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தமிழ்நாடு தமில்நாடு TAMILNADU

22 JUL 2024

M/s.EMPIRE ESTATES
Chennai

N. DN 100807
N. JAYETHOON
STAMP VENDOR
L. NO. 5/CH (S) / 2010
AVADI, CHENNAI-54

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is executed at
Chennai on this 22nd JULY 2024.

BY

Mr.MADHAV DAGA (Aadhaar:8267 4617 0643 / PAN ARYPD4796P), Son of
Mr.Anil Kumar Daga, aged about 33 years, residing at No.19, C Block,
Anugraha Apartments, 3rd Floor, Nungambakkam High Road, Chennai-600034,
hereinafter called the "PRINCIPAL"

TO AND IN FAVOUR OF

M/s.EMPIRE ESTATES (PAN AAJFE2153M) Represented by its Partner
Mr.T.KARTHIK PRAKASH, Son of Mr.Thiraviyam, (Aadhaar:9870 2581 0146),
aged about 43 years, residing at Plot No.30, Chokkammal Nagar, Poonamallee,
Chennai-600056, hereinafter called the "POWER AGENT".

For EMPIRE ESTATES

Partner

Document No.....10700.1.....of 2024 of Book
I Contains.....11.....Sheets.....1.....Sheet
Registering Officer

Whereas the Principle is the absolute owner of the Schedule mentioned property morefully described in the schedule hereunder comprised in Survey No.501/1, Northwestern Portion measuring an extent of Acre.0.01.41 Cents out of total extent 1 Acre, as per **Town Survey Land Register Ward:I, Block:85, T.S.No.4/2, Old Survey No.501/1A Part, No.25, PARUTHIPATTU VILLAGE,** Avadi Town, Avadi Taluk, Tiruvallur District, purchased from (1)Mr.Kamalakannan.D, (2)Mrs.Ramya.P, (3)Mrs.Revathi.K, (4)Mrs.Megala.K, (5)Mr.Pandiyan.S, (6)Mr.Palani.P, (7)Mr.Bhaskar.P, (8)Mr.Sudhakar.P, (9)Mrs.Vanmathi.V, (10)Mr.Devan.S, (11)Mr.Velayutham.S (as per General Power Of Attorney Deed Dated:16.07.2024 registered as Document No.10481/2024, Book No.1 in the file of SRO AVADI) represented by their Power Of Attorney Agent Mrs.Suganya.B.R W/o Mr.T.Karthik Prakash purchased by the PRINCIPLE with his self earned funds by virtue of **SALE DEED Dated:16.07.2024 registered as Document No.10487/2024, Book No.1 in the file of SRO AVADI.**

Ever since the date of Purchase of the Schedule mentioned property hereunder, the Principle has been in continuous, uninterrupted peaceful possession and enjoyment of the said property, with full powers of alienation, without any let or hindrances.

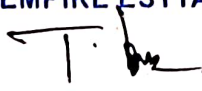
WHEREAS the Principal herein has decided to develop Schedule Property by laying layouts and plots;

WHEREAS the Principal is not in a position to personally look after the developmental and other activities pertaining to the Schedule Property, the Principal doth hereby appoint and retain the aforesaid **M/s.EMPIRE ESTTATES**, Represented by its Partner **Mr.T.KARTHIK PRAKASH** as their General Power of Attorney to do the following acts, deeds and things pertaining to the Schedule Property on behalf of and in the name of the Principal:

NOW THIS DEED WITNESSES AS FOLLOWS:

1. To look after and manage the Schedule Property and also to develop the Schedule Property.
2. To identify a promoter/developer for the purpose of developing the building in the Schedule property with respect to the principal which is morefully described in the Schedule hereunder.

For **EMPIRE ESTTATES**


Partner

Document No. 10700 of 2024 of Book
I Contains 11 Sheets 2 Sheet

Registering Officer



3. To prepare plan/s, sign and submit the same together with the application form/s, affidavits, indemnities, declarations and all other necessary papers duly signed for obtaining sanction, over the land described in the Schedule Property and also for modification, addition, alteration, etc., to the CMDA/Greater Chennai Corporation/Competent statutory Authority/ies, to sign all necessary papers for the said purposes, to pay necessary fees and charges for the same, to correspond with the said authorities, appear personally before the said authority, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authorities and to issue receipt thereof. To apply for revised approvals/sanctions/permits or renewals thereof and to sign all papers/documents necessary for the same and submit the same to the competent authorities, pay necessary fees and receive the same duly approved and to issue receipt thereof.
4. To furnish securities in money and in otherwise as and when required by the CMDA/Greater Chennai Corporation/Competent Authority/ies and to sign and submit necessary applications to furnish the security/ies and also to get refund of such securities in the name of the Attorney, to correspond with the said authorities, appear personally before the said authorities, to receive the refund and issue receipt thereof.
5. To apply for copies of documents, any papers, etc. with any department, statutory body, authority, court, tribunal, Greater Chennai Corporation, CMDA, Competent Authorities, etc., relating to the "B" Schedule Property, pay necessary fees, and obtain the same and to issue receipt thereof.
6. To apply for and obtain Joint Patta, apply for any rectification/correction in Patta, etc. with the Competent Authorities and other documents in respect of the Schedule Property in the name of the Principal.
7. To sign necessary papers for the statutory bodies, authorities, sub-division, reclassification, reconstitution, etc., of the Schedule Property for the said purpose to do all acts, deeds and things.
8. To correspond with anyone in any matter relating to the Schedule Property.

For **EMPIRE ESTATES**

T. De

Partner

Document No.....10700.....of 2024 of Book

I Contains.....11.....Sheets.....3.....Sheet

Registering Officer



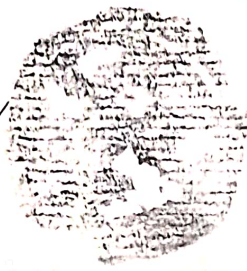
Yash

9. To receive all registered and unregistered letters, summons, notices, etc., addressed to the Principal by anyone or statutory authorities pertaining to the Schedule Property, from the postal authorities or any other authorities or anyone else and to acknowledge receipt thereof.
10. To sign vakalats, appoint, substitute and/or terminate Advocate(s)/Auditor(s)/Architects/ Contractors or Consultants for any matter relating to the Schedule Property, if the Attorney feels it necessary, and to pay their fees and expenses for enforcing and implementing the object of this Power of Attorney.
11. To issue legal notice, reply notice, and rejoinder in any matter relating to the Schedule Property.
12. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court/Tribunal/Competent Authority pertaining to the Schedule Property and for the said purpose to sign vakalath, to sign and verify complaints, written statements, affidavits, counters, petitions, pleadings appeals and all other connected papers necessary for the said purposes and to appear before any Court/Tribunal/Competent Authority on behalf of the Principal and to do all the necessary acts, deeds and things. To file and receive back documents, to deposit and withdraw money and to issue receipt therefore. To obtain refund or repayment of court fees or any other sums. To adduce evidence – both documentary and oral before the concerned Courts/Tribunals and competent authority.
13. To apply to courts and offices for copies of documents and papers and to sign necessary applications, forms, papers, etc., to pay fees/charges and to receive copies of documents/papers and to issue receipt thereof.
14. To apply for inspection of and to inspect judicial and other public records.
15. To compromise, compound and withdraw cases whenever the Attorney shall think proper to do so and to sign necessary papers for the said purposes.

For **EMPIRE ESTATES**

Partner

Document No.	10700	of	2024	of Book
I Contains	11	Sheets	4	Sheet
Registering Officer				



16. To appear personally before any Municipal Authority, Local Body, Board, Department, any competent authority, Institution, Body for any purpose relating to the Schedule Property and also for the development of the schedule Property, whenever the Attorney feels necessary, and to do all acts and deeds necessary for the said purpose/s.
17. To apply and obtain all licences, quotas for cement, bricks, steel, sand, etc., in the name of the Attorney and to endorse such licenses, quotas in favour of its nominee/s to enable it to take delivery of the articles and issue receipt thereof.
18. To deal with ULT Authorities, Tahsildar(s), CMDA, TNWSSB, TNEB/TANGEDCO, Greater Chennai Corporation, Local Body, Government Authorities, Collector, Revenue Authority, any Competent Authority, etc., for any purpose pertaining to the Schedule Property and/or for development of the Schedule Property and apply and obtain necessary letters/permits/approvals/sanctions/licenses, etc. from any authority/body wherever necessary.
19. To carry out reconstitution, amalgamation and consolidation, sub-division, reclassification, etc., of the Schedule Property hereunder and if necessary to obtain approval for the same from competent authority/ies and to do all acts and deeds necessary for the same.
20. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authorities on behalf of the Principals, to receive the refund, acknowledge and issue receipt thereof.
21. To apply for and obtain No Objection Certificates or permission/approval/certificates, consents, etc., for the development of the Schedule Property from any competent authority including Income Tax Department and for the said purpose to sign/execute necessary papers, pay fees, appear before the authority and to do all the acts and deeds necessary for the same and to receive the same and acknowledge receipt thereof.
22. To execute and sign all forms, applications, declarations and documents and papers whatsoever in connection with all or any of the purposes related to the Schedule Property.

For EMPIRE ESTATES

T. Bm

Partner

5

Document No.	10700	of 2024 of Book
I Contains	11	Sheets 5 Sheet
Registering Officer		



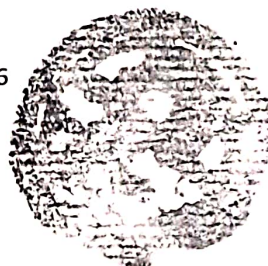
23. To bring into the Schedule Property such equipment, tools, implements, machines and vehicles or other machinery or article or item or thing required for putting up construction or for any other incidental purpose and also put up any type of construction thereon.
24. To apply for revisions, regularizations, etc., to the Competent Authority/ies and sign and file necessary applications, indemnities, declarations, documents and papers and pay necessary fees, to correspond with the said authorities, personally appear before the said authorities, to do necessary acts, deeds and things for the said purposes, and get the building constructed regularized as per procedures and to receive the approval and to issue receipt thereof.
25. If Necessary to gift land from the Schedule Property hereunder for road widening to the competent authority necessary for obtaining Plan Approval and register the gift deed with competent authorities, hand over possession to the authority, obtain compensation from the competent authority and to do all acts and deeds necessary for the same. If necessary, to gift land from the Schedule Property under OSR, etc., to the competent authority necessary for obtaining Plan Approval and register the gift deed with competent authorities, hand over possession to the authority and to do all acts and deeds necessary for the same.
26. To delegate the powers hereby granted to deal with the Schedule Property to any executive of the Attorney, to do all or any of the above acts, deeds and things, to execute Power/s of Attorney or other documents for the said purpose and to present the said documents for registering before the competent registering authority and to admit execution thereof.
27. The Attorney shall maintain proper accounts and the same shall be rendered to the Principals as and when required.
28. No consideration is passed on under this General Power of Attorney and no transfer/sale of property is involved in this General Power of Attorney.
29. The Power Agent is not empowered to execute any Sale Agreement or Sale Deed with respect to the Schedule property.

For **EMPIRE ESTATES**

Partner

Document No.....	10700	of 2024	of Book
I Contains.....	11	Sheets.....	6 Sheet
Registering Officer			

6



30. And generally to do all further and other acts, deeds and things necessary for all the aforesaid things and also to do all further and necessary acts, deeds and things for the development of the Schedule Property.
31. AND the Principal doth hereby agree and undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do, execute or perform in exercise of the power hereby conferred upon, under and by virtue of this deed.

SCHEDULE PROPERTY

All that piece and parcel of Land comprised in Survey No.501/1, Northwestern Portion measuring **Acre.0.01.41 Cents (1.41 Cents)** out of total extent 1 Acre, as per **Town Survey Land Register Ward:I, Block:85, T.S.No.4/2, Old Survey No.501/1A Part, No.25, PARUTHIPATTU VILLAGE,** Avadi Town, Avadi Taluk, Tiruvallur District,

BOUNDED ON THE:

North by : **T.S.No.85/3/1**

South by : **PART OF LAND IN T.S.NO.85/4/2;**

East by : **T.S.No.84/4/1**

West by : **T.S.No.85/3/3;**

Measuring **1.41 Cents**, situated within in the Registration District of **THIRUVALLUR** and Sub-Registration District of **AVADI**.

IN WITNESS WHEREOF THE PRINCIPAL AND THE AGENT HAVE SIGNED THIS GENERAL POWER OF ATTORNEY ON THE DAY MONTH AND YEAR FIRST WRITTEN ABOVE IN THE PRESENCE OF THE FOLLOWING

WITNESSES:

FOR EMPIRE ESTATES

Partner

POWER AGENT

WITNESSES:

1. **S/O P. SAIRAM 34 NUS 21 clare pooravallee Chennai - 56**

2. **Dr. Jeshi w/o T. moorthy no - 5 Grandhi nagar Madich - 2**



Drafted by :

S. GNANASEKAR, B.A., B.L., ADVOCATE
Roll No.4992/2018, Chennai-54,
Cell:9841338203

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 8047

19 சி பிளாக், அணுகிரகா அபார்ட்மெண்ட், 3-வது மாடி., நுங்கம்பாக்கம், எழும்பூர், சென்னை, தமிழ்நாடு, இந்தியா, 600034-ல் வசிக்கும் திரு மாதவ் டாகா என்பவரிடமிருந்து ₹ 900/- (ரூபாய் தொள்ளாயிரம் மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : ஆவடி
நாள்: 22/07/2024

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு
41ன் படி ஆட்சியர்

SUB-REGISTRAR
AVADI

2024 ஆம் ஆண்டு ஜூலை மாதம் 22ம் தேதி பி.ப. 01:28 மணியளவில் ஆவடி சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,010/- செலுத்தியவர்.

இடது பெருவிரல்



9962420710

கூடுதல் விவரங்கள் ஆவண வாசகத்தில்
உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்"
என்ற வழி இந்த நபரின் அடையாளம்
விரல் ரேகை மூலம் ஆதார்
ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :

UKC:27940254bfe16737194cd0a3e89a2a215bd9e4
(Details from UIDAI : Madhav Daga S/O: Anil Kumar
Daga, 27-05-1991, xxxxxxxx0643)



Document No. 10700 of 2024 of Book
I Contains 11 Sheets 8 Sheet

Registering Officer

R/ஆவடி/புத்தகம்-1/10700/2024

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



T. Karthik

"சம்மதத்துடன் சடிய ஆதார் அங்கீகாரம்"
என்ற வழி இந்த நபரின் அடையாளம்
விரல் ரேகை மூலம் ஆதார்
ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:1167679fa47c73b84e405395c33ba9421b46d9
(Details from UIDAI : T Karthik Prakash , 14-07-1981,
xxxxxxxx0146)



2024 ஆம் ஆண்டு ஜூலை மாதம் 22ம் நாள்

PRAKASH KUMAR T
சார்பதிவாளர்
SUB-REGISTRAR
AVADI ஆவடி

R/ஆவடி/புத்தகம்-1/10700/2024 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 22/07/2024
ஆவடி



PRAKASH KUMAR T
சார்பதிவாளர்
SUB-REGISTRAR
AVADI



Document No.....10700.....of 2024 of Book
I Contains.....11.....Sheets.....9.....Sheet
Registering Officer



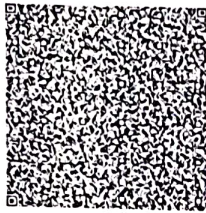
இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண் / Enrolment No.: 1111/66104/05267

To
மாதவ் டாகா
Madhav Daga
S/O: Anil Kumar Daga
19 CLOCK, ANUGRAHA APTS, 3RD FLOOR
NUNGAMBAKKAM HIGH ROAD
Nungambakkam
Chennai Tamil Nadu - 600034
9962420710

Signature
valid



உங்கள் ஆதார் எண் / Your Aadhaar No. :

8267 4617 0643
VID : 9189 9981 6511 8430

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India

Issue Date: 15/02/2015



மாதவ் டாகா
Madhav Daga
பிறந்த நாள் / DOB: 27/05/1991
ஆண் / MALE

8267 4617 0643
VID : 9189 9981 6511 8430

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு ஆணை எண் / Enrollment No. : 2192/50347/39452

To
T Karthik Prakash
தி கார்த்திக் பிரகாஷ்
PLOT NO 30,
CHOKKAVMAL NAGARI,
POONAMALLEE POST,
VIC: Sennakuppam, FO: Poonamallee,
Sub District: Poonamallee District: Tiruvallur,
State: Tamil Nadu, P.N Code: 606050,
Mobile: 9841225491

25481072



KF254810727FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9870 2581 0146

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India



தி கார்த்திக் பிரகாஷ்
T Karthik Prakash
பிறந்த நாள் / DOB: 14/02/1991
ஆண் / Male

9870 2581 0146

எனது ஆதார், எனது அடையாளம்

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MADHAV DAGA

ANIL KUMAR DAGA

27/05/1991

Permanent Account Number

ARYPD4796P

Signature



आयकर विभाग
INCOME TAX DEPARTMENT

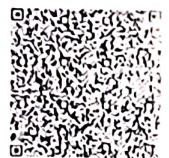


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAJFE2153M

नाम / Name
EMPIRE ESTTATES

विगमन / गठन की तारीख
Date of Incorporation/Formation
07/09/2021



95012

For EMPIRE ESTTATES

Document No. 10700 of 2024 of Partner
Contains 11 Sheets 10 Sheets

Registering Officer

இந்திய அரசாங்கம்
Government of India

Issue Date: 28/11/2015

ராஜேஸ்வரி வி
Rajeshwari V
பிறந்த நாள்/DOB: 16/02/1984
பெண்/ FEMALE

5842 2308 0373
VID : 9195 6067 3135 8487

எனது ஆதார், எனது அடையாளம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Download Date: 23/03/2022

முகவரி:
C/O விநாயகமூர்த்தி, 503A, 0, எம் ஜி ஆர்
நகர், எம் ஜி ஆர் நகர், காரை, காஞ்சிபுரம்,
தமிழ்நாடு - 631552

Address:
C/O Vinayagamoorthy, 503A, 0, M G R
NAGAR, M G R NAGAR, Karai, Kancheepuram,
Tamil Nadu - 631552

5842 2308 0373
VID : 9195 6067 3135 8487

1047 | help@uidai.gov.in | www.uidai.gov.in

V. Rajeshwari

Document No. 10700 of 2024 of Book
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Registering Officer

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Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0643/70001/00689

To
மகேஷ் குமார்
Mahesh Kumar
S/O: Sairam,
34,
NGS ENCLAVE 2nd FLOOR,
PAZHANKOTTAI STREET,
VTC: Poonamallee,
PO: Poonamallee,
Sub District: Poonamallee,
District: Tiruvallur,
State: Tamil Nadu,
PIN Code: 600056,
Mobile: 9087801947

உங்கள் ஆதார் எண் / Your Aadhaar No. :
4408 6487 9455
VID : 9141 6985 6910 6618

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

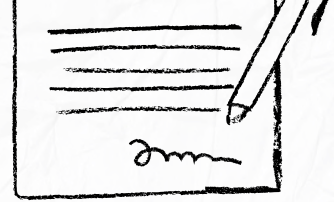
Aadhaar no. issued: 22/04/2017

மகேஷ் குமார்
Mahesh Kumar
பிறந்த நாள்/DOB: 23/03/1986
ஆண்/ MALE

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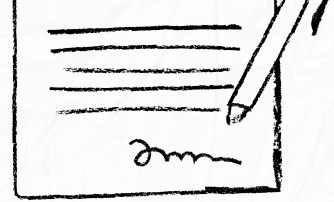
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