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Chennai, India

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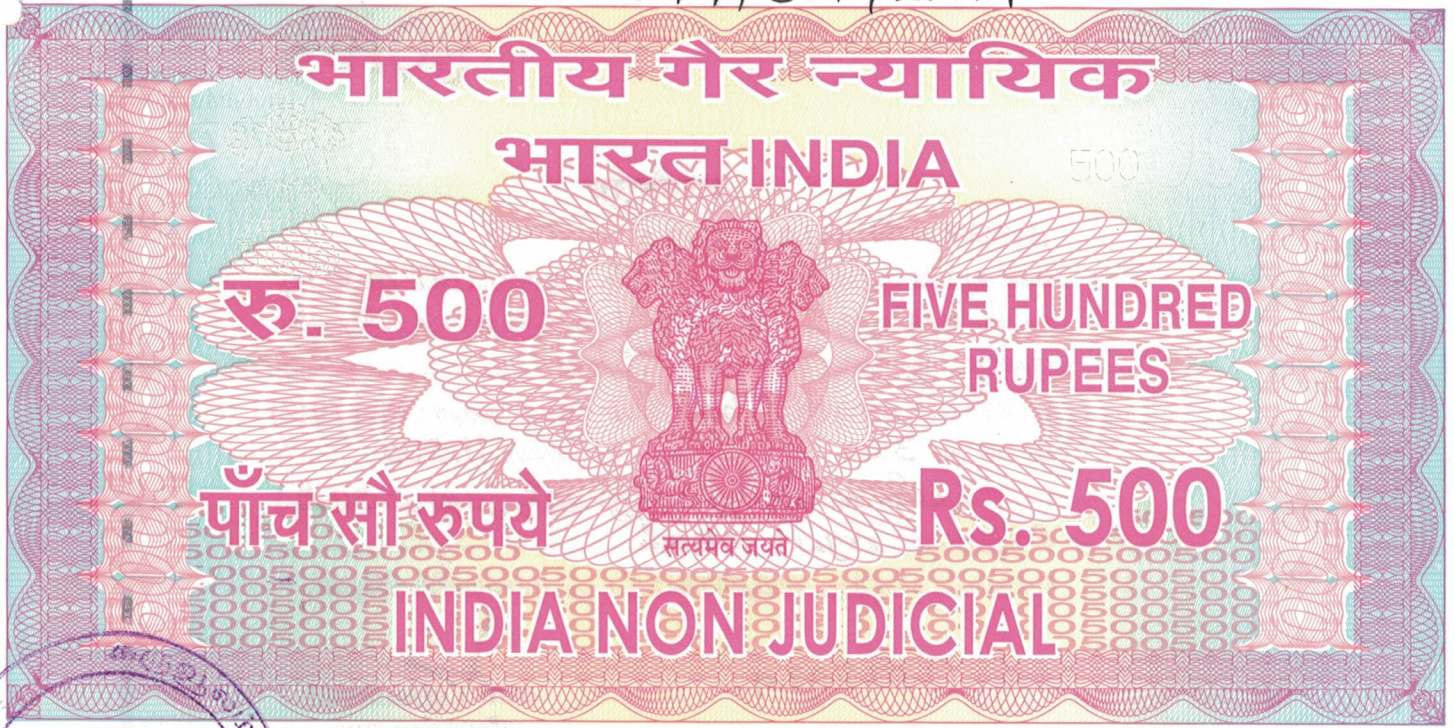
Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™



6144/BK1/202A

SCAN



தமிழ்நாடு TAMILNADU

03/07/24

AV 048893

PRABHA SEKHAR

G. SIVAKUMMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai - 600 034
Mobile: 9381004109

GENERAL POWER OF ATTORNEY

✓ **KNOW ALL MEN BY THESE PRESENTS THAT:**

I, Mrs. PRABHA SEKHAR – [PAN – APJPP7232H] - [AADHAAR – 9262 2844 5744], wife of Mr.A.Sekhar, Hindu, aged 65 years, residing at Plot No.E-169, Door No.6, 3rd Main Road, Besant Nagar, Chennai – 600 090, do hereby appoint, nominate and retain:

1. Mrs.E.KALAISELVI – [PAN – BDTPK1415L] – [AADHAAR – 7253 4142 5175], wife of Mr.D.Elumalai, Hindu, aged 50 years, residing No.66, Baroda Street, West Mambalam, Chennai – 600 033;

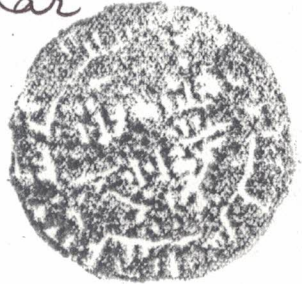
E. Kalaiselvi

V. R. S. K.

Prabha Sekhar

Current No. 6144 of 202A of BK1
Contains 19 Sheets 1 Sheet

[Signature]
Registering Officer



AND OR

2. **Mr. V. KARTHIK – [PAN – DLJPK9776E] – [AADHAAR – 3522 9868 5397]**, son of Mr.Vedagiri, Hindu, aged 39 years, residing at Old No.8, New No.4, Andavar Nagar First Street, Kodambakkam, Chennai – 600 024, as my lawfully constituted General Power of Attorney Agent:

WHEREAS I along with my husband Mr. A. Sekhar purchased the vacant land bearing **Plot No.43 of an extent of 2772 Sq.ft., Plot No. 44 of an extent of 2,910 Sq.ft., and Plot No. 45 of an extent of 2960 Sq.ft., in all 3 Grounds and 1442 Sq.ft., [8,642 Sq.ft., or thereabouts], in Sholinganallur Village, Sholinganallur Taluk, Chennai District, formerly Tambaram Taluk, Kancheepuram District**, forming part of an Approved Layout as approved vide: PPD/LO. No. 205/1988 dated 10.01.1989 by the CMDA, under a Sale Deed dated 04.07.1989, bearing Document No. 2167 of 1989, registered on the file of the Sub-Registrar, Adyar, from one Mr.K.Damodaran, son of Mr.Krishnaswamy Naicker and his son Mr.D.Tamizhselvan, for valuable consideration, and;

B. K. S. S.

V. Kartik

A. Sekhar

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Contains 19 Sheets 2 Sheets

[Signature]
Registering Officer



WHEREAS my husband Mr. A. Sekhar, subsequently out of natural love and affection towards me, in and by a Settlement Deed dated 08.09.2022, bearing Document No. 12143 of 2022, registered on the file of the Sub-Registrar, Neelangarai, absolutely settled his Undivided Half Share in the said lands in my favour and I am in absolute, independent, uninterrupted and undisturbed possession and enjoyment of the said lands, more clearly described in the Schedule-A hereunder, paying all the taxes and other public charges to the authorities concerned, and;

WHEREAS I have now decided to develop the said Schedule-A mentioned land, by conveying an Undivided **5578.42 Sq.ft.**, share in the Schedule-A mentioned land, in accordance with the sanctioned and approved planning and building permits, viz: CMDA/PP/NHRB/S/0593/2023 dated 29.01.2024, by the CMDA and CEBA/WDCN15/00213/2024 dated 24.05.2024, by the Corporation of Chennai and to put up the construction in the form of Flats / Apartments and share the super built up area proposed to be put up through one M/s.Sreenivas Constructions, represented by its Proprietor – Mr.D.Elumalai, son of Mr.G.Durai, having office at No.36, Thilak Street, T.Nagar, Chennai - 600 017, and;

B. V. K. Srinivas
V. K. Srinivas

Ratha Sekhar

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Registering Officer



WHEREAS for purpose of carrying out all the work relating to the proposed development and also for purpose of conveying an Undivided 5578.42 Sq.ft., share in the Schedule-A mentioned total extent of land, I do hereby appoint, nominate and retain:

1. Mrs.E.KALAISELVI – [PAN – BDTPK1415L] – [AADHAAR – 7253 4142 5175], wife of Mr.D.Elumalai, Hindu, aged 50 years, residing No.66, Baroda Street, West Mambalam, Chennai – 600 033;

AND OR

2. Mr. V. KARTHIK – [PAN – DLJPK9776E] – [AADHAAR – 3522 9868 5397], son of Mr.Vedagiri, Hindu, aged 39 years, residing at Old No.8, New No.4, Andavar Nagar First Street, Kodambakkam, Chennai – 600 024, as my lawfully constituted General Power of Attorney Agent, empowering them, either JOINTLY or SEVERALLY to do the following act or acts, deeds and things on my behalf:

Raba Elmar

B. Kalai Selvi
V. Kartik

Document No. 6144 of 2024 of B
5 contains 19 Sheets 4 Sheets



[Signature]
Registering Officer

1. Generally, to look after the schedule mentioned land on my behalf, till the date of development and sale of the part, as the case may be.
2. To engage the services of Architects, Engineers, Surveyors, Contractors, Workers, etc. for the proposed development, on my behalf.
3. To have correspondence on my behalf with the local authorities like the CMDA, Panchayat, Municipality, etc., and to give evidence on our behalf for getting any clarification in respect of the sanctioned and approved plan.
4. If necessary my Power Agent is also empowered to apply for revised building plan, renewal of plan etc. and in that connection to sign the revised building etc., on my behalf.
5. To apply for service connections like Metro Water, Sewerage, Electricity etc., and in that connection to sign the necessary papers including consent letters, undertakings, declarations, affidavits, indemnity bond etc. and to pay the tax dues, charges, levies, fines, fees etc. on my behalf to the authorities concerned, across receipts.

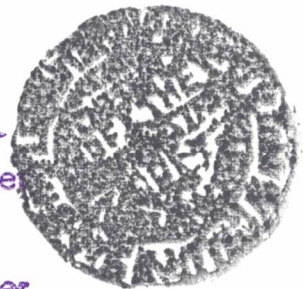
B. Kalyan

V. Jethi

Rama Shari

Document No. 6144 of 2024 of Box
Contains 19 Sheets 5 Sheets

Registering Officer



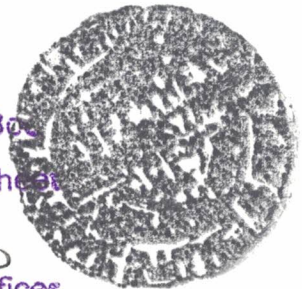
6. To represent me before the CMDA, RERA, Corporation, CMWSSB - Water Board, Panchayat, Municipality, Electricity Board, Revenue Department, Tamilnadu Urban Land Ceiling Authorities and Tax Authorities, Government (State and Central), Postal Department, Police Department, Registration Department, Pollution Control Board, Income Tax Department, Sales Tax Department or other authorities concerned on my behalf and to give evidence wherever and whenever necessary.
7. In case of any dispute to represent me before the Courts such as Civil court, Criminal Court, Labour Court or Consumer Forum etc., give evidence on my behalf and to initiate or defend cases on my behalf and in that connection to engage the services of Advocate/s and to sign the necessary papers. If possible to compromise or compound cases and to sign the necessary papers. If necessary to file revision, appeal, execution etc. on my behalf and to conduct the case/s till its logical end. To recover moneys due to us in a manner known to law.

Rama Rani

B. K. Srinivas
v. Justice

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1 contains 19 Sheets 6 Sheet

[Signature]
Registering Officer



8. I do hereby desired to retain an Undivided 3063.58 Sq.ft., share in Schedule-A, more clearly described in the Schedule-B hereunder, empower my Power of Attorney Agents to sell an Undivided **5578.42 Sq.ft., share** of land in the Schedule - A mentioned land, more clearly described in the Schedule-C hereunder, either as a whole or in undivided shares in favour of prospective buyers and in that connection, our Power Agent is empowered to identify buyers, to negotiate for sale, to fix the buyers, to fix the sale consideration, to receive advance, to enter into agreement/s of sale, to receive the balance sale consideration, to execute sale deed/s, to present the documents for registration before the competent Sub-Registrar, to admit execution and to sign other forms necessary for completion of registration of the document and to get back the same from the Sub-Registrar's office after registration, on my behalf.
9. To deliver possession of the land conveyed to the prospective buyer/s on my behalf.

Ratha Bha

B. K. S. S. S.

v. J. S. F. c

Document No. 6144 of 2024 of B.O.
1 Contains 19 Sheets 7 Sheet



[Signature]
 Registering Officer

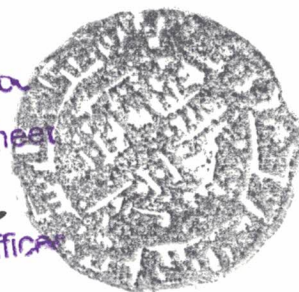
10. To execute any other documents like Rectification deed, Ratification deed, Cancellation deed, Indemnity Bond, Reconstitution deed or any other documents in connection with the schedule mentioned property on my behalf.
11. To sign consent letters for transfer of ownership, service connections including electricity / and water / sewer connections along with Security Deposit in the name of the Prospective Purchaser, on my behalf.
12. To receive all communications including registered letters, money orders, summons, couriers, Telegrams, V.P.Ps. etc., either individually or jointly addressed to me in connection with the Schedule mentioned property only.
13. And generally to do such further or other acts, deeds and things that are necessary and incidental for effective fulfillment of the aforesaid development project, on my behalf.
14. I do hereby agree and undertake to ratify and confirm whatever acts, deeds and things my Power of Attorney Agent may lawfully do by virtue of the powers hereby given.

B. Maheshwari

V. K. S. K.

Rajna Khar

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 Registering Officer



- / 15. I have not received any consideration for this Power and my Power Agent is liable to submit proper accounts to us at any point of time.
- / 16. This Power of Attorney will be in force until the aforesaid objects are fully completed and all the statutory formalities are complied with in all respects, for a proper and full disposal by sale or any such other form of transfers in favour of the prospective Purchaser(s) of the schedule mentioned property in our interest and on my behalf.

SCHEDULE-A
[Total Property]

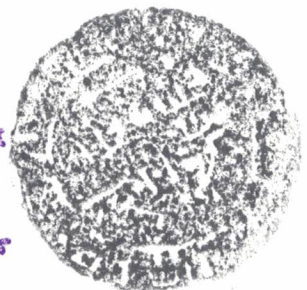
Vacant land bearing **Plot No.43 of an extent of 2772 Sq.ft., Plot No. 44 of an extent of 2,910 Sq.ft., and Plot No. 45 of an extent of 2960 Sq.ft., in all 3 Grounds and 1442 Sq.ft., [8,642 Sq.ft., or thereabouts], situate at Narayanaswamy Naicker 4th Street, Sholinganallur, Chennai – 600 119**, forming part of an Approved Layout as approved vide: PPD/LO. No. 205/1988 dated 10.01.1989 by the CMDA, comprised in Survey Nos. 632/2 and 631/2, currently comprised in Survey Nos. 632/11 and 631/2A2, in Sholinganallur-1 Village, Sholinganallur Taluk, Chennai District – formerly Tambaram Taluk, Kancheepuram District, admeasuring:

B. Velupillai
V. J. S. I. C.

Ratha S. S. S.

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Registering Officer



East to West on the Northern side: 107 feet; ✓

East to West on the Southern side: 107 feet; ✓

North to South on the Eastern side: 82 feet; ✓

North to South on the Western side: 80 feet; ✓

in all THREE GROUNDS AND 1442 Sq.ft., [8,642 Sq.ft.,]. ✓

BOUNDED ON THE:

NORTH BY: Plot No.46 and Survey No.631/1; ✓

SOUTH BY: 40 feet Road now known as
Narayanaswamy Naicker 4th Street; ✓

EAST BY: Plot No. IV; ✓

WEST BY: 30 feet Road now known as Narayanaswamy
Naicker Main Road; ✓

Situated within the Registration Sub-District of Neelangarai and
Registration District of Chennai South.

SCHEDULE - "B"
(Land retained by the Owners herein)

An Undivided 3063.58 Sq.ft., share in the Schedule "A"
mentioned land.

B. V. K. S. K.

V. K. S. K.

R. S. S. S.

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[Signature]
Registering Officer



SCHEDULE-C
[Portion of Schedule-A Land to be Conveyed]

An Undivided 5578.42 Sq.ft., share out of the Schedule-A mentioned land.

IN WITNESS WHEREOF I HAVE SIGNED THIS GENERAL POWER OF ATTORNEY ON THIS THE 4th DAY OF JULY, 2024, IN THE PRESENCE OF:

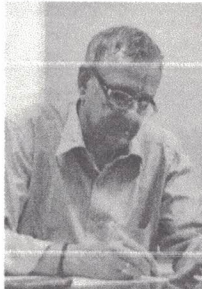
WITNESSES:

1) 
 A. Sekhar
 S/o B. Arantaikrishnan
 F-169, 3rd Main Road, Dora 6
 Besant Nagar Chennai 600 090



EXECUTANT

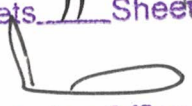
2) 
 (D. ELUMALAI)
 No. 35, Baroda Street
 West mambalam
 Chennai - 600 033.



Drafted by: 

P.B. RAMANUJAM, M.A. B.L.,
 Advocate, (Enrl. No. 786/1962)
 'SRINIVAS', No. 22 (Old No. 31),
 Bhagirathi Ammal Street, T. Nagar,
 Chennai - 600 017
 Ph - 9840247000

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 Registering Officer





தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : சென்னை

வட்டம் : சோழிங்கநல்லூர்

வருவாய் கிராமம் : சோழிங்கநல்லூர்-1

பட்டா எண் : 20552

உரிமையாளர்கள் பெயர்

1. A சேகர்

மனைவி

பிரபாசேகர்

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	
631	2A2	0 - 2.78	0.10	--	--	--	--	2022/0103/02/204444- -2022/02/11/000712SD ----- 07-12-2022
632	11	0 - 5.26	2.00	--	--	--	--	2022/0103/02/204444- -2021/02/11/000567SD ----- 07-12-2022
		0 - 8.04	2.10					

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய தளத்தில் 02/11/013/020552/40334 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
- இத் தகவல்கள் 03-07-2024 அன்று 04:36:15 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

B. Kalyani
v. Jeyaraj

Rajaa Rhar

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Registering Officer

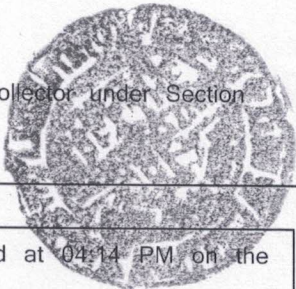
CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4661 of 2024

I hereby certify that a sum of ₹ 1,56,200/- (Rupees One Lakh Fifty Six Thousand Two Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. பிரபா சேகர் residing at Plot No.E169, Door No.6, 3rd Main Road, Besant Nagar, Chennai, Thiruvanmiyur[URBAN], Velachery, Chennai, Tamil Nadu, India, 600090.

Sub Registrar: Neelankarai
Date: 04/07/2024

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



Presented in the office of the Sub Registrar of Neelankarai and fee of ₹ 1,57,210/- paid at 04:14 PM on the 04/07/2024 by

Left Thumb	 	Prabha Sekhar 9884252508 Additions as per recitals of document	
Execution admitted by Left Thumb	 	Prabha Sekhar Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6093750a2730f26dbb4b63a59504b69c815641 (Details from UIDAI : Prabha Sekhar D/O: P P Gangadharan, 1958, xxxxxxxx5744)	

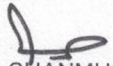
Instrument No. 6144 of 2024
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1 Registering Officer



Claim admitted by Left Thumb  	B. Kalaiselvi 9991089998 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:203366a175e6b5cd9a4cf7884b503c31555dba (Details from UIDAI : Kalaiselvi W/O: Elumalai, 23-05-1974, xxxxxxxx5175)	
Claim admitted by Left Thumb  	V. Karthik 9500122754 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:078416e72bad6ad953402f801fe011d5f299e4 (Details from UIDAI : Karthik S/O: Vedagiri, 25-05-1986, xxxxxxxx5397)	

4th day of July 2024


SHANMUGAM S
Sub Registrar
NEELANKARAI

Registered as Number R/Neelankarai/Book-1/6144/2024.

Date: 04/07/2024
Neelankarai

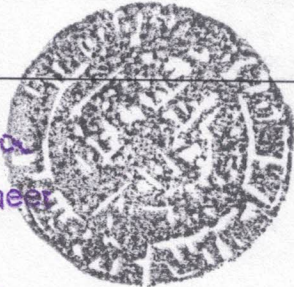



SHANMUGAM S
Sub Registrar
NEELANKARAI

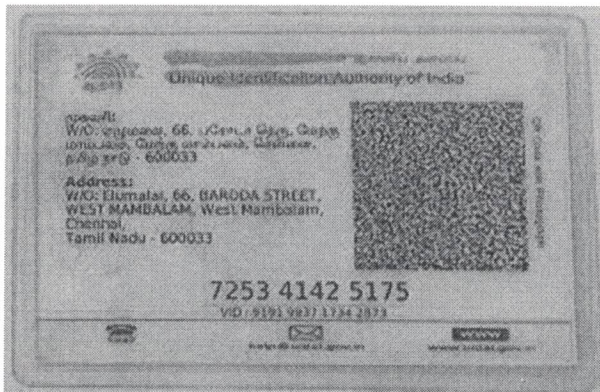
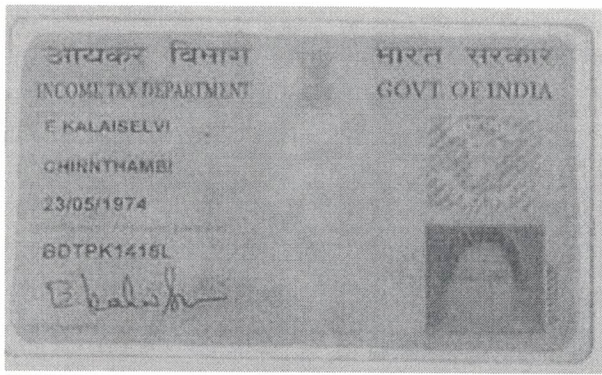
Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

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Registering Officer




Registering Officer



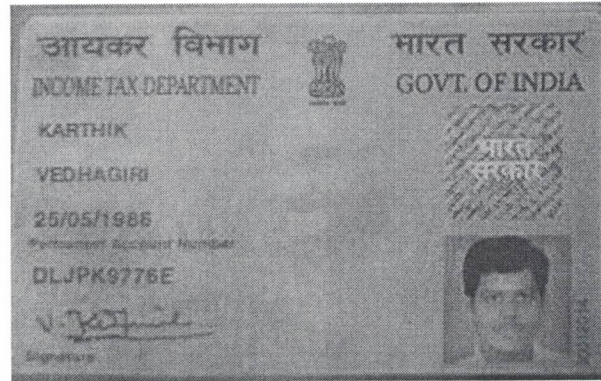
E. Kalaiselvi
V. K. K. K.

Ratna Lakshmi

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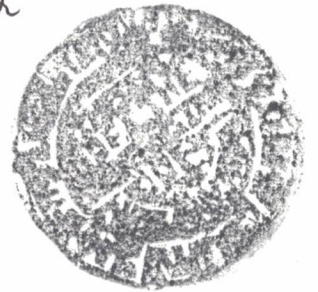

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B. V. V. V.
V. V. V. V.

R. R. R. R.



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Contains 19 Sheets 17 Sheet

Registering Officer



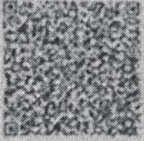

இந்திய அரசாங்கம்
 Unique Identification Authority of India
 Government of India

பதிவு அடையாளம் / Enrollment No.: 2189/56499/11538

To
 A Sekhar
 S/O: Ananthakrishnan
 Plot E, 169 Door No 6
 3rd Main Road
 Besant Nagar
 Besant Nagar Chennai Chennai
 Tamil Nadu 600090
 9440886497

Ref: 3164 / 19T / 176016 / 176018 / P

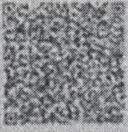

 SB403738670FH



உங்கள் ஆதார் எண் / Your Aadhaar No. :
4255 2570 7781
 எனது ஆதார். எனது அடையாளம்


 இந்திய அரசாங்கம்
 Government of India

A Sekhar
 பிறந்த நாள் / DOB: 04/01/1955
 ஆண்பால் / Male

4255 2570 7781
 எனது ஆதார். எனது அடையாளம்


 B. Balasubramanian
 v-j-estric



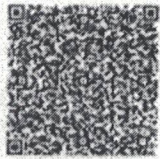

இந்திய அரசாங்கம்
 Unique Identification Authority of India
 Government of India

பதிவு அடையாளம் / Enrollment No.: 1183/61012/01282

To
 ஏழுமலை
 Elumalai
 S/O: Durai
 66 BARODA STREET
 WEST MAMBALAM
 West Mambalam
 West Mambalam
 Chennai Chennai
 Tamil Nadu 600033
 4424725398

31/05/2013
 34164803

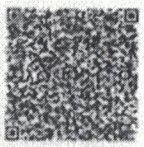

 MN341648036FT



உங்கள் ஆதார் எண் / Your Aadhaar No. :
9603 5725 6585
 ஆதார் - சாதாரண மனிதனின் அதிகாரம்


 இந்திய அரசாங்கம்
 Government of India

ஏழுமலை
 Elumalai
 பிறந்தவருடும் / Year of Birth: 1971
 ஆண்பால் / Male

9603 5725 6585
 ஆதார் - சாதாரண மனிதனின் அதிகாரம்


 R. R. R. R. R.



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 Registering Officer



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12143 / 1961 / 2022 TP/134969974/22



தமிழ்நாடு TAMILNADU
12.8.2022

Mr. A. SEK HAR

CS 409690
I. PACKIA AROCKIA MARI
STAMP VENDOR L.NO 109 / B4 / 88
HIGH COURT CAMPUS
CHENNAI

SETTLEMENT DEED

THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON THIS THE 8TH DAY OF SEPTEMBER 2022, BY:

Mr.A. SEK HAR, son of Late B. Anantakrishnan, aged about 67 years, having Income Tax P.A.No.AYKPS3432N, Aadhaar No.425525707781, residing at Plot E 169, Door No.6, 3rd Main Road, Besant Nagar, Chennai-600 090, hereinafter called the **SETTLOR**.

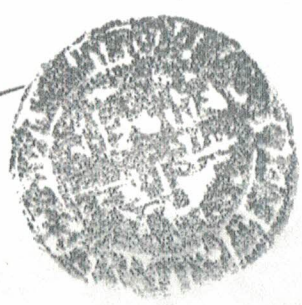
Docum. 6144/2024

VERIFIED
12/9/22
SLE REGISTRAR
NEELANGARAI

Document No. 12143 of 2022 of Book
Contains 33 Sheets / 1 Sheet

VERIFIED
13/8
SLE REGISTRAR
NEELANGARAI

Registering Officer





பதிவுத்துறை

இரசீது -

SCAN

இரசீது எண் : 8172/2024
ஆவண எண் : R/ Neelankarai/ BOOK-1/ 6144 / 2024

திருமதி பிரபா சேகர் அவர்களிடமிருந்து ₹ 11,500 (ரூபாய் பதினொன்று ஆயிரம் ஐந்துநூறு மட்டும்) இணைய வழி: REG202407194846212 ₹ 11500] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

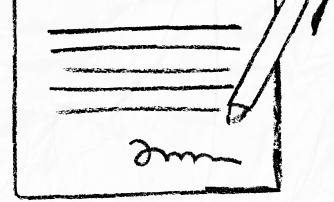
வ.எண்	விவரம்	தொகை (₹)
1	குறைவு முத்திரைத்தீர்வை	5,600
2	குறைவு பதிவுக் கட்டணம்	5,600
3	இணக்கக் கட்டணம்	300
	செலுத்தப்பட்ட மொத்தத் தொகை	11,500

நீலாங்கரை அலுவலகம்

நாள்: 19-Jul-2024

பதிவு அலுவலர் கையொப்பம்

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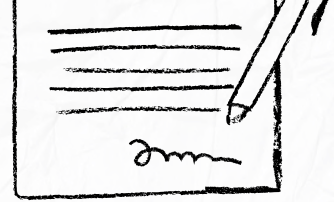
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