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TP/203779859/2024

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सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

10 DEC 2024

DK 355744

K P CIVIL CONSTRUCTION PVT LTD

S. GAYATHRI
STAMP VENDOR
L. No: 17071 /B2/ 2014-1
No. 5/480, Appar Street,
Medavakkam, Chennai - 600 100.
Phone: 9790988061

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT TAMBARAM JOINT I ON THIS **11th DAY OF DECEMBER 2024**, by **Mr. R. HARI KRISHNAN** (PAN: AMSPH9252P, Aadhaar No: 2116 5800 4761), son of Mr. M. Raghavan aged about 45 years, residing at No. 5/207, Ganesh Nagar Main Road, Kaspapuram, Chennai 600126,

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

R. Hari

do hereby appoint and retain **M/s. K P CIVIL CONSTRUCTION PRIVATE LIMITED** (PAN: AAFCK3010Q), represented by its Managing Director **Mr. K. PRABHU** (PAN: AHYPP8837B, Aadhaar No: 9660 9373 9349), son of Mr. R. Kothandaraman, aged about 50 years, having office at No. 1/188, K P TOWERS, First Floor, Ottiyambakkam Main Road, Sithalapakkam, Chennai 600131,hereinafter called the **'POWER AGENT'** as my lawfully constituted general power of attorney agent.

Whereas the principal is the absolute owner of the vacant land, measuring an full extent of 11 cents, comprised in Survey No. 9/14, under Old Patta Nos. 61 and 69, new Patta No. 2143,
measuring an full extent of 12 cents, comprised in Survey No. 9/17, Old Patta Nos. 61 and 69, new Patta No. 2143,
measuring an extent of northern portion of 14.5 cents (out of 30 cents), comprised in Survey No. 20/5, under Patta No. 2571,
measuring an extent of north east corner 2 cents in triangular shape (out of 57 cents), comprised in Old Survey No. 9/20, Patta No. 2571, new sub-division Survey No. 9/20A,
totally measuring and extent of 39.5 cents, situated at Kaspapuram Village, Tambaram Taluk, Chengalpattu District and the same was settled upon to him by his mother Mrs. R. Krishnaveni and the said **SETTLEMENT DEED** was registered as **Document No. 5319/2024, Book 1, dated 25th day of July 2024, in the office of the Sub-Registrar of Tambaram Joint I** and the principal has been in uninterrupted peaceful possession and in enjoyment of the schedule mentioned property ever since from the date of occupation.

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

R. Krishnaveni

And separate Patta was issued in favour of Mr. R. Harikrishnan, **Patta No. 3273** as per patta **Survey No. 9/14,** measuring an extent of 4.50 ares and **Survey No. 9/17,** measuring an extent of 5.00 ares, **Patta No. 3262** as per patta new sub-division **Survey No. 20/5B,** measuring an extent of 5.89 ares and **Survey No. 9/20A2,** measuring an extent of 0.78 ares.

Whereas the principal had developed the above said lands by plotting out the same into convenient house site the layout named as **'KP ELEVATE Phase I',** layout approved by CMDA vide planning permit No. 15990, dated 28.11.2024, P.P.D/L.O. No. 272/2024, vide Letter No. Layout-1/0236/2024 and sub-division permit No. 25, dated 7.12.2024, P.P.A. No. 15990/28.11.2024, President, Agaramthen Panchayat he selling the same as house sites.

Whereas I am unable to take care and hereby desire to sell the schedule mentioned property and it is not possible for me to be present at the time of taking advance, executing sale deed/deeds, any agreements, loan documents, mortgages and all other deeds etc., I do hereby appoint and retain **M/s. K P CIVIL CONSTRUCTION PRIVATE LIMITED**, represented by its Managing Director **Mr. K. PRABHU**, son of Mr. R. Kothandaraman, as my lawfully constituted general power agent empowering him to do the following acts on my behalf.

1. To maintain and to take care of the schedule mentioned property as my power agent.
2. To negotiate for the sale of the schedule mentioned property and to sell the property.

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

R. Harikrishnan

3. To take advance for entering into agreement of sale with the purchaser/s and to receive sale consideration and wherever necessary to grant receipt thereof.

4. To execute the Sale Deed / Sale Deeds on my behalf and to register the same in the competent office of Sub-Registrar.

5. To construct individual houses or flats in the schedule mentioned property.

6. He is empowered to execute construction agreement as may be required by any financial institutions in respect of the same.

7. To sign and execute construction agreement on my behalf and to register the same in the competent office of sub-registrar.

8. In that connection to sign affidavit, indemnity bond, declaration etc.,

9. To sign patta transfer forms, ceiling declaration forms that are necessary and incidental for the Purchasers of effectually conveying the schedule mentioned property.

10. To make application to the appropriate authorities with plan/ plans for the approval of construction of house / houses or flats over the schedule of the property.

11. To apply for planning permit, building permit and to get approval of the building plan from the authorities concerned for development of the property into residential flats or individual house.

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

12. To construct individual houses or flats and sell the same to whole or parts or undivided share of land.

13. To raise funds for the promotion of property by way of mortgage or deposit of title deed i.e., to construct flats or any other constructions and the same shall be wiped out by the sale of flats or any other construction or property.

14. To enter rectification deed, Mortgage Deed, MOD, Cancelation Deed and Receipt on my behalf and to register the same in the competent office of Sub-Registrar.

15. To obtain Electricity connection from TNEB.

16. To obtain Drinking Water Connection from the concerned authority.

17. In that connection to sign affidavit, indemnity bond, declaration etc.

18. The power agent undertakes to keep the Principal indemnified against any or all claims that any person may make against her for any reasons attributable to the Power Agent.

19. The power agent shall ensure that it will maintain all safety standards during the development of the Schedule Property any claims, civil or criminal arising during the development shall be attributed to the power agent and the Principal shall be kept indemnified.

20. To represent me before the authorities like the Panchayat Board, Municipality or Corporation of Chennai, Chennai Metropolitan Development Authority, Urban Land Ceiling authorities, Electricity Board, Water and Sewerage Board and Other Revenue Authorities.

21. To apply and obtain patta on my behalf.

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Managing Director

R. Anitha

22. In that connection to appoint advocate, and to sign on vakalat, petitions, statements, affidavits, plaints, etc. and to give evidence on my behalf before the court and to sign compromise memos if necessary.
23. In case of necessity to apply and obtain Income Tax Clearance Certificate under section 230-A of the Income Tax on my behalf also.
24. In case of any trespass or encroachment or breach of contract to file cases on my behalf also.
25. In case of any person/s filing suits or cases against me to defend the same on my behalf and in that connection to sign all papers, give evidence and to do all that are required to safeguard me interest in the property.
26. To look after the schedule mentioned property till the properties are dispose off.
27. And generally to do all that are necessary and incidental for fulfilling the aforesaid objects.
28. To sub-divide the property or to reconstitute the property if the power agent needs for any reason necessarily.
29. I agree and undertake to ratify and confirm whatsoever my power agent may lawfully do by virtue of the powers hereby given.
30. The power of attorney shall be in force till the aforesaid objects are fully completed.
31. To maintain proper accounts and produce wherever required by the principal.
32. No consideration has been passed by the virtue of this deed.

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

R. Ambuge

'A' SCHEDULE

(Total property)

All that piece and parcel of vacant land,

measuring an full extent of 11 cents, comprised in **Survey No. 9/14,** under Old Patta Nos. 69 and 2143, New **Patta No. 3273,**

measuring an full extent of 12 cents, comprised in **Survey No. 9/17,** under old Patta No. 61 and 2143, new **Patta No. 3273,**

measuring an extent of northern portion of 14.5 cents (out of 30 cents), comprised in Survey No. 20/5, under old patta No. 2571, new **Patta No. 3262** as per patta new sub-division **Survey No. 20/5B,**

measuring an extent of north east corner 2 cents in triangular shape (out of 57 cents), comprised in Old Survey No. 9/20, sub-division Survey No. 9/20A, New **Patta No. 3262** as per patta new sub-division **Survey No. 9/20A2,** totally measuring and extent of 39.5 cents, the layout named as **'KP ELEVATE Phase I',** layout approved by CMDA vide planning permit No. 15990, dated 28.11.2024, P.P.D/L.O. No. 272/2024, vide Letter No. Layout-1/0236/2024 and sub-division permit No. 25, dated 7.12.2024, P.P.A. No. 15990/28.11.2024, President, Agaramthen Panchayat, situated at **Kaspapuram Village,** Tambaram Taluk, Chengalpattu District.

'B' SCHEDULE

(power given property)

All that piece and parcel of vacant house site, bearing **Plot No. 1,** measuring an extent of **2,978 square feet,** comprised in **Survey Nos. 9/14** and **9/17** under Old Patta Nos. 61, 69, 2143 new **Patta No.3273,**

Plot No. 2, measuring an extent of **1,280 square feet,** comprised in **Survey Nos. 9/17** and **9/14** under Old Patta Nos. 61, 69, 2143 new **Patta No.3273,**

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Managing Director

Plot No. 3, measuring an extent of **1,280 square feet,** comprised in **Survey No. 9/17,** under old Patta No. 2143, new **Patta No.3273,**

Plot No. 4, measuring an extent of **1,280 square feet,** comprised in **Survey No. 9/17** under Old Patta Nos. 61, 2143 new **Patta No.3273** and Old Survey No. 20/5, old patta No. 2571, new **Patta No. 3262** as per patta new sub-division **Survey No. 20/5B,**

Plot No. 5, measuring an extent of **980 square feet,**

Plot No. 6, measuring an extent of **980 square feet,**

Plot No. 7, measuring an extent of **980 square feet,**

Plot No. 8, measuring an extent of **973 square feet,** comprised in Survey No. 20/5, old patta No. 2571, new **Patta No. 3262** as per patta new sub-division **Survey No. 20/5B,** totally measuring an extent of **10,731 square feet** the layout named as **'KP ELEVATE Phase I',** layout approved by CMDA vide planning permit No. 15990, dated 28.11.2024, P.P.D/L.O. No. 272/2024, vide Letter No. Layout-1/0236/2024 and sub-division permit No. 25, dated 7.12.2024, P.P.A. No. 15990/28.11.2024, President, Agaramthen Panchayat, situated at **Kaspapuram Village,** Tambaram Taluk, Chengalpattu District.

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

Boundaries and measurements for Plot No. 1, measuring an extent of 2978 square feet

BOUNDED ON THE NORTH BY	:	Land in Survey Nos. 9/2C and 9/15,
SOUTH BY	:	24 feet road,
EAST BY	:	Plot No. 2,
AND WEST BY	:	30 feet road.
MEASURING ON THE NORTH BY	:	64'0" (as on site)
SOUTH BY	:	58'6"+7'0" splay (as on site),
EAST BY	:	46'11",
AND WEST BY	:	42'0" +7'0" splay.

Boundaries and measurements for Plot No. 2, measuring an extent of 1280 square feet

BOUNDED ON THE NORTH BY	:	Land in Survey Nos. 9/16 and 9/15,
SOUTH BY	:	24 feet road,
EAST BY	:	Plot No. 3,
AND WEST BY	:	Plot No. 1.
MEASURING ON THE NORTH BY	:	27'4",
SOUTH BY	:	27'3",
EAST BY	:	46'11",
AND WEST BY	:	46'11".

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Managing Director

Boundaries and measurements for Plot No. 3, measuring an extent of 1280 square feet

BOUNDED ON THE NORTH BY	:	Land in Survey Nos. 9/16,
SOUTH BY	:	24 feet road,
EAST BY	:	Plot No. 4,
AND WEST BY	:	Plot No. 2.
MEASURING ON THE NORTH BY	:	27'4",
SOUTH BY	:	27'3",
EAST BY	:	46'11",
AND WEST BY	:	46'11".

Boundaries and measurements for Plot No. 4, measuring an extent of 1280 square feet

BOUNDED ON THE NORTH BY	:	Land in Survey No. 9/16,
SOUTH BY	:	24 feet road,
EAST BY	:	Plot No. 5,
AND WEST BY	:	Plot No. 3.
MEASURING ON THE NORTH BY	:	27'4",
SOUTH BY	:	27'3",
EAST BY	:	46'11",
AND WEST BY	:	46'11".

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

Boundaries and measurements for Plot No. 5,
measuring an extent of 980 square feet

BOUNDED ON THE NORTH BY	:	Land in Survey No. 20/1,
SOUTH BY	:	24 feet road,
EAST BY	:	Plot No. 6,
AND WEST BY	:	Plot No. 4.
MEASURING ON THE NORTH BY	:	24'11",
SOUTH BY	:	24'11",
EAST BY	:	39'4",
AND WEST BY	:	39'4".

Boundaries and measurements for Plot No. 6,
measuring an extent of 980 square feet

BOUNDED ON THE NORTH BY	:	Land in Survey No. 20/1,
SOUTH BY	:	24 feet road,
EAST BY	:	Plot No. 7,
AND WEST BY	:	Plot No. 5.
MEASURING ON THE NORTH BY	:	24'11",
SOUTH BY	:	24'11",
EAST BY	:	39'4",
AND WEST BY	:	39'4".

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

R. Sivakumar

Boundaries and measurements for Plot No. 7,

measuring an extent of 980 square feet

BOUNDED ON THE NORTH BY	:	Land in Survey No. 20/1,
SOUTH BY	:	24 feet road,
EAST BY	:	Plot No. 8,
AND WEST BY	:	Plot No. 6.
MEASURING ON THE NORTH BY	:	24'11",
SOUTH BY	:	24'11",
EAST BY	:	39'4",
AND WEST BY	:	39'4".

Boundaries and measurements for Plot No. 8,

measuring an extent of 973 square feet

BOUNDED ON THE NORTH BY	:	Land in Survey No. 20/1,
SOUTH BY	:	24 feet road,
EAST BY	:	Land in Survey No. 20/4,
AND WEST BY	:	Plot No. 7.
MEASURING ON THE NORTH BY	:	24'11",
SOUTH BY	:	24'7",
EAST BY	:	39'4",
AND WEST BY	:	39'4".

The above property is situated within the Registration District of **Tambaram** and Registration Sub-District of **Tambaram Joint I.**

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

The market value of the schedule mentioned property is **Rs. 70,82,460/-.**

IN WITNESS WHEREOF THE PRINCIPAL AND THE POWER AGENT HAVE SET THEIR HANDS AND SIGNED THIS GENERAL POWER OF ATTORNEY ON THIS DAY, MONTH AND YEAR, IN THE PRESENCE OF WITNESSES:-

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

POWER AGENT. **PRINCIPAL.**

WITNESSES:-

1.

Kannan (age: 48 yrs), Aadhaar No: 2198 2049 3581
Son of Mr. Pandian, No. 5/397, Kaspapuram
Main Road, Agaramthen, Chennai 600126.

2. A. Prine Cm

Prein Charles (Age: 38 yrs), Aadhaar No: 9610 2074 1139
Son of Mr. Arokkiyadass, No. 278, Cuddalore Main Road,
Sathamangalam Post, Viruthachalam Taluk, Arasakuli,
Cuddalore 606003.

DRAFTED BY :-



M. HARIBABU
STATE DOCUMENT WRITER
D.W.L. NO. A/311/MS(S)/93.
ALMIGHTY ASSOCIATES.
Shop No. 5, Maruthi Nagar Main Road
Mahalakshmi Nagar, Sembakkam,
Chennai 600073.
Cell No. 9940100822.

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று / உறுதிமொழி (Declaration) (நீதிபேராணை எண் 22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

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

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

உறுதிமொழி

இந்த ஆவணத்தை எழுதிக் கொடுப்பவர்களும் எழுதிப் பெறுபவர்களும் கீழ்க்கண்ட உறுதிமொழியை அளிக்கின்றோம்.

வழக்கிடை ஆவண சொத்து பதிவுச்சட்டம் 1908 பிரிவு 22(A) மற்றும் பிரிவு 22(B)க்கு உட்பட்டதல்ல எனவும், ஆவணத்துடன் இணைக்கப்பட்ட அனைத்து ஆவணங்களும் இந்திய தண்டனை சட்டம் 1980 பிரிவு 470-ன் படி (forged Document) அல்ல எனவும், ஆவணத்தை எழுதிப் பெறுபவர் அனைத்து ஆவணங்களையும் பரிசீலித்து வில்லங்கம் சரிபார்த்து எழுதிப்பெறுகிறார் எனவும், சொத்து மாற்றுச் சட்டம் 1882-ன் படி சொத்து பரிமாற்றம் தொடர்பான அனைத்து பிரிவுகளும் உட்பட்டு செயல்பட்டுள்ளோம் எனவும் உறுதிமொழி அளிக்கின்றோம். மேலும், இதனில் தங்களுக்கு தவறான தகவல்கள் அல்லது சான்று அளிக்கப்பட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதற்கு நாங்கள் மட்டுமே பொறுப்பு ஆவோம் எனவும், என்னை/எங்களை சட்டபூர்வ நடவடிக்கைக்கு உட்படுத்தலாம் எனவும், இதற்கு சார்பதிவாளர் எவ்விதத்திலும் பொறுப்பாக மாட்டார் எனவும் உறுதிமொழி அளிக்கின்றோம்.

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

எழுதி பெறுபவர்

எழுதி கொடுப்பவர்

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : தாம்பரம்

வருவாய் கிராமம் : கஸ்பாபுரம்

பட்டா எண் : 3273

உரிமையாளர்கள் பெயர்

1. ராகவன் மகன் ஹரிகிருஷ்ணன்

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	
9	14	--	--	0 - 4.50	0.40	--	--	2024/0103/35/391596--- ------ Digitally signed: SRIDHAR S Zonal Deputy Tahsildar 21/09/2024 03:51:04:PM
9	17	--	--	0 - 5.00	0.43	--	--	2024/0103/35/391596--- ------ Digitally signed: SRIDHAR S Zonal Deputy Tahsildar 21/09/2024 03:51:04:PM
				0 - 9.50	0.83			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/05/144/03273/30485** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 11-12-2024 அன்று 12:07:01 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : தாம்பரம்

வருவாய் கிராமம் : கஸ்பாபுரம்

பட்டா எண் : 3262

உரிமையாளர்கள் பெயர்

1. M.ராகவன் மகன் R.ஹரிகிருஷ்ணன்

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	
20	5B	--	--	0 - 5.89	0.50	--	--	2024/0105/35/496213--2024/35/05/000609SD ------ Digitally signed: Rajendaran R Tahsildar 27/08/2024 06:42:44:PM
9	20A2	--	--	0 - 0.78	0.10	--	--	2024/0105/35/496213--2024/35/05/000609SD ------ Digitally signed: Rajendaran R Tahsildar 27/08/2024 06:42:44:PM
				0 - 6.67	0.60			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/05/144/03262/30473** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 11-12-2024 அன்று 12:09:01 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

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Managing Director

உள்ளாட்சி மன்றப் பயன்

TOTAL EXTENT (AS PER DOCUMENT) : 1598 SQ.M

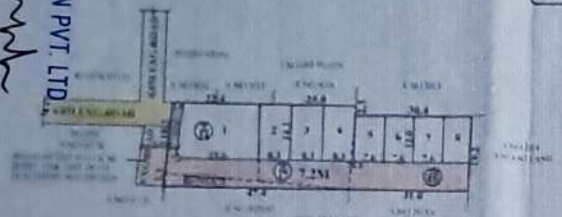
ROAD AREA : 601 SQ.M

PLOTS : 8 Nos.

INDICATED EXCLUDING SPLAY DIMENSION

WAS HANDED OVER TO THE LOCAL BODY VIDE GIFT DEED DOCUMENT NO. [illegible]

& SRO T.AMBASAMUDRAM)



CONDITIONS :

(I) [illegible]

THE COST OF LAYING IMPROVEMENTS TO THE SYSTEMS IN RESPECT OF ROADS, WATER SUPPLY, SEWERAGE, DRAINAGE OR ELECTRIC POWER SUPPLY THAT MAY BE REQUIRED AS ASSESSED BY THE CONCERNED AUTHORITY, NAMELY, THE LOCAL BODY AND TAMIL NADU ELECTRICITY BOARD, SHALL BE BORNE BY THE APPLICANT.

(II) THE APPLICANT IS RESPONSIBLE FOR THE SHAPE, SIZE & DIMENSIONS OF THE SITE UNDER REFERENCE.

NECESSARY SPACE FOR BUILDING LINE TO BE LEFT AS PER THE RULE IN FORCE WHILE TAKING UP DEVELOPMENT IN EVERY PLOT.

LEGEND :

SITE BOUNDARY

ROADS GIFTED TO LOCAL BODY

EXISTING ROAD

THE SUB DIVISION APPROVED IS VALID SUBJECT TO OBTAINING SANCTION FROM THE LOCAL BODY CONCERNED

R. Sivakumar

OWNER'S SIGNATURE

R. [illegible]

LICENSED SURVEYOR

This Planning Permission issued under New Rule No.288, 2019 is subject to final outcome of the W.P.(MD) Nos.6948 of 2019 and other [MD] Nos. 6912 & 6913 of 2019.

Planning Permit No. 15990 Dated 28.8.2024

PPD LO No: 272/2024

APPROVED

VIDE LETTER No: Layout-I/0236/2024

DATED:

For Member Secretary

Chennai Metropolitan Development Authority

Chennai-600 008.

ST.THOMAS MOUNT PANCHAYAT UNION

SUB DIVISION OF HOUSE SITES IN S.Nos: 9/14, 9/17, 9/20A2 & 20/5B OF KASPAPURAM VILLAGE.

SCALE 1:800 (ALL MEASUREMENTS ARE IN METRE)

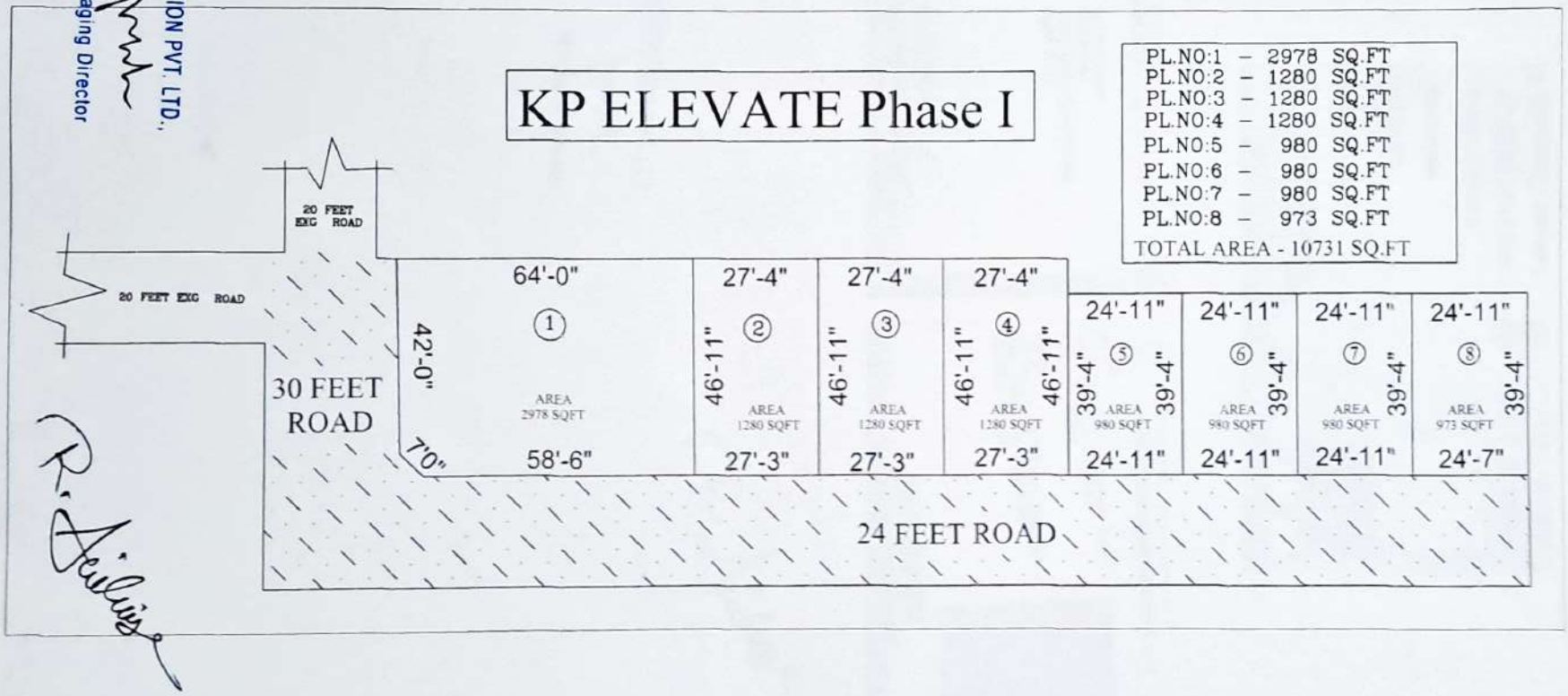
KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

KP ELEVATE Phase I

PL.NO:1	–	2978 SQ.FT
PL.NO:2	–	1280 SQ.FT
PL.NO:3	–	1280 SQ.FT
PL.NO:4	–	1280 SQ.FT
PL.NO:5	–	980 SQ.FT
PL.NO:6	–	980 SQ.FT
PL.NO:7	–	980 SQ.FT
PL.NO:8	–	973 SQ.FT

TOTAL AREA - 10731 SQ.FT









R. Sankar

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director









KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director





KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director

भारत सरकार
GOVERNMENT OF INDIA



பிரின் சார்லஸ்
Prein Charles
பிறந்த நாள் / DOB : 20/06/1986
ஆண் / MALE

9610 2074 1139

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

A-Princ Charles

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

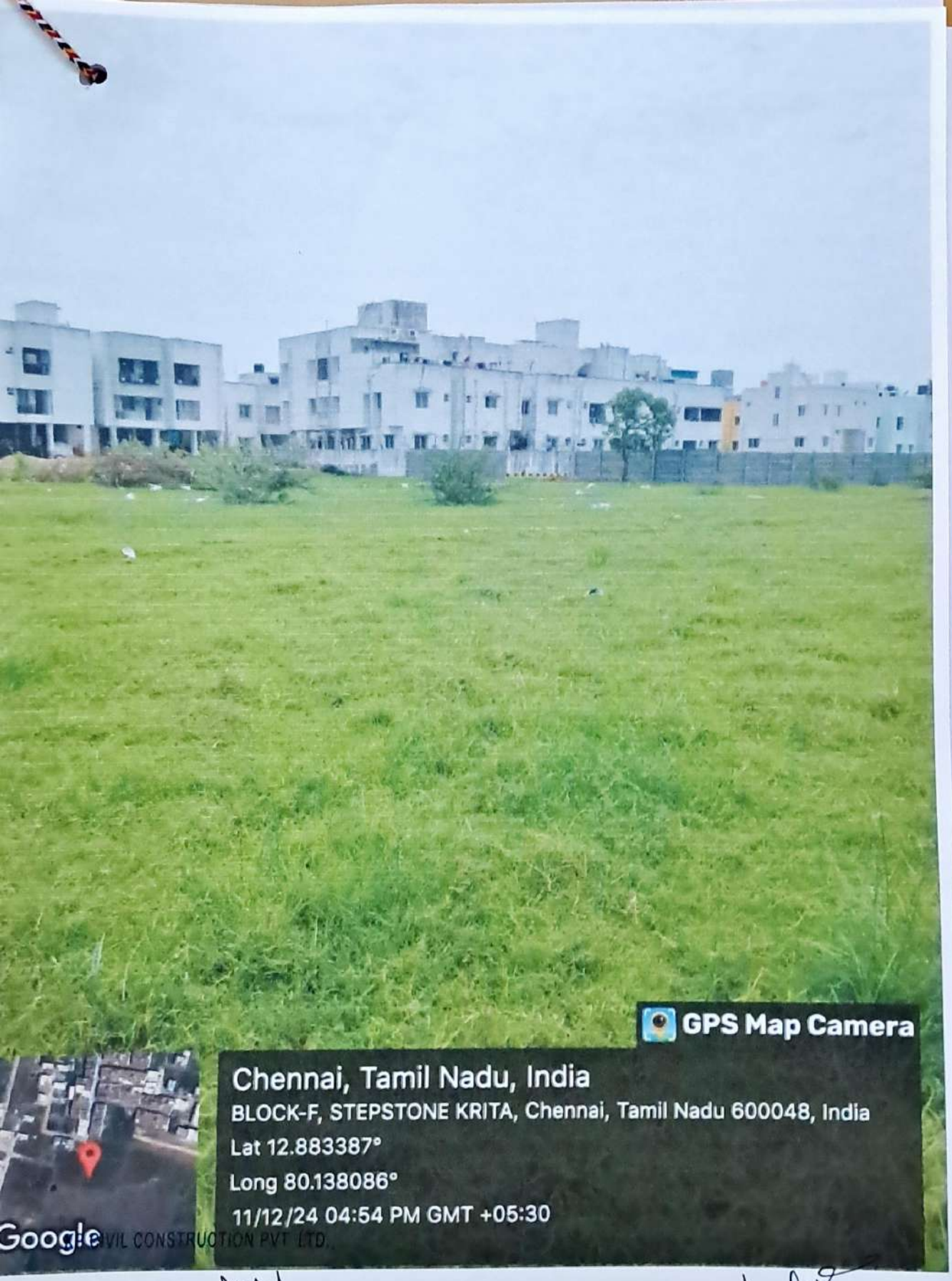
முகவரி:
S/O ஆரோக்கியதாஸ்,
278கதவுஎண், கடலூர் மெயின்
ரோடு, சாத்தமங்கலம் அஞ்சல்,
விருத்தாசலம்தாலுக்கா,
அரசக்குழி, சாத்தமங்கலம்,
கடலூர், தமிழ்நாடு, 606003

Address:
S/O Arokkiyadass, 278,
CUDDALORE MAIN ROAD,
SATHAMANGALAM POST,
VIRUTHACHALAM TALUK,
Arasakuli, Sathamangalam,
Cuddalore, Tamil Nadu, 606003

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

KP CIVIL CONSTRUCTION PVT. LTD.,

Managing Director



VIL CONSTRUCTION PVT. LTD.

Managing Director

P/ Tambaram Joint 1/ 294 / 2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6588 of 2024

I hereby certify that a sum of ₹ 70,825/- (Rupees Seventy Thousand Eight Hundred and Twenty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ரா. ஹரிகிருஷ்ணன் residing at நெம்பர் 5/207, கணேஷ் நகர் மெயின் ரோடு, கஸ்பாபுரம், சென்னை, KASPAPURAM, TAMBARAM, Chengalpattu, Tamil Nadu, India, 600126.

Sub Registrar: Tambaram Joint 1
Date: 11/12/2024

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

Presented in the office of the Sub Registrar of Tambaram Joint 1 and fee of ₹ 73,435/- paid at 03:27 PM on the 11/12/2024 by

Left Thumb





9710923866

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:700024fee73e6a2b94473f894181f9086a0b8d (**Details from UIDAI : Harikrishnan C/O Ragavan, 09-02-1979, xxxxxxxx4761**)



Claim admitted by Left Thumb  	938102120 2 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5901886d8cb4b8f66a4bcea16e921e4fbec55f (**Details from UIDAI : Prabhu K S/O: Kothandaraman, 30-04-1974, xxxxxxxx9349**)	

11th day of December 2024

REVATHI K
Sub Registrar
Tambaram

Sub Registrar
Jt I Tambaram.

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

1/5319/2024

भारतीय गैर न्यायिक

IN-TN87754075/2024

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Harikrishnan

DC 849363

ஜூன் 06-2024

24 JUN 2024

செட்டில்மெண்டு பத்திரம்

(தாய் - மகனுக்கு)

2024 ஆம் வருடம் ஜூலை மாதம் **25** ஆம் தேதி, சென்னை 600126, கஸ்பாபுரம், கணேஷ் நகர் மெயின் ரோடு, நெம்பர் 5/207 வீட்டில் வசிக்கும் திரு. M. ராகவன் அவர்கள் குமாரர் 45 வயதுள்ள **திரு. R. ஹரிகிருஷ்ணன்** (PAN: AMSPH9252P, Aadhaar No: 2116 5800 4761), ஆகிய உனக்கு:-

Verified

Sub Registrar

Jt I Tambaram.

R. ஹரிகிருஷ்ணன்

Document No: 5319 of 2024 of Book I Contains 24 Sheets & 1 Sheet

Registering Officer



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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+91 9996 12 9996
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