SCANED 8807/2024

TP/182452538/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU 29 MAY 2024 DL 343595

P.V. TAMILSELVAN

M.F. ANEES AHAMED

S. KATHIRESA
STAMP VENDOR
L. No: 15/CR(S)/201
Madambakkam, Chennai-1

GENERAL POWER OF ATTORNEY

(APPROVAL PURPOSE ONLY)

BY THIS DEED OF GENERAL POWER OF ATTORNEY executed at **GUDUVANCHERRY** on this 29th Day of **MAY 2024,** BY: I, **Mrs. KAMALAVENI AMMAL alias G.KAMALA,** (Aadhaar Card No.5839 4449 4805) aged about 76 years, wife of late K.Gajapathy, residing at New No.5, Old No.20, 2nd Main Road, Kottur Gardens, Kotturpuram, Chennai-600 085, hereinafter called the **PRINCIPAL.**

DO HEREBY APPOINT

(1) **Mr.P.V.TAMILSELVAN, (AADHAAR No.572341652280 and PAN-AQEPT3054B)** aged about 34 years, Son of Mr.E.Venugopal, residing at Plot No.16, 1st Main Road, Ebenezer Cottage, Tansi Nagar, Adhanur Road, Varadharajapuram, Mannivakkam, Chennai 600 048,

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(2) **Mr.M.F.ANEES AHAMED, (AADHAAR No.875890040328 and PAN-AQPPA1999M)** aged about 35 years, Son of Mr.Mohammed Farhaad, residing at No.411, 7th Street, SA Colony, Sharma Nagar, Vyasarpadi, Chennai 600 039, as my **AGENTS** in my name and on my behalf to execute or do all or any of the acts hereinafter stated:

WHEREAS I am sole and absolute owner of the agricultural lands in Survey No.65/1 to an extent of 30 cents , Survey No.65/2 to an extent of 31 cents and Survey No.73/4B to an extent of 60 cents the Total Extent of 1 acre 21 cents, situated in Old No.193, New No.84 Aadhanoor Village, Formerly Sriperumbudur Taluk, Now Kundrathur Taluk, Kancheepuram District, was inherited by the Principal from her Father Late Mannar Naidu herein by a Registered Will Deed Dated 29.04.1976 and the said Registered Will Deed was registered in the File of SRO Tambaram as Document No.23 of 1976, Book 3, free from all encumbrances.

WHEREAS the above said Principal has applied and obtained a separate patta in respect of the above said land in her name, issued by Taluk Office Kundrathur, under Patta No.58, issued to her.

WHEREAS I have decided to develop the schedule mentioned property, do hereby appoint and retain **Mr. P.V.TAMILSELVAN, and Mr. M.F.ANEES AHAMED,** as my lawful constituted Power of Attorney Agents empowering them to do the following acts on my behalf.

1. To maintain and to take care of Schedule mentioned property as my power agent.
2. To apply for re-classification of the lands.
3. In that connection, to sign the necessary papers and to appear before the CMDA, Town and Country Planning Authorities or other concerned authorities and to give evidence on my behalf.

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4. To apply for sub-division of the lands into small plots and in that connection to sign the layout plan and other papers necessary, to appear before the CMDA, Town and Country Planning Authorities and to give evidence, to follow up for layout approval and if necessary, to submit revised layout plan for approval, to pay the necessary fees, deposits, charges etc., on my behalf.
5. To enter into the land and undertake development activities, sub-divide the lands into small plots after sub-division plan sanction and to survey and lay stones and form roads. The vacant possession of the property has been hereby handed over to the authorized attorneys herein, and the Power Agents can hold the possession as my Agents and on my behalf for a time period of twelve months only from the date of this deed.
6. The Principal will execute the necessary gift deed/deeds or other deed/deeds in favour of local bodies as and when required subject to the satisfaction of the principal for the above mentioned purpose only for Lay out Approval.
7. To represent before judicial and quasi-judicial authorities and execute necessary forms, declarations as and when required by my agent herein only for Lay Out Approval Purposes.
8. The agents are authorized to sign affidavit, Indemnity Bond, Declaration etc only for the layout approval purposes .
9. To represent me before the authorities like the Panchayat Board, Municipality or Corporation of Chennai, Chennai Metropolitan Development, authority, Urban Land Tax and Ceiling authorities, Electricity Board, Water and Sewerage Board and other Revenue Authorities.
10. In case of any trespass or encroachment or breach of contract to file case on my behalf after giving prior Intimation to me.

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11. In case of any person or persons filing suit/s or cases against me to defend the same on my behalf also and in that connection to sign all papers, give evidence and to do all that are required to safeguard my interest in the property.

16. And generally to do all that are necessary and incidental for fulfilling the aforesaid objects.

17. I agree and undertake to ratify and confirm whatever my power agents may lawfully do by virtue of the Powers for the above-mentioned purposes given.

18. The Power of Attorney shall be in force only for a period of Twelve months. Time is the essence of this Power. After the period of Twelve months this power automatically gets lapsed and terminated.

19. The principal also has every authority to cancel this General Power of Attorney whenever and where ever required at any point of time to safeguard my interest in the property.

20. To maintain proper accounts and produce wherever required by the Principal.

21. No consideration has been passed by the virtue of this deed.

22. This Power of Attorney is not for executing any sale deed or Agreements for the Schedule Mentioned Property, it is purely for approval purposes only.

23. The agents should inform the principal every month in writing about the progress and plans executed as on date.

24. The agents at any point of time, while the agreement is in force or otherwise cannot claim any right over the title or possession of the property.

25. The agents should inform the principal and take prior permission from the principal in writing before any expenditure is made for the above mentioned purposes only.

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