
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:4709014783f2ffa8504b1eab7bcd114ca6e0 (Details from UIDAI : Jayakumar M S/O Murugesan, 17-11-1996, xxxxxxxx8825)



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2024. Contains 27 Sheets 19 Sheet

Registering Officer



<p>Execution admitted by Left Thumb</p>  	 <p>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:693713a9f02d4668a94ebc9609a5fc038c55ab (Details from UIDAI : Jayakumar M S/O Murugesan, 17-11-1996, xxxxxxxx8825)</p>	
<p>Claim admitted by Left Thumb</p>  	 <p>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:136499a5d7800397864813b476345d9f700eeb (Details from UIDAI : Ramanathan C/O S/o.Kadarkaraiyandi, 25-01-1958, xxxxxxxx2773)</p>	

14th day of September 2024


Selvi J
Sub Registrar
Chengleput Joint II

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

Document No 13202 of 1 of Book
2024. Contains 27 Sheets 20 Sheet


Registering Officer



R/Chengleput Joint II/Book-1/13202/2024

Registered as Number R/Chengleput Joint II/Book-1/13202/2024.

Date: 16/09/2024
Chengleput Joint II




PANDIYAN KUPPUSAMY
Sub Registrar



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2024. Contains 27 Sheets 21 Sheet

Registering Officer




Government of India
 Unique Identification Authority of India

Issue Date: 09/01/2014


 ஜெயகமலர் மு.
 Jayakumar M.
 பிறந்த நாள்/DOB: 17/11/1996
 ஆண்/ MALE

3594 0506 8825
 VID : 9107 2396 7896 9915

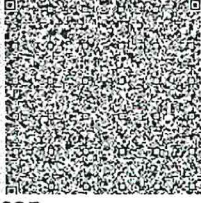
எனது ஆதார், எனது அடையாளம்




Unique Identification Authority of India

முகவரி:
 முருகேசன், 44/16 ஏ ப்ளாக், 6வது வீதி,
 அண்ணா நகர், அண்ணா நகர் கிழக்கு,
 சென்னை,
 தமிழ் நாடு - 600102

Address:
 S/O Murugesan, 44/16 A Block, 6th Street,
 Anna Nagar, Anna Nagar East, Chennai,
 Tamil Nadu - 600102



3594 0506 8825
 VID : 9107 2396 7896 9915

1847 | help@uidai.gov.in | www.uidai.gov.in

For VAASAVII REALTORSS

M. L.

PARTNER

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 2024. Contains 27 Sheets D2 Sheet

 Registering Officer






Government of India

Issue Date: 09/01/2014



ஜெயகும்பர் மு
 Jayakumar M
 பிறந்த நாள்/DOB: 17/11/1996
 ஆண்/ MALE

3594 0506 8825
 VID : 9107 2396 7896 9915

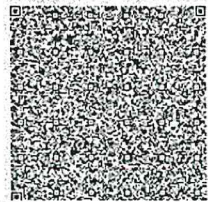
எனது ஆதார், எனது அடையாளம்




Unique Identification Authority of India

முகவரி:
 முருகேசன், 44/16 ஏ பிளாக், 6வது வீதி,
 அண்ணா நகர், அண்ணா நகர் கிழக்கு,
 சென்னை
 தமிழ் நாடு - 600102

Address:
 S/O Murugesan, 44/16 A Block, 6th Street,
 Anna Nagar, Anna Nagar East, Chennai,
 Tamil Nadu - 600102



3594 0506 8825
 VID : 9107 2396 7896 9915

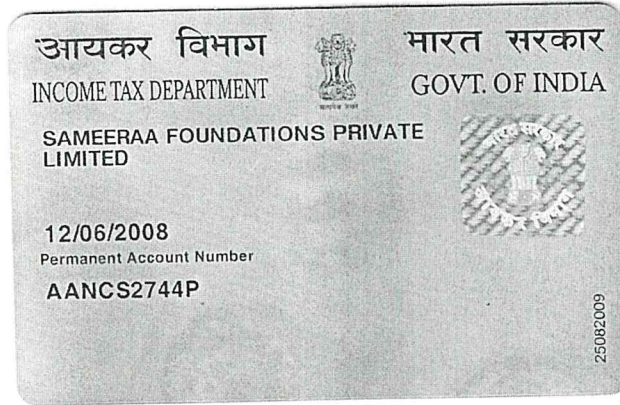
1947 | help@uidai.gov.in | www.uidai.gov.in

X M.L
 13/9/24

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 2024. Contains 28 Sheets 23 Sheet

 Registering Officer





इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सफायर चेंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For ~~NSDL~~ SAMEERAA FOUNDATIONS PVT LTD

AUTHORIZED SIGNATORY

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2024. Contains 29 Sheets 24 Sheet

Registering Officer





For M/s. SAMEERAA FOUNDATIONS PVT LTD

AUTHORISED SIGNATORY

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2024. Contains 29 Sheets 25 Sheet

Registering Officer



தமிழ் ஆதாரம்
Government of India

Download Date: 05/1/2021

Issue Date: 27/08/2021

செந்தில் குமார் சந்திரன்
Senthil Kumar Chandran
பிறந்த நாள்/DOB: 01/09/1982
ஆண்/ MALE

8626 2949 1680
VID : 9163 3393 2096 2484

எனது ஆதார். எனது அடையாளம்

தமிழ் அடையாள அலுவலகம்
Unique Identification Authority of India

முகவரி:
சந்திரன், எண்.2 2வது தெரு, அன்னை
சிவகாமி நகர், எண்ணூர் தோடல் பவர்
ஸ்டேஷன், எண்ணூர், எண்ணூர், திருவள்ளூர்,
தமிழ் நாடு - 600057

Address:
Chandran, No.2 2nd Street, Annai Sivagami
Nagar, Ennore Thermal Power Station,
Ennore, Ennore, Tiruvallur,
Tamil Nadu - 600057

8626 2949 1680
VID : 9163 3393 2096 2484

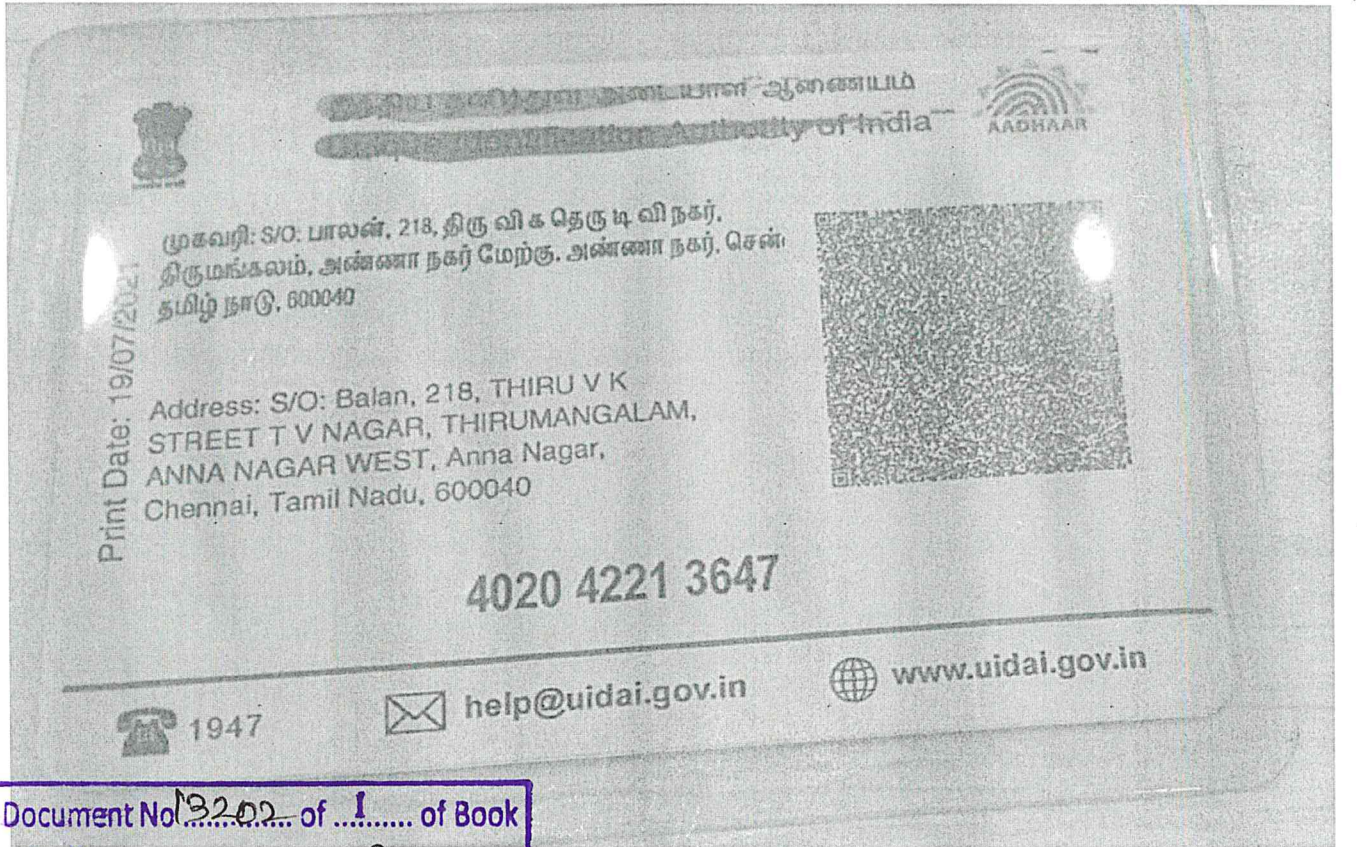
1047 | help@uidai.gov.in | www.uidai.gov.in

C. Shil

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2024. Contains 27 Sheets 26. Sheet

Registering Officer





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2024. Contains 2.7. Sheets 2.7. Sheet

Registering Officer

BUR4



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](#)



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



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

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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.

