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DIGITALLY VERIFIED RECORD

SCANNED

3002/2024

: - 1 - :

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

30/2024

M/s GP HOMES PVT LTD

15 MAY 2024

DC 446183

K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B3 / 2000
Shop No. 27, TNHB Shopping Complex
Thirumangalam, Chennai-600 101

:: **GENERAL POWER OF ATTORNEY** ::

THIS DEED OF GENERAL POWER OF ATTORNEY executed at KONNUR on this the 16th Day of May, Two Thousand Twenty Four, by:

1. Mr. G. EASSIAYA, Son of Late Gnanamuthu, aged about 54 years, residing at No. 24, Church Street (also known as Matha koil Street), Chinnakoladi, Thiruverkadu, Chennai – 600 077, having his PAN Card bearing ADXPE8267F, Mobile No. 9444318306 and Identified by his AADHAAR card bearing 8568 0878 5502 and

2. Mr. M. SURESHKUMAR, Son of Late K. Mahalingam, aged about 52 years, residing at now residing at No. 25, Perumal Kovil Street, Mel Ayanambakkam, Chennai – 600 095, having his PAN Card bearing EDRPS8008C, Mobile No. 9962535863 and Identified by his AADHAAR card bearing 8023 7884 3626, hereinafter called the PRINCIPALS, hereinafter called the PRINCIPALS, do hereby appoint, retain, nominate and constitute;

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 1 sheet.

Registering Officer

M/s. GP HOMES PRIVATE LIMITED, a Company registered under the Indian Companies Act – 1956 and having its PAN Card bearing AADCE4072E Registered Office at No. W-740, First Floor, Syndicate Bank Colony, IV Avenue, Anna Nagar West Extension, Chennai -600 101 and herein represented by its Managing Director Mr. S. ELUMALAI, Son of Mr. E. Sivalingam, aged about 53 years, having his PAN Card bearing AAFPE2340A, Mobile No. 9790889993 and Identified by his AADHAAR card bearing 6225 9173 3649, hereinafter called the GENERAL POWER AGENT, WITNESSETH:-

WHEREAS the vacant land measuring an extent of 2 Acres 38 Cents being the full extent of Survey No. 431 of Athipattu Village, presently within the Civic Jurisdiction limits of Greater Chennai Corporation, presently Ambattur Taluk, presently Chennai District, was originally owned and possessed by one Mr. Ramalinga Iyer.

AND WHEREAS the said Mr. Ramalinga Iyer had sold the said 2 Acres 38 Cents of land to one Mr. ChinnaKrishnammai Naidu in and by virtue of a registered Sale Deed Dated 21st Day of July 1913 and registered as Document No. 1564 of 1913, Book I in the Office of the Sub-Registrar of Saidapet.

AND WHEREAS the said Mr. Chinna Krishnammai Naidu had divided the said 2 Acres 38 Cents of land into two equal portions and sold the western portion, measuring an extent of 1 Acre 19 Cents, to one Mr. Chinnappan in and by virtue of a registered Sale Deed Dated 21st Day of August 1915 and registered as Document No. 2054 of 1915, Book I in the Office of the said Sub-Registrar of Saidapet.

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 2 sheets 2 sheet.

Registering Officer

AND WHEREAS he, the said Mr. ChinnaKrishnammai Naidu, had sold the other portion, i.e. being the eastern portion of the said 2 Acres 38 Cents, measuring an extent of 1 Acre 19 Cents to one Mr. Krishna Rao Naidu in and by virtue of a registered Sale Deed Dated 10th Day of February 1917 and registered as Document No. 291 of 1917, Book I in the Office of the said Sub-Registrar of Saidapet.

AND WHEREAS the said Mr. Krishna Raohad subsequently sold his 1 Acre 19 Cents to the abovesaid Mr. Chinnappan, who already purchased and owned the other portion, in and by virtue of a registered Sale Deed Dated 12th Day of March 1919 and registered as Document No. 712 of 1919, Book I in the Office of the said Sub-Registrar of Saidapet.

AND WHEREAS thus the said Mr. Chinnappan was became the absolute owner of entire 2 Acres 38 Cents by virtue of the abovesaid two sale deeds, viz:

i) Sale Deed Dated 21st Day of August 1915 and registered as Document No. 2054 of 1915;

ii) Sale Deed Dated 12th Day of March 1919 and registered as Document No. 712 of 1919:

AND WHEREAS the said Mr. Chinnappan had sold 1 Acre 19 Cents, being the western portion of the abovesaid 2 Acres 38 Cents, to his wife Mrs. KaruppayeeAmmal in and by virtue of a registered Sale Deed Dated 27th Day of July 1937 and registered as Document No. 1653 of 1937, Book I in the Office of the said Sub-Registrar of Saidapet.

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 3 sheet.

Registering Officer

AND WHEREAS thus the said:

i) Mrs. Karuppayee Ammal, Wife of the said Mr. Chinnappan was in possession and enjoyment of her 1 Acre 19 Cents of land, being the western portion of the abovesaid 2 Acres 38 Cents, till her life time;

ii) Mr. Chinnappan was in possession and enjoyment of the remaining extent of land, i.e. 1 Acre 19 Cents being the eastern portion of the abovesaid 2 Acres 38 Cents, till his life time:

AND WHEREAS the said both Mr. Chinnappan and his wife Mrs. Karuppayee Ammal died intestate leaving behind their one surviving daughter Mrs. Pachaiammal and one pre-deceased daughter Chellammal's daughter Mrs. Govindhammal alias Ruth (their grand-daughter) as their legal heirs to succeed the properties left by them, including the above described 2 Acres 38 Cents of land.

AND WHEREAS they, the said Mrs. Pachaiammal and Mrs. Govindhammal alias Ruth had jointly sold 1 Acre 19 Cents, being the western portion of the abovesaid 2 Acres 38 Cents, to one Mrs. Saroja and retained the other portion measuring an extent of 1 Acre 19 Cents, being the eastern portion of 2 Acres 38 Cents and their joint possession and enjoyment over the said 1 Acre 19 Cents of land was confirmed by the patta, Patta No. 160, issued by the Revenue Authorities in their favour and by virtue of the patta the said Survey No. 431 has been classified and new Survey No. 431/1 had been assigned to their 1 Acre 19 Cents of land.

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 4 sheet.

Registering Officer

AND WHEREAS subsequently their possession was re-confirmed by the Town Survey Field Register issued by the Head-Quarters Deputy Tahsildar of Ambattur Taluk in their favour and by virtue of Town Survey Field Register T.S. No. 4/4 in Block No. 10 of Ward G had been assigned to the said property.

AND WHEREAS the said Mrs. Pachaiammal and Mrs. Govindhammal alias Ruth had decided to enter into a partition between themselves equally in respect of the abovesaid 1 Acre 19 Cents and as such they have entered into a Deed of Partition on 4th Day of May 2006 and registered as Document No. 5319 of 2006, Book I in the Office of the Sub-Registrar of Ambattur and thereby the said 1 Acre 19 Cents of land has been divided into two equal portions and a portion, being the eastern portion, measuring an extent of 59.54Cents was allotted to the exclusive share of Mrs. Pachaiammal and the other portion, being the western portion, measuring an extent of 59.54Cents was allotted to the exclusive share of Mrs. Govindhammal alias Ruth.

AND WHEREAS the said Mrs. Pachaiammal and Mrs. Govindhammal alias Ruth were in absolute, uninterrupted possession and enjoyment of their respective shares ever since the date of abovesaid partition till the date of settled the same in favour of the PRINCIPALS herein.

For GP HOMES PVT LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets. 5 sheet.

Registering Officer

AND WHEREAS the said Mrs. Govindammal alias Ruth out of her true love and affection towards the FIRST PRINCIPAL, who is her son, has settled her 59.54 Cents of land, comprised in Survey No. 431/1 and correlated to T.S. No. 4/4 in Block No. 10 of Ward G of Athipattu Village, Ambattur Taluk, Tiruvallur District, more particularly described as Item No. I in the Schedule hereunder, in and by virtue of a registered Settlement Deed Dated 20th Day of October 2014 and registered as Document No. 14318 of 2014, Book I in the Office of the Sub-Registrar of Ambattur and delivered the possession of the said property to the FIRST PRINCIPAL with absolute powers, including the power of alienation.

AND WHEREAS the said Mrs. Pachaiammal out of her true love and affection towards the SECOND PRINCIPAL, who is her grand-son, has settled her 59.54 Cents of land, comprised in Survey No. 431/1 and correlated to T.S. No. 4/4 in Block No. 10 of Ward G of Athipattu Village, Ambattur Taluk, Tiruvallur District, more particularly described as Item No. II in the Schedule hereunder, in and by virtue of a registered Settlement Deed Dated 20th Day of October 2014 and registered as Document No. 14317 of 2014, Book I in the Office of the Sub-Registrar of Ambattur and delivered the possession of the said property to the SECOND PRINCIPAL with absolute powers, including the power of alienation.

AND WHEREAS thus the said:

i) The FIRST PRINCIPAL has become the absolute owner of 59.54 Cents of land, more particularly described as Item No. I in the Schedule hereunder;

ii) The SECOND PRINCIPAL has become the absolute owner of 59.54 Cents of land, more particularly described as Item No. II in the Schedule hereunder;

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 6 sheet.

Registering Officer

And they are in absolute, uninterrupted possession and enjoyment of their respective portions ever since the date of aforesaid settlement deeds as above.

AND WHEREAS the PRINCIPALS have decided to sell their respective portions with or without developing the same and they have realized that it is difficult for them to attend, all the matters relating to the above said process, such as obtaining necessary permission from the CMDA, any civic authorities, development and sale etc. personally and therefore they have unanimously thought it fit and necessary to appoint and retain M/s. GP HOMES PRIVATE LIMITED, a Company registered under the Indian Companies Act – 1956, on whom they have complete confidence, to do any or all of the following acts, deeds and things, that is to say:-

1. To appear, prepare and submit plans for sub-division of land, reconstitution, before Chennai Metropolitan Development Authority, Corporation of Chennai and any other civic or Government Authorities/Quasi-Judicial Authorities etc. and to remit the necessary fees, expenses for the same and to obtain the planning permission from the said authorities.
2. To form a layout and draw the plan and to measure, fix the area for each plot and fix the boundary stones thereof and form ditches, pathways, roads, etc.
3. To convert the entire or portion of the Schedule mentioned property into house-sites or in any other form at the discretion of the General Power Agent herein and to sell the same, with or without building.

For GP HOMES PVT. LTD.

Managing Director

3002 of 2024 of Book 1

I contains 22 sheets 7 sheet.

Registering Officer

4. To deposit any amount for getting such approval from the said authorities and to withdraw the said amount from the said authorities.
5. To sign and verify all affidavits, indemnities, guarantee documents and papers necessary for such proposed development.
6. To submit applications and make declarations before the competent authority and any other authority appointed under the Tamil Nadu Urban Land (Ceiling and Regulations) Act, the Tamil Nadu Town and Country Planning Act and Tamil Nadu District Municipalities Act.
7. To fix the terms and conditions for sale of the Schedule mentioned property either in whole or in piecemeal or plot by plot or undivided share or shares to the intending buyer/s.
8. To enter into an agreement or agreements for Sale with the proposed buyers in respect of the Schedule mentioned property and to enter into agreement of sale with them for the sale of the plots comprised in the proposed house-sites layout and also to execute the said agreements, if necessary, for and on behalf of the PRINCIPALS, to receive all payments under the said agreement or agreements and issue all lawful and effective receipts.
9. To Sell, Transfer, Lease, Mortgage and to execute all kinds of deeds to that effect, including Memorandum of Deposit of Title Deeds, Settlement Deed, Release Deed or any other Deed, with respect to the Schedule mentioned property and to sign and to present the same before the Registering Authority for Registration.

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 8 sheet.

Registering Officer

10. To execute Sale Deed or deeds in favour of the proposed buyer or buyers in respect of the Schedule mentioned property as undivided share and present each of the Sale Deed or Deeds for registration, to admit execution thereof and to receive all payments under the Sale Deed.
11. To sign and deliver all patta transfer form/forms under the Urban Land Ceiling and Regulations Act and other forms required to be signed before the registering authority, to do all acts, deeds and things till the registration of the sale deed or deeds is completed in every respect.
12. To deliver vacant possession of the Schedule mentioned property so sold by the Attorney to the purchasers, to make available for inspection of all documents of title relating to the Schedule mentioned property and to deliver xerox copies of the documents to the Purchaser(s).
13. To obtain permanent or temporary service connection in respect of water supply, drainage, sewerage and electricity.
14. To apply for and obtain necessary sanction from the concerned authorities and municipalities or corporations with regard to the plot-out the said lands into house-sites and in that connection sign, execute all applications, agreements, indemnity bonds that are required to be signed and delivered by the appropriate planning authority for sanctioning the plan and in that connection empowered to sustain necessary expenditure that may incur in the execution of the works mentioned above.

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 9 sheet.

Registering Officer

15. To engage advocate or advocates for the purpose of taking all legal proceedings for and on behalf of the PRINCIPALS with regard to enforcement of the agreement with the parties entered into from time to time and in that connection sign and deliver vakalath, plaints, pleadings, statements, written statements, affidavits, counter statements and all legal papers from time to time for taking all necessary steps and further empowered to file appeal, revision, writ petitions and the legal proceedings before the court of law, sign deposition, to make compromise and to effectively discharge all legal functions.
16. To obtain Income Tax Certificate/Certificates for and on behalf of the PRINCIPALS with regard to the sale of the schedule mentioned property and in that connection empowered to appoint auditor or auditors and empowered to sign necessary forms, papers in that regard.
17. To pay the advocates or auditors and all professionals with regard to service availed from them in respect of schedule mentioned property.
18. The powers granted to the agent herein may exercise by any of its sub-agents, i.e. the Attorney herein is empowered to delegate all or any of the powers assigned to it to any of its sub-agents.
19. To execute any deeds, modifying, rectifying or canceling any deeds of conveyances or other documents or instruments already executed if the agent deems it necessary.

The PRINCIPALS hereby state that they have not received any consideration from the Attorney for executing this Deed of General Power of Attorney. The Attorney shall maintain proper accounts and to produce the same as and when required by the PRINCIPALS.

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 10 sheet.

Registering Officer

And generally to do or cause to be done and performed any other act, deed, matter or whatsoever ought to be done, executed, performed or which in the opinion of the Attorney ought to be done, executed or performed as fully and effectively for all intents and purposes as the PRINCIPALS could have done in their name and in their own presence or looking after, managing and supervision and selling of the Schedule mentioned property.

The PRINCIPALS hereby undertake to ratify and confirm all acts, deeds and things that the above said Attorney shall lawfully do or cause to be done for them by virtue of the Power of Attorney hereby given in respect of the Schedule mentioned property.

SCHEDULE OF PROPERTY

ITEM No. I (belonging to the FIRST PRINCIPAL):

All that piece and parcel of vacant land measuring an extent of 59.54 Cents of land situated adjacent to Thirumalai Nagar and comprised in Survey No. 431/1 and correlated to T.S. No. 4/4 in Block No. 10 of Ward G of Athipattu Village, Ambattur Taluk, presently Chennai District, North-Chennai Registration District, Konnur Sub-Registration District and within the Civic Limits of Greater Chennai Corporation, with the following boundaries:-

NORTH BY	:	Land comprised in Survey No. 432;
SOUTH BY	:	Ayanambakkam Village;
EAST BY	:	Property described in the Item No. II herein below;
WEST BY	:	Western portion of land comprised in Survey No. 431:

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 11 sheet.

Registering Officer

ITEM No. II (belonging to the SECOND PRINCIPAL):

All that piece and parcel of vacant land measuring an extent of 59.54 Cents of land situated adjacent to Thirumalai Nagar and comprised in Survey No. 431/1 and correlated to T.S. No. 4/7 in Block No. 10 of Ward G of Athipattu Village, Ambattur Taluk, Presently Chennai District, North-Chennai Registration District, Konnur Sub-Registration District and within the Civic Limits of Greater Chennai Corporation, with the following boundaries:-

NORTH BY	:	Land comprised in Survey No. 432;
SOUTH BY	:	Ayanambakkam Village;
EAST BY	:	12 Meter wide public road and house-sites comprised in CMDA approved layout;
WEST BY	:	Property described in the Item No. I herein above:

Extent of Item No. I belonging to the FIRST PRINCIPAL	.....	59.54 Cents
Extent of Item No. II belonging to the SECOND PRINCIPAL	.....	59.54 Cents
Total Extent		1 Acre 19.08 Cents or 51866.48 sq.ft.,

For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 12 sheet.

Registering Officer

The present market value of the Schedule Property is Rs. 6,22,60,800/-

In WITNESSES WHEREOF the above named PRINCIPALS and the GENERAL POWER AGENT herein have signed these presents on the day, month and year first above written.

For GP HOMES PVT. LTD.

Managing Director

AGENT

1.

2.

PRINCIPALS

WITNESSES:-

1.

P.VIJAYAKUMAR, S/o Perumal, Bajanai Kovil Street, Vichur, Perungavoor, Tiruvallur, Chennai- 600 103.

2.

G.YOGANANDHAM, S/o Mr.Gopi, No.4, Rangappa Street, Near Pattaravakkam Rly Station, Gnanamoorthy, Nagar, Periyar Salai, Ambattur, Chennai – 600 053.

Drafted by



T.VIJAYALAKSHMI M.A., L.L.B (Advocate)
No.11. Flat No.D, Sri Balaji Apartment,
2nd Avenue, Prithivpakkam, Ambattur,
Chennai – 600 053, ENROLMENT No: 4225/2019

Document No. 3002 of 2024 of Book I contains 22 sheets 12 sheet.

Registering Officer

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Ambattur Town : Ambattur Ward : 5 (061) Athipet (Ward:G)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0010--	4	4	431 -		ரயத்துவாரி	நஞ்சை	0	-	8-5	9	5.56		0	24	9.0	-	0.00	-	ஞானமுத்து மகன் ஜி. இயேசையா	நிலம்	TR DT: 22-10-2018

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 22-10-2018
பெயர் / Name : Siraj Babu N S
பதவி / Designation : Tahsildar
இடம் / Place : அம்பத்தூர் வட்டம் / Ambattur, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/14/001/007/0010/4/4 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/14/001/007/0010/4/4
2. இத் தகவல்கள் 10-05-2024 அன்று 11:07:15 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 10-05-2024 at 11:07:15 AM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For GP HOMES PVT. LTD.
Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 14 sheet.

Registering Officer

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமை விபரங்கள்

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Ambattur Town : Ambattur Ward : 5 (061) Athipet (Ward:G)

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0010--	4	7	431 -		ரயத்துவாரி	நஞ்சை	0	-	8-5	9	5.56		0	24	9.0	-	0.00	-	கே.மகாலிங்கம் மகன் எம்.சுரேஷ்குமார்		TR DT: 22-10-2018

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 22-10-2018
பெயர் / Name : Siraj Babu N S
பதவி / Designation : Tahsildar
இடம் / Place : அம்பத்தூர் வட்டம் / Ambattur, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/14/001/007/0010/4/7 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/14/001/007/0010/4/7
2. இத் தகவல்கள் 10-05-2024 அன்று 11:10:36 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 10-05-2024 at 11:10:36 AM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For GP HOMES PVT. LTD.
Managing Director

Document No. 3002 of 2024 of Book I contains 22 sheets 15 sheet.

Registering Officer

THE SEAL OF THE REGISTRATION OF KUMAR

R/Konnur/Book-1/3002/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2027 of 2024

I hereby certify that a sum of ₹ 6,22,510/- (Rupees Six Lakh Twenty Two Thousand Five Hundred and Ten only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. இயேசையா residing at No.24, Church Street, Chinnakoladi, Thiruverkadu,, Thiruverkadu, Maduravoyal, Chennai, Tamil Nadu, India, 600077.

Sub Registrar: Konnur
Date: 16/05/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 6,24,318/- paid at 12:13 PM on the 16/05/2024 by

Left Thumb  	9840676567 Additions as per recitals of document	
Execution admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:43076311996174520f4a429f86b6bba807136e **(Details from UIDAI : Eassiaya G S/O: Gnanamuthu, 1969, xxxxxxxx5502)**	

Document No. 3002 of 2024 of Book I contains 22 sheets 16 sheet.

Registering Officer

Execution admitted by Left Thumb  	M. Murugesan 9962535863 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:311219a16f7c6e7bfe481ea65bf21afa29a9ea (**Details from UIDAI : Suresh Kumar M S/O: Magalingam, 1972, xxxxxxxx3626**)	
Claim admitted by Left Thumb  	S Elumalai 9790889993 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8163056d7cdd43f85f4656824405b8d8ef678c (**Details from UIDAI : S Elumalai S/O: Sivalingam, 1970, xxxxxxxx3649**)	

16th day of May 2024

Ramasamy P
Sub Registrar
Konnur

Registered as Number **R/Konnur/Book-1/3002/2024**.

Date: 16/05/2024
Konnur

47634792

Ramasamy P
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. 3002 of 2024 of Book I contains 22 sheets 17 sheet.

Registering Officer



இந்திய அரசாங்கம்
Government of India

இயேசையா ஞ
Eassiaya G
பிறந்த நாள்/DOB: 05/05/1969
ஆண்/ MALE

Mobile No: 9444318306

8568 0878 5502
VID : 9124 1759 0204 4480

எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

முகவரி:
S/O: ஞானமுத்து, 24, மாதா கோவில் தெரு,
சின்னகோலடி, திருவேற்காடு, அயப்பாக்கம்,
திருவள்ளூர்,
தமிழ் நாடு - 600077

Address:
S/O: Gnanamuthu, 24, MATHA KOIL STREET,
SINAKOLADI, THIRUVERKAD, Ayappakkam,
Tiruvallur,
Tamil Nadu - 600077

8568 0878 5502
VID : 9124 1759 0204 4480

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www.uidai.gov.in

ஞ. இயேசையா

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Registering Officer



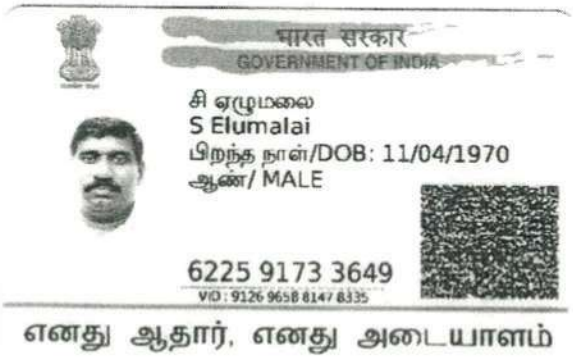


M. Suresh.

Document No. 3002 of 2024 of Book I contains 22 sheets 19 sheet.

Registering Officer







For GP HOMES PVT. LTD.

Managing Director

Document No. 3002 of 2024 of Book I

I contains 22 sheets 20 sheet.

Registering Officer


இந்திய அரசாங்கம்
Government of India

விஜயகுமார்
VIJAYAKUMAR
பிறந்த நாள்/DOB: 18/07/1989
ஆண்/ MALE

8638 6748 5768
VID : 9150 3409 6466 9106
எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India

முகவரி:
S/O: பெருமாள், பழனை கோவில் தெரு, பெருங்காவூர், விச்சூர், பெருங்காவூர், திருவள்ளூர், தமிழ் நாடு - 600103

Address:
S/O: Perumal, BAJANAI KOVIL STREEET, PERUNKAVUR, VICHUR, Perungavoor, Tiruvallur, Tamil Nadu - 600103

8638 6748 5768
VID : 9150 3409 6466 9106

QR Code with Photograph

P. Vijay.


Government of India

யோகானந்தம்
G Yoganandham
பிறந்த நாள்/DOB: 01/10/1984
ஆண்/ MALE

Download Date 02/12/2019

Issue Date 09/12/2013

9525 4331 3981
VID : 9130 7153 2829 1797
எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India

முகவரி:
கோபி, எண் 4, ரங்கப்பா வீதி, பத்தரவக்காம் நியி ஸ்டேஷன் அருகில், ஞானமூர்த்தி நகர் பெரியார் சாலை, அம்பட்டூர், திருவள்ளூர், தமிழ் நாடு - 600053

Address:
C/O S/o Gopi, No 4, Rangappa street, Near Pattaravakkam Rly Station, Gnanamoorthy Nagar Periyar Salai, Ambattur, Tiruvallur, Tamil Nadu - 600053

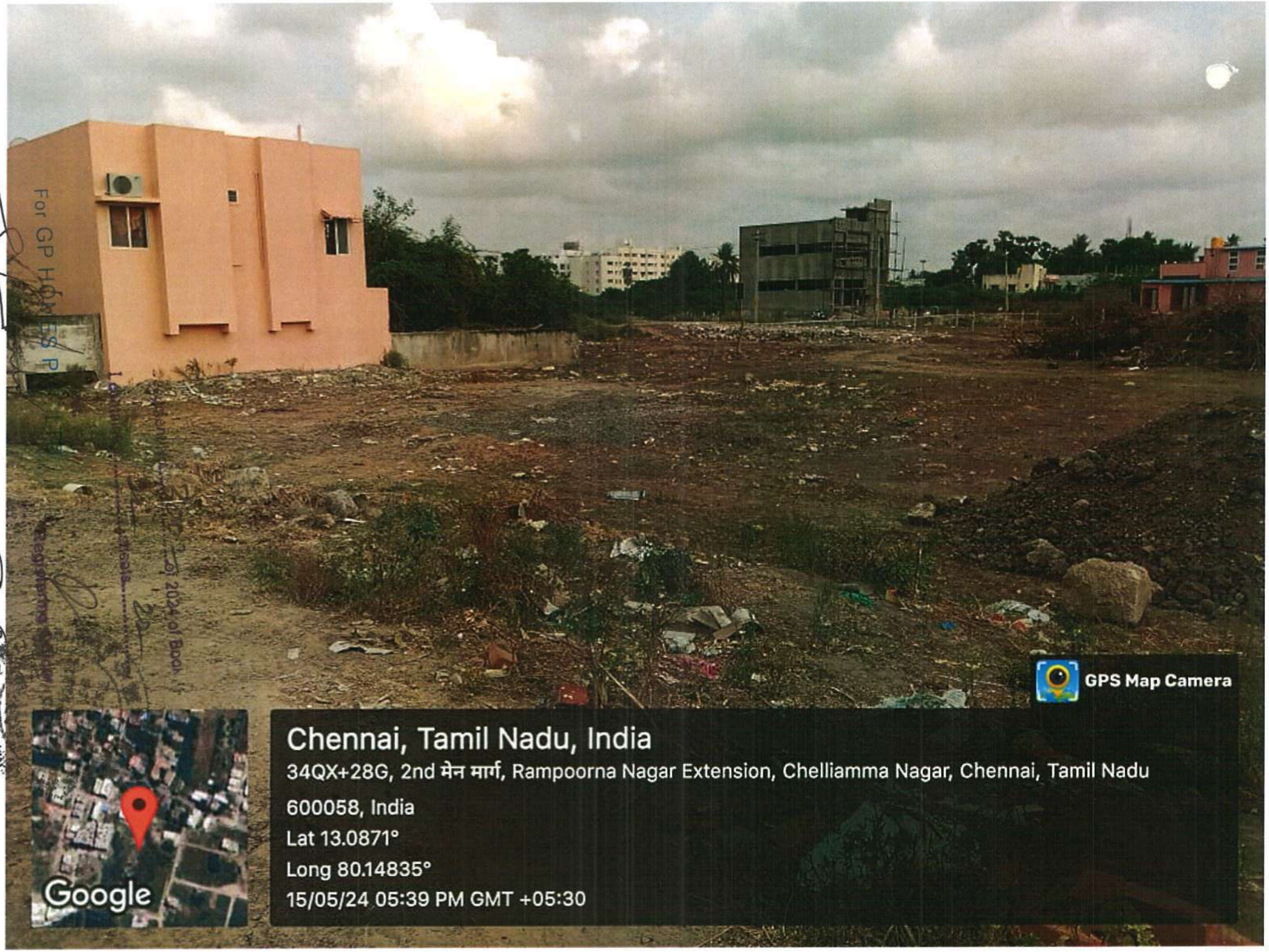
9525 4331 3981
VID : 9130 7153 2829 1797
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G Yoganandham

Document No. 3002 of 2024 of Book I

I contains 22 sheets 2 sheet.

Registering Officer


GPS Map Camera
Chennai, Tamil Nadu, India
34QX+28G, 2nd मेन मार्ग, Rampoorna Nagar Extension, Chelliamma Nagar, Chennai, Tamil Nadu
600058, India
Lat 13.0871°
Long 80.14835°
15/05/24 05:39 PM GMT +05:30
Google

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 3584/2024

ஆவண எண் : R/ Konnur/ BOOK-1/ 3002 / 2024

திரு இயேசையா அவர்களிடமிருந்து ₹ 12,46,828 (ரூபாய் பன்னிரெண்டு இலட்சத்து நாற்பத்தாறாயிரத்து எண்ணூற்று இருபத்தெட்டு மட்டும்) [இணைய வழி: REG202405162813607 ₹ 1246818, REG202405162815731 ₹ 10] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	6,22,510
2	பதிவுக் கட்டணம்	6,22,608
3	கணினிக் கட்டணம்	1,600
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	12,46,828

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு விஜயகுமார் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

கொன்னூர் அலுவலகம்

நாள்: 16/05/2024

பதிவு அலுவலர் கையொப்பம்

SUB-REGISTRAR
KONNUR-600 053

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
umamari (குடிமக்கள்)	Umamaheswari Wari	9025112614	15-05-24 06:25:43 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி

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

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The LandLens suite
/landlens/one

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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.