Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

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DIGITALLY VERIFIED RECORD

To

Date: 11/06/2026

**Tamil Nadu Real Estate Regulatory Authority (TNRERA)**
**Chennai.**

**Subject: Explanation regarding title flow and execution of General Power of Attorney pertaining to the schedule property.**

**REF:**

**Respected Sir/Madam,**

We respectfully submit the following explanation regarding the ownership and authorization relating to the schedule property measuring 5,454 square feet.

1. Mrs. P. Chandra, being the owner of the schedule property, executed a Settlement Deed dated 22.09.2014 in favour of Mrs. Usha Manohari, registered as Document No. 10205/2014.

2. Under the said Settlement Deed, Mrs. P. Chandra reserved a life interest for herself in respect of the schedule property and simultaneously settled the vested remainder rights in favour of Mrs. Usha Manohari. Accordingly, Mrs. Usha Manohari acquired a vested remainder interest in the entire extent of 5,454 square feet, while Mrs. P. Chandra retained the right of enjoyment during her lifetime.

3. Subsequently, in order to facilitate development of the property, both Mrs. P. Chandra (Life Interest Holder) and Mrs. Usha Manohari (Vested Remainder Holder) jointly executed a General Power of Attorney in favour of Imaculate Builders & Promoters Private Limited on 30.06.2023, registered as Document No. 10040/2023, authorizing development and dealing with an undivided share (UDS) of 2,727 square feet out of the total extent.

4. Thereafter, for the balance extent, Mrs. P. Chandra and Mrs. Usha Manohari jointly executed another General Power of Attorney in favour of Imaculate Builders & Promoters Private Limited on 08.03.2024, registered as Document No. 2768/2024, authorizing development and dealing with the remaining undivided share (UDS) of 2,727 square feet.

5. Thus, through the above two General Power of Attorney documents, the entire extent of 5,454 square feet stands covered, namely:
   - 2,727 square feet under Document No. 10040/2023 dated 30.06.2023; and
   - 2,727 square feet under Document No. 2768/2024 dated 08.03.2024.

6. Since the Settlement Deed created a life interest in favour of Mrs. P. Chandra and vested remainder rights in favour of Mrs. Usha Manohari, both parties jointly executed the aforesaid General Power of Attorney documents to convey complete and valid authority over the property for development purposes. Accordingly, the interests of both the life interest holder and the vested remainder holder are represented in the said documents.

7. It is further submitted that the aforesaid General Power of Attorney documents jointly executed by Mrs. P. Chandra and Mrs. Usha Manohari collectively cover the entire extent of the Schedule Property measuring 5,454 square feet. The said documents confer complete authority upon Imaculate Builders & Promoters Private Limited to develop the property and deal with the undivided share pertaining to the entire extent. Since the promoter derives its development rights and authority directly under the aforesaid registered General Power of Attorney documents executed by all persons having interest in the property, no separate Joint Development Agreement has been entered into between the landowners and the promoter. The registered General Power of Attorney documents themselves constitute the source of authority for undertaking and implementing the project.

8. Therefore, the title flow in respect of the Schedule Property is clear and continuous. The rights of both the Life Interest Holder and the Vested Remainder Holder stand duly represented in the registered General Power of Attorney documents and the promoter's authority to develop the entire extent of 5,454 square feet is fully established thereunder.

We therefore submit that the title flow and authorization in respect of the entire extent of 5,454 square feet are clear, valid, and duly evidenced by the aforementioned registered documents.

We request that the above explanation may kindly be taken on record.

Thanking you,

Regards,

For Immaculate Builders & Promoters Pvt Ltd

M. Usha Manohari

Director

For Immaculate Builders & Promoters Pvt Ltd

Director

For Immaculate Builders & Promoters Pvt Ltd

Director



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THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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/tools

**Services we run for you**
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# 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.