Verified RealEstate™

RE REGULATORY RECORD

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3/350/2 Mettukuppam,
OMR Thoraipakkam,
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DIGITALLY VERIFIED RECORD

S Corl 4773/2022

TP/114209284/2022



தமிழ்நாடு तमिलनाडु TAMILNADU

CP 379966

Satheesh

G. KAVITHA (S.V)
No. 27, Thulukkanathamman Koil Street,
Nandhivaram Village, Guduvanchery, 603 2
No. 1347 / B2 / 2021 - 19, Dt: 26.02.202
Ph: 9750815060

05/2022

VERIFIED 16.6.22

55/3A1
58/3B
58/4A
58/5A1
59/1
60/1A

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 21st DAY OF MARCH 2022, by Mr.A.JOSEPH MARIA SEBASTIAN, (PAN:AERPJ1009F & ADHAAR NO:9995 5102 8105) son of Mr.M.Arulappan, aged about 65 years, residing at No.30, Vattakarai, Nagarcoil Village, Agastheesvaram Taluk, Kanyakumari District–629 004, hereinafter called as the 'Principal' of the one part.

DO HEREBY APPOINT

M/s JADE PROMOTERS, (PAN:AARFJ1467H) represented by its Partner, Mr.J.M.SATHEESH, (PAN:APRPM4043H & ADHAAR NO:7107 3107 8084) son of Mr.J.M.Leon Gold, aged about 47 years, residing at No.16-101A, Anchali Veedu, Vilavancode, Kirathoor, Kanyakumari-629 160, our true and lawful Power of Attorney and General Power of Attorney Agent to act on my behalf and in my name to do the following acts, deeds and things.

Document No. 4773 of 2022 of books
contains 18 Sheets 1 Sheet
Registering Office

atheesh

For JADE PROMOTERS

Partner

For JADE PROMOTERS

athesh

Partner

WHEREAS the Principal is the sole and absolute owner of the Agriculture land comprised in Survey No.52/1A, having an extent of 0.53 cents, Survey No.55/3A1, having an extent of 0.68 cents, Survey No.58/3B, having an extent of 0.30 cents, Survey No.58/4, having an extent of Acre 1.09 cents, Survey No.58/5A, having an extent of 0.31 cents, Survey No.59, having an extent of 0.12 cents, Survey No.60/1, having an extent of 0.61 cents, Survey No.60/2, having an extent of 0.03 cents, Survey No.60/3, having an extent of 0.03 cents, Survey No.69/1, having an extent of 0.32 cents, Survey No.84/8A5, having an extent of 0.18 cents, Survey No.86/1B1 having an extent of 0.25 cents, totally measuring an extent of Acre 4.45 cents out of Acres 12.62 cents, Patta No.361, Situated at Kilakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the Registration District of Chennai South and Sub-Registration District of Guduvanchery and the same has been purchased by the principal out of his own funds from **Mrs.M.SUMITHA,** wife of Mr.J.Murugesan, residing at No.44, Ramanujakoodam Street, Poonamallee, Chennai-600 056.

Under a Registered Sale Deed Document No.12329 of 2021, Book-1, dated on 17th September 2021, in the file of Sub-Registration Office of Guduvancheri.

WHEREAS the Principal have obtained Patta in his name bearing with No.477, And whereas the Vendor herein, sole and absolute owner of the schedule mentioned property hereunder have been in peaceful absolute possession and enjoyment of the same without any let or hindrances and are in possession of the said property since then.

WHEREAS the Principal nominated and appointed the above said M/s JADE PROMOTERS represented by its Partner, Mr.J.M.SATHEESH, of the Property Agriculture land measuring an extent of Acres 3.49 cents out of Acres 4.45 Cents, Situated at Kilakottaiyur Village.

WHEREAS due to personal inconvenience the Principal has nominated and appointed the above said M/s JADE PROMOTERS represented by its Partner, Mr.J.M.SATHEESH, to do the following acts and deeds on my behalf:-

Document No.4773...of 2022 of books
contains...18.....Sheets...2.....Sheet
Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

To enter into agreements of sale of the said land in whole or in parts with the Purchaser to Purchasers and to receive the advances from the Purchaser or Purchasers on my behalf and to the following acts and deeds:-

1. To execute and present before any Registrar of Assurances or any other officer, having jurisdiction to register the said documents such as sale agreement, sale deed and other documents and receive the sale consideration.
2. To deliver possession of the land sold to the purchaser or Purchasers as the case may be.
3. And to sign all forms and make application for transfer or revenue records in the Panchayat or Municipality on my behalf in connection with the sale or sales of land.
4. To sign and verify plaints, written statements, affidavits, petitions of the claims and objections, memorandum of appeal and petitions and applications of every kind and to file them in any such courts or Offices.
5. To file suits of any kind on my behalf to safeguard my rights or claims to the property.
6. To authorize any person / persons to do any or all the above matters as the Attorney / Attorneys shall deed fit on this behalf.
7. To authorize to demolish building and to dispose the scrap etc.
8. To sign and submit to the local Municipal, Panchayat and Electricity Board authorities documents, statements and papers that may be necessary for the approval of sanction, and to building sanction, Electricity Connection and other approvals.
9. To appoint any Advocate or Pleader of any other legal practitioner or appear for me in any Court or Public office or office of the Government, or Local Bodies and to revoke such appointments, if my said Attorney deem fit, and also to give oral and documentary evidence in all courts in my behalf.
10. To negotiate the terms and conditions for the sale of the schedule mentioned property in part or in whole enter into sale agreement and to receive from the intending purchaser or purchasers any advance and also the balance of sale consideration and on completion of such sale or sales and to give good and valid receipts on my behalf.

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Registering Office

For JADE PROMOTERS
Partner

For JADE PROMOTERS
Partner

11. To act and appear before the Thasildhar or other Revenue Authorities for the purpose of transferring Patta or sub division and to make and sign all applications and statements, etc.,
12. To take the service of the qualified Engineers and Draftsmen for developing the schedule mentioned property and submit the plan to concerned Authority to comply the formalities required by them on my behalf.
13. Generally to do all acts, deeds and things as may be necessary with the Municipality, Corporation, Tamil Nadu Water Board, Tamil Nadu Electricity Board and C.M.D.A and other Government Institution or Department having jurisdiction to get water supply, drainage connection, electricity supply and planning permits for the construction of the building over the schedule mentioned property belonging to me.
14. Generally to do and execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of the said Attorney ought to be done, executed and performed in respect of the schedule mentioned property belonging to me or its affairs, ancillary and incidental thereto as full and effectually as I myself could do the same, if I was personally presents.
15. The Power Agent should maintain proper accounts and vouchers and to produce when he demand. No consideration have been received or passed for this Power of Attorney.

The Principal hereby agree that all acts, deeds and things lawfully done by may said attorney shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do and cause to be done for and on my behalf by virtue of this Power hereby given.

SCHEDULE OF PROPERTY

All that piece and parcel of Agriculture land comprised in Survey No.55/3A1, having an extent of 0.68 cents, Survey No.58/3B, having an extent of 0.30 cents, Survey No.58/4, having an extent of Acre 1.09 cents, Survey No.58/5A, having an extent of 0.31 cents, Survey No.59, having an extent of 0.12 cents, Survey No.60/1, having an extent of 0.61 cents,

Document No.1113....of 2012 of books
contains....18.....Sheets....4.....Sheet
Registering Office

For JADE PROMOTERS
Partner

For JADE PROMOTERS
Partner

Survey No.60/2, having an extent of 0.03 cents, Survey No.60/3, having an extent of 0.03 cents, Survey No.69/1, having an extent of 0.32 cents, Totally measuring an extent of Acres 3.49 cents out of Acres 4.45 Cents, Situated at Kilakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the Registration district of Chennai South and Sub-Registration District of Guduvanchery.

BOUNDED ON THE:

North by	-	Survey No.61,
South by	-	Survey No's.66 & 58,
East by	-	Survey No's.53 & 52/1A,
West by	-	Survey No.64,

Survey No.69/1 Bounded on the:

North by	-	Survey No.65,
South by	-	Survey No's.139 & 79/5A,
East by	-	Survey No.67,
West by	-	Survey No.135,

In all admeasuring an extent of Acre 3.49 cents out of Acres 4.45 Cents.

There is no building in this property.

This Property lies within the limits of Thiruporur Panchayat Union.

IN WITNESS WHEREOF THE PRINCIPAL AND THE POWER AGENT HAVE PUT THEIR HANDS AND SIGNATURE ON THE DAY, MONTH AND YEAR AS ABOVE WRITTEN.

Power Agent

Witnesses:-

1.
(Mr.M.Jayakumar)
S/o Mr.N.Muthiyan
No.7/519, Nesamani Nagar 9th Street,
Perumbakkam, Chennai-600 100.

2.
(Mr.M.V.Thankachan)
S/o Mr.Velayudhan,
Madathil House, Chengalam,
Kottayam, Chengalam South,
Kerala-686 022.

Principal



Drafted by:

K.RANGARAJAN M.A., B.L.,
Enroll No.638/1989, Advocate & Notary
1, Muthumariamman Koil Street
Lakshmipuram, Chromepet,
Chennai-600 044.

Document No.4773....of 2022 of books
contains....18.....Sheets....5.....Sheet

Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : வண்டலூர்

வருவாய் கிராமம் : கீழக்கோட்டையூர்

பட்டா எண் : 477

உரிமையாளர்கள் பெயர்

1. M. ARULAPPAN மகன் A. JOSEPH MARIA SEBASTIAN

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	
86	1B1	0 - 10.00	0.09	--	--	--	--	2021/0103/35/241051-- -- 25-11-2021
52	1A	--	--	0 - 21.50	1.54	--	--	2021/0103/35/241051-- -- 25-11-2021
55	3A1	--	--	0 - 27.50	1.95	--	--	2021/0103/35/241051-- -- 25-11-2021
58	3B	--	--	0 - 12.00	1.03	--	--	2021/0103/35/241051-- -- 25-11-2021
58	4	--	--	0 - 44.00	3.44	--	--	2021/0103/35/241051-- -- 25-11-2021
58	5A	--	--	0 - 12.50	1.07	--	--	2021/0103/35/241051-- -- 25-11-2021
59	-	--	--	0 - 5.00	0.34	--	--	2021/0103/35/241051-- -- 25-11-2021
60	1	--	--	0 - 24.50	1.72	--	--	2021/0103/35/241051-- -- 25-11-2021
60	2	--	--	0 - 1.00	0.10	--	--	2021/0103/35/241051-- -- 25-11-2021
60	3	--	--	0 - 1.00	0.10	--	--	2021/0103/35/241051-- -- 25-11-2021
69	1	--	--	0 - 13.00	1.12	--	--	2021/0103/35/241051-- -- 25-11-2021
		0 - 10.00	0.09	1 - 62.00	12.41			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/15/027/00477/90728** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 16-03-2022 அன்று 05:45:30 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Registered No. 4773 of 2022 of books

contains 18 Sheets 6 Sheet

Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

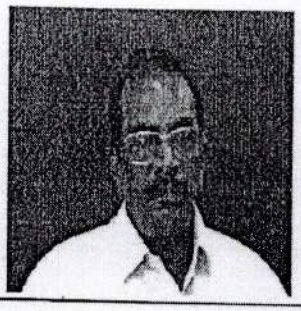
Partner

R/Gooduvancheri/Book-1/4773/2022

Presented in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 10,350/- paid at 12:47 PM on the 21/03/2022 by

Left Thumb





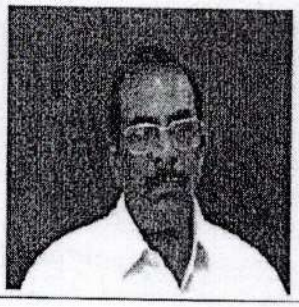
9894843009

Additions as per recitals of document

Execution admitted by

Left Thumb





Additions as per recitals of document

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :

620062c3cbdf4dad2340b2bda98d917323833a

Claim admitted by

Left Thumb





8939075262

Additions as per recitals of document

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :

858320dd15528130e0471993bd886e83beac72

21st day of March 2022

muthualagesan b
Sub Registrar
Gooduvancheri

Document No.4773.....of 2022.....of books
contains.18.....Sheets.....1.....Sheet

Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

Registered as Number R/Gooduvancheri/Book-1/4773/2022.

Date: 21/03/2022
Gooduvancheri



muthualagesan b
Sub Registrar

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

Document No.4773....of 2022.of books
contains.18.....Sheets....8.....Sheet
Registering Office



For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration)

பதிவுத்துறைத்தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021
நாள்.07.02.2022

சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை எண்.W.P.No.22163/2018 உள்ளிட்ட வழக்குகள் மீதான தீர்ப்பாணை நாள்.27.01.2022

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

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தைஎழுதிக்கொடுப்பவர்களின் கையொப்பம்

Document No.4773...of 2022...of books
contains..18.....Sheets.....9.....Sheet
Registering Officer

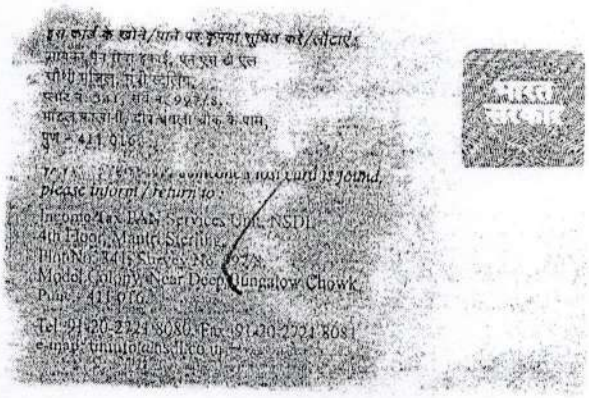
For JADE PROMOTERS
Partner

For JADE PROMOTERS
Partner









Document No. 773 of 2021 of books
contains 18 Sheets 10 Sheet

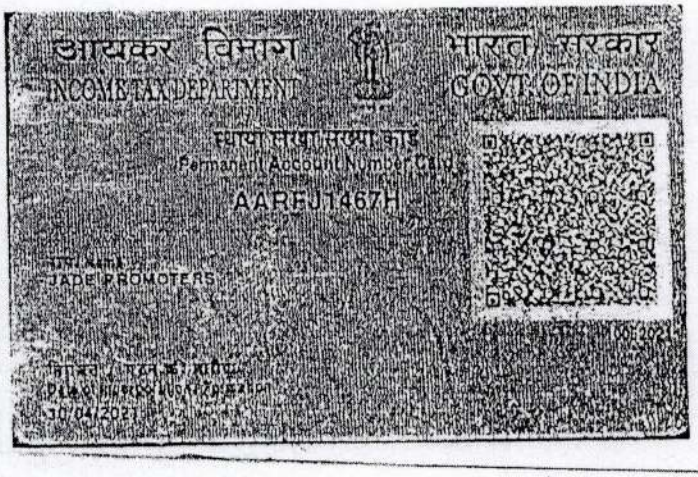
Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAREJ1467H
नाम / Name
JADE PROMOTERS
10/04/2021

Document No 4773 of 2021 of books
contains 18 Sheets 1 Sheet

Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/Enrolment No.: 2189/82562/11231

To
சதீஷ் ஜோ மே
Satheesh J M
S/O: Leon Gold
16-101A
ANCHALI VEEDU
Vilavancode
Kanniyakumari Kirathur
Tamil Nadu - 629160
8939075262

Download Date: 24/05/2017

Generation Date: 03/05/2017

Signature Not Verified

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7107 3107 8084

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

சதீஷ் ஜோ மே
Satheesh J M
பிறந்த நாள்/ DOB: 04/05/1974
ஆண் / MALE

7107 3107 8084

எனது ஆதார், எனது அடையாளம்



आयकर विभाग - भारत सरकार
INCOME TAX DEPARTMENT - GOVT. OF INDIA

J M SATHEESH
MARY LEON GOLD
4/5/1974
Permanent Account Number
APRPM4043H

3913
40
GTH- 18448

Signature

Document No. 4173 of 2017 of books
contains 18 Sheets 17 Sheet

Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

UNION OF INDIA **Driving Licence (Tamil Nadu)**

TN04 19850004781



27-06-1985 08-07-2027

19-12-2026

09-07-1967 AB-

JAYAKUMAR M

N MUTHIYAN

TN04 19850004781



LMV-TR
18-12-2009

LMV
18-12-2009

Badge Date
18-12-2009
Badge No
11989

Address
NO 7/519 NESAMANI NAGAR 9TH STREET
PERUMBAKKAM
CHENNAI,CHENNAI 600100

Holder's Signature

M.D...

Signature of Issuing Authority
TN14 SHOLINGANALLUR RTO

Form 7 Rule 16(2)

Document No. 1113 of 2022 of books
contains 18 Sheets 13 Sheet
Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

भारत सरकार
Government of India



Thankachan M V

DOB: 11/01/1973

Male

3683 3362 8277

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address: S/O Velayudhan,
Madathil House, Chengalam,
Chengalam South, Kottayam,
Chengalam South, Kerala,
686022

3683 3362 8277

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

Document No.4773...of 2022...of books
contains...18.....Sheets.....14.....Sheet
Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

தமிழ்நாடு அரசு
பதிவுத்துறை

சொத்து தொடர்பான வில்லங்கச் சான்று

சா.ப.அ: கூடுவாஞ்சேரி	சான்று எண்: EC/Online/55793229/2022	மனு எண்: ECA/Online/55793229/2022	நாள்: 19-Jan-2022

திரு/திருமதி/செல்வி JADE PROMOTERS Tamil Nadu, India கீழ்க்கண்ட சொத்து தொடர்பாக ஏதேனும் வில்லங்கம் இருப்பின் அதன் பொருட்டு வில்லங்கச் சான்று கோரி விண்ணப்பித்துள்ளார்

கிராமம்	சர்வே விவர
கீழக்கோட்டையூர்	86/1B1, 84/8A5, 69/1, 60/3, 60/2, 60/1, 59, 58/5A, 58/4, 58/3B, 55/3A1, 52

மனு சொத்து விவரம் மொத்த விஸ்தீர்ணம்: ஏக்கர் 4. 45 சென்ட் உரிமை மாற்றப்பட்ட விஸ்தீர்ணம்: ஏக்கர் 4. 45 சென்ட்

1 புத்தகம் மற்றும் அதன் தொடர்புடைய அட்டவணைகள் 2 ஆண்டுகளுக்கு 01-Jan-2021 முதல் 12-Jan-2022 வரை இச்சொத்தைப் பொறுத்து பதிவு செய்திட்ட நடவடிக்கைகள் மற்றும் வில்லங்கங்கள் குறித்து தேடுதல் மேற்கொள்ளப்பட்டது.

வ. எண்	ஆவண எண் மற்றும் ஆண்டு	எழுதிக் கொடுத்த நாள் & தாக்கல் நாள் & பதிவு நாள்	தன்மை	எழுதிக் கொடுத்தவர்(கள்)	எழுதி வாங்கியவர்(கள்)	தொகுதி எண் மற்றும் பக்க எண்
1	12329/2021	17-Sep-2021 17-Sep-2021 17-Sep-2021	கிரையம்	1. சுமிதா	1.ஜோசப் மரிய செபாஸ்டியன்	-
	கைமாற்றுத் தொகை: ரூ. 6,67,50,000/-		சந்தை மதிப்பு: ரூ. 6,67,50,000/-		முந்தைய ஆவண எண்: 9753/2015	
	அட்டவணை A விவரங்கள்: சொத்தின் வகைப்பாடு: விவசாய நிலம்				சொத்தின் விஸ்தீர்ணம்: 4 ஏக்கர், 45.0 சென்ட்	
	கிராமம் மற்றும் தெரு: கீழக்கோட்டையூர்				புல எண் : 52/1A, 55/3A1, 58/3B, 58/4, 58/5A, 59, 60/1, 60/2, 60/3, 69/1, 84/8A5 86/1B1	
					சொத்து தொடர்பான குறிப்புரை: கீழக்கோட்டையூர் கிராமம், பட்டா எண்.361, சர்வே எண்கள்.52/1ஏ, 55/3ஏ1, 58/3பி, 58/4, 58/5ஏ, 59, 60/1, 60/2, 60/3, 69/1, 84/8ஏ5, 86/1பி1-ல் அடங்கிய ஏக்கர் 4.45 சென்ட் கொண்ட காலி நஞ்சை விவசாய நிலம் மட்டும்	

JADE PROMOTERS Partner
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Registering Officer
For JADE PROMOTERS Partner

பதிவுகளின் எண்ணிக்கை : 1

இந்த உறுதிமொழிச் சான்றிதழில் குறிப்பிடப்பட்டுள்ள விவரங்களும், வில்லங்கங்களும், மனுதாரரால் தெரிவிக்கப்பட்ட சொத்துக்களின் விவரத்தின் அடிப்படையில் கண்டறியப்பட்டவையாகும். மனுதாரர் குறிப்பிட்டுள்ள விவரங்கள் அல்லாமல் பதிவு செய்யப்பட்ட ஆவணங்களில் அதே சொத்துக்கள் வேறு மாதிரியான விவரங்களைக் கொண்டிருக்குமாயின் அப்படிப்பட்ட ஆவணங்களால் புலப்படுத்தப்பட்ட விவரங்கள் இச்சான்றிதழில் சேர்க்கப்படமாட்டாது.

பதிவுச் சட்டத்தின் 57 ஆம் பிரிவிற்கேற்பவும், 137(1) ஆம் விதிக்கேற்பவும், பதிவேடுகளிலும், அட்டவணைகளிலும் உள்ள பதிவுகளைப் பார்வையிட விரும்புவோரும், அவற்றின் படிகளை அ[illegible] குறிப்பிட்ட சொத்துக்களுக்குரிய வில்லங்கச் சான்றிதழ்களைப் பெற்றுக் கொள்ள விரும்புவோரும், பதிவேடுகளையும், அட்டவணைகளையும் தாங்களே சரிபார்த்துக் கொள்ள வேண்டும். அதற்கென அறுதியிடப்பட்ட கட்டணங்களைச் செலுத்திய பின்னர் பதிவேடுகளும் அட்டவணைகளும் அவர்கள் பார்வைக்கு வைக்கப்படும்.

ஆனால் குறிப்பிடப்பட்ட நேர்வில் மனுதாரர் தாமே சரிப்பார்க்கவில்லை என்பதால், இந்த அலுவலகத்தில் போதிய கவனத்துடன் தேவையான அளவில் சரிபார்க்கப்பட்டது. ஆனால் இந்தச் சான்றிதழில் உள்ள முடிவுகளில் பிழைகள் ஏதேனும் இருப்பின் அவற்றுக்கு இத்துறை பொறுப்பேற்காது.

தேடுதல் மேற்கொண்டு சான்று தயாரித்தவர் : சந்தானலட்சுமி சஞ்சீவி, இளநிலை உதவியாளர்

தேடுதலை சரிபார்த்து சான்றினை ஆய்வு செய்தவர் : amuthu M, இளநிலை உதவியாளர்

பதிவு அலுவலரின் கையொப்பம்
கூடுவாஞ்சேரி

கைபேசியில் QR code படிப்பான் மூலம் படித்து, அதில் வரும் இணையதள முகவரிக்கு சென்று வில்லங்க சான்றின் உண்மைத்தன்மையை சரிப்பார்த்துக் கொள்ளவும்.

தரவிறக்கம் செய்த சான்றில், பதிவு அலுவலரால் இடப்பட்ட இலக்க கையொப்பத்தைச் சரிபார்க்க, Adobe Reader-ல், Signature Properties Option-ஐ தெரிவு செய்து, "Add to Trusted Certificates" என்ற Option-ஐ தெரிவு செய்யவும்.

பதிவு விதிகள், 1949, விதி 147 (e)-க்குட்பட்டு வழங்கப்படுவதால் உரிய சட்ட அங்கீகாரம் பெற்றுள்ளது. இச்சான்றிதழ் மின்கையொப்பம் இடப்பட்டதால் கையொப்பம் தேவையில்லை

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்

கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல்	helpdesk@tnreginet.net

Registering Officer
Document No. 4373 of 2023 of Books
Sheet contains 1 Sheets 1 to 1

For JADE PROMOTERS
Partner

Document certified by
Digitally signed by Arulkumaran Varaj
Date: 2023.07.27 [illegible]

தமிழ்நாடு அரசு
பதிவுத்துறை

சொத்து பொறுத்து யாதொரு வில்லங்கமுமில்லை என்பதற்குரிய சான்று

சா.ப.அ: கூடுவாஞ்சேரி	சான்று எண்: EC/Online/60234020/2022	மனு எண்: ECA/Online/60234020/2022	நாள்: 16-Mar-2022

திரு/திருமதி/செல்வி. JADE PROMOTERSTamil Nadu, India கீழ்க்கண்ட சொத்து தொடர்பாக ஏதேனும் வில்லங்கம் இருப்பின் அதன் பொருட்டு வில்லங்கச் சான்று கோரி விண்ணப்பித்துள்ளார்.

கிராமம்	சர்வே விவரம்
கீழக்கோட்டையூர்	86/1B1, 84/8A5, 69/1, 60/3, 60/2, 60/1, 59, 58/5A, 58/4, 58/3B, 55/3A1, 52/1A

மனு சொத்து விவரம்: மொத்த விஸ்தீர்ணம்: ACRE 4.45 CENT, உரிமை மாற்றப்பட்ட விஸ்தீர்ணம்: ACRE4.45 CENT

1 புத்தகம் மற்றும் அதன் தொடர்புடைய அட்டவணைகள் 01 ஆண்டுகளுக்கு 01-Jan-2022 முதல் 15-Mar-2022 நாள் வரை இச்சொத்தைப் பொறுத்து பதிவு செய்திட்ட நடவடிக்கைகள் மற்றும் வில்லங்கங்கள் குறித்து தேடுதல் மேற்கொள்ளப்பட்டது. அத்தேடுதலின் விளைவாக மனுவில் விவரித்த சொத்தை பொறுத்து எவ்வித விவரங்களும் /வில்லங்கங்களும் காணப்படவில்லை எனச் சான்றளிக்கிறேன்.

தேடுதல் மேற்கொண்டு சான்று தயாரித்தவர் : Saraswathy D, இளநிலை உதவியாளர்

தேடுதலை சரிபார்த்து சான்றினை ஆய்வு செய்தவர் : AMUTHA S, இளநிலை உதவியாளர்

Document No.4773...of 2022 of books
contains...18.....Sheets...1.7.....Sheet
Registering Officer

பதிவு அலுவலரின் கையொப்பம்
கூடுவாஞ்சேரி

கைபேசியில் QR code படிப்பான் மூலம் படித்து, அதில் வரும் இணையதள முகவரிக்கு சென்று வில்லங்க சான்றின் உண்மைத்தன்மையை சரிப்பார்த்துக் கொள்ளவும்.

பதிவு விதிகள், 1949, விதி 147 (ஏ)-க்குட்பட்டு வழங்கப்படுவதால் உரிமைச் சான்று தேவையில்லை.

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

பெற்றுள்ளது. இச்சான்றிதழ் மின்கையொப்பம் இடப்பட்டதால் கையொப்பம் தேவையில்லை

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
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For JADE PROMOTERS

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17 SEP 2022

satheesh.JM

M. ARUN KUMAR
LIC. No. 1347/B2/CH(S)/2021-16
25, PARI STREET, KAMARAJA PURAM
NANDHIVARAM, GUDUVANCHERY-603202
Cell : 9884428560 Ph : 044-27461

54/1
54/3A
58/6A3
58/6A1
58/6B
58/6A2
58/5B
58/7A

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 19TH DAY OF SEPTEMBER2022, by

(1)Mr.V.IGNATIUS (PAN:ABEP1897R and Aadhaar No.9327 6494 5843), aged about 80 years, son of Mr.Viagappa Pillai, residing at No. 958, Sangoothi Amman Koil Street, Keelakottaiyur, Melakottaiyur, Kancheepuram – 600 127 and

(2)Mr.A.JOSEPH MARIA SEBASTIAN (PAN:AERPJ1009F and Aadhaar No.9995 5102 8105), aged about 66 years, son of Mr.M.Arulappan, residing at No. 30, Vattakarai, Nagercoil Village, Agastheeswaram Taluk, Kanyakumari District – 629 004, hereinafter collectively called as the **PRINCIPALS**.

28/9/22 VERIFIED

DO HEREBY NOMINATE APPOINT AND CONSTITUTE M/s JADE PROMOTERS, (PAN:AARFJ1467H) **represented by its Partner, Mr.J.M.SATHEESH,** (ADHAAR NO:7107 3107 8084 & PAN:APRPM4043H) son of Mr.J.M.Leon Gold, aged about 47 years, residing at No.16-101A, Anchali Veedu, Vilavancode, Kirathoor,

V. Ignatius

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1 contains 27 Sheets 1 Sheet

Registering Officer

For JADE PROMOTERS

Partner

FOR JADE PROMOTERS

Kanyakumari-629 160, our true and lawful Power of Attorney and General Power of Attorney Agent to act on our behalf and in our name to do the following acts, deeds and things.

WHEREAS Mr.V.IGNATIUS, the first Principal herein is the absolute owner of the vacant land bearing patta Nos.187, 400, 191, Comprised in Survey Nos. 71/1A, 71/1B, 54/1, 54/3A, 58/6A3, 58/6A1, 58/6B, 58/7C1, 70/3A, 70/5A, 69, 67/1, 58/7B, 68, 56/5, 58/6A2, 54/3B4, 58/5B, 58/7A, 58/7C2, 54/3B3, 67/2, 70/5B, 72/3, 71/2, 84/4, 84/6 situated at Kilakottaiyur Village & bearing patta Nos.396, 407, Comprised in Survey Nos.135/3B, 135/4, 140/2, 135/3A, 135/5, 143/1B situated at Melkottaiyur Village, both in Vandalur Taluk and by then Chengalpattu Taluk, Chengalpattu District, admeasuring to an extent of Acre 9.76 cents, morefully described in the Schedule below hereinafter referred to as **Schedule A** property, having purchased the same from various purchasers under the sale deeds dated (i) 09.10.1995, registered as Doc.Nos.2605/1995, 2606/1995, 2607/1995 (ii) 30.04.1998 registered as Doc.No. 1776/1998 (iii) 21.04.1997 registered as Doc.No. 1246/1997 (iv) 14.08.1996 registered as Doc.No. 2348/1996 (v) 27.01.2005 registered as Doc.No. 418/2005 (vi) 01.10.2003 registered as Doc.No. 4330/2003 (vii) 18.03.1996 registered as Doc.No. 732/1996 (viii) 08.07.2002 registered as Doc.No. 2776/2002 (ix) 09.02.2000 registered as Doc.No. 383/2000 (x) 05.07.2002 registered as Doc.No. 2752/2002 (xi) 19.04.2004 registered as Doc.No. 2237/2004 (xii)21.07.1999 registered as Doc.No. 3338/1999 (xiii) 18.03.1996 registered as Doc.No. 731/1996 (xiv)21.07.1999 registered as Doc.No. 3339/1999 (xv) 09.10.1995 registered as Doc.No.12768/2006 (xvi) 27.01.2005 registered as Doc.No.417/2005, all in the office of the Sub Registrar, Guduvancheri, and eversince the date of purchase, the first PRINCIPAL herein is in uninterrupted possession and enjoyment of the same as an absolute owner.

WHEREAS the first PRINCIPAL herein executed a deed of Agreement of sale dated 10.08.2021 registered as Doc.No.10070/2021 in the office of the Sub Registrar, Guduvancheri, with Mr.A.Joseph Maria Sebastian, the second PRINCIPAL herein, with respect to the Schedule

V. Ignatius

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contains 27 Sheets 2 Sheet
Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

A property. The said deed of Agreement of sale is still in force and valid one. So, abandon caution, Mr.A.Joseph Maria Sebastian, is included as the SECOND PRINCIPAL herein in this General Power of Attorney.

WHEREAS the FIRST & SECOND PRINCIPALS are collectively called as the PRINCIPALS herein.

WHEREAS the Principals are desirous to sell the property comprised in Survey /Nos. (i) 54/1 measuring to an extent of Ac 0.20 cents (ii) 54/3A measuring to an extent of Ac 0.40 cents (iii) 58/5B measuring to an extent of Ac 0.31 cents (iv) 58/6A1 measuring to an extent of Ac 0.02 cents (v) 58/6A2 measuring to an extent of Ac 0.26 cents (vi) 58/6A3 measuring to an extent of Ac 0.28cents (vii) 58/6B measuring to an extent of Ac 0.55 cents (viii) 58/7A measuring to an extent of Ac 0.27 cents (ix) 58/7B measuring to an extent of Ac 0.27 cents, admeasuring to an extent of Ac 2.56 cents situated at Kilaikottaiyur Village, Vandalur Taluk and by then Chengalpattu Taluk, Chengalpattu District, in the Land described in the Schedule "A" hereunder, which is more fully described in the **Schedule "B"** hereunder.

WHEREAS since the PRINCIPALS are not in a position to personally look after the developmental, sales and other related activities pertaining to the Schedule B property, the PRINCIPALS do hereby appoint and retain the aforesaid **M/s. JADE PROMOTERS**, represented by its Partner **Mr.J. M.SATHEESH** as the ATTORNEY of the PRINCIPALS to do the following acts, deeds and things pertaining to the Schedule B property on behalf of and in the name of the PRINCIPALS:

1. To look after, manage, develop and administer the Schedule B property.
2. To negotiate for the sale of the Schedule B property, and enter into Agreement/s of Sale, with such person or persons, for such sale price or consideration, as our Attorney may think it fit and proper.

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For JADE PROMOTERS

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3. To enter into Agreements, Supplementary Agreement or Memorandum of Understanding, Contracts, with the intending purchaser(s), to receive advance or full sale price, regarding sale of the Schedule B property, from the purchaser or purchasers and to give proper and expedient receipts thereof.
4. For the Principals and on their behalf to sign, Execute and Register any Sale Deed, Ratification Deed and Rectification Deed, Lease Deeds if required and/or other deeds or transfer/assigns in favour of any person(s), in respect of any right, title or interest including any right of way relating to the Schedule B property either in whole or as divided/undivided share in or over the same on such terms and conditions as our Attorney shall think fit, and to receive any moneys/advances so received on such transfers, or assignment, in the name of the Attorney, and to cancel any such Deed(s) and or resell or transfer any such rights, title or interest relating to the Schedule B property.
5. To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document or Documents to complete the Sale Deed, Rectification Deed, Ratification Deed and or other Deed(s) to complete such deed of transfer or assignment of any right, title or interest thereon in or over the Schedule B property.
6. To execute and present before any Registration of Assurances or any other office, having Jurisdiction to Register the said documents or for registering any documents relating to the Schedule B property in the name of the Principals, and on their behalf and admit execution in respect of any such document before the Registrar for the purpose of Registration. The Attorney shall be further authorized to collect the said registered documents from the concerned Sub Registrar Office.
7. To prepare Lay-out by plotting out in the Schedule B property into Residential Plots and sign and submit the same together

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with the application form/s, affidavits, declarations and all other necessary papers duly signed for obtaining sanction for the Lay-out from the Competent Authorities, to pay necessary fees, obtain the Approved Lay-out and acknowledge receipt and to do all acts and deeds necessary for the obtaining approval for the Lay-out. To prepare the Lay-out leaving roads, etc. as per the Approved Lay-out Plan.

8. To sign and submit to the DTCP/CMDA/ Local Body/Corporation of Chennai/Any Competent Authority, local municipal Panchayat authorities and Other Authorities, documents/ statements/papers that may be necessary for the approval of building sanction, layout approval and other approvals.

9. To furnish securities in money and in otherwise as and when required by the Chennai Metropolitan Development Authority (CMDA)/DTCP/Local Body/Corporation of Chennai/Any Competent Authority, and to sign and submit necessary applications, as the Attorney deems fit, to furnish the security/ies and also to get refund of such securities in the name of the Attorney, to correspond with the said authorities, appear personally before the said authority(ies) if necessary, to receive the refund and issue receipt thereof.

10. To apply for copies of documents, any papers, etc. with any department, body, authority, court, tribunal, municipality, etc., relating to the Schedule B property, pay necessary fees, and obtain the same and to issue receipt thereof.

11. To receive all registered and unregistered letters, summons, notices, etc., addressed to the Principals by any one pertaining to the Schedule B property, from the postal authorities or any other authorities or anyone else and to acknowledge receipt thereof.

V. Jayalakshmi

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12. To appear personally before any Corporation, municipal authority, Local Body, Board, Department, CMDA, DTCP, any competent authority, institution, for any purpose relating to the approval of the Schedule B property, whenever the Attorney feels necessary, and to do all acts and deeds necessary for the purpose/s.

13. To deal with ULT authorities, Tahsildar(s), CMDA, Water and Sewerage Board, TNEB/TANGEDCO, DTCP, Corporation of Chennai, Municipality, Local Body, Government Departments/Authorities, District Collector, Revenue Authority, Government of Tamil Nadu, Boards, any Competent Authority, etc., for any purpose pertaining to the Schedule B property and apply for and obtain necessary NOCs/letters/permits/approval/sanctions, etc. from any authority/body wherever necessary.

14. To re-classify, carry out reconstitution, amalgamation and consolidation, sub-division of the Schedule B property or prepare Lay-out and to obtain necessary approvals, permits, planning permission, plans, etc., for such reconstitution or amalgamation or sub-division or Lay-out or re-classification of the Schedule B property for the purpose of development of the Schedule B property and also execute necessary deed/s of reconstitution, affidavits, declarations, indemnities, forms and all other necessary papers as may be required. The Attorney is fully empowered to do all further and other acts and deeds necessary for the aforesaid purposes.

15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authorities on behalf of the Principals, to receive the refund, acknowledge and issue receipt thereof.

16. To apply for and obtain No Objection Certificates or permission/approval/certificates, consent, etc., necessary for the development of the Schedule B property from any competent authority including Income Tax Department and for the said

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purpose to sign/execute necessary papers, pay fees, appear before the authority and to do all the acts and deeds necessary for the same and to receive the same and acknowledge receipt thereof. To apply for and obtain No Objection Certificate/s, and any other Certificate/s, etc., from the Competent Authority and acknowledge receipt thereof.

17. To apply for revisions, regularisations, etc., to the Competent Authority/ies and sign and file necessary applications, indemnities, declarations, documents and papers and pay necessary fees, to correspond with the said authorities, personally appear before the said authorities, to do necessary acts, deeds and things for the said purposes, and to receive the approval and to issue receipt thereof.

18. To execute and register necessary Gift Deed/s or other Deeds to gift/transfer land under OSR Rules, land covered by roads, etc., out of the Schedule B property, to the competent authority/ies, to obtain approval for Lay-out, etc., to hand over possession of the said land to the said authority/ies, to receive back the document/s from the registering authority on completion of the registration formalities and to issue receipt thereof. To gift land from the Schedule B property for road widening to the competent authority if required for obtaining plan approval. The Attorney is fully empowered to do all further and other acts and deeds necessary for the aforesaid purposes.

19. To deliver legal possession of the Schedule B property sold to the Purchaser/s as the case may be either in whole or parts or by way of undivided shares.

20. To raise funds on the Security of the Schedule B property either by way of equitable mortgage or registered mortgage or any other mode, for meeting the cost of making Development and getting layout approval with respect to the Schedule B property from banks, financial institutions, companies, etc., and for the said purpose to sign/execute necessary papers/deeds including pronote/s and if necessary to register the mortgage deed/s and/or any other deeds/agreements by presenting the

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same before the competent registering authority and admitting execution thereof, to hand over all the original documents to the mortgagee/s, to receive money in the name of the Attorney and acknowledge receipt thereof, to repay the loan amount/s together with interest and receive back all the original documents and to acknowledge receipt thereof. The Principals are not personally or otherwise, either directly or indirectly, liable and responsible for payment of such loans and if there is any default, recovery shall be enforced only against the Schedule B property and the Attorney. The Attorney is solely and personally liable and responsible for repayment of such debt/liabilities.

21. To sign all forms, applications, for transfer of Revenue Records in the Panchayath or Municipality on our behalf in connection with respect to the Sale of the Schedule B property.

22. To correspond with any one in any matter relating to the Schedule B property.

23. To appoint, substitute and/or terminate Advocate(s)/Auditor(s)/Contractors or Consultants/ Surveyors and any other professional agencies for any matter in respect of any disputes concerning the Schedule B property and also relating to the development of the Schedule B property, if the Attorney deems it fit, and to pay their fees and expenses.

24. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court/Tribunal/Body/any Competent Authority pertaining to the Schedule B property and for the said purpose to sign vakalath, to sign and verify plaints, written statements, affidavits, counters, petitions, pleadings and all other connected papers necessary for the said purposes and to appear before any Court/Tribunal/Competent Authority on behalf of the Principals and to do all the necessary acts, deeds and things. To file and receive back documents, to deposit and withdraw money and to issue receipt therefore. To obtain refund or repayment of court

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fees or any other sums. To adduce evidence - both documentary and oral before the competent authority. To apply to courts and offices for copies of documents and papers and to sign necessary applications, forms, papers, etc., to pay fees/charges and to receive copies of documents/papers and to issue receipt thereof.

25. To issue legal notice, reply notice, and rejoinder in any matter relating to the Schedule B property.

26. To apply for inspection of and to inspect judicial and other public records.

27. To compromise, compound and withdraw cases whenever the Attorney shall think proper to do so and to sign necessary papers for the said purposes.

28. To execute and sign all forms, applications, declarations and documents and papers whatsoever in connection with all or any of the purposes related to the Schedule B property.

29. To pay taxes or fees pertaining to the Schedule B property to the competent authority and to receive receipt thereof.

30. To delegate the powers hereby granted to deal with the Schedule B property to any executives of the Attorney to do all or any of the above acts, deeds and things, to execute Power/s of Attorney or other documents for the said purpose and to present the said documents for registering before the competent registering or authority and to admit execution thereof. Such delegation of powers to any executives of the Attorney shall also be done by necessary Board Resolution/s of the Attorney herein.

31. The Attorney shall maintain proper accounts and the same shall be rendered to the Principals as and when required. No consideration is passed on under this General Power of Attorney and no transfer of property is involved in this General Power of Attorney.

And generally to do all the acts, deeds and things necessary for all the aforesaid things.

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AND the Principals doth hereby agree and undertake to ratify and confirm all and whatsoever the Attorney shall lawfully do, execute or perform in exercise of the power hereby conferred upon, under and by virtue of this deed.

SCHEDULE OF PROPERTIES
SCHEDULE "A"
(Entire Property)

Item No.1:
All that piece and parcel of Land comprised in Survey Nos. 71/1A measuring to an extent of Ac 0.21 cents, 71/1B measuring to an extent of Acre 0.12 cents, admeasuring to an extent of Acre 0.33 cents, bearing Patta No.400, situated at Kilakottaiyur Village, Vandalur Taluk and by then Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.2:
All that piece and parcel of Land comprised in Survey Nos.54/1 measuring to an extent of Acre 0.20 cents, bearing Patta No.400, situated at Kilakottaiyur Village, Vandalur Taluk and by then Chengalpattu Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.3:
All that piece and parcel of Land comprised in Survey Nos.54/3A measuring to an extent of Acre 0.40 cents, 58/6A3 measuring to an extent of Acre 0.28 cents, 58/6A1 measuring to an extent of Acre 0.02 cents, admeasuring to an extent of Acre 0.70 cents, bearing Patta No. 187, situated at Kilakottaiyur Village, Vandalur Taluk and by then Chengalpattu Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.4:
All that piece and parcel of Land comprised in S.Nos.58/6B measuring to an extent of Ac 0.55 cents, 58/7C1 measuring to an extent of Ac 0.27 cents, admeasuring to an extent of Ac 0.82 cents, bearing Patta No 191, situated at Kilakottaiyur Village, Vandalur Taluk Chengalpattu District, within the limit of Thiruporur Panchayat Union

V. Ignatius

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For JADE PROMOTERS

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Item No.5:
All that piece and parcel of Land Comprised in Survey Nos.70/3A measuring to an extent of Acre 0.15 cents, 70/5A measuring to an extent of Acre 0.17 cents, admeasuring to an extent of Acre 0.32 cents, bearing Patta No.187, situated at Kilakottaiyur Village, Vandalur Taluk Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.6:
All that piece and parcel of Land Comprised in Survey No.69 measuring to an extent of Acre 0.32 cents out of Acre 0.94 cents, bearing Patta No. 191, situated at Kilakottaiyur Village, Vandalur Taluk Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.7:
All that piece and parcel of Land Comprised in Survey Nos.67/1 measuring to an extent of Acre 0.57 cents, 58/7B measuring to an extent of Acre 0.27 cents, admeasuring to an extent of Acre 0.84 cents, bearing Patta No.400, situated at Kilakottaiyur Village, Vandalur Taluk Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.8:
All that piece and parcel of Land comprised in Survey No.68 measuring to an extent of Acre 0.90 cents, bearing Patta No.191, situated at Kilakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.9:
All that piece and parcel of Land measuring to an extent of Acre 0.56 cents out of Acre 0.63 cents comprised in Survey Nos.56/5 measuring to an extent of Acre 0.30 cents, 58/6A2 measuring to an extent of Acre 0.26 cents, 54/3B4 measuring to an extent of Acre 0.07 cents, bearing Patta No.187, situated at Kilakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

V. Jayachandran

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Item No.10:

All that piece and parcel of Land measuring to an extent of Acre 0.85 cents out of Acre 0.95 cents comprised in Survey Nos.58/5B measuring to an extent of Acre 0.31 cents, 58/7A measuring to an extent of Acre 0.27 cents, 58/7C2 measuring to an extent of Acre 0.27 cents, bearing Patta No.87, situated at Kilakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.11:

All that piece and parcel of Land comprised in Survey No.67/2 measuring to an extent of Acre 0.57 cents, bearing Patta No.187, situated at Kilakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.12:

All that piece and parcel of Land comprised in Survey No.70/5B measuring to an extent of Acre 0.15 cents, bearing Patta No.191, situated at Kilakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.13:

All that piece and parcel of Land measuring to an extent of Acre 0.60 cents out of Acre 0.87 cents comprised in Survey Nos.72/3 measuring to an extent of Acre 0.30 cents, 71/2 measuring to an extent of Acre 0.30 cents, 84/4 measuring to an extent of Acr 0.09 cents, 84/6 measuring to an extent of Acre 0.18 cents, bearing Patta No.191, situated at Kilakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.14:

All that piece and parcel of Land comprised in Survey No.135/3B measuring to an extent of Acre 0.51 cents, bearing Patta No.396, situated at Melakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.15:

All that piece and parcel of Land comprised in Survey No.135/4 measuring to an extent of Acre 0.62 cents, bearing Patta No.407, situated at Melakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

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Item No.16:
All that piece and parcel of Land comprised in Survey No.140/2 measuring to an extent of Acre 0.36 cents, bearing Patta No.396, situated at Melakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.17:
All that piece and parcel of Land comprised in Survey Nos 135/3A measuring to an extent of Acre 0.40 cents, 135/5 measuring to an extent of Acre 0.33 cents, admeasuring to an extent of Acre 0.73 cents, bearing Patta No.396, situated at Melakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Item No.18:
All that piece and parcel of Land comprised in Survey No.143/1B measuring to an extent of Acre 0.38 cents, bearing Patta No.396, situated at Melakottaiyur Village, Vandalur Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union. In all situated within the Registration District of Chennai South and Sub-Registration District of Guduvancheri.

SCHEDULE "B"

(Property covered under this Power Deed)

All that piece and parcel of Land comprised in following survey numbers with various extent situated at Kilakottaiyur Village, Vandalur Taluk and by then Chengalpattu Taluk, Chengalpattu District, within the limit of Thiruporur Panchayat Union.

Serial numbers	Survey Numbers	Extent in Acres	Patta Nos.
1	54/1	0.20	400
2	54/3A	0.40	187
3	58/5B	0.31	187
4	58/6A1	0.02	187
5	58/6A2	0.26	187
6	58/6A3	0.28	187
7	58/6B	0.55	191
8	58/7A	0.27	187
9	58/7B	0.27	400
	Total	2.56	

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In all situated withinthe Registration District of Chennai South and Sub-Registration District of Guduvancheri.

IN WITNESS WHEREOF THE PRINCIPALS AND ATTORNEY HAVE SIGNED THIS GENERAL POWER OF ATTORNEY AT CHENNAI ON THIS THE 19TH DAY OF SEPTEMBER 2022.

ATTORNEY

PRINCIPALS

WITNESSES:

1.
(Mr.M.V.Thankachan)
S/o Velayudham, Madathil House,
Chengalam South, Kottayam, Kerala-686 022.

2.
(Mr.K.Rajesh)
S/o Krishnamurthy,
No.195, Ettiyamman Koil Street,
Kilmavilangai, Villupuram-604 207.

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Registering Officer

Drafted by:



K. RANGARAJAN M.A., B.L.,
Enroll No.638/1989, Advocate & Notary
1, Muthumariamman Koil Street,
Lakshmipuram, Chromepet,
Chennai-600 044

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : வண்டலூர்

வருவாய் கிராமம் : கிழக்கோட்டையூர் பட்டா எண் : 187

உரிமையாளர்கள் பெயர்

1. வியாகப்ப பிள்ளை மகன் இகனேஷியஸ்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக - ஏர்	ரூ - பை	
54	3A	--	--	0 - 16.00	1.04	--	--	---- -- 11-03-2002
54	3B1	--	--	0 - 1.00	0.07	--	--	---- -- 11-03-2002
54	3B3	--	--	0 - 4.00	0.28	--	--	---- -- 11-03-2002
54	3B4	--	--	0 - 3.00	0.20	--	--	---- -- 11-03-2002
56	5	--	--	0 - 12.00	0.84	--	--	---- -- 11-03-2002
58	5B	--	--	0 - 12.50	1.07	--	--	---- -- 11-03-2002
58	6A1	--	--	0 - 1.00	0.08	--	--	---- -- 11-03-2002
58	6A2	--	--	0 - 10.50	0.80	--	--	---- -- 11-03-2002
58	6A3	--	--	0 - 11.00	0.87	--	--	---- -- 30-10-2014
58	7A	--	--	0 - 11.00	0.86	--	--	---- -- 11-03-2002
58	7C2	--	--	0 - 11.00	0.85	--	--	---- -- 11-03-2002
67	2	--	--	0 - 23.00	1.96	--	--	---- -- 11-03-2002
70	3A	--	--	0 - 6.00	0.4	--	--	---- -- 11-03-2002
70	5A	--	--	0 - 7.00	0.5	--	--	---- -- 11-03-2002
				1 - 29.00	9.92			

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Registering Officer

TAMIL NADU

V. Jayaraman

01 - மானாவரி

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டனவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 35/15/027/00187/00220 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.

2. இத் தகவல்கள் 19-09-2022 அன்று 02:55:40 PM நேரத்தில் அச்சடிக்கப்பட்டது.

3. கைபேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : வண்டலூர்

வருவாய் கிராமம் : கீழக்கோட்டையூர்

பட்டா எண் : 191

உரிமையாளரகள் பெயர்

1 விஜயகுப்ப பிள்ளை மகன் வி. துகளேஷியஸ்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	
84	4	0 - 3.00	0.06	--	--	--	--	D2003/2882--- -- 06-11-2003
84	6	0 - 7.50	0.07	--	--	--	--	D2003/2882--- -- 06-11-2003
84	9	0 - 18.50	0.17	--	--	--	--	----- -- 04-02-2016
58	6B	--	--	0 - 22.50	1.75	--	--	---- -- 11-03-2002
58	7C1	--	--	0 - 11.00	0.86	--	--	---- -- 11-03-2002
58	9	--	--	0 - 16.00	1.15	--	--	---- -- 11-03-2002
68	-	--	--	0 - 36.50	3.09	--	--	D2003/1369--- -- 17-09-2003
69	2	--	--	0 - 12.00	1.03	--	--	---- -- 11-03-2002
70	5B	--	--	0 - 5.50	0.48	--	--	---- -- 04-02-2016
71	2	--	--	0 - 10.50	0.83	--	--	---- -- 01-04-2003
72	3	--	--	0 - 12.00	0.83	--	--	---- -- 01-04-2003
84	5	--	--	0 - 20.50	1.15	--	--	---- -- 04-02-2016
		0 - 29.00	0.30	1 - 46.50	11.17			

மா - மானாவரி

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை காண்க https://eservices.tn.gov.in என்ற இணைய தளத்தில் 35/15/027/00191/60761 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 19-09-2022 அன்று 03:07:51 PM நேரத்தில் அச்சடிக்கப்பட்டது
3. ஸ்மார்ட்போன் கேமராவின்2D barcode படம்பிடிக்கும் முறைம் பயன்படுத்தி 3G/GPRS வழி இணையதளத்தில் உறுதி செய்யலாம்

https://eservices.tn.gov.in/eservicesnewland/chittaExtract_ta.html?Language

Document No.1501/2022 of ..... of books

I contains 27 Sheets 1/2 Sheet

Registering Officer

12

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

பொதுவான நீர்நிலை ஆக்கிரமிப்பு அல்ல [illegible]
[illegible] (Declaration)

பதிவுத்துறைத்தலைவர் சுற்றறிக்கை எண் 3508/சி1/2022
நாள் 07.02.2022

சென்னை உயர்நீதிமன்ற ஆணை அல்ல நீதிப்பேராணை
எண் W.P.No.22103/2018 உள்ளிட்ட வழக்குகள் மீதான
தீர்ப்பாணை நாள் 27.01.2022

[illegible]

V. Ignatius

[signature] [signature]

[illegible] எழுதிக்கொடுப்பவர்களின் கையொப்பம் [illegible] எழுதிக்கொடுப்பவர்களின் கையொப்பம்

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contains 23 Sheets 18 Sheet
Registering Officer

For JADE PROMOTERS
Partner

For JADE PROMOTERS
Partner

R/Gooduvancheri/Book-1/15811/2022

Pre... ted in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 20,475/- paid at 04:33 PM on the 20/09/2022 by

Left Thumb 	V. Ignatius 9444403458 Additions as per recitals of document	
Execution admitted by Left Thumb 	V. Ignatius Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC 329472691de0e57d334799a9f1f590be63fe39 (Details from UIDAI : V Ignatius C/O Viyagappa Pillai, 10-02-1942, xxxxxxxx5843)	
Execution admitted by Left Thumb 	9894843009 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC 291769e125f4a1ba3843129050b661a6779483 (Details from UIDAI : Joseph Maria Sebastian Arulappan S/O: Arulappan, 12-02-1956, xxxxxxxx8105)	
Claim admitted by Left Thumb 	(8939075262) Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC 8481307f13b1b78f5545f0ab6a9d7[illegible] (Details from UIDAI : Satheesh J M S/O: [illegible] Gold, 04-05-19[illegible]	

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Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

20th day of September 2022

Sub Registrar
Gooduvanchen

Registered as Number R/Gooduvancheri/Book-1/15811/2022

Date 20/09/2022
Gooduvanchen

Sub Registrar

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

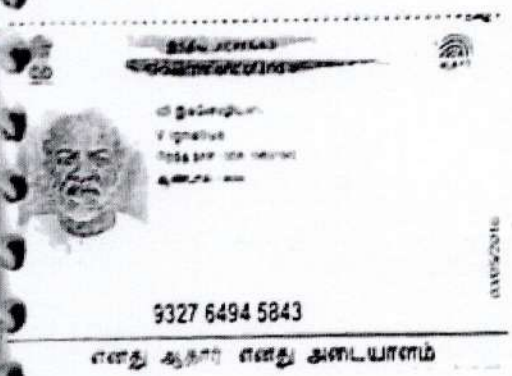
Document No 15811 of 2022 of book 1
contains 27 Sheets 20 Sheet
Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner



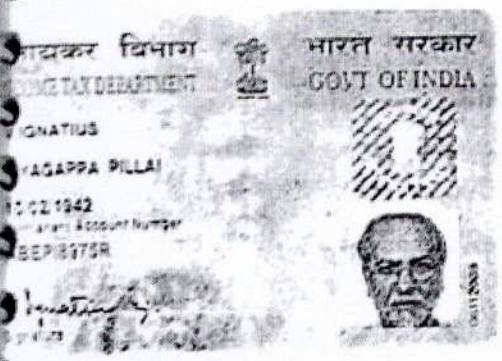
9327 6494 5843

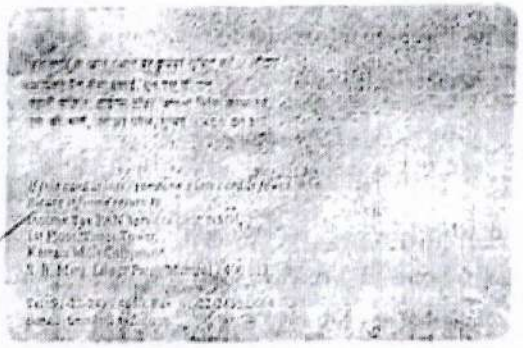
எனது ஆதார் எனது அடையாளம்



9327 6494 5843

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





V. Ignatius

Document No. 15811 of 2022 of books
I contains 27 Sheets 21 Sheet
Registering Officer

For JADE PROMOTERS

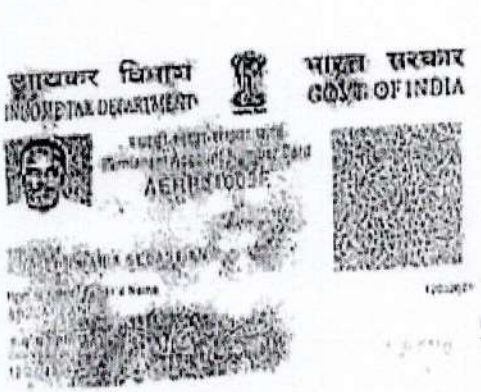
Partner

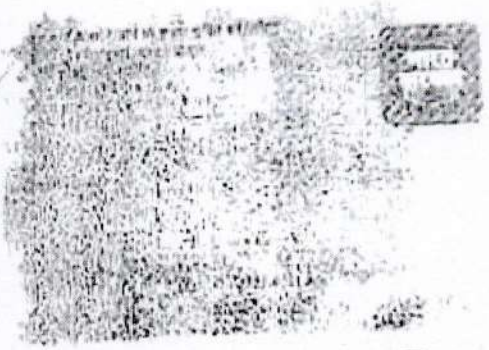
For JADE PROMOTERS

Partner









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Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner



Government of India

7107 3107 8084

VID : 9143 1264 1665 1301



Unique Identification Authority of India

7107 3107 8084

VID 9143 1264 1665 1301

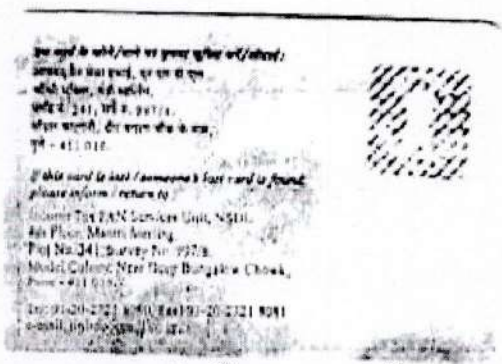


आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFJ1467H

JADE PROMOTERS



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Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner





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Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner





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Registering Officer

For JADE PROMOTERS

Partner

For JADE PROMOTERS

Partner

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
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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.