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TOP SHEET

Deed	Deed of General Power of Attorney – Original
Date	12.07.2024
Doc. No.	4999/2024
Executed by	Mr. Rejilal Thomas Jacob (alias) Thomas Jacob & 3 Others
In favour of	M/s. Cobblestone (represented by its Managing Partner Mr. V. Satish)
Property	Plot No. 63-A, 63-B, 63-C & 63-D, Extent of 21,364 Sq.ft, in New S. No. 441/1A & Others, T. S. No. 108, Ward No. 7, Block No. 25, T.V.S. Nagar, Annexe, Korattur, Chennai – 600 076.

4999/2024 TP/1875969541/24.

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

11/07/24.

EF 271406

26-2024

COBBLE STONE

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

DEED OF GENERAL POWER OF ATTORNEY

(for Development and Not for Sale)

This Deed of Power of Attorney is executed at Chennai on this the 12th day of JULY 2024, by

1. **Mr. REJILAL THOMAS JACOB (alias) THOMAS JACOB**, [PAN-AAJPJ 5567 G], Aadhaar No. 9513 1831 6098, aged 68 years, son of Mr. P.C. Jacob, residing at No. 63-A, TVS Nagar Annexe, 2nd Cross Street, Korattur, Chennai 600 076,

For COBBLESTONE

Partner

[POWER AGENT]

[PRINCIPALS]

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REGISTERING OFFICER

2. **Mrs. ANILA JACOB**, [PAN-BSKPJ 8885 M], Aadhaar No. 5247 5538 6966, aged 66 years, wife of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob, residing at No. 63-A, TVS Nagar Annexe, 2nd Street, Korattur, Chennai 600 076,

3. **Mr. ASHWIN THOMAS JACOB,** [PAN-AIJPJ 7696 Q], Aadhaar No. 5214 4968 0425, aged 42 years, son of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob, residing at E803 Casa Grand ECR 14, Maya Street, Kanathur, Chennai 603 112,

4. **Mr. AAKASH JACOB,** [PAN-AJUPJ 6782 B], Aadhaar No. 4752 4249 1779, aged 38 years, son of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob, residing at Flat -C, 1st and 2nd Floor, West Brooke, New Door No. 2/3, (Old Door No. 22/3), Mandavelipakkam, Raja Annamalaipuram, Chennai 600 028,

collectively hereinafter are called as "**PRINCIPALS**", which expression shall unless repugnant to the context or meaning thereof, be deemed to include their respective legal executors, administrators, representatives, successors- in-interest and assigns;

TO AND IN FAVOUR OF

M/s. COBBLESTONE, [PAN–AAJFC 3680 K], a partnership firm, having its office at 4th Floor, GRR Business Centre No: 36, Vaidhyaraman Street, T. Nagar, Chennai - 600 017, represented by its Managing Partner **Mr. V. Satish,** Aadhaar No. 3279 5515 6448, aged 55 years, son of Mr. Varadharajalu, hereinafter referred as **"POWER AGENT"**,

For COBBLESTONE

V. Satish

Partner

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REGISTERING OFFICER

WHEREAS:

a) The PRINCIPALS represent that they are the absolute owners of the property being land of a total extent of 21,364 sq.ft., comprised in Old Survey No. 441/1, New Survey No. 441/1A, 441/1B, 441/1C and 441/1D, T.S. No. 108, Block No. 25, Ward No. 7, situated at Korattur Village, Ambattur Taluk, Chennai District bearing Plot Nos. 63-A, 63-B, 63-C and 63D, "T.V.S. Nagar Annexe" Korattur, Chennai, more clearly described in the Schedule hereunder. (hereinafter referred to as **Schedule property**).

b) The PRINCIPALS represented that they having purchased and acquired the Schedule mentioned property in the following manner;

(i) The Plot No. 63-B, of an extent of 4810 sq.ft., purchased by Mrs. Anila Thomas under a **Sale Deed dated 20.06.1991, registered as Doc. No. 3112/1991, at SRO-Anna Nagar** from Mr. Raghava Naicker and others.

(ii) The Plot No. 63-C, of an extent of 4578 sq.ft., purchased by Mr. Thomas Jacob (a) Rejilal Thomas Jacob, under a **Sale Deed dated 20.06.1991, registered as Doc. No. 3113/1991, at SRO-Anna Nagar** from Mr. Raghava Naicker and others.

(iii) The Plot No. 63-A, of an extent of 5915 sq.ft., purchased by Mrs. Ammu Jacob and then minor Ashwin Thomas Jacob represented by his father and as guardian Mr. Thomas Jacob (a) Rejilal Thomas Jacob, under a **Sale Deed dated 20.06.1991, registered as Doc. No. 3111/1991, at SRO-Anna Nagar** from Mr. Raghava Naicker and others.

(iv) The Plot No. 63-D of an extent of 6061 sq.ft., purchased by Mrs. Ammu Jacob and then minor Aakash Jacob represented by his father and as guardian Mr. Thomas Jacob (a) Rejilal Thomas Jacob, under a **Sale Deed dated 20.06.1991, registered as Doc. No. 3114/1991, at SRO-Anna Nagar** from Mr. Raghava Naicker and others.

For COBBLESTONE

Partner

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REGISTERING OFFICER

c) After the demise of Mrs. Ammu Jacob on 26.04.2020, her children Mrs. Annie Roshin Cherian (daughter) Mr. Ranjit Jacob and Mr. Rejilal Thomas Jacob (sons) became entitled to the half share in the Plot No. 63-A and 63-D by way of inheritance and succession, subsequently the said Mr. Ranjit Jacob (represented by his Power Agent Mr. Anila Jacob) released his 1/3rd share in the said Plots under a Release Deed dated 29.03.2022, registered as Doc. No. 2477/2022, SRO-Villvakkam in favour of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob, similarly Mrs. Annie Roshin Cherian released her 1/3rd share in the said Plots under a **Release Deed dated 29.03.2022, registered as Doc. No. 3129/2022, SRO-Villvakkam** in favour of Mr. Rejilal Thomas Jacob (alias) Thomas Jacob.

d) Thus, Mr. Rejilal Thomas Jacob (alias) Thomas Jacob became entitled to half share in the Plot Nos. 63-A and 63-D. The said Mr. Rejilal Thomas Jacob (alias) Thomas Jacob settled the half share in the Plot No. 63-A under a **Settlement Deed dated 26.04.2022, registered as Doc. No. 3150/2022, at SRO-Villivakkam** in favour of his son Mr. Ashwin Thomas Jacob and the half share in the Plot No. 63-D under a Settlement Deed dated 26.04.2022, registered as Doc. No. 3151/2022, at SRO-Villivakkam in favour of his another son Mr. Aakash Jacob.

e) Thus, the Principals became entitled to the Schedule mentioned property as detailed herein;

Plot No	Survey No	Extent in sq.ft.,	Owner
63-A	441/1C	5915	Mr. Ashwin Thomas Jacob
63-B	441/1B	4810	Mrs. Anila Jacob
63-C	441/1A	4578	Mr. Thomas Jacob
63-D	441/1D	6061	Mr. Aakash Jacob
	Total	**21364**	

f) In the said manner the Principals are having absolute rights over the Schedule mentioned Property and have been in absolute ownership, possession and enjoyment of the said property. In pursuance to the same the Revenue Department issued the Town Survey Land Register in their joint names in respect of 47 cents (19 ares) in Old Survey No. 441/1, T.S. No. 108, Block No. 25, in proof of their ownership to the Schedule mentioned property.

For COBBLESTONE

Partner

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REGISTERING OFFICER

g) The Principals decided to develop and promote the said Plots into a smaller plots through an Agent and in view of the same the Principals herein decided to appoint **M/s. COBBLESTONE**, partnership firm as their **Power Agent** to deal with, develop the **Schedule Property**, to act for and on their behalf and who has agreed to act as their Power Agent on the terms as set out herein.

NOW THEREFORE THE PRINCIPALS/ EXECUTANTS do hereby nominate, constitute, appoint, authorize and empower **M/s. COBBLESTONE**, partnership firm, as their true and lawful **Power of Attorney** with full authority to do all acts, matters, deeds and things and/or execute, perform or cause to be done, executed and performed from time to time, at its sole discretion, the following acts, deeds and things with respect to **Schedule Property** for and on behalf of the Principals/ Executant herein and in their name as set out hereunder:

1. To sub-divide/combine/merge the Schedule Property into plots as required for effective development of the property.

2. To submit the plans to the development/planning authority, DTCP, CLPA, Corporation, CMDA, Municipality, Town Panchayat, Panchayat or any other competent authorities, process and obtain the planning permission, approvals, building license/ permission and to make, carry out, any alterations, additions, revisions, modifications and rectifications and further development in the plans and process the same as required.

3. To correspond with and receive any correspondence or other intimation from the DTCP, CLPA, Corporation, CMDA, Municipality, Town Panchayat, Panchayat or any other competent authorities, regarding the plans, sanctions, approvals or permits for development of the Schedule Property for the provision of any amenities or facilities thereto.

For COBBLESTONE

Partner

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REGISTERING OFFICER

4. To execute, sign Gift deed/deeds in favour of Corporation, CMDA, Municipality, Town Panchayat, Panchayat or any other competent authorities and present the same for Registration, before proper registering authority as required for the purpose of development of the Schedule Property as our attorney may deem fit and proper.

5. To perform all necessary acts, deeds and things in order to ensure compliance of the rules and applicable provisions of RERA Act and rules in respect of the Schedule property and obtain registration Certificate for the same.

6. To sign and execute all Documents, Affidavits, Undertakings, Patta Transfer Application, Encumbrance Certificate Applications and any other connected Document and to deal with any right of way or enjoyment of common amenities in or over the Schedule Property as Plots.

7. To apply for additions, revisions and alterations to the Schedule Property and to obtain service connections in respect of electricity for Schedule property and to file appeals, references, revisions and to appear and represent before the competent authorities.

8. To sign all forms, applications, for transfer of Revenue Records in the Corporations, CMDA, Panchayath or Municipality or any other local body/revenue authorities on our behalf in connection with and in respect to the Schedule Property as Plots or otherwise.

9. To engage Advocates or Counsels and sign Vakalathnamas on our behalf and to act for us in respect of dispute if any, concerning the Schedule property.

For COBBLESTONE

Partner

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REGISTERING OFFICER

10. To represent, appear and act in all Courts, Civil, Revenue or Criminal whether Original or Appellate or before any Registering officer or Municipal authority, Central or State Government District Board or any other authority relating Schedule Property and to make representations regarding the same orally or in writing on our behalf.

11. To pay all taxes and other public charges to the concerned public and other statutory authorities with respect to the Schedule Property.

12. To sign Affidavits, Indemnity bonds, declarations, Statements, declarations and any agreements with customers in respect to the Schedule Property and to sign the necessary papers and issue receipts on behalf of the Principals.

13. To engage Architects, Contractors, and Project Managers, Consultants, Legal Advisors, Auditors and other technical persons, workmen or give contract for development of the Schedule Property as our attorney may deem fit and proper.

14. To engage attorneys to verify the original title deeds and other allied documents with respect to the Schedule Property, obtain title opinions and to proceed and complete all the necessary proceedings for conveying the Schedule Property as deem fit by the Attorney.

15. To apply to the competent authorities such as TNEB Limited, TANGEDCO, TANTRANSCO, Corporation etc., for assessment of the Schedule Property and for permission to obtain electricity, water, drainage and other connections available to the proposed development, buildings and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.

For COBBLESTONE

Partner

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REGISTERING OFFICER

16. To correspond with and receive any correspondence or other intimation from the DTCP, Corporation, CMDA, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for development of the Schedule Property for the provision of any amenities or facilities thereto.

17. To apply for, process and obtain necessary NOCs from the concerned authorities as required for the development of the Schedule Property like Traffic NOCs, Airport NOCs, Environment Clearance, PWD NOC, water sewerage service connections NOC etc.

18. To perform all necessary acts, deeds and things in order to ensure compliance of the rules and applicable provisions of RERA Act and rules in respect of the Schedule property including further development i.e., any alterations/ modifications/additions/revisions in the plans and resubmit/register the same to RERA and obtain registration Certificate for the same. To represent the Principals, and to make oral and written representations, submissions, declaration, including signing/executing forms, affidavits, declarations etc., as required for complying with the provisions of RERA Act and Rules and for completing the registration of the project pertaining to the Schedule property with the regulatory authority. To pursue or defend any proceedings on the file of the Adjudicating authority, Tribunal and Appellate authority in respect of the provisions of RERA and to perform all required acts in this regard to initiate, defend and conduct proceedings on behalf of the principals in regard to provisions of RERA.

For COBBLESTONE

Partner

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REGISTERING OFFICER

19. The Power of Attorney is further authorized to represent the PRINCIPALS before all Government offices of the District within which the Schedule Property is situated and also before the Offices of the Collector, Tahsildar, Panchayat, Office of the DTCP, CMDA, TNEB Limited, TANGEDCO, TANTRANSCO, Water Supply and Sewerage Boards, Office of the Block development officer of the District and also before the Offices of the Housing Board, Land Acquisition Departments, Urban Land Ceiling Department, Commission of Land Administration relating to Land Reforms, Departments of Pollution and Environment and also before the concerned ministerial and secretarial offices. To represent shall include the powers to submit petitions, affidavits, applications, declarations, forms and letters and do any other act, thing or action to safeguard, improve, manage and develop, further develop the Schedule Property in any form or manner and to secure the title, ownership and rights over the Schedule Property.

20. To engage advocates, chartered accountants and in case of any dispute our power agent is empowered to engage the services of Advocate/s, to institute or defend cases, sign vakalat, petition, plaint, redemption suit, affidavit, statement, file and conduct Writ petitions and conduct execution proceedings, memos etc., on our behalf and to represent us before the courts of law and to give evidence on our behalf, to conduct the case till a quietus, is given and to recover possession or money based on the order or decree that may be passed and to conduct all required legal proceedings in any form or manner relating to the Schedule Property.

For COBBLESTONE

Partner

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REGISTERING OFFICER

21. The Power Agent is specifically empowered to delegate all or some of the powers hereby given to any other person if necessary to fulfil the aforesaid objects and generally to do such further or other acts, deeds and things which our power agent may deem fit and proper in the best interest to the fulfilment of the aforesaid objects, with prior notice to the Principals. The power agent is further authorized to execute any deed or document or letter or declaration to fulfil the process of development of the Schedule Property.

22. The PRINCIPALS agree and undertake to ratify and confirm whatever acts, deeds or things that the Power Agent herein may lawfully do by virtue of the powers hereby given.

23. The PRINCIPALS specifically declare that the Schedule property is free of acquisitions and claims and demands.

24. The PRINCIPALS agree and undertake to ratify and confirm whatever acts, deeds or things that the Power Agent may lawfully do by virtue of the powers hereby given and further specifically declare that the Principals have not executed any other power of attorney in favour of any other person or persons and that the Schedule property is free of acquisitions and claims and demands.

25. And generally to do all acts, deeds and things as may be found necessary to effectively perform all the terms and conditions on our part to be observed or performed relating to the Schedule Property and we undertake to ratify and confirm all such lawful acts, deeds and things which our Attorney shall do or perform in pursuance of the powers herein before mentioned.

No consideration has been received to execute this General Power of Attorney by the Principals.

For COBBLESTONE

Partner

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REGISTERING OFFICER

SCHEDULE OF PROPERTY

All that piece and parcel of property being land and building of a total extent of **21364 sq.ft.,** comprised in Old Survey No. 441/1, New Survey No. 441/1A, 441/1B, 441/1C and 441/1D, T.S. No. 108, Block No. 25, Ward No. 7, "T.V.S. Nagar Annexe" Korattur, Chennai – 76, bearing Plot Nos. 63-A, 63-B, 63-C and 63D, situated at Korattur Village, Ambattur Taluk, Chennai District,

bounded on the

North by	Existing Road and the Land in Survey No. 435 & 436
South by	Survey No. 441/2
East by	Existing 24 feet wide Road and the Land in Survey No. 444 & 445
West by	Survey No. 440

The boundaries for individual plots

(i) Plot No. 63-A, measuring an extent of 5915 sq.ft., (as per Patta 5886 sq.ft.,) in Survey No. 441/1C

North by	Plot No. 63-D
South by	Survey No. 441/2
East by	Survey No. 444 & 445
West by	Plot Nos. 63B & 63C

For COBBLESTONE

Partner

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(ii) Plot No. 63-B, measuring an extent of 4810 sq.ft., (as per Patta 4796 sq.ft.,) in Survey No. 441/1B

North by	Plot No. 63-C
South by	Survey No. 441/2
East by	Plot No. 63-A
West by	Survey No. 440

(iii) Plot No. 63-C, measuring an extent of 4578 sq.ft., (as per Patta 4360 sq.ft.,) in Survey No. 441/1A

North by	Survey No. 436
South by	Plot No. 63-B
East by	Plot Nos. 63-A & 63-D
West by	Survey No. 440

(iv) Plot No. 63-D, measuring an extent of 6061 sq.ft., (as per Patta 5886 sq.ft.,) in Survey No. 441/1D

North by	Survey No. 435
South by	Plot No. 63-A
East by	Survey No. 445
West by	Plot No. 63-C

Situated within the Sub-Registration District of Villivakkam and Registration District of Chennai Central.

For COBBLESTONE

Partner

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REGISTERING OFFICER

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals by affix their signature on the day month and year first above written in the presence of the following;

For COBBLESTONE

[POWER AGENT] Partner

[PRINCIPALS]

WITNESSES:-

1. N. Salim Hamed. Saleem Ahamed s/o Noor Mohamed No:-6, Narayanan St, Mahalingapuram, Nungambakkam, Ch:34

2. Santhosh kumar s/o Ramu no:-45, N.U.Rd, T.nagar, Ch:-17



Drafted by

ELA. PUGAZHENDHI, Advocate [MS. No.1041/2003]
RLN Associates
A-2, First Floor, Roop Emerald
No. 45, North Usman Road, T.Nagar, Chennai -17
Mobile No. 9444393800

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REGISTERING OFFICER

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Ambattur Town : Ambattur Ward : 7 (256) Korattur (Ward:E)

S. No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs	Paise	Hectare	Ares	Sq Meter	Municipal	Govt.				
1	Block : 0025-கொரட்டூர் (E) Ward:E	108	0	441/1		ரயத்துவாரி	தன்மை	0	-	7-3	5	0.00		0	19	0.0	-	0.00	-	P.C.Jacob மகன் THOMAS JACOB, Thomas Jacob மனைவி ANILA THOMAS, Rejital Thomas Jacob மகன் ASHWIN THOMAS JACOB, Rejital Thomas Jacob மகன் AAKASH JACOB	மனு மீது உரிமை மாறி மனை	2023/0153/02/03794918 DT. 2023-09-21 TR DT. 21-09-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 21-09-2023
பெயர் / Name : Kaja A
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : அம்பத்தூர் வட்டம் / Ambattur, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் மின்னணு பதிவேட்டிலிருந்து பெறப்பட்டவை. இணைய தளங்கள் https://eservices.tn.gov.in மின்ற இச்சான்று தொகுதிய URB/02/14/001/005/0025/108/0 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/14/001/005/0025/108/0

2. இந்த தகவல்கள் 12-07-2024 அன்று 08:40:48 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 12-07-2024 at 08:40:48 AM

3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

For COBBLESTONE

Partner

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.....Contain.....2.....SHEETS.....14.....SHEET

REGISTERING OFFICER

உறுதிமொழி சான்று

பதிவுத்துறைத் தலைவர் அவர்களின் சுற்றறிக்கை

ந.க.எண்.35083/சி1/2021 நாள்.07.02.2022

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று / உறுதி மொழி (Declaration) (நீதி பேராணை 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 சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For COBBLESTONE

Partner

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3539 of 2024

I hereby certify that a sum of ₹ 900/- (Rupees Nine 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. ரெஜிலால் தாமஸ் ஜேக்கப் என்கின்ற தாமஸ் ஜேக்கப் residing at NO.63-A, TVS NAGAR ANNEXE, KORATTUR, CHENNAI., Ambattur[URBAN], Ambattur, Chennai, Tamil Nadu, India, 600076.

Sub Registrar: Villivakkam
Date: 12/07/2024

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

Presented in the office of the Sub Registrar of Villivakkam and fee of ₹ 2,110/- paid at 04:22 PM on the 12/07/2024 by

Left Thumb  	9884191986 Additions as per recitals of document
Execution admitted by Left Thumb  	Additions as per recitals of document
Execution admitted by Left Thumb  	9884191986 Additions as per recitals of document

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Execution admitted by Left Thumb  	9884454260 Additions as per recitals of document
Execution admitted by Left Thumb  	9884362256 Additions as per recitals of document
Claim admitted by Left Thumb  	9789062828 Additions as per recitals of document
Identified by Witness 1 Left Thumb  	98406-27980 Additions as per recitals of document

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Identified by
Witness 2
Left Thumb





N. Sahadevan
9840460248

Additions as per recitals of document

12th day of July 2024

S. Suresh

SURESH S
Sub Registrar
Villivakkam

SUB-REGISTRAR
VILLIVAKKAM

Registered as Number **R/Villivakkam/Book-1/4999/2024**.

Date: 12/07/2024
Villivakkam

S. Suresh

SURESH S
Sub Registrar

SUB-REGISTRAR
VILLIVAKKAM

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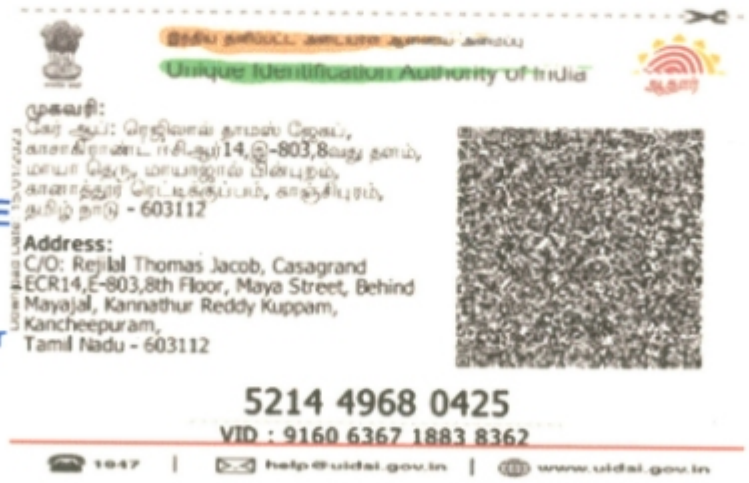
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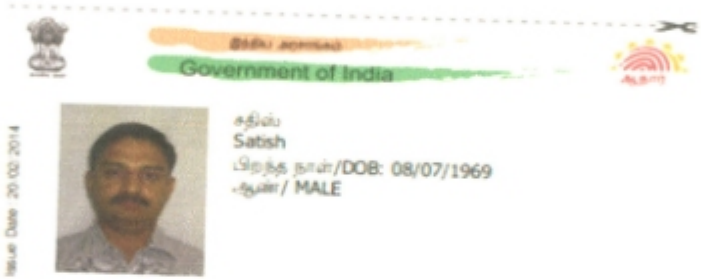


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भारत सरकार
GOVERNMENT OF INDIA
நூர் முகமது சலீம் அகமது
Noor Mohamed Saleem Ahamed
பிறந்த நாள் / DOB : 15/10/1971
ஆண் / MALE
7398 0078 7122


Government of India
Santhosh Kumar R
DOB: 10/12/1986
/ MALE
8551 9043 9797
VID : 9157 4636 6105 0401


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
Address:
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1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001


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முகவரி:
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8551 9043 9797
VID : 9157 4636 6105 0401
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Buying & Selling Services

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

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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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