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SCANNED

9107/2024

P173/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU 01 AUG 2024 DC 703749

Gajraj Jain
Chennai

R. SHANMUGAVALLI
STAMP VENDOR L/No.1090/B4/CH(C) 2021-9
62 / 107, Rama Street, Nungambakkam,
Chennai - 600 034. Mobile:9445361496

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS DATED ON THIS 7th DAY OF AUGUST, 2024, THAT, We, M/s. ANNAI BUILDERS REAL ESTATE PRIVATE LIMITED, a company incorporated under the Indian Companies Act – 1956, represented by its Managing Director **Mr.T.NARAYANAN (AADHAR No.620267977261) (PAN No.AAEPN4579K),** Son of Mr.T.Thanushkodi, aged about 61 years, having its Registered office at No.76, Medavakkam Main Road, Madipakkam, Chennai – 600091, and corporate office at "Alpha Centre", 4th Floor, No.150-151, North Usman Road, T.Nagar, Chennai – 600 017,

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No:9107 of 2024 of Book 1
Contains 15 Sheets 1 Sheet
Registering Officer

do hereby constitute, nominate and appoint **Mr.GAJRAJ JAIN (AADHAR No.620534207623) (PAN No.AAFPJ8668N)**, S/o.Thiru.Banechand Jain, aged about 63 years, residing at No.35, Ellaiamman Koil Street, West Mambalam, Chennai – 600033, as our lawfully constituted General Power of Attorney Agent to do the following acts deeds and things for us and on our behalf.

WHEREAS the landed property situated at **KOVILANCHERY VILLAGE,** Tambaram Taluk, Kancheepuram District now Chengalpattu District, measuring an extent of 1 Acre 80 Cents, Comprised in S.No.96, was originally owned and possessed by one Mr.Sundararajalu Mudaliar who had acquired the same under a Registered Sale Deed, dated 02.05.1960, Registered as Doc.No.1177 of 1960, Book-I, Volume 203, Pages from 100 to 102, in the S.R.O.Pallavaram,

And Whereas the aforesaid Mr.Sundararajalu Mudaliar Settled the said property in favour of his eldest son Mr.Velmurugan, under a Settlement Deed, dated 02.02.1976 and registered as Document No.245 of 1976, in Book-I, Volume 603, Pages from 257 to 258, in the S.R.O.Tambaram,

And whereas the aforesaid Mr.S.Velmurugan sold the said property, to M/s.Dakshin Holiday Resorts Pvt.Ltd., duly represented by its Managing Director Mr.Sam George, under a Registered Sale Deed, dated 15.11.1995, and Registered as Document No.4035 of 1995, in Book-I, Volume 1979, Pages from 67 to 69, in the S.R.O.Tambaram,

And whereas the said M/s.Dakshin Holiday Resorts Pvt.Ltd., has sold the landed property situated at Kovilancheri Village, Tambaram Taluk, Kancheepuram District, Measuring an extent of 1 Acre 80 Cents, Comprised in Survey No.96, Patta No.195, through registered Sale deed, dt:23.04.2007, registered as Doc.No.9656/2007, in Book-1, on the file of S.R.O.Tambaram,

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No.9107 of 2024 of Book 1
Contains 15 Sheets 2 Sheet
Registering Officer

WHEREAS the **PRINCIPAL** herein has become the sole and absolute owner of the above said property, ever since from the date of Purchase and is in peaceful possession and enjoyment of the same, without any let or hindrance from anybody, with power and authority to sell or otherwise dispose of the same in favour of any person/s of their choice.

AND WHEREAS the **PRINCIPAL** has decided to sell the schedule mentioned property, and due to their pre occupation the principal unable to attend personally to sign and execute the document in respect of the schedule mentioned property, principal do hereby appoint and nominate **Mr.GAJRAJ JAIN (AADHAR No.620534207623) (PAN No.AAFPJ8668N)**, S/o.Thiru.Banechand Jain, as the principal's power agent to do the following acts, deeds and things on principal's behalf.

1. To convey, sell, transfer and assign the Schedule mentioned property as whole or in parts or in piece meal to the intending purchaser/purchasers as and when he may think and according to any legal manner they requires.
2. To negotiate and finalize the sale consideration, to enter into Sale Agreements, Promoters Agreements, builder's agreement, construction agreements for construction of flats/buildings, Villas etc., with prospective purchaser(s) for selling or developing or both developing and selling the Schedule mentioned Property as whole or in part with or without building.
3. To receive advance amount and balance sale consideration from intending Purchaser/s either in full or in part, in the name of the POWER AGENT and to issue receipt thereof to execute Sale Agreements.
4. To Mortgage the Schedule Property and obtain Project loan from the Bank or Financial Institutions to complete the Project in time without making the PRINCIPAL liable for repayment of such loans.

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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Contains 15 Sheets 3 Sheet
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5. To execute and sign and register all agreements, mortgage deeds, memorandum of deposit of title deeds and other deeds, for the banks or finance institutes and other finance companies for the schedule property with or without building and all other papers which ever necessary by the bankers to sanction the loan to purchase the undivided share with or without building in part or in full of the Schedule land and building.
6. To appoint auditors, advocates, etc., for any purpose pertaining to the Schedule mentioned property and fix their remuneration /fees.
7. To deliver vacant possession of the Schedule Property herein, to the prospective purchaser(s) at the time of sale as the case may be.
8. To make, to prepare and or cause to be made all such layout Sub-division plans, conversion of use of properties in the said layout, specifications and designs and or any alterations in the plans and or specifications, as may be required and advisable at the discretion of our said Power Agent for the purpose of plotting and/or constructing residential/commercial buildings on the Schedule Property.
9. To appear before the Corporation, CMDA, Panchayat Union, Directorate of Town and Country Planning, Local Planning Authority, Panchayat and all other authorities to obtain approvals for sub-division or building plans, regularization approvals, layout approvals and permits by presenting necessary plans and by remitting the required fees for Water & Sewage Board, Electricity Department, to appear and apply before all other authorities/departments and obtain necessary NOC/clearances, sanctions, approvals and service connections for the Schedule Property.
10. To appear before all authorities and parties as may be necessarily required and/or advisable in the sole discretion of the said Power Agent in connection with the development of the Schedule Property mentioned herein and to make such agreement as may be conducive to the development works and completing the same.

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No. 9107 of 2024 of Book I Contains 15 Sheets 4 Sheet

Registering Officer

11. To prepare building plan(s) for submitting to the competent authorities for the construction of the building(s) over the Schedule Property, either whole or in part/in phase manner, to sign necessary application forms, affidavits and all the connected papers, to submit the same to the concerned authorities. To revise and regularize the building plan/s and submit the same to the competent authorities for sanction. To remit necessary development charges, Land tax, building tax, deposits, regularization fee and all other payments for the development of the schedule mentioned properties.

12. To build apartments, group houses, individual houses, duplex Semi Independent or Independent houses, multi storied buildings, any other buildings either residential or commercial or both by the Power Agent or any of its Nominee/s, builders and developers or through any other building contractor or to depute sub-contractors, to appoint/engage one or several contractors and to execute contract agreements, sub-contract agreements, whenever necessary as may be desired by the said Power Agent.

13. To enter upon properties at any time, erect board/hoardings, to level the site, to put the barbed wire fencing or construct compound walls on the said properties or any portion as per demarcation thereof and to make all payments for getting the work done.

14. To execute sign, present and register all such deeds, such as Agreements for sale, sale deeds, re-constitution deed, Construction Agreements, Promoter's Agreements, Cancellation Deeds, Rectification Deed, Ratification Deed, Special Power for presentation of documents before concern Sub-Registrar or District Registrar or any other competent officers in Registration department, exchange deed, gift deed, Declaration, lease deeds, compromise deed or any other deed or deeds as the Power Agents may deem and proper for or in relation to all or any of the relating to the Schedule Property.

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No: 9107 of 2024 of Book I
Contains 15 Sheets 5 Sheet
Registering Officer

15. To take, prosecute or defend all legal proceedings relating to any of the matters pertaining to the Schedule mentioned Property, to file petitions suits, counters, written statements, applications, appeals, review revisions in Revenue department, Collector Office, RDO/DRO Courts, all Civil and Criminal Courts, High Court and Supreme Court or any other Judicial or Quasi-Judicial Authorities, Labour Departments, taxation departments, Police Authorities, Land Ceiling authorities, Land Reforms authorities any other concerned authorities and local body.

16. To do all other acts deeds, things as may be necessary, for developing and selling the schedule mentioned properties as my Power Agent may deem fit and necessary and to execute all the documents/deeds for the same.

17. To advertise in Newspapers and in all others medias, erect hoardings, boards in and around the site, on the concern name to publicity for the sale/lease of plots/flats in the Schedule mentioned properties for such consideration and upon such terms and conditions as the said Power Agent shall deem fit and proper. To appoint advertising agency, Marketing Agency for selling the plots, Apartments or the lands either whole or in parts.

18. To apply for electricity, water, sewerage connection with the concerned Department/Boards, to sign necessary forms and all supporting documents, to pay necessary charges, fee and deposits, to personally represent before the concerned authorities/officers.

19. We, the PRINCIPAL has not received any consideration for executing this General Power of Attorney and the said Power of Attorney Agent is accountable to the PRINCIPAL.

20. This General Power of Attorney shall be in force till the aforesaid objects are fully met up to the sale, of the final plot, building/s and/or pieces of land, in the Schedule Property and is IRREVOCABL□

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Document No. 9107 of 2024 of Book 1 Contains 15 Sheets 6 Sheet

Registering Officer

Managing Director

SCHEDULE OF PROPERTY

All that Peace and parcel of the property, situated at Kovilancheri Village, Tambaram Taluk, Chengalpattu District, measuring an extent of 1 Acre 80 Cents, Comprised in S.No.96, Patta No.195,

BOUNDED ON THE:-

NORTH BY : Land in S.No.91 Part
SOUTH BY : Road
EAST BY : Houses
WEST BY : Houses

And lying within the Registration District of Chengalpattu, and Sub-registration district of Tambaram Joint-I.

The present market value of the property is **Rs.1,48,50,000/-**

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No:9107....of 2021 of Book
....1....Contains 15 Sheets....7 Sheet
Registering Office

IN WITNESS WHEREOF BOTH PARITES SET THEIR HANDS AND PUT THEIR SIGNATURES ON THE DATE, MONTH AND YEAR ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

(POWER HOLDER) **(EXECUTANT)**

WITNESSES:-

1. A Baskar

A.BASKAR
S/o.Thiru.ANBARASU
NO.3, 5, KURUGGU THERU,
KADAMALAIPUTHUR,
MARUTHI HIGH WAY CITY,
KANCHEEPURAM
PINCODE – 603310.

2.

S.YESU SUBASH
S/o. Thiru.SSWAMYDASS
No.3/142, KUMARAN KUDIL 3RD STREET,
METTUKUPPAM, OKKIYAM THORAIPAKKAM,
CHENNAI – 600 097.

DRAFTED BY:-

S. Thamilvinayagam



S.THAMILVINAYAGAM
ADVOCATE
TNBC Enroll No.1041/2001
433, New Additional
Law Chamber
High Court
Chennai – 600104
Mobile No.9444045479

Document No: 9107 of 2024 of Book 1 Contains 15 Sheets 8 Sheet

Registering Officer



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADCA6643H

भारत सरकार

नाम / Name
ANNAI BUILDERS REAL ESTATES PRIVATE LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
08/09/2000

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAEPN4579K

भारत सरकार

नाम / Name
THANUSKODI NARAYANAN

पिता का नाम / Father's Name
THANUSKODI

जन्म की तारीख / Date of Birth
03/02/1963

हस्ताक्षर / Signature



இந்திய அரசாங்கம்
Government of India



நாராயணன் தனுஷ்கோடி
Narayanan Thanushkodi
பிறந்த நாள்/ DOB: 03/02/1963
ஆண் / MALE

6202 6797 7261

எனது ஆதார், எனது அடையாளம்

ஆதார்
Unique Identification Authority of India

முகவரி:
S/O: தனுஷ்கோடி, 24,
மங்கையர்க்கரசி நகர், 46 வது தெரு, நங்கநல்லூர்,
காஞ்சிபுரம்,
தமிழ் நாடு - 600061

Address:
S/O: Thanushkodi, 24,
MANGAIYARKARASI NAGAR,
46TH STREET, Nanganallur,
Kancheepuram,
Tamil Nadu - 600061

6202 6797 7261

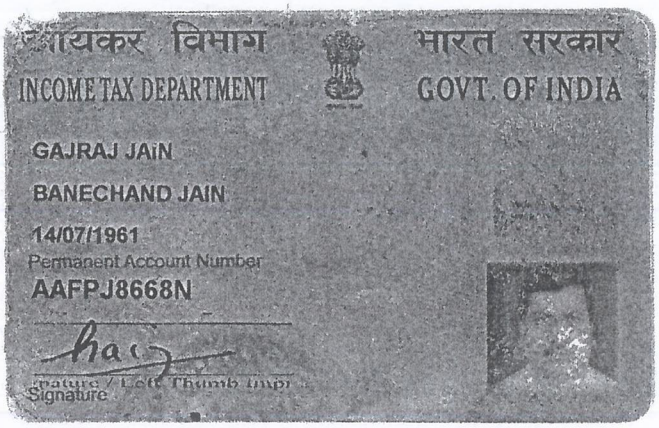
1947 help@uidai.gov.in www.uidai.gov.in

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

Document No: 9107 of 2024 of Book I
Contains 15 Sheets 9 Sheet

Registering Officer



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

GAJRAJ JAIN
BANECHAND JAIN
14/07/1961
Permanent Account Number
AAFPJ8668N

Signature / Left Thumb Impr



இந்திய அரசாங்கம்
Government of India

கஜ்ராஜ் ஜெயின்
Gajraj Jain
பிறந்த நாள் / DOB : 14/07/1961
ஆண்பால் / Male

6205 3420 7623

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
ஆதார்
Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்: பனேசந்த் ஜெயின், ரைன்போவ் ஆஷிஷ், எண் 35,எல்லையம்மன் கோவில் தெரு, மேற்கு மாம்பலம், சென்னை, மேற்கு மாம்பலம், தமிழ் நாடு, 600033

Address: S/O: Banechand Jain, RAINBOW ASHISH, NO 35,ELLAIAMMAN KOIL STREET, West Mambalam, Chennai, West Mambalam, Tamil Nadu, 600033

6205 3420 7623

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

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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F Contains 15 Sheets 10 Sheet
Registering Officer



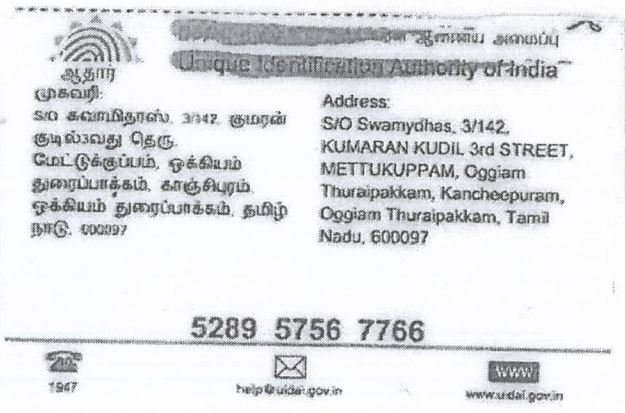


இந்திய அரசாங்கம்
Government of India

ஏசு சுபாஷ் எ
Yesu Subash S
பிறந்த நாள் / DOB : 29/07/1974
ஆண்பால் / Male

5289 5756 7766

எனது ஆதார், எனது அடையாளம்



ஆதார்
முகவரி:
S/O சுவாமிதாஸ், 3/142, குமரன் குடில்3வது தெரு, மேட்டுக்குப்பம், ஒக்கியம் துரைப்பாக்கம், காஞ்சிபுரம், ஒக்கியம் துரைப்பாக்கம், தமிழ் நாடு, 600097

Unique Identification Authority of India

Address:
S/O Swamydhas, 3/142, KUMARAN KUDIL 3rd STREET, METTUKUPPAM, Oggiam Thuraipakkam, Kancheepuram, Oggiam Thuraipakkam, Tamil Nadu, 600097

5289 5756 7766

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

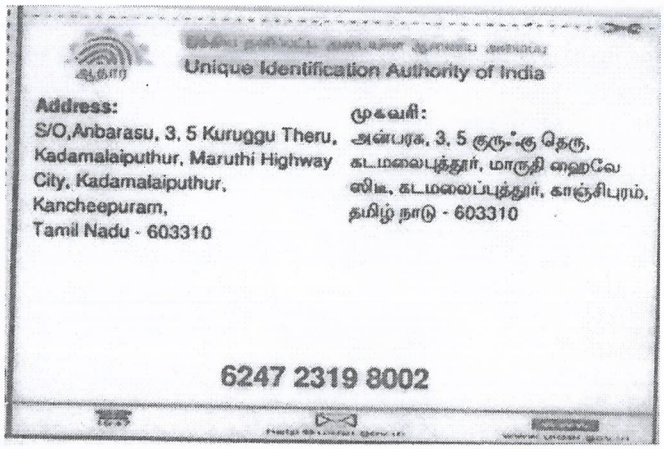


இந்திய அரசாங்கம்
Government of India

பாஸ்கர் அன்பரசு
BASKAR ANBARASU
பிறந்த நாள்/DOB: 01/03/1981
ஆண்/ MALE

6247 2319 8002

எனது ஆதார், எனது அடையாளம்



ஆதார்

Unique Identification Authority of India

Address:
S/O,Anbarasu, 3, 5 Kuruggu Theru, Kadamalaiputhur, Maruthi Highway City, Kadamalaiputhur, Kancheepuram, Tamil Nadu - 603310

முகவரி:
அன்பரசு, 3, 5 குரு்கு தெரு, கடமலைபுத்தூர், மாருதி ஹைவே ஸிடி, கடமலைப்புத்தூர், காஞ்சிபுரம், தமிழ் நாடு - 603310

6247 2319 8002

For ANNAI BUILDERS REAL ESTATES PRIVATE LTD.

Managing Director

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Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : தாம்பரம்

வருவாய் கிராமம் : கோவிலாஞ்சேரி

பட்டா எண் : 195

உரிமையாளர்கள் பெயர்

1. .... அன்னைபில்டர்ஸ் ரியல் எஸ்டேட்ஸ் பிரைவேட் லிமிடெட்

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	
96	-	0 - 73.00	1.35	--	--	--	--	---- -------- 12-10-2015
		0 - 73.00	1.35					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/05/147/00195/10705** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 01-08-2024 அன்று 12:45:49 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Registering Officer

P/ Tambaram Joint 1/ 173 / 2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

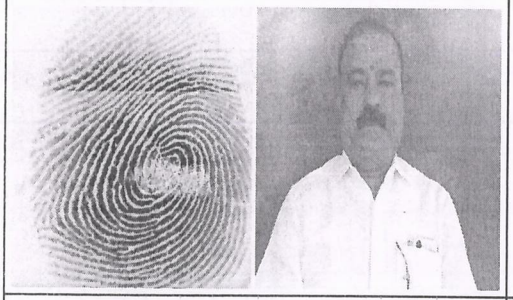
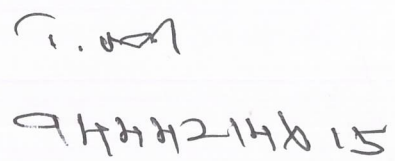
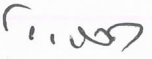
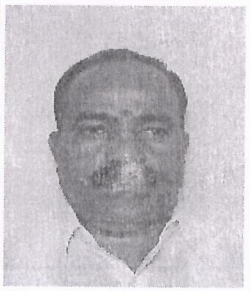
S.No 4023 of 2024

I hereby certify that a sum of ₹ 1,48,500/- (Rupees One Lakh Fourty Eight Thousand Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. த. நாராயணன் residing at எண்.76, மேடவாக்கம் மெயின் ரோடு, மடிப்பாக்கம், சென்னை, Chengalpattu, Tamil Nadu, India, 600091.

Sub Registrar: Tambaram Joint 1
Date: 07/08/2024

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 ₹ 1,50,810/- paid at 01:07 PM on the 07/08/2024 by

Left Thumb 	 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:6833039668f8b947f847f2821b1804e36803e1 **(Details from UIDAI : Narayanan Thanushkodi S/O: Thanushkodi, 03-02-1963, xxxxxxxx7261)**	

Document No. 4107 of 2024 of Book I
Contains 15 Sheets. 13 Sheet
Registering Officer

P/ Tambaram Joint 1/ 173 / 2024

Claim admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:7991210264918d9f3141ff8883c736238ec993 **(Details from UIDAI : Gajraj Jain S/O: Banechand Jain, 14-07-1961, xxxxxxxx7623)**	

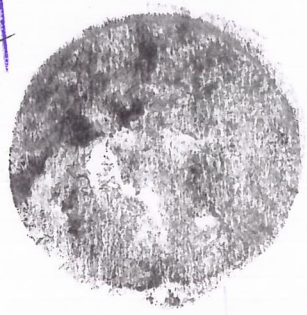
7th day of August 2024

SIVAKUMAR P
Sub Registrar
Jt I Tambaram Joint - 1

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

Document No. 9107 of 2024 of Book 1
Contains 15 Sheets 14 Sheet
Registering Officer



Registered as Number **R/Tambaram Joint 1/Book-1/9107/2024**.

Date: 18/12/2024
Tambaram Joint 1

REVATHI K
Sub Registrar

Sub Registrar
Jt I Tambaram.

Document No. 9107 of 2024 of Book 1
Contains 15 Sheets 15 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

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