Verified RealEstate™

RE REGULATORY RECORD

RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

6292/BM-I/2017

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ் நாடு 6 तमिलनाडु TAMILNADU

BP 316718

T. GOTHAWARI, M A
STAMP VENDOR.
No.307-4, NEDUNGUNDRAM ROAD,
KOLAPAKKAM, CHENNAI-48.
L.No.13 CH (S) 2010 Dt.21.03.2011.
Cell:9444244629

11495
12.10.2017

J. Jayasekar
Chennai-102

GENERAL POWER OF ATTORNEY

KNOW WE ALL MEN BY THESE PRESENTS THAT THIS GENERAL POWER OF ATTORNEY is executed at Chennai on this 13th day of October 2017. BY **Mr. R. ANANDAKUMAR**, son of Mr. B. Radhakrishnan, aged about 51 years, residing at Q-36, Maraimalai Street, MMDA Colony, Chennai – 600106 hereinafter referred to as the "PRINCIPAL"

THE PRICIPAL DO HEREBY APPOINT AND CONSTITUTE

Mr. J.JAYASEKAR, son of Mr. C.S.Jagannathan, aged about 47 years, residing at Old No.68, New No.12, I Block, Anna Nagar East, Chennai 600 102, hereinafter referred to as "POWER AGENT";

J. Sayasekar
AGENT

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R. Anandakumar
PRINCIPAL

WHEREAS the PRINCIPAL is the absolute owner and is in absolute possession and enjoyment of all that piece and parcel of the agriculture lands admeasuring an extent of **Acres 2 & 20 Cents** in Survey No.183/1 {Acres 1 & 24}, 183/2 {64 Cents} and 183/3 {32 Cents] situate in No.9, Nedunkundram Village, Chengalpet Taluk, Kacheepuram within the Registration District of South Chennai and Registration Sub-District of Tamabaram, more expliciltly descibed in the Schedule hereunder, having purchased the same under a Sale Deed dated 20th October 2008, registered as Document No.8559 of 2008 in the Office of the Sub-Registrar, Tambaram, Chennai South from Mr. S. V. SHRIRAMULU.

WHEREAS the PRINCIPAL is not able to do all acts, deeds and things personally in relation to the schedule property, it has become necessary and expedient for THE PRINCIPAL to appoint the above named Mr. J.JAYASEKAR, as his POWER AGENT to do all or any of the following acts deeds and things;

NOW THIS GENERAL POWER OF ATTORNEY WITNESSETH:

1) To take possession of the Schedule Property, during my absence from India and to take any or all actions or other proceedings concerning the Schedule Property;
2) To contact and negotiate with the intending purchasers and to fix the sale consideration for the Schedule Property, which in the opinion of the POWER AGENT is reasonable and the terms and conditions for the sale;

J. Jayakar

R Anandakumar

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3) To contact, negotiate and exchange the Schedule Property with any other property belonging to a third Party, which in the opinion of the POWER AGENT is reasonable and beneficial to my interest;
4) To execute any Rectification Deed in respect of the Schedule Property, if necessary;
5) To enter into agreement to sell the Schedule Property;
6) To receive advance Sale Consideration and to issue receipts therefore;
7) To execute the Sale Deed/Exchange Deed/ Rectification Deed and sign other papers connected therewith;
8) To appear before the Registrar and admit execution of the Sale Deed/Exchange Deed/Rectification Deed;
9) To get the Sale Deed/Exchange Deed/ Rectification Deed duly registered and
10) To receive the entire Sale Consideration from the buyer in the event of sale of the Schedule Property;
11) To apply to and to appear before any statutory authority or body to obtain such certificate as may be necessary to effect due conveyance of the Schedule Property;
12) To appear and act in and before all courts, tribunals, bodies, institutions or authorities and to sign and verify plaints, pleadings, statements, objections and/or other papers of all kinds in relation to the Schedule Property;
13) To draw, accept, endorse, negotiate, retire, pay any bill of exchange, promissory note, cheques or other negotiable instruments which my POWER AGENT may deem necessary or proper in relation to the Schedule Property;

3. Seychun

R. Anandakumar

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14) To incur necessary expenses for the above purpose and give proper account of the income and expenditure to the PRICINPAL;

15) To appoint any advocate or any other legal practitioner, if necessary.

16) To file and receive back documents, to deposit and withdraw money and to grant receipts therefore;

17) To apply to courts and officers for copies of documents and papers;

18) The POWER AGENT is fully accountable to the PRINCIPAL;

No consideration is received to execute this GENERAL POWER OF ATTORNEY.

Generally to do all such acts, deeds and things that are necessary to more fully effectuate the powers hereby given.

I, the said R. ANANDAKUMAR hereby agree that all acts, deeds and things lawfully done by my POWER AGENT shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my POWER AGENT shall lawfully do or cause to be done by virtue of the POWER hereby given.

This POWER is exercisable only in relation to the transactions referred above and not to any other transactions.

B. Jayashree

R. Anandakumar

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SCHEDULE

All that piece and parcel of the agriculture lands measuring to an extent of acre 1.24 cents in Survey No.183/1, acre 0.64 Cents in Survey No.183/2, acre 0.32 Cents in Survey No.183/3, in all admeasuring to an total extent of **Acres 2 & 20 Cents,** situate in No.9, **Nedunkundram Village,** Chengalpet Taluk, Kacheepuram Dist, within the Registration District of South Chennai and Registration Sub-District of Tamabaram.

IN WITNESS WHEREOF, THE PRINCIPAL HEREIN HAVE SET AND SIGNED THIS POWER ON THIS DAY, MONTH AND YEAR FIRST ABOVE MENTIONED.

E. Sejahm

AGENT

R. Anandakumar

PRINCIPAL

WITNESSES :

1. S.P
S/o. S.S.PONDIAN.
No,42/22, VANCHINATHAN ST,
PERAMBUR,
CHENNAI - 600011.

2. P. Rajendra
S/o. S.RAJENDRAN
No: 14/20 Periyar Nagar
Thiruvanmiyur
Chennai - 600041

DOCUMENT No:
YEAR: 6292/17
Page No: 5
Total Pages: 10

DRAFTED BY:
D. KARTHIKEYAN (D.Kar)
TN.D.W.L.No. A/321/CH(S)/2000

6292/2017/BK1

Presented in the Office of SUBREGISTRAR of Tambaram and fee of Rs. 10150 paid between hours of 2 and 3 on 13/10/2017 by

1 Left Thumb





R. Anandakumar

Additions As per the recitals of the document

7550248362

Execution Admitted by

1 Left Thumb





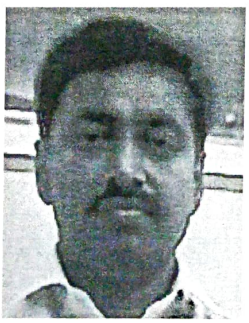
R. Anandakumar

Additions As per the recitals of the document

Claim Admitted by

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I. Sayeshwar

Additions As per the recitals of the document

9444104493

DOCUMENT No:
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Identified by

1 Left Thumb





Name : Srinivasan

S/o Sowndra Pandiayan

As per Document

SP

488416394

2 Left Thumb





Name : Ragunath

S/o Rajendran

As per Document

8124272405

13th day of October 2017

SUBREGISTRAR Tambaram

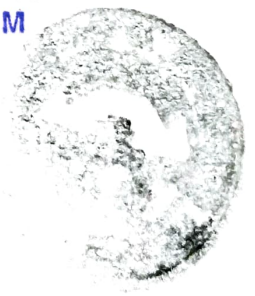
Registered as No 6292 of 2017 of Book I

Date : 13/10/2017 SUBREGISTRAR Tambaram

S. MANOHARAN
SUBREGISTRAR
TAMBARAM

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இந்திய அரசாங்கம்
Government of India



ரா ஆனந்த குமார்
R. Ananda Kumar
பிறந்த நாள் / DOB 1/05/1966
ஆண்பால் / Male

5894 2972 0651

- சாதாரண மனிதனின் அதிகாரம்

India Driving Licence(Tamilnadu)
Form 7
DOI 06/12/1989

D/L No TN20Z19890000555
Name JAYASEKAR J
S/D/W of JAGANNATHA NAIDU C S
Address
OLD NO 616, NEW NO 49,
J J NAGAR,MOGAPPAIR EAST
CHENNAI 600037
Temp.Add

D.O.B 01/05/1967 B.G AB-

Punishments.



Unique Identification Authority of India

முகவரி
தந்தை / தாய் பெயர் ராதா
கிருஷ்ணன், 36, க்யூ ப்லாக்
மறைமலை அடிகளார் தெரு
எம்எம்டிஏ காலனி,
அரும்பாக்கம், சென்னை,
அரும்பாக்கம், தமிழ் நாடு, 600106

Address:
S/O: Radha Krishnan, 36, Q
BLOCK MARAIMALAI ADIGALAR
STREET MMDA COLONY,
Arumbakkam, Chennai,
Arumbakkam, Tamil Nadu,
600106

5894 2972 0651

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

End.No. :TN02/DLR/0007451/2008 24/07/2008 11:26:03 AM
Licensed to drive throughout India, vehicles of the following descriptions
M/CYCL. WG 06/12/1989 TN20Z LMV 06/12/1989 TN20Z

Non-Transport Veh.Valid upto 30/04/2017
Prev.DL.Exp.Date - Nt. : 01/05/2007



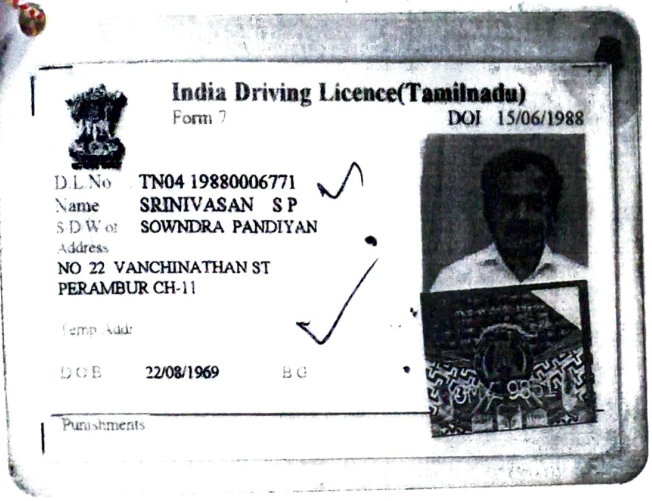
Signature/L.T.I of the Holder

Asst.Licensing Authority
RTO,CHENNAI(NORTH WEST)

S. Jayachandran

R. Anandakumar

DOCUMENT No:
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India Driving Licence(Tamilnadu)
Form 7
DOI 15/06/1988

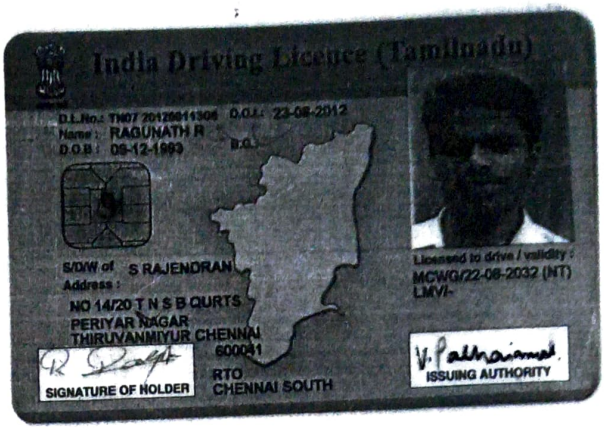
D.L.No TN04 19880006771
Name SRINIVASAN S P
S/D/W of SOWNDRA PANDIYAN
Address
NO 22 VANCHINATHAN ST
PERAMBUR CH-11

Temp. Addr

D.O.B 22/08/1969 B.G

Punishments

S.P. Srinivasan.



India Driving Licence (Tamilnadu)

D.L.No.: TN07 20120011306 D.O.I.: 23-08-2012
Name : RAGUNATH R
D.O.B : 08-12-1993 B.G.

S/D/W of S RAJENDRAN
Address :
NO 14/20 T N S B QURTS
PERIYAR NAGAR
THIRUVANMIYUR CHENNAI
600041

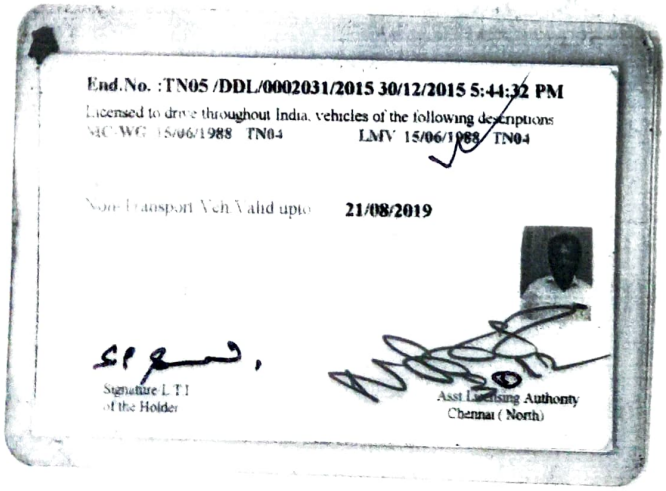
Licensed to drive / validity :
MCWG/22-08-2032 (NT)
LMV-

RTO
CHENNAI SOUTH

SIGNATURE OF HOLDER

V. Pathmanabhan
ISSUING AUTHORITY

R. Ragunath



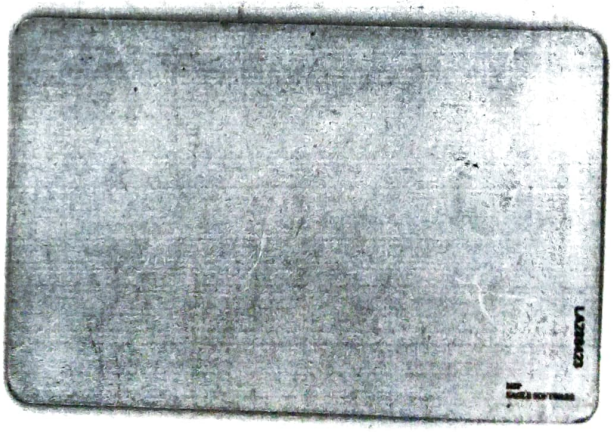
End.No. :TN05 /DDL/0002031/2015 30/12/2015 5:44:32 PM
Licensed to drive throughout India, vehicles of the following descriptions
MCWG 15/06/1988 TN04 LMV 15/06/1988 TN04

Non-Transport Veh Valid upto 21/08/2019

Signature L.T.I of the Holder

Asst Licensing Authority
Chennai (North)

S. Sreedharan



R. Anandakumar

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J. Jayasekar

R. Anandakumar

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.