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SCANNED

4952/2024

TP/189790034/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the **01st** day of August, **2024** by, **Mr. M. RAVI** Son of Mr. R. Muthusamy, aged about **57** years (**Aadhaar no. 3880 0517 7415, PAN: AETPR3205D**), residing at 356/9, Aishwarya Flats, 1st Block, 37th Street, Anna Nagar West, Chennai – 600040 (**hereinafter referred to as the "PRINCIPAL"**) which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr. V.E. Subarayan (**PAN No. AYUPB2627A, Aadhaar no. 2173 1992 2004**), aged about **38** years (**hereinafter referred to as the "ATTORNEY"**) which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The PRINCIPAL is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block – **20**, Flat No **5** (Violet Flats), **Second Floor** constructed Plinth area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76**, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The PRINCIPAL has got the rights, title and interest over the said property by virtue of registered **Sale deed** dated **23.07.2021** registered as Document No. **3803/2021**, on the file of **SRO, KONNUR**, and **Rectification Deed** dated **12.01.2024**, registered as document number **225/2024**, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

For CINNAMON HOMES

Partner

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AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block 19 and Block 20, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, **T.S No is 76/2, Ward No "H", Block No 36**, wherein the aforesaid residential **Blocks 19 & 20** situate measuring a total extent of **922 sq.mts (9924.33 sq.ft)** as per Patta which is more fully described in Schedule A Hereunder.

The PRINCIPAL/s is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to **Redevelop** the Schedule A property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The PRINCIPAL do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "B" hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "B" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "B" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "B" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.
- (b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act,

For CINNAMON HOMES

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2022, & as laid down in the related implementation guidelines of said act, issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.
7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals

For CINNAMON HOMES

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or permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.

8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%)** Undivided Share of Land which is more fully described as Schedule "C" hereunder out of the **PRINCIPAL's** share of **827.85 sq.ft** Undivided Share of Land as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things;
- (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned property either as a whole or in such divided or undivided shares as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.

For CINNAMON HOMES

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- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.
- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares
- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects,

For CINNAMON HOMES

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to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSLR/revenue records of the schedule property in favour of the PRINCIPAL/s.

- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.
- (xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for

For CINNAMON HOUSING No. 4952 of 2024 of Book

22-6-2024
Premier

Registering Officer



the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, 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 construction thereon.
15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.

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16. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.
24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any

For CINNAMON HOMES

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demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto

25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is conveyed, sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

For CINNAMON HOMES

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No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block **19** and Block **20** together known as Violet Flats, Vellalar Street, totally **12** flats, flat Nos **1** to **6** in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)** of Land for each flat in and out of **922 sq.mts (9924.33 sq.ft)** of land as per Patta, situated at Block No.**36**, Ward **H**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76** and as per Patta present **T.S.No 76/2** situated at **MOGAPPAIR** Village, Ambattur Taluk ,Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. **5**, Second Floor, Block No.**20**, (Violet Flats), Vellalar Street , Block No.**36**, Ward **H** of **MOGAPPAIR** Village (Ambattur Town), Chennai - **600037**, constructed plinth area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)** situated at Block No.**36**, Ward **H**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76** and as per Patta present **T.S.No 76/2** situated at **MOGAPPAIR** Village, Ambattur Taluk ,Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on,

NORTH SIDE: S.NO 249/1

SOUTH SIDE: OPEN SPACE

EAST SIDE: FLAT NO 20/6

WEST SIDE: Existing Road

For CINNAMON HOMES,


Partner

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SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of **447.04 sq.ft (54%)** Undivided share of land out of **827.85 sq.ft** Undivided share of land of the **PRINCIPAL** which is more fully described in the Schedule 'B' herein above, which forms part of **9924.33 sq.ft** in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of **KONNUR**.

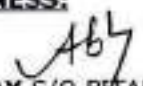
IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

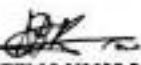
For **CINNAMON HOMES**


ATTORNEY Partner

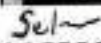

**(Mr. M. RAVI)
PRINCIPAL**

WITNESS:

1.  8200620028
ABHAY S/O PITAMBER (AGE: 47 YEARS)
NO.2, 84th STREET, ASHOK NAGAR, CHENNAI - 600083
ID: Aadhaar card No: 5230 9190 3377

2.  9351494949
M SIVAKUMAR S/O MADHAVAN (AGE: 49 YEARS)
19/6, VIOLET APARTMENT, MUGAIPPAIR WEST, CHENNAI 600 037
ID: Aadhaar card No: 2684 1050 4755




M/s. SAI ABHAY ASSOCIATE
Drafted By: S. SELINSELVAKUMARI,
ADVOCATE, E.ROLL .164/2017, K.R. PURAM,
CHENNAI 601 301 (9176308007)

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ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure Cement or lime mortar
Partly cement or lime
Partly mud mortar

(b) Depth of foundation

3-4 feet ☒ Above 4 feet ☐

(c) Thickness of walls in ground floor

9" ☐ 1' ☐ 1'6" ☐

(d) Whether teak wood used throughout

Yes ☐ No ☐

(e) Flooring

Mosaic ☒ Ordinary ☐ Marble ☐

II. Age of the building 22 yrs

III. Extent of the site UDS 447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area(each type of construction involved in each floor)

NOTE:-Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In Second floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*7100/-) Rs.31,73,984/-

XII. The executant's estimate of the market value of the Building (711.5*1500) Rs 10,67,250/-

Total Rs.42,41,234/-

PLACE : CHENNAI

For CINNAMON HOMES

DATE: 01.08.2024

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attest.

Registering Office



Handwritten signature

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3415 of 2024

I hereby certify that a sum of ₹ 42,413/- (Rupees Forty Two Thousand Four Hundred and Thirteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. எம் ரவி residing at மேற்கு அண்ணாநகர், அண்ணாநகர், Mambalam, Chennai, Tamil Nadu, India, 600040.

Sub Registrar, Konnur
Date: 01/08/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 43,723/- paid at 10:48 AM on the 01/08/2024 by

Left Thumb



944433743

Additions as per recitals of document

Execution admitted by
Left Thumb



944433743

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5517372cfb988c3baf43578b27e7d963047e57 (Details from UIDAI : Ravi M S/O: Muthusamy, 08-07-1967, xxxxxxxx7415)



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Claim admitted by
Left Thumb



4952
9600127725

Identity of the person verified through Consent
based AADHAAR Authentication using Thumb
Impression with UIDAI reference No :
UKC:59019632938a11fc94573905dba343670c5ce
(Details from UIDAI : Bhuvanesh S/O: Subarayan,
25-05-1986, xxxxxxxx2004)



1st day of August 2024

Ramasamy P
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/4952/2024

Date: 01/08/2024
Konnur



Ramasamy P
Sub Registrar

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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भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
Ravi M
DOB: 08/07/1967
MALE

3880 0517 7415

भारत सरकार
GOVERNMENT OF INDIA

आयकर विभाग
Address:
30, Muthusamy, 35th
STREET, ANNA NAGAR WEST,
Anna Nagar, Chennai,
Tamil Nadu - 600040

3880 0517 7415

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT
RAVI MUTHUSAMY
MUTHUSAMY RAMALINGAM
08/07/1967
Permanent Account Number
AETPR32050

भारत सरकार
GOVT. OF INDIA

22000015

यदि आपकी कोपी / कानूनन रूप से जारी की गई / कोपी
आपका पैसा बचाने के लिए, एक पैसा की रूप
में भी बचाने के लिए, पॉस्ट नं. 341, सर्वे नं. 997/8,
मॉडल कोलोन, मॉडल कोलोन चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
30th floor, Manni Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bangalore Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in

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இந்திய அரசாங்கம்
Government of India



பெயர்
Bhuvanesh
பிறந்த நாள் DOB: 26/05/1986
ஆண் / MALE



2173 1992 2004

VID: 9328 9834 4343 4936

எனது அடையாள எண் எனது அடையாளம்



இந்திய அடையாள அமைப்பு
Unique Identification Authority of India

முகவரி:
வாங்க / ஸா குளம் - கடுவனூர், 26, கணபதி
பாலையம், ஓசூர், திண்டுக்கூர், தமிழ்நாடு.
பின்புற எண் - 638702

Address:
S/O: Subarayan, 26, GANAPATHY
PALAYAM, OHARAPURAM, RUDRAVATHI,
Tiruppur,
Tamil Nadu - 638702



2173 1992 2004

VID: 9328 9834 4343 4936

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYUPB2627A



नाम / Name
BHUVANESH

पिता का नाम / Father's Name
SUBARAYAN

जन्म की तारीख /
Date of Birth
26/05/1986

Handwritten signature
हस्ताक्षर / Signature

इस कार्ड के खोले/खोले गए किसी व्यक्ति को/कोई व्यक्ति:
आयकर पैन सेवा इकाई, एस एन डी यूए
5 वीं मंजिल, मन्नी स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलो चारक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Manni Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Charak,
Pune - 411 016.

Tel: 91-20-2721 9086, Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFC5767B



नाम / Name
CINNAMON HOMES

दिनांक / Date of Incorporation
22/01/2024

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sheet.

Registering Office

इस कार्ड के खोले/खोले गए किसी व्यक्ति को/कोई व्यक्ति:
आयकर पैन सेवा इकाई, मन्नी स्टर्लिंग (पूर्व में एनएसडी-ए कॉर्पोरेशन लिमिटेड)
के 5 वीं मंजिल, मन्नी स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलो चारक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, Manni Sterling Limited
(Formerly NSDL e-Governance Infrastructure Limited)
5th Floor, Manni Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Charak,
Pune - 411 016.



भारत सरकार
GOVERNMENT OF INDIA

अथय
Athay
पिम्पल नगर DOB: 24/01/1977
पुल्ल / MALE

5230 9190 3377

எனது ஆதார். எனது அடையாளம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
பி/பெ: பிழம்பர், 2/36, 84வது
செரு. அசோக் நகர்,
அசோகநகர், அசோகநகர்,
சென்னை, தமிழ் நாடு, 600083

Address:
S/O: Pizamber, 2/36, 84TH
STREET, ASHOK NAGAR,
Ashok Nagar, Ashok Nagar,
Chennai, Chennai, Tamil Nadu,
600083

1847
1800 300 1847

help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1847
Bangalore-560 001

15/7

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sheet.

Registering Officer





இந்திய அரசாங்கம்
Government of India

ம. சிவகுமார்
M SIVAKUMAR



பித்த எண்(DOB) 29/02/1975
ஆண்(Male)



2684 1050 4755

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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இந்திய அடையாள அமைப்பு
Unique Identification Authority of India

முகவர் S/O மதுரை
ம. சிவகுமார், அறிக்கை
மேல்வாட்டி தெரு, முகப்பை தெரு
முகப்பை தெரு, மதுரை
தமிழ் நாடு, 600037

Address S/O Madhavan,
19/6 VIOLET APARTMENT,
VELLALAR STREET,
MUGAPPAR WEST,
Mogappair, Mogappair,
Tiruvallur, Tamil Nadu,
600037

2684 1050 4755

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Registrar's Office





**CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER**

Ward : 9 (056) Hoagapoor (Ward 4)

Town : Ambalur

Table : Ambalur

District : Chennai

Book Code Number	Municipal Order No.	Govt. Mzta. Zamindari Inam	Dry, Wet, Unassessed, Promotee, House-able	Source of Irrigation (Canal, Well, and Class Composition)	If Double Crops, Rate of Soil Composition	Class and Rate of Soil	Rate per Acres/Hectares		Extent By Town Survey		Municipal Register	Adangal (UDS Details)	From the History is utilized	Remarks
							Rs.	Paise	Hectares/Acres	Sq. Meters				
19						7-2	5	4.62	0	9	22.0	-	0.00	
												RAJENDRAN (OWNED) 3, TAMILSELVI, LIFE A RAGASUBRAMANIAM (OWNED) B. JANGIRAN, B. JANGIRATHAN, OWNED) 1, PANDITHANMAL, VICHESAMBAAN (OWNED) CT, CHITRA, D. P. RAVIVILLAS (OWNED) DUR, SATHYAPRIYA, K. RAVICHANDRAN (OWNED) VINNI, K. RUTHUSAMY (OWNED) H. RAVI, S. SARAF ALI (OWNED) VARTHA SARU, N. R. KRISHNARAO (OWNED) SANTHI KRISHNARAO, KANNARAJ (OWNED) A. ANBAZHAGAN, N. JALASWETHU (OWNED) D. P. RAVICHANDRAN, S. VELAN (OWNED) V. SHARMEER, SIMON SUGUNARAO (OWNED) HANDESHALAI SIMON		2024/02/14/0206976/2 DT: 2024-04-19 21: 48: 24, 342 78 DT: 10-04-2024

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

Digitally signed by [Name] DN: cn=[Name], o=[Organization], ou=[Organization], email=[Email], c=[Country]

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4/11/24 2024



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1	Digitally signed by [Name] DN: cn=[Name], o=[Organization], ou=[Organization], email=[Email], c=[Country]
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3	Digitally signed by [Name] DN: cn=[Name], o=[Organization], ou=[Organization], email=[Email], c=[Country]

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான
சான்று/உறுதிமொழி (Declaration) (நீதிபேரணைஎண் 22163/2018ல்
வழங்கப்பட்டதீர்ப்புரையையுடனாக)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள்,
நீர்விடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும்
இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக
யின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ
நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தொகுதிப் பெறுபவர்களின்
கையொப்பம்

ஆவணத்தை எழுதிக்கொடுப்பவர்களின்
கையொப்பம்

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sheet.

Registering Officer





Document No... 1952 / 2024 of Book

I contains... 22 sheets - 22

about

Registering...



GPS Map Camera

Chennai, Tamil Nadu, India

19 & 20, Mohanram Nagar, Mogappair West, Mogappair, Chennai, Tamil Nadu
600037, India

Lat 13.083459°

Long 80.175358°

22/05/24 12:50 PM GMT +05:30

Google

40607

mm

SCANNED

3146/2024

TP/182082325/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the 23rd day of May, 2024 by, **Mr. A. ANBAZHAGAN** (Aadhaar no. 6509 7533 7761, PAN: AGNPA2609Q), son of Mr.K.Annamalai, aged about 69 years, residing at 5, Thitta Salai, Nataraja Garden, Chidambaram - 608001 (hereinafter referred to as the "**PRINCIPAL**") which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subarayan (PAN No. AYUPB2627A, Aadhaar no. 2173 1993 2004), aged about 38 years (hereinafter referred to as the "**ATTORNEY**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The **PRINCIPAL** is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - 19, Flat No 3 (Violet Flats), First Floor constructed Plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS), comprised in Survey No 249/2A Part, 249/2A, T.S.No 76, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The **PRINCIPAL** has got the rights, title and interest over the said property by virtue of registered Sale deed dated 24/01/2002 registered as Document No. 6078/2004, on the file of **SRO, KONNUR** and Rectification Deed dated 01.12.2023, registered as document number 8321/2023, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

The said property is more fully described in the Schedule Hereunder.

For CINNAMON HOMES

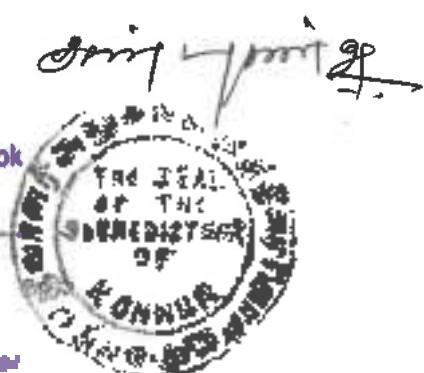
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[Signature]
Registering Officer



SCANNED

ஆய்வு எண் 3146/2024/20
சார்பதிவாளர், சென்னை கட்டிட
அளவு அமைதி எண் 595/2024
தாள் 01/06/2024 டி. பதிப்பு துறைமுகத்தை
கவனிப்பதை அது குறிப்பிடப்பட்டது.

மூலம் 06/06/2024

 06/06/24
சார்பதிவாளர்
சென்னை

AND WHEREAS, THE PRINCIPAL along with the Co-Fiat owners of Block 19 and Block 20, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, T.S No is 76/2, Ward No "H", Block No 36, wherein the aforesaid residential Blocks 19 & 20 situates measuring a total extent of 922 sq.mts (9924.33 sq.ft) as per Patta which is more fully described in Schedule A Hereunder.

The PRINCIPAL/s is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to **Redevelop** the Schedule A property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The PRINCIPAL do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "B" hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "B" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "B" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "B" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.
- (b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related implementation guidelines of said act,

For CINNAMON HOMES

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486
Patta

Registering Office



issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the Implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.
7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or

For CINNAMON HOMES

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Part 1

Registered Officer

permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.

8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%) Undivided Share of Land** which is more fully described as Schedule "C" hereunder out of the **PRINCIPAL's share of 827.85 sq.ft Undivided Share of Land** as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things;
 - (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned property either as a whole or in such divided or undivided shares as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.

For CINNAMON HOMES

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Part 1

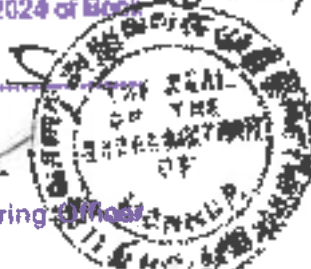
Registering Officer

- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.
- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares

For CINNAMON HOMES

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Registering Officer



- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSLR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.
- (xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms,

For CINNAMON HOMES

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Partner sheet.

Registering Officer

declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

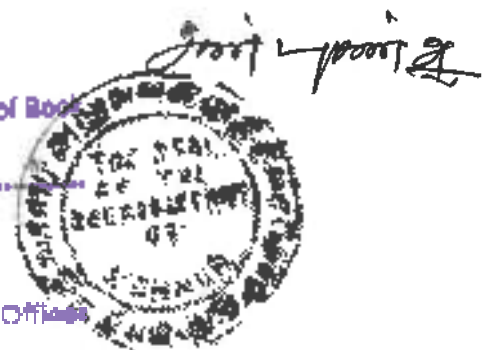
11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, 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 construction thereon.

For CINNAMON HOMES

[Signature]
Partner

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[Signature]
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15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

For CINNAMON HOMES Document No. 3146 of 2024 of Bench

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24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the

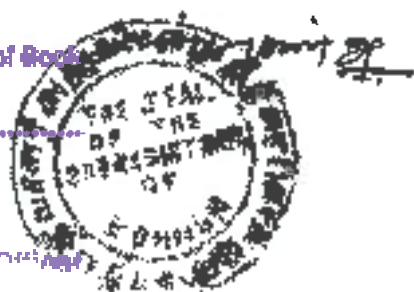
For CINNAMON HOMES

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construction is completed and Schedule C property is conveyed, sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block 19 and Block 20 together known as Violet Flats, Vellalar Street, totally 12 flats, flat Nos 1 to 6 in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) of Land for each flat in and out of 922 sq.mts (9924.33 sq.ft) of land as per Patta, situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. 3, First Floor, Block No.19, (Violet Flats), Vellalar Street , Block No.36, Ward H of MOGAPPAIR Village (Ambattur Town), Chennai - 600037, constructed plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on,

NORTH SIDE: SURVEY NO 249/1

SOUTH SIDE: FLAT NO 19/4

EAST SIDE: SURVEY NO 249/2B

WEST SIDE: BLOCK 20

For CINNAMON Booked No. 3146 of 2024 of Book

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S. Senthil

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SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of 447.04 sq.ft (54%) Undivided share of land out of 827.85 sq.ft Undivided share of land of the **PRINCIPAL** which is more fully described in the Schedule 'B' herein above, which forms part of 9924.33 sq.ft in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of **KONNUR**.

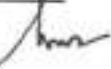
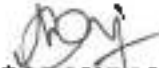
IN WITNESS WHEREOF the **PRINCIPALS** and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

For **CINNAMON HOMES**


Partner
ATTORNEY


(Mr. A. ANBALAGAN)
PRINCIPAL

WITNESSES:

-  9444112841
Dr. RAVI KUMAR P S/O Narayanan Palanimuthu (AGE: 59 YEARS)
19/3, VIOLET FLATS, VELLALAR STREET
MOGAPPAIR WEST, CHENNAI - 600037
ID: Aadhaar card No: 3475 7274 3727
-  9791083231
Mr. M SARANRAJ S/O MANIVANNAN (AGE: 35 years)
78, THANDHAIYURPET HIGH ROAD, MOOLAKADAI
KODUNGAIYUR,, CHENNAI - 600118
ID: Aadhaar card No: 86665 6504 3129



Selithelvakumari

M/s. SAI ABHAY ASSOCIATE

Drafted By: **S. SELITHSELVAKUMARI,**
ADVOCATE, E.ROLL .164/2017, K.R. PURAM,
CHENNAI 601 301 (9176308007)

Document No. 3146 of 2024 of Book

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sheet.


Registering Officer



ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure

Cement or lime mortar

Partly cement or lime

Partly mud mortar

(b) Depth of foundation

3-4 feet

✓

Above 4 feet

(c) Thickness of walls in ground floor

9"

1'

1'6"

(d) Whether teak wood used throughout

Yes

No

(e) Flooring

Mosaic

✓

Ordinary

Marble

II. Age of the building

22 yrs

III. Extent of the site UDS

447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area (each type of construction involved in each floor)

NOTE:-Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In First floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*6500/-)

Rs. 29,05,760/-

XII. The executant's estimate of the market value of the Building (711.5*1500)

Rs 10,67,250/-

Total

Rs. 39,73,010/-

PLACE : CHENNAI

For CINNAMON HOMES

DATE: 23.05.2024

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sheet.

Registering Officer



Jointly signed

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2136 of 2024

I hereby certify that a sum of ₹ 39,731/- (Rupees Thirty Nine Thousand Seven Hundred and Thirty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. அன்பழகன் எ residing at நடராஜா கார்டன், நடராஜா கார்டன், Chidambaram, Cuddalore, Tamil Nadu, India, 608001.

Sub Registrar, Konnur
Date: 23/05/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 41,041/- paid at 10:44 AM on the 23/05/2024 by

Left Thumb



அன்பழகன் எ
9442261017

Additions as per recitals of document

Execution admitted by
Left Thumb



அன்பழகன் எ

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:7853213ad0d134d88644ce85838ad335b902fa (Details from UIDAI : Anbazhagan Annamalai S/O, Annamalai, 1966, xxxxxxxx7761)



Document No. 3146 of 2024 of Book

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Registering Office



Claim admitted by Left Thumb  	<i>Handwritten:</i> 48607 96001 27725 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:921931725b908db1d84354b1415914bc4d14c2 (Details from UIDAI : Bhuvanesh S/O: Subarayan, 1986, xxxxxxxx2004)	
---	---	---

23rd day of May 2024


Ramasamy P
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/3146/2024.

Date: 23/05/2024
Konnur




Ramasamy P
Sub Registrar

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

Document No. 3146 of 2024 of Book

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Registering Officer





THE UNIVERSITY OF CHICAGO
CHICAGO, ILL. 60637
OFFICE OF THE DEAN OF STUDIES
1100 EAST 58TH STREET, SUITE 200
CHICAGO, ILL. 60637

OFFICE OF THE DEAN OF STUDIES
CHICAGO, ILL. 60637
OFFICE OF THE DEAN OF STUDIES
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OFFICE OF THE DEAN OF STUDIES
CHICAGO, ILL. 60637



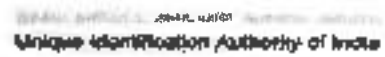
OFFICE OF THE DEAN OF STUDIES
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OFFICE OF THE DEAN OF STUDIES
CHICAGO, ILL. 60637
OFFICE OF THE DEAN OF STUDIES
CHICAGO, ILL. 60637



2173 1992 2004

900 - 9125 2631 4211 1010

எனது ஆதிபார், எனது அடைபாளம்



தலைவர்
தலைவர் / துணைத் தலைவர்: கல்யாணசுந்தரி, எம்.எல்.ஏ.
பாண்டிச்சேரி, தாயுதேவன், குந்தியாழி, திருச்சி.
தொலைபேசி - 0347/02

Address:
S/O: Subbarayan, 26, GANAPATHY
PALAYAM, DHARAPURAM, Rodevathi,
Tirupur,
Tamil Nadu - 63702

2173 1992 2004

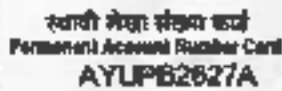
YTD: 9124 9024 6252 4924

1925

02

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भारत सरकार
GOVT. OF INDIA



28705719000

4/66-7-1

Tel: 91-20-2721 8000, Fax: 91-20-2723 8001
e-mail: Marketing@MRF.co.in

4/6/17

भारत सरकार
GOVT. OF INDIA

एम्पली रोडो मीला वाट
Ferry Road, Aseem Nagar, Co-Op
AAFC5767B



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sheet.

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Group Name:
 Number - 01200

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NEW YORK

வட்டாரக் கிழக்கு அபிவிருத்தித் திட்டம் - நிரல் உரிசைமுக வரம்பு



**CERTIFICATE
EXTRACT FROM THE TENANT SURVEY LAND REGISTRATION
ACT 1993**

[illegible]

Concluded that the data is true subject from the Team Survey Lead developer administered the Table.

Abt. Informatik / Digital Signature | 10-94-2834
Claus J. Neugebauer : **Neugebauer@informatik.uni-wuerzburg.de**
Prof. Dr. Grottel : **Grottel@informatik.uni-wuerzburg.de**

25 March 1966

Applicable to the 2023/2024/2025...

DISTRICT : CHENNAI
TALUK : AMBATUR

COPY OF SURVEY PLAN

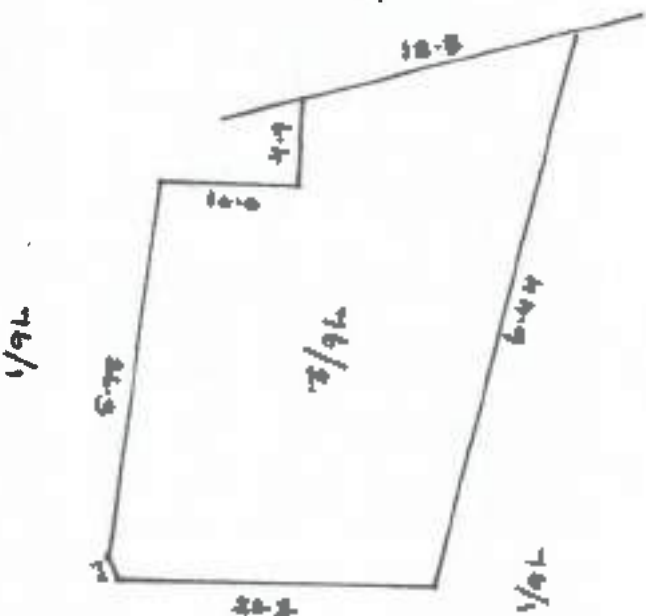
Ward No. H.....

Block No. 34

T.S.No. 76/7

Village meeting

Block No: 25



Certified that the above is a true copy of the survey plan of the land specified on the reverse.

Copied by :

**SENIOR DRAUGHTSMAN
AMBATTUR**

DEPUTY INSPECTOR OF
SURVEY AND LAND RECORDS
AMBATTUR

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I contain 22 sheets 18

Abstract

Registering Officers



2

भारत सरकार
भारतीय जनता पार्टी

De Ravi Kumar P
DOB: 23/06/1965
Male / MALE

3475 7274 3727

मेरा आधा, मेरी पहचान

भारतीय जनता पार्टी

Address:
120 VIOLET PLATS, VELLALAN
STREET, MOGAPPAN WEST,
Mogappan, Thiruvallur
Tamil Nadu - 600047

3475 7274 3727

मेरा आधा, मेरी पहचान

Handwritten signature

Document No. 3146 of 2024 of Book

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Handwritten signature
Registering Officer





இந்திய அரசாங்கம்

Government of India



ம. சரண்ராஜ்

M Saranraj

பிறந்த நாள் / DOB : 03/01/1968

ஆண் / Male



8665 6504 3129

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



ஆதார்

முகவரி:

SAO: மனுவண்ணன், 78,
தண்டையூர்பேட்டை ஹைவோடு
மூலக்காடல், கொடும்புளையூர்,
கொடும்புளையூர், சென்னை,
கொடும்புளையூர், தமிழ் நாடு.
600118

Address:

SAO: Manuvannan, 78,
THANDHAIYURPET HIGH ROAD
MOOLAKADAL, KODUNGAIYUR,
Kodungaiyur, Chennai,
Kodungaiyur, Tamil Nadu, 600118

8665 6504 3129

1047
1000 300 1047

help@uidai.gov.in

www.uidai.gov.in

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THE
OFFICE OF THE
SECRETARY OF THE
NAVY



NAVY DEPARTMENT
WASHINGTON, D. C.

NAVY DEPARTMENT
WASHINGTON, D. C.

NAVY DEPARTMENT
WASHINGTON, D. C.



NAVY DEPARTMENT
WASHINGTON, D. C.

சொத்துரிமை நீர்நிலை பகுதிகளில் சுலாபம் பெறவில்லை என்பதற்கான
சான்று/உறுதிமொழி (பிரதிபலிப்பு) பதிப்போரைசன் 22/53/2016ல்
வழங்கப்பட்டிருப்பதுறையகார்த்தி)

இந்த சுவஸ்தத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள்,
நீர்நிலை; பகுதிகளில் சட்டப்படிவிலை என சான்றுளிக்கிறோம். மேலும்
இதன்மீது திருத்தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக
பின்வரவில்லை கண்டிருக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ
நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவேம்.

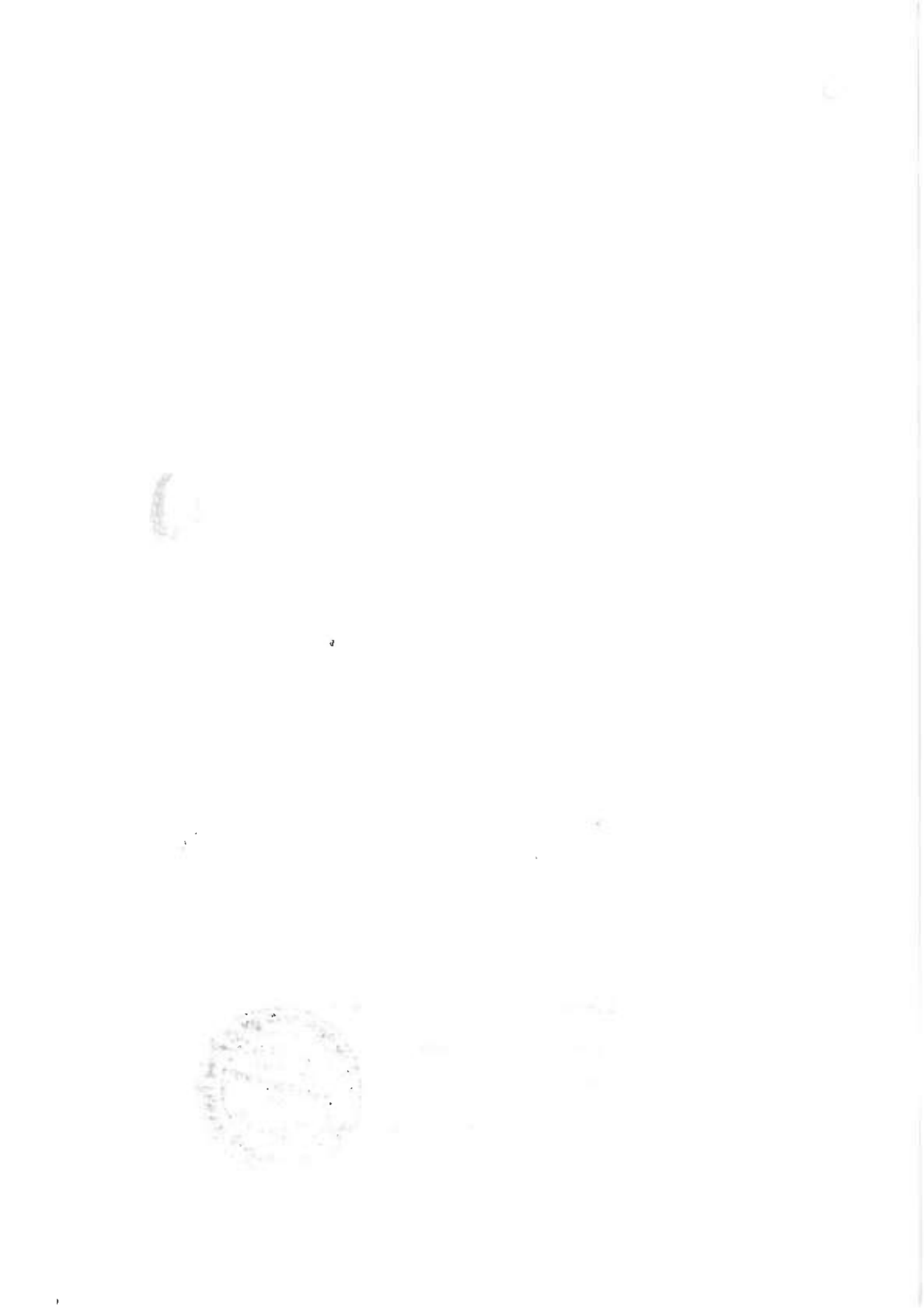
சுவஸ்தத்தை உறுதிப்படுத்துவதன்
சான்றுபடிபடி

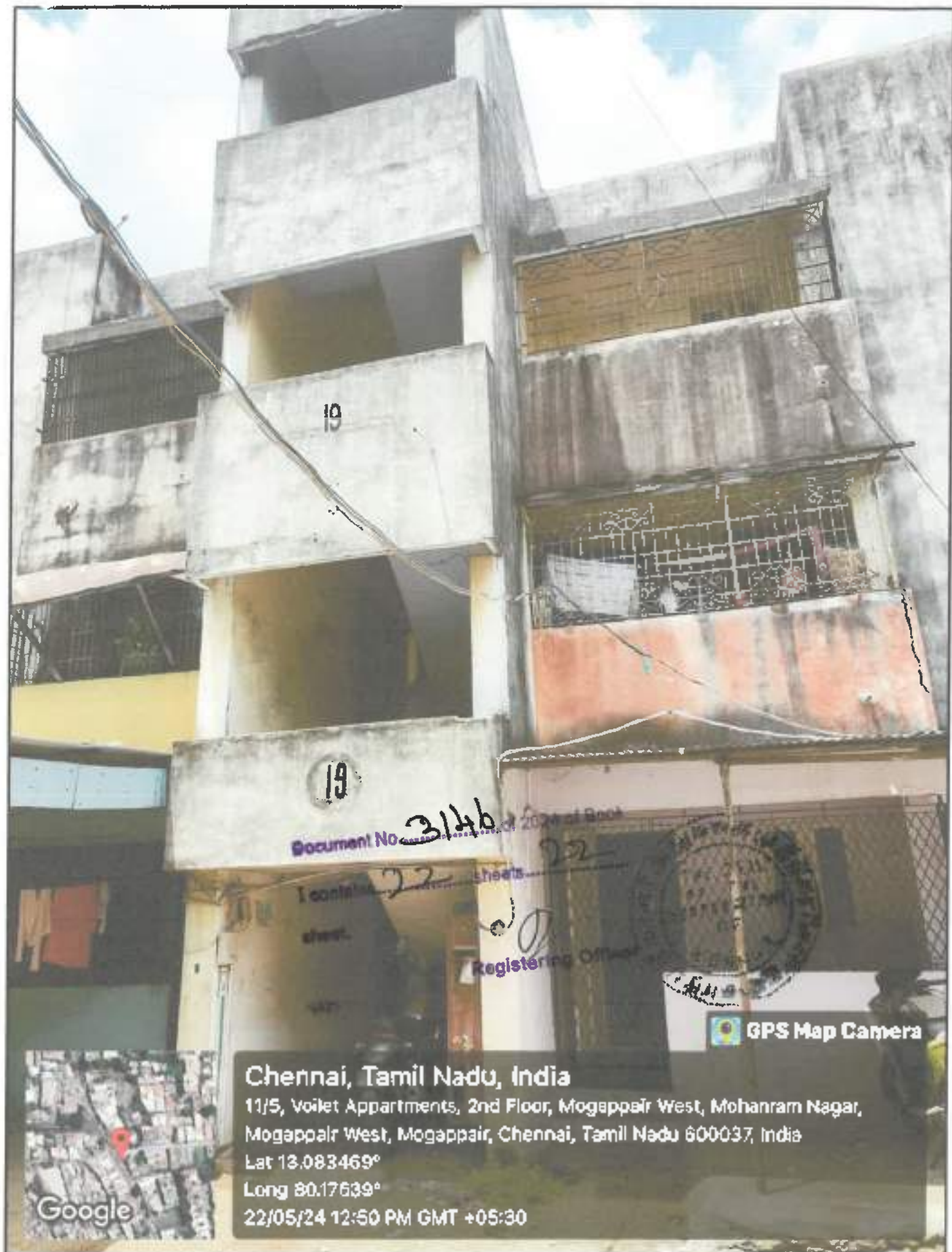
சான்றுபடிபடி
சுவஸ்தத்தை உறுதிப்படுத்துவதன்
சான்றுபடிபடி

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sheet.

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Document No. 3146

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GPS Map Camera

Chennai, Tamil Nadu, India

11/5, Voilet Appartments, 2nd Floor, Mogappair West, Mohanram Nagar,
Mogappair West, Mogappair, Chennai, Tamil Nadu 600037, India

Lat 13.083469°

Long 80.17639°

22/05/24 12:50 PM GMT +05:30

Google

யசுரீ

சுமீ யசுரீ



SCANNED

3673/2024

TP/183861646/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the 11th day of June, 2024 by, **Mrs. TAMIL SELVI R** wife of Mr. Rajendran (Aadhaar no.9259 6233 6185 , PAN:AWPPT1125)), (aged about 60 years), Plot No 5, Door No 28, Srinivas Avenue, P & T Nagar, Madurai 17 (hereinafter referred to as the "**PRINCIPAL**") which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC57678) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subarayan (PAN No. AYUPB2627A, Aadhaar no. 2173 1992 2004), aged about 38 years (hereinafter referred to as the "**ATTORNEY**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The PRINCIPAL is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - 19, Flat No 1 (Violet Flats), Ground Floor constructed Plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS), comprised in Survey No 249/2A Part, 249/2A, T.S.No 76, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The PRINCIPAL has got the rights, title and interest over the said property by virtue of registered **Sale deed** dated 16.11.2009 registered as Document No. 4816/2009, on the file of **SRO, KONNUR**, and **Rectification Deed** dated 14.12.2023, registered as document number 8530/2023, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

For CINNAMON HOMES

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Registering Officer



SCANNED

ஆய்வு எண் 3673/2024
சாப்பதிவாளர், கோவ்வூர் கட்டிட
கன ஆய்வு வரிசை எண் 675/2024
தாள் 21/06/2024 படி மதிப்பு குறைநிலை
காணியாக கன ஆய்விற்கு கட்டபட்டது.

பாதி 28/06/2024

 28/06/24
சாப்பதிவாளர்
Gowwūr

AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block 19 and Block 20, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, T.S No is 76/2, Ward No "H", Block No 36, wherein the aforesaid residential Blocks 19 & 20 situate measuring a total extent of 922 sq.mts (9924.33 sq.ft) as per Patta which is more fully described in Schedule A Hereunder.

The **PRINCIPAL/s** is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to Redevelop the Schedule A property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The **PRINCIPAL** do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "B" hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "B" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "B" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "B" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.
- (b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related Implementation guidelines of said act,

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issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.
7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions.

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approvals or permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.

8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%) Undivided Share of Land** which is more fully described as Schedule "C" hereunder out of the **PRINCIPAL's share of 827.85 sq.ft Undivided Share of Land** as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things;
 - (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned property either as a whole or in such divided or undivided shares as the

For CINNAMON HOMES,

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Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.

- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.

For CINNAMON HOMES

Ram Lakshmi

Yashraj
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[Signature]
Registering Officer

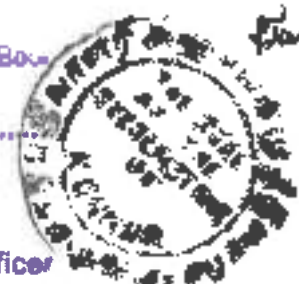


- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares
- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSLR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.
- (xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary

For CINNAMON HOMES

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Registering Officer



approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, 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 construction thereon.

For CINNAMON HOMES

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Registering Officer



15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, Indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakill, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

For CINNAMON HOMES

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Registering Officer



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24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is conveyed, sold and transferred by the Power of Attorney and till such time the power(s)

For CINNAMON HOMES

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given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required. No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block 19 and Block 20 together known as Violet Flats, Vellalar Street, totally 12 flats, flat Nos 1 to 6 in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) of Land for each flat in and out of 922 sq.mts (9924.33 sq.ft) of land as per Patta, situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. 1, Ground Floor, Block No.19, (Violet Flats), Vellalar Street , Block No.36, Ward H of MOGAPPAIR Village (Ambattur Town), Chennai - 600037, constructed plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on,

NORTH SIDE: S.NO 249/1

SOUTH SIDE: FLAT NO 19/2

EAST SIDE: S.NO 249/2B

WEST SIDE: BLOCK NO 20

Hamilsh

For CINNAMON HOMES

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sheet.

Registering Officer



SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of **447.04 sq.ft (54%)** Undivided share of land out of **827.85 sq.ft** Undivided share of land of the **PRINCIPAL** which is more fully described in the Schedule 'B' herein above, which forms part of **9924.33 sq.ft** in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of **KONNUR**.

IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of;

For CINNAMON HOMES

ATTORNEY

Partner

Selvi
(Mrs. TAMIL SELVI R.)
PRINCIPAL

WITNESS:

1. *Abhay* 8200620028
ABHAY S/O PITAMBER (AGE: 47 YEARS)
NO.2, 84th STREET, ASHOK NAGAR, CHENNAI - 600083
ID: Aadhaar card No: 5230 9190 3377

2. *Rajendran K* 9841432054
RAJENDRAN K S/O KARUPPANAN (AGE: 69 YEARS)
PLOT NO 5, DOOR NO 28, SRINIVASA AVENUE,
J N NAGAR, P AND T NAGAR MAIN ROAD, MADURAI NORTH 625017
ID: Aadhaar card No: 5567 0139 6350



Sel
M/s. SAI ABHAY ASSOCIATE
Drafted By: S. SELINSELVAKUMARI,
ADVOCATE, E.ROLL -164/2017, K.R. PURAM,
CHENNAI 601 301 (9176308007)

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[Signature]
Registering Officer

ANNEXURE I-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure

Cement or lime mortar
Partly cement or lime
Partly mud mortar

(b) Depth of foundation

3-4 feet

✓

Above 4 feet

(c) Thickness of walls in ground floor

9"

1'

1.5"

(d) Whether teak wood used throughout

Yes

No

(e) Flooring

Mosaic

Ordinary

Marble

II. Age of the building

22 yrs

III. Extent of the site UDS

447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area(each type of construction involved in each floor)

NOTE:- Areas open to sky such as courts, yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In Ground floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*6500/-)

Rs.29,05,760/-

XII. The executant's estimate of the market value of the Building (711.5*1500)

Rs 10,67,250/-

Total

Rs.39,73,010/-

PLACE: CHENNAI

For CINNAMON HOMES

DATE: 11.06.2024

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sheet.

Registering Officer

Partner



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1999

S.No 2515 of 2024

I hereby certify that a sum of ₹ 39,731/- (Rupees Thirty Nine Thousand Seven Hundred and Thirty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. தமிழ் செல்வி ஆர் residing at பி & டி நகர், சீனிவாஸ் அவெனியூ, Madurai North, Madurai, Tamil Nadu, India, 600017.

Sub Registrar, Konnur
Date: 11/06/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 41,041/- paid at 03:07 PM on the 11/06/2024 by

Left Thumb  	சைன் 9841432054 Additions as per recitals of document	
Execution admitted by Left Thumb  	சைன் Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:603895aa552c213d734b898fad1ccc8034c25a (Details from UIDAI) : Tamilself R C/O: Rajendran, 1984, xxxxxxxx18185]	

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sheet.

Registering Officer



Claim admitted by
Left Thumb



[Signature]

9600127725

Identity of the person verified through Consent
based AADHAAR Authentication using Thumb
Impression with UIDAI reference No. :
UKC:37195155d03cf49b424af6b3acafcd544c7d7a
(Details from UIDAI : Bhuvanesh S/O: Subarayan,
1986, xxxxxxxx2004)



11th day of June 2024

[Signature]

Ramesamy P
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/3673/2024

Date: 11/06/2024
Konnur



[Signature]

Ramesamy P
Sub Registrar

Note: 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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sheet.

[Signature]
Registering Office





இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள அமைப்பு ஆணைப்படி
Unique Identification Authority of India

பதிவு செய்து எண் / Enrolment No.: 001379005704099

To
தமிழ்செல்வி R
TamilSelvi R
C/O Rajendran,
Door No 28,
Seethambai Avenue,
J N Nagar - 6 F Nagar Main Road,
VIC, Anaparthi,
RT Nagar,
Sub District: Madurai North
District: Madurai
State: Tamil Nadu
PIN Code: 625017
Mobile: 9864519404



உங்கள் ஆதார் எண் / Your Aadhaar No. :

9259 6233 6185
MO : 9100 9870 6354 0671

எனது ஆதார் எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India



தமிழ்செல்வி R
TamilSelvi R
பதிவு செய்து எண்: 001379005704099
Gender: FEMALE

இந்த ஆதார் அட்டை உங்கள் அடையாளத்தை உறுதிப்படுத்தும் ஆவணமாகும். இதை எல்லா அரசு மற்றும் தனியார் அமைப்புகளிலும் பயன்படுத்தலாம். இதை உங்கள் அடையாளம் காட்டும் ஆவணமாகப் பயன்படுத்தலாம். இதை உங்கள் அடையாளம் காட்டும் ஆவணமாகப் பயன்படுத்தலாம். இதை உங்கள் அடையாளம் காட்டும் ஆவணமாகப் பயன்படுத்தலாம்.

9259 6233 6185

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்



தகவல் / INFORMATION

1. இந்த ஆதார் அட்டை உங்கள் அடையாளத்தை உறுதிப்படுத்தும் ஆவணமாகும். இதை எல்லா அரசு மற்றும் தனியார் அமைப்புகளிலும் பயன்படுத்தலாம். இதை உங்கள் அடையாளம் காட்டும் ஆவணமாகப் பயன்படுத்தலாம். இதை உங்கள் அடையாளம் காட்டும் ஆவணமாகப் பயன்படுத்தலாம்.
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இந்திய அரசாங்கம்
Unique Identification Authority of India



தமிழ்செல்வி R
TamilSelvi R
பதிவு செய்து எண்: 001379005704099
Gender: FEMALE
பதிவு செய்து எண்: 001379005704099
Gender: FEMALE

Address:
C/O: Rajendran, Door No 28, Seethambai
Avenue, J N Nagar - 6 F Nagar Main Road
Anaparthi, RT Nagar,
Tamil Nadu - 625017



9259 6233 6185

MO : 9100 9870 6354 0671

எனது ஆதார், எனது அடையாளம்

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Government of India



பெயர் / Name
Bhuvanesh
தேதி பிறப்பு / DOB: 26/05/1986
தலை / NAME

2173 1992 2004

NO: 9128 9934 4343 4934

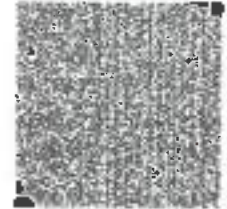
உறுதிப்படுத்தல் அட்டை / உறுதிப்படுத்தல் அட்டை



பெயர் / Name
Unique Identification Authority of India

பெயர் / Name: சுவாமிநாதன், 28, காமாட்சி
புரம், திருச்சி, தமிழ்நாடு.
தொலைபேசி - 638702

Address:
S/O: SUBRAMAN, 28, KAMAPATHY
PURAM, CHENNAI, TAMIL NADU,
Tamil Nadu - 638702



QR Code with Photograph

2173 1992 2004

NO: 9128 9934 4343 4934

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

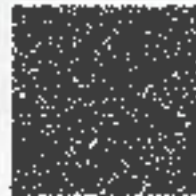


नाम / Name
BHUVANESH

पिता का नाम / Father's Name
SUBARAYAN

जन्म की तिथि /
Date of Birth
26/05/1986

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYUPE2627A



यदि कार्ड खोया/किसी का कार्ड खोया है, तो सूचित करें/सूचित करें:
अधिकार के बिना कार्ड, इस कार्ड के बिना
5 वीं मंजूर, को सूचित करें,
प्लॉट नं. 341, सर्वे नं. 997/8,
ब्लॉक 2, चण्डी, नगर नगर के पास,
तमिल - 638702.

If this card is lost / someone's card is found,
please inform / return to:
Income Tax PAN Service Unit, NSDL,
5th Floor, Mahalaxmi Building,
Plot No. 341, Survey No. 997/8,
Block 2, Chandee, Near Deep Shenglow Church,
Pune - 411 006.

Tel: 91-20-2721 2000. Fax: 91-20-2721 2001
e-mail: info@pan.irs.in

आयकर विभाग
INCOME TAX DEPARTMENT

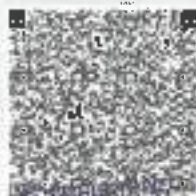


भारत सरकार
GOVT. OF INDIA

नाम / Name
CHINNAION HOMES

जन्म / जन्म की तिथि /
Date of Birth
22/01/2024

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFC57678



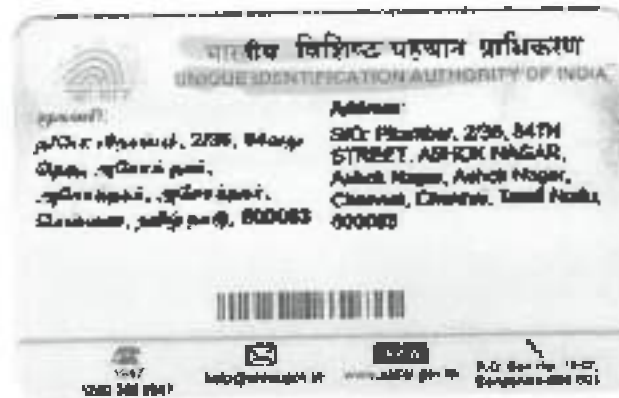
यदि कार्ड खोया/किसी का कार्ड खोया है, तो सूचित करें/सूचित करें:
अधिकार के बिना कार्ड, को सूचित करें (यदि कार्ड खोया है)
5 वीं मंजूर, चण्डी, नगर नगर के पास,
तमिल - 638702.

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Pune - 411 006.



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Registering Officer



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Government of India

இந்திய தனிப்பட்ட அடையாள ஆதார அமைதி
Unique Identification Authority of India

உயிர்மொழி / Enrolment No.: 0013/79002/1765

இ
ராஜேந்திரன் K
Rajendran K
C/O: Karpappan,
Plot No 5, Door No 28 Enkavada Avenue,
J N Nagar,
P and T Nagar Main Road,
VTC, Anayur,
PO: Anayur,
Sub District Madurai North,
District Madurai,
State: Tamil Nadu,
PIN Code: 625017,
Mobile: 9841422054



உங்கள் ஆதார் எண் / Your Aadhaar No. :

5567 0139 6350

VID : 6167 4900 7737 8871

எனது ஆதார் எண் அடையாளம்



இந்திய அரசாங்கம்
Government of India



உங்கள் ஆதார் எண் அடையாளம்



ராஜேந்திரன் K
Rajendran K
பிறந்த தேதி/DOB: 01/06/1965
ஆண்/MALE

இந்த ஆதார் அடையாளத்தின் மூலம், உங்கள் அனைத்து அரசு சேவைகளையும் நீங்கள் இலகுவாகப் பெறும் வகையில், இந்த ஆதார் அடையாளம் உங்களுக்கு வழங்கப்பட்டுள்ளது. இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம்.

5567 0139 6350

எனது ஆதார் எண் அடையாளம்



தகவல் / INFORMATION

1. உங்கள் ஆதார் அடையாளம் உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம்.
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9. உங்கள் ஆதார் அடையாளம் உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம்.
10. உங்கள் ஆதார் அடையாளம் உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம்.



இந்திய அரசாங்கம்
Government of India



உங்கள் ஆதார் எண் அடையாளம்

ராஜேந்திரன் K
Rajendran K
பிறந்த தேதி/DOB: 01/06/1965
ஆண்/MALE

இந்த ஆதார் அடையாளத்தின் மூலம், உங்கள் அனைத்து அரசு சேவைகளையும் நீங்கள் இலகுவாகப் பெறும் வகையில், இந்த ஆதார் அடையாளம் உங்களுக்கு வழங்கப்பட்டுள்ளது. இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம். இதை உங்கள் அனைத்து அரசு சேவைகளிலும் பயன்படுத்தலாம்.

5567 0139 6350

VID : 6167 4900 7737 8871

எனது ஆதார் எண் அடையாளம்

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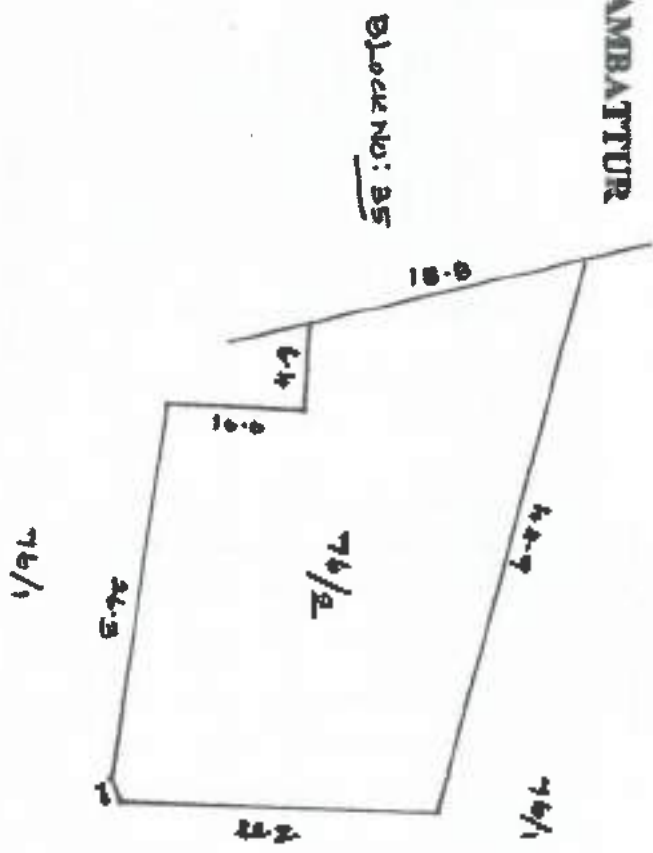
Registering Office

COPY OF SURVEY PLAN

CANO : 9271/2024

Applicant Name : 2084/1015/1001

DISTRICT : CHENNAI
TALUK : AMBATTUR



Certified that the above is a true copy of the survey plan of the land specified on the reverse.
Copied by :

for am
SENIOR DRAUGHTSMAN
AMBATTUR

Ward No.
Block No.
T.S.No.
Village ...

DEPUTY INSPECTOR OF
SURVEY AND LAND RECORDS
AMBATTUR

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Registering Office



N

சொத்தானது நீற்றியைப் பகுதியில் அமைப்பு பெறுவதில்லை என்பதற்கான
சான்றாட்சிமொழி (Declaration) (நீதிபேராளனை 22/6/2019ல்
வழங்கப்பட்டதிர்ப்புவிவரம்)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீற்றியைகள், நீர்வழிப்பாதைகள்,
நீற்றியிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம் மேலும்
இதனியே தகவலுக்கு தவறான தகவல் அல்லது வானது அளிக்கப்பட்டதாக
விண்ணளவில் அண்ருகிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ
நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.


ஆவணத்தை எழுதப் பெற்றவர்களின்
கையொப்பம்

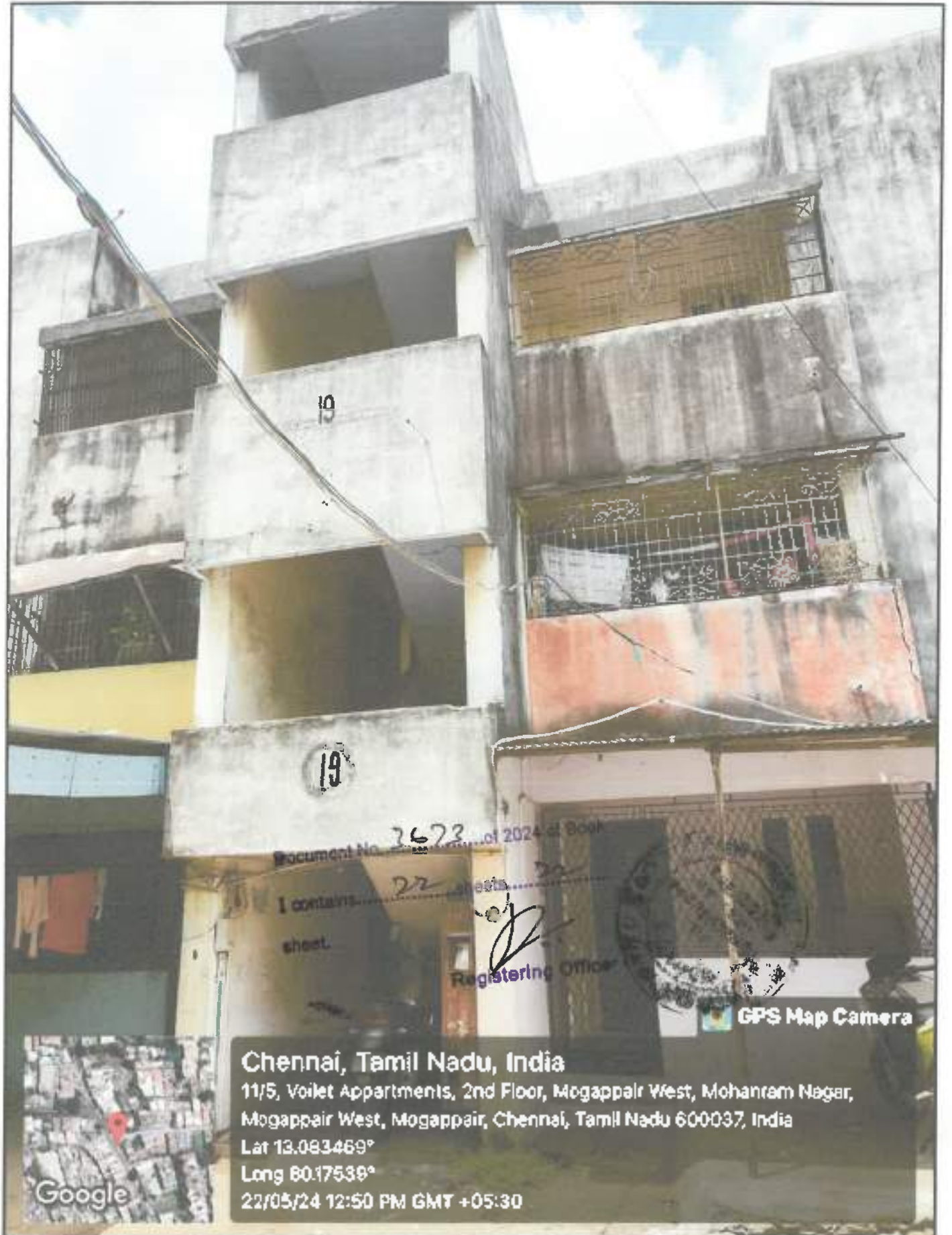

ஆவணத்தை எழுதிக் கொடுப்பவர்களின்
கையொப்பம்

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sheet.


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Registering Officer

GPS Map Camera

Chennai, Tamil Nadu, India

11/5, Voilet Apartments, 2nd Floor, Mogappair West, Mohanram Nagar,
Mogappair West, Mogappair, Chennai, Tamil Nadu 600037, India

Lat 13.083469°

Long 80.17539°

22/05/24 12:50 PM GMT +05:30

Google

486 kg

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/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the **23rd** day of May, **2024** by, **Mrs. MANIMEKALAI** (Aadhaar no. **6633 5222 2965 PAN : AAJPM0261A**), wife of Mr. Simon Sugunaraaj, aged about 65 years, residing at 43D, MIG DDA Flats, Motha Khan Pahangery, New Delhi - 110055 (**hereinafter referred to as the "PRINCIPAL"**) which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subarayan (**PAN No. AYUPB2627A, Aadhaar no. 2173 1992 2004**), aged about **38** years (**hereinafter referred to as the "ATTORNEY"**) which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The **PRINCIPAL** is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - **19**, Flat No **2** (Violet Flats), **Ground Floor** constructed Plinth area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76**, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The **PRINCIPAL** has got the rights, title and interest over the said property by virtue of registered **Sale deed** dated **29/10/2008** registered as Document No. **4674/2008**, on the file of **SRO, KONNUR** and **Rectification Deed** dated **29.12.2023**, registered as document number **8781/2023**, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block **19** and Block **20**, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, **T.S No is 76/2, Ward No "H"**,

For **CINNAMON HQMES**

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Block No 36, wherein the aforesaid residential **Blocks 19 & 20** situate measuring a total extent of **922 sq.mts (9924.33 sq.ft)** as per Patta which is more fully described in Schedule **A** Hereunder.

The **PRINCIPAL/s** is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to **Redevelop** the Schedule **A** property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The **PRINCIPAL** do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "**B**" hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "**B**" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "**B**" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "**B**" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.
- (b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related implementation guidelines of said act, issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners.

For CINNAMON HOMES

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This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.
7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or

For CINNAMON HOMES

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permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.

8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%)** Undivided Share of Land which is more fully described as Schedule "C" hereunder out of the **PRINCIPAL's** share of **827.85 sq.ft** Undivided Share of Land as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things;
 - (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned property either as a whole or in such divided or undivided shares as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.

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Attorney
Registering Office



- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.
- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares.

For CINNAMON HOMES

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- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSLR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.
- (xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms,

For CINNAMON HOMES

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declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, In all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, 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 construction thereon.

For CINNAMON HOMES

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CHENNAI

15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property,

For CINNAMON HOMES

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and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney.

For CINNAMON HOMES

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The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is conveyed, sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block **19** and Block **20** together known as Violet Flats, Vellalar Street, totally **12** flats, flat Nos **1 to 6** in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)** of Land for each flat in and out of **922 sq.mts (9924.33 sq.ft)** of land as per Patta, situated at Block No. **36**, Ward **H**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76** and as per Patta present **T.S.No 76/2** situated at **MOGAPPAIR** Village, Ambattur Taluk ,Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. **2**, Ground Floor, Block No. **19**, (Violet Flats), Vellalar Street , Block No. **36**, Ward **H** of **MOGAPPAIR** Village (Ambattur Town), Chennai - **600037**, constructed plinth area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)** situated at Block No. **36**, Ward **H**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76** and as per Patta present **T.S.No 76/2** situated at **MOGAPPAIR** Village, Ambattur Taluk ,Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on.

NORTH SIDE: FLAT NO 19/1

SOUTH SIDE: 33' ROAD

For CINNAMON HOMES

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EAST SIDE: SURVEY NO 249/2B

WEST SIDE: BLOCK NO 20 & OPEN SPACE

SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of **447.04 sq.ft (54%)** Undivided share of land out of **827.85 sq.ft** Undivided share of land of the **PRINCIPAL** which is more fully described in the Schedule 'B' herein above, which forms part of **9924.33 sq.ft** in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of **KONNUR**.

IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

For **CINNAMON HOMES**

ATTORNEY
Partner

(Mrs. MANIMEKALAI)
PRINCIPAL

WITNESS:

1.  9150978397
Mr V DATTATREYA S/O VELAN (AGE: 25 YEARS)
20/4, VIOLET APARTMENTS, MUGAPPAIR WEST
CHENNAI - 600037
ID: Aadhaar card No: 5066 9849 7352

2.  9791083231
Mr. M SARANRAJ S/O MANIVANNAN (AGE: 35 years)
78, THANDHAIYURPET HIGH ROAD, MOOLAKADAI
KODUNGAIYUR,, CHENNAI - 600118
ID: Aadhaar card No: 86665 6504 3129



M/s. SAI ABHAY ASSOCIATE

Drafted By: S. SELINSELVAKUMARI,
ADVOCATE, 10/11, 10/12, 2017, K.R. PURAM,
CHENNAI-600 101 (9176308007)

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ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure

Cement or lime mortar

Partly cement or lime

Partly mud mortar

(b) Depth of foundation

3-4 feet



Above 4 feet



(c) Thickness of walls in ground floor

9"



1'



1'6"



(d) Whether teak wood used throughout

Yes

No

(e) Flooring

Mosaic



Ordinary



Marble



II. Age of the building

22 yrs

III. Extent of the site UDS

447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area (each type of construction involved in each floor)

NOTE:- Areas open to sky such as court-yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In Ground floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*6500/-)

Rs.29,05,760/-

XII. The executant's estimate of the market value of the Building (711.5*1500)

Rs 10,67,250/-

Total

Rs.39,73,010/-

PLACE: CHENNAI

For CINNAMON HOMES

DATE: 23.05.2024

Partner 3715 of 2024 of Book

I contains 22 sheets 12

sheet.

Registering Officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2154 of 2024

I hereby certify that a sum of ₹ 39,731/- (Rupees Thirty Nine Thousand Seven Hundred and Thirty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. மணிமேகலை residing at நெ 43டி, எம் ஐ ஜி டிடி எ குடியிருப்புகள், மோதா கான் பஹங்கேரி, புது தில்லி, National Capital Territory Of Delhi, India, 110055.

Sub Registrar, Konnur
Date: 23/05/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 41,041/- paid at 12:37 PM on the 23/05/2024 by

Left Thumb



Mani
9968809651

Additions as per recitals of document

Execution admitted by
Left Thumb



Mani

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:36525335e7ddd01f184b848eea65ec77f8a92f (Details from UIDAI : Manimekalai Simon W/O Simon Sugunaraaj, 15-05-1959, xxxxxxxx2965)



Document No. 3175 of 2024 of Book

I contains 22 sheets 13 sheet.

Registering Officer



Claim admitted by
Left Thumb



4/8/24

4600127725

Identity of the person verified through Consent
based AADHAAR Authentication using Thumb
Impression with UIDAI reference No. :
UKC:173806d1b162416d7742d283f91aad621819b8
(Details from UIDAI : Bhuvanesh S/O: Subarayan,
1986, xxxxxxxx2004)



23rd day of May 2024

Ramasamy P
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/3175/2024.



Date: 23/05/2024
Konnur

Ramasamy P
Sub Registrar

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

Document No. 3175 of 2024 of Book

I contains 22 sheets 14

sheet.

Registering Officer





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1171/03045/27406

To
बनिमेलाल सिमोन
Manimekalai Simon
W/O Simon Sugunara
Flat No. 43-D
MIG, DDA Flats
Motia Khan, Pahar Ganj
Swami Ram Tirth Nagar S.O.
Swami Ram Tirth Nagar Central Delhi
Delhi 110055
9899267305

22/05/2012

Ref: 78 / 14B / 112650 / 112678 / P



UE053064121IN



आपका आधार क्रमांक / Your Aadhaar No. :

6633 5222 2965

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



बनिमेलाल सिमोन
Manimekalai Simon
जन्म वर्ष / Year of Birth : 1959
महिला / Female



6633 5222 2965

आधार — आम आदमी का अधिकार

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAJPM0261A



नाम / NAME
MANIMEKALAI

पिता का नाम / FATHER'S NAME
THANKARAJAN

जन्म तिथि / DATE OF BIRTH
15-05-1959

हस्ताक्षर / SIGNATURE

Mani

अध्यक्ष (प्रणाली)
DIRECTOR OF INCOME TAX (SYSTEMS)

Document No. 2175 of 2024-25

I contains 22 sheets



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: W/O सिमोन सुगुनाराज, फ्लैट नं. 43-डी, एम आई डी, डी सी ए फ्लैट्स, मोतिया खान, पहाड़ गंज, स्वामी राम तृथ नगर सी.ओ., स्वामी राम तृथ नगर, सेंट्रल दिल्ली, दिल्ली, 110055
Address: W/O Simon Sugunara, Flat No. 43-D, MIG, DDA Flats, Motia Khan, Pahar Ganj, Swami Ram Tirth Nagar S.O., Swami Ram Tirth Nagar, Central Delhi, Delhi, 110055



1947
1800 182 1847



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1847,
Bangalore-560 001

इस कार्ड के जो / जिस खाने पर कृपया जारी करने वाले अधिकारी को सूचित / ध्यान कर दें

अधिकार निर्देश (प्रणाली)

ई-2, इंदिरा नगर, दिल्ली-110055

15-05-1959

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இந்திய அரசு
Government of India



புதுவெளி
Bhuvanesh
தேய்தல் நாள்/DOB: 26/05/1986
பால/ GENDER: MALE



2173 1992 2004
VID: 9128 9834 4343 4936

எனது அடையாளம், எனது அடையாளம்



Unique Identification Authority of India

முகவரி:
தஞ்சை / தாய் பெயர்: கணபதி, 26, கணபதி
பாலையம், தாராபுரம், ருத்ராத்தி, திருப்பூர்,
தமிழ் நாடு - 638702

Address:
MC: Subarayan, 26, GANAPATHY
PALAYAM, DHARAPURAM, Rudravathi,
Truppur,
Tamil Nadu - 638702



Off Card with Photograph

2173 1992 2004

VID: 9128 9834 4343 4936

சம

பெ

சம

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYUPB2627A



नाम / Name
BHUVANESH

पिता का नाम / Father's Name
SUBARAYAN

जन्म की तिथि /
Date of Birth
28/05/1986

हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटन:
आयकर सेवा सेवा केंद्र, पन पन सी सी
5 वीं मंजिल, मन्त्री स्टारिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नैर डीप ब्रायकॉव चौक,
पूना - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bragaskow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFC5767B



नाम / Name
CINNAMON HOMES

संस्थापन / जन्म की तिथि /
Date of Incorporation/Formation
22/01/2024

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटन:
आयकर सेवा सेवा केंद्र, सीटन सेवा केंद्र, सीटन सेवा केंद्र
(पूना में आयकर सेवा केंद्र - सीटन सेवा केंद्र)
सीटन सेवा केंद्र,
पन पन, पन,
पूना - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bragaskow Chowk,
Pune - 411 016.

Document No. 3175 of 2024 of Book

I contains 22 sheets 16

sheet.

Registering Officer



CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai			Tahsil : Ambattur			Ward : 9 (639) Higgaipett (West II)						How the Survey is utilized		Remarks		
S No	Block Code and Name for Locality	Number	O/Sr No and Lotter	Municipal (Bor No, Zamindar, Jirani)	Dry Well, Unimproved, Promotive, and House-side	Source of Irrigation, Crop, Rate of and Class Composition	Class and Sort of soil	Rate per Acre/Hectare		Extent By Triang Survey		Assessment	Municipal Register	Adjoining (NDS Details)		
								Rg.	Rs.	Area measured in Acres	Sq. Meters					Municipal Code
1	Block 1	22	Document No. 3175	-	Drainage	-	7-2	5	4.62	0	9	22.0	-	0.00	-	2024/02/14/00697050 DT. 2024-04-10 21/08/24 SJC TS 07 10-04-2024

contract from the Town Survey and Registrar maintained in the Tabular

Ullrich anaQuantLab / Digital Signature : 10-04-2024
 Quality Name : Reinholdner P.
 LabCode / Designation : THERMAL
 Lab / Place : anshulgupta qc lab / Antibiotic Resistance Unit / Chemical

Registering Officer

செய்தல்கள், தகவல் / செய்திகள் தலைவியியல்கள் பற்றி பதிவுகள், கருத்துகள் செய்யுமா? இல்லை. இயற்றியது என்ன? <https://services.mn.gov.in/india/india.html>
 02/14/2021/0000/00036/96/2 மாதம் மருந்து கொடுக்கப்பட்டது. மருந்து கொடுக்கப்பட்டது. மருந்து கொடுக்கப்பட்டது.

The above information / certificate seals are generated from Digital records. This can be verified at the eServices portal <https://eservices.in.gov.in> by (using the reference number

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This certificate was printed on 11-04-2024 at 01:01:22 PM

[illegible]



இந்திய அரசாங்கம்

Government of India



ம. சரண்ராஜ்

M Saranraj

பிறந்த நாள் / DOB : 03/04/1989

ஆண்பால் / Male



8665 6504 3129

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



ஆதார்

முகவரி:

S/O: மணிவண்ணன், 78,
தண்டியார்பேட்டை ஹை ரோடு
மூலக்கடை, கொடுங்கையூர்,
கொடுங்கையூர், சென்னை,
கொடுங்கையூர், தமிழ் நாடு,
600118

Address:

S/O: Manivannan, 78,
THANDHAIYURPET HIGH ROAD
MOOLAKADAI, KODUNGAIYUR,
Kodungaiyur, Chennai,
Kodungaiyur, Tamil Nadu, 600118

Unique Identification Authority of India

8665 6504 3129



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1800 300 1947



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www.uidai.gov.in

(Handwritten signature)

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I contains 22 sheets.

sheet.

Registering Office



சொத்தானது நீர்நிலை பத்தியில் சுமையப் பெறவில்லை என்பதற்கான
சான்று/உறுதிமொழி (Declaration) (நீதிபேராளனை எண் 22163/2018ல்
வழங்கப்பட்ட தீர்ப்புளாயைக்கான)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள்,
நீர்ப்பிடிப்பு பத்திகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும்
இதனில் தங்களுக்கு நவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக
பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ
நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப் பெறுபவர்களின்
கையொப்பம்

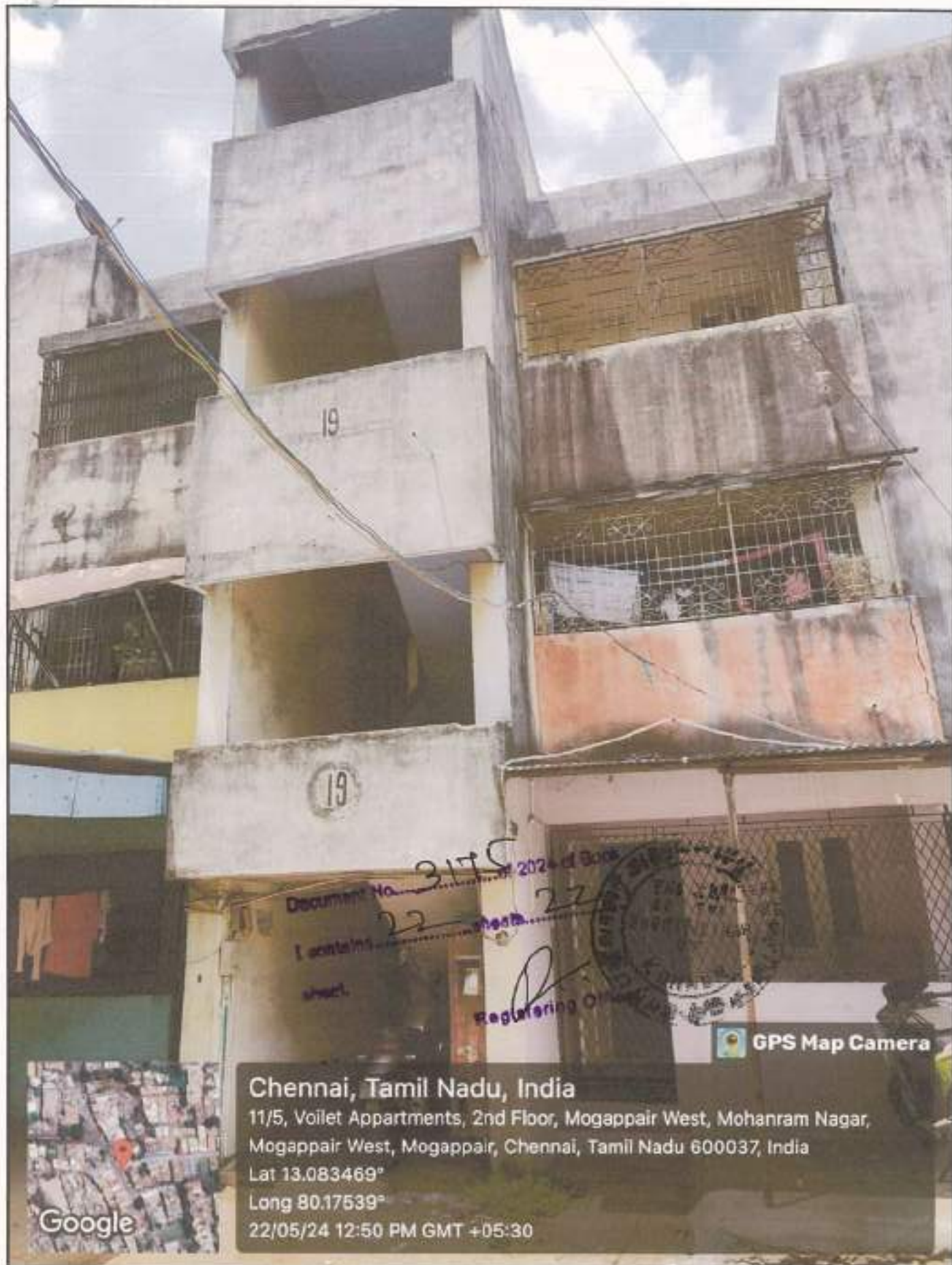
ஆவணத்தை எழுதிக் கொடுப்பவர்களின்
கையொப்பம்

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sheet.

Registering Officer





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I contains 22 sheets
sheet.

Registering Office



GPS Map Camera



Google

Chennai, Tamil Nadu, India

11/5, Voilet Apartments, 2nd Floor, Mogappair West, Mohanram Nagar,
Mogappair West, Mogappair, Chennai, Tamil Nadu 600037, India

Lat 13.083469°

Long 80.17539°

22/05/24 12:50 PM GMT +05:30

யோகம்

Mouk



தமிழ்நாடு தமிழ்நாடு TAMILNADU

Marimelaikavon
Ch-37

P.P. Gowri
F 014081

P.P. GOWRI
STAMP VENDOR
L. No. 58/2172/BB/96
Plot No. 1076, O.T.V. & Co.
CHENNAI-600 101

SALE DEED

THIS DEED OF SALE is executed at Chennai on this the 29 day of October. Two Thousand and Eight by the Tamil Nadu Housing Board, a body corporate constituted by the Tamil Nadu Housing Board Act 1961 (Tamil Nadu Act XVII of 1961), hereinafter referred to as 'THE ACT' having its office at Mogappair Division, 3rd Floor, Thirumangalam Shopping Complex, Thirumangalam, Chennai 600 101, hereinafter called ; the 'VENDOR' Which term shall wherever the context so admits, mean and include, its successors and assigns, represented herein by its **MANAGER-MARKETING & SERVICE**, Mogappair Division, Chennai - 600 101, under the authority granted to him by the Board in this behalf by its **Resolution No.7.01 dated 28.06.1999** authorising him to sign this instruments of sale on behalf of the Vendor of the **ONE PART** :

Sr. Pruthi
29/10
MANAGER-MARKETING & SERVICE (M)
MOGAPPAIR DIVISION,
TAMIL NADU HOUSING BOARD,
THIRUMANGALAM, CHENNAI-600 101



ABTA/08

Document	
No 4674	Year 2008
Page No 2	Total Pages 25

Presented in the office of the
Sub-Registrar of Konnur and fee of
Rs. 485/- Paid between The
hours of 1-2 on the
29th day of October 2008

Document No 4674 of 2008
Book 21 of 100
Sub-Registrar

LEFT THUMB



Mamela

w/o Simon Sugunary, 19/2 TNHB, Madhavapur
East, Chennai - 67

Election commission of
Tamil Nadu 1052471
Delhi ward

EXECUTION ADMITTED BY:

LEFT THUMB



Mamela

w/o Simon Sugunary, 19/2 TNHB, Madhavapur
East, Chennai - 67

IDENTIFIED BY:

1. C.T. SAMUEL CHANDRAN, Q. 94, 4th Main Road, Anna Nagar Ch-40.
2. S. J. S. S. to m. 100 Thandam. 3/11, P. 178, SIDCO Nagar, V. K. Ch-49.

I have Satisfied my self as to the
Execution of this Instrument by
Thiru S.V. Prabhakaran Manager
Madhavapur Division, Ch
who is exempted from personal
appearance as per section 88(1)
one of the Registration Act.

29th day of October 2008

Sub-Registrar



Registered as no	4674	of 2008
Book	I	
Date	29/10/08	
Sub-Registrar		



SCANNED

8781/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU - 6 NOV 2023
Marimekalai Simon

CX 819940

RECTIFICATION DEED

M. Kalin Selvaraj
ம.கலிசெல்வராஜ் B.Sc.,
குத்தியூர்நகர் வீதிபுலமையாள்,
மாநகரம், சென்னை - 60.
உரிமம் எண். 1057 - 14/27/2021
உலை : 98941 78330

THIS DEED OF RECTIFICATION executed at Chennai, this the 27th day
of **NOVEMBER** 2023 BETWEEN THE TAMIL NADU HOUSING BOARD,
a statutory body incorporated by the Tamil Nadu Housing Board Act
XVII of 1961 hereinafter represented by its **MANAGER MARKETING &
SERVICE**, Tamil Nadu Housing Board, Dr.J.J.Nagar Division acting
under the authority granted to him/her by the Tamil Nadu Housing
Board in writing on behalf by its Resolution No.7.01 dated 29.12.2012
authorising him/her to sign for and on behalf of the Tamil Nadu
Housing Board and having its Office at Anna Nagar West,
Thirumangalam, Chennai-600101 hereinafter called the **RECTIFIER
(Principal Vendor)** which term shall, wherever the context so permits,
mean and include their successors in interest and assigns of the ONE
PART

Document No. 8781 of 2023 of Book

contains 11 sheets

sheet.

Registering Office



M. Kalin Selvaraj
Marketing & Services
Nagar Division
Housing Board
Thirumangalam
Chennai-600101.

SCANNED

3147/2024

TP/

/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the 23rd day of May, 2024 by, **Mrs. B. JANSIRANI** (Aadhaar no. 4506 2202 5149 PAN: **ALCPJ8777A**), wife of late Mr. A. Balasubramanian, aged about 58 years, residing at Plot No 71, 1st Main Road, Secretariat Colony, Madambakkam, Chennai - 600126 (hereinafter referred to as the "**PRINCIPAL**") which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: **AATFC5767B**) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subarayan (PAN No. **AYUPB2627A**, Aadhaar no. **2173 1992 2004**), aged about 38 years (hereinafter referred to as the "**ATTORNEY**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The **PRINCIPAL** is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - 19, Flat No 4 (Violet Flats), First Floor constructed Plinth area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76**, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The **PRINCIPAL** has got the rights, title and interest over the said property by virtue of registered Sale deed dated **11/12/2004** registered as Document No. **6077/2004**, on the file of **SRO, KONNUR** and Rectification Deed dated **28.11.2023**, registered as document number **8188/2023**, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block 19 and Block 20, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, T.S No is **76/2**, Ward No "**H**",

For **CINNAMON HOMES**

Document No. 3147 of 2024 of Book

I contains 22 sheets

Partner sheet.

Registering Office

ஆவண எண் 3147/2024 / 20
 உள்பதிவாக்கி, கொண்டுள்ள கட்டிட
 உள் ஆவண எண் 576 / 2024
 நாள் 01/06/2024 நாள் படிபட்ட ஆவணத்தின்
 விவரம் உள் ஆவணத்தின் கட்டிடம்.

06/06/2024

06/06/24

Block No 36, wherein the aforesaid residential Blocks 19 & 20 situates measuring a total extent of 922 sq.mts (9924.33 sq.ft) as per Patta which is more fully described in Schedule A Hereunder.

The **PRINCIPAL/s** is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to Redevelop the Schedule A property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The **PRINCIPAL** do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "B" hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "B" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "B" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "B" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.

(b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related implementation guidelines of said act, issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the

For CINNAMON HOMES

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Registering Officer



non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.
7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.

For CINNAMON HOMES

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8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%) Undivided Share of Land** which is more fully described as Schedule "C" hereunder out of the **PRINCIPAL's share of 827.85 sq.ft Undivided Share of Land** as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things:
- (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned property either as a whole or in such divided or undivided shares as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.

For CINNAMON HOMES

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- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.
- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares

For CINNAMON HOMES

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 Registering Officer

- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.
- (xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms,

For CINNAMON HOMES

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Registering Officer

declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, 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 construction thereon.

For CINNAMON HOMES

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15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, Indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakill, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property,

For CINNAMON HOMES


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and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

For CINNAMON HOMES

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This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is conveyed, sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block 19 and Block 20 together known as Violet Flats, Vellalar Street, totally 12 flats, flat Nos 1 to 6 in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) of Land for each flat in and out of 922 sq.mts (9924.33 sq.ft) of land as per Patta, situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk, Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. 4, First Floor, Block No.19, (Violet Flats), Vellalar Street, Block No.36, Ward H of MOGAPPAIR Village (Ambattur Town), Chennai - 600037, constructed plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk, Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on.

For CINNAMON HOMES

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NORTH SIDE: FLAT NO 19/3

SOUTH SIDE: EXISTING 33' ROAD

EAST SIDE: SF NO 249/2B

WEST SIDE: BLOCK NO 20 & OPEN SPACE

SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of 447.04 sq.ft (54%) Undivided share of land out of 827.85 sq.ft Undivided share of land of the PRINCIPAL which is more fully described in the Schedule 'B' herein above, which forms part of 9924.33 sq.ft in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of KONNUR.

IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the praisance of:

For CINNAMON HOMES

ATTORNEY

Partner

B. Janani

(Mrs. B. JANESIRANI)
PRINCIPAL

WITNESS:

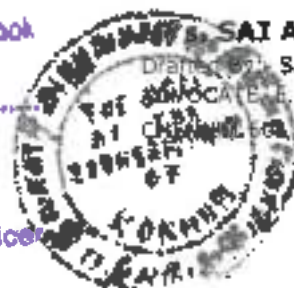
1. Naithan C917666-682)
Mr SWAMINATHAN S/O BALASUBRAMANIAN (AGE: 61 YEARS)
81/F1, FACE ROYAL SCHOOL STREET
MUGAPPAIR WEST, CHENNAI - 600037
ID: Aadhaar card No: 9883 4889 8966
2. M. Saranraj 9191082231
Mr. M SARANRAJ S/O MANIVANNAN (AGE: 35 years)
78, THANDHAJYURPET HIGH ROAD, MOOLAKADAI
KODUNGAIYUR,, CHENNAI - 600118
ID: Aadhaar card No: 86665 6504 3129



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Registering Officer



SAI ABHAY ASSOCIATE

S. SELINSELVAKUMARI,
ADVOCATE, E.ROLL 164/2017, K.R. PURAM,
CHENNAI - 600 01 (9176308007)

ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

1. Description of building

(a) Construction of the structure

Cement or lime mortar

Partly cement or lime

Partly mud mortar

(b) Depth of foundation

3-4 feet

✓

Above 4 feet

(c) Thickness of walls in ground floor

9"

1'

1'6"

(d) Whether teak wood used throughout

Yes

No

(e) Flooring

Mosaic

Ordinary

Marble

II. Age of the building

22 yrs

III. Extent of the site UDS

447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area(each type of construction involved in each floor)

NOTE:- Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In First floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*6500/-)

Rs.29,05,766/-

XII. The executant's estimate of the market value of the Building (711.5*1500)

Rs 10,67,250/-

Total

Rs.39,73,016/-

PLACE: CHENNAI

For CINNAMON HOMES

DATE: 23.05.2024

Partner

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sheet.

Registering Officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2137 of 2024

I hereby certify that a sum of ₹ 39,731/- (Rupees Thirty Nine Thousand Seven Hundred and Thirty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ஜான்கிராணி பி residing at மாடம்பாக்கம், மாடம்பாக்கம், Velachery, Chennai, Tamil Nadu, India, 600126.

Sub Registrar: Konnur
Date: 23/05/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 41,041/- paid at 10:48 AM on the 23/05/2024 by

Left Thumb



B. Jann
9862711270

Additions as per recitals of document

Execution admitted by
Left Thumb



B. Jann

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:25343033182074cc5e444aa7f4024778e29e9b (Details from UIDAI : Jansirani Balasubramanian J Balasubramanian, 1985, xxxxxxxx5149)



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Registering Officer





R/Konnur/Book-1/3147/2024

Claim admitted by Left Thumb  	<i>Handwritten signature and number: 96001 27725</i> Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8942628a1b8c6e340d4714be9ac5adb57357d9 (Details from UIDAI : Bhuvanesh S/O: Subarayan, 1988, xxxxxxxx2004)	
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23rd day of May 2024

Handwritten signature
Ramasamy P
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/3147/2024.

Date: 23/05/2024
Konnur



Handwritten signature
Ramasamy P
Sub Registrar

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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sheet.

Handwritten signature
Registering Officer





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DO NOT WRITE IN THESE SPACES
FOR OFFICIAL USE ONLY

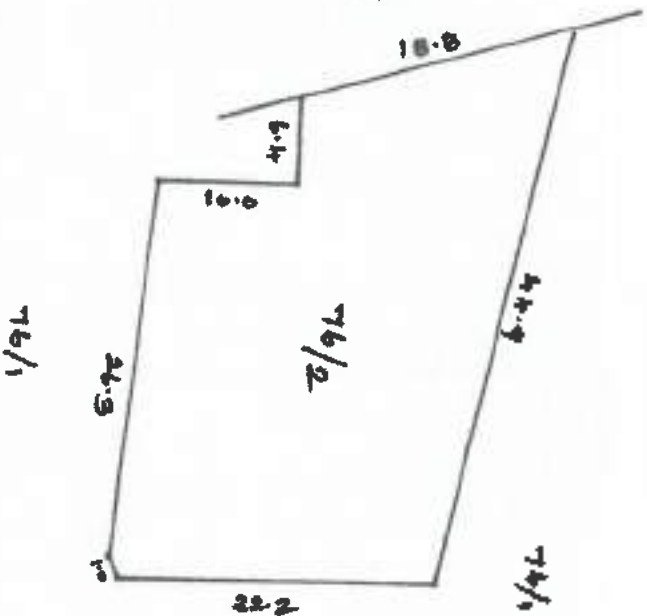
COPY OF SURVEY PLAN

CAND : 9771-2024

Application No: 2024/1215/2024

DISTRICT : CHENNAI
TALUK : AMBATTUR

Block No: 35



Certified that the above is a true copy of the survey plan of the land specified on the reverse.
Copied by :

for 144m
15/10/2024
SENIOR DRAUGHTSMAN
AMBATTUR

WARD NO.

Block No.

T.S.No.

Village ...

DEPUTY INSPECTOR OF
SURVEY AND LAND RECORDS
AMBATTUR

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Registering Officer



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भारत सरकार
भारत सरकार



आधार

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அட்டையிடும் / Enrollment No. : 1111/80609/01788

28/09/2013

To
Swaminathan
ம ஸ்வாமிநாதன்
S/O: Balasubramaniyan
91/F1
FACE ROYAL
SCHOOL STREET MUGAPPAR WEST
Mogappair
Mogappair, Tiruvallur
Tamil Nadu - 600037



KL274579579FT

27457957



Swaminathan

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9883 4889 8966

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



பதிவு செய்யப்பட்ட புத்தகம் of 2024 of Book
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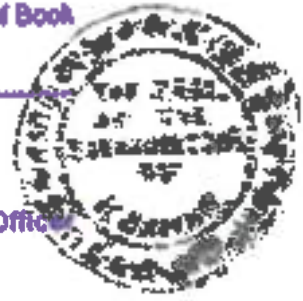
பு அடையாளத்தை
Swaminathan sheet.
தந்தை : ஜி மகாசுப்ரமணியம்
Father : J BALASUBRAMANIYAM

R.

Registering Officer

பிறந்த நாள் DOB: 12/02/1983
ஆண் / Male

9883 4889 8966



ஆதார் - சாதாரண மனிதனின் அதிகாரம்

THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY



1928 APR 18





இந்திய அரசாங்கம்

Government of India



ம. சரன்ராஜ்

M. Saranraj

பிறந்த திகதி / DOB : 03/01/1968

ஆயுதப்பால் / Male



8665 6504 3129

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம் ஆணையர் ஆணையர் தலைவரின்

இந்திய அரசாங்கம் ஆணையர் ஆணையர் தலைவரின்

முகவரி:

S/O: மணிவண்ணன், 78,
தண்டியூர்பேட்டை, கைத ரோடு
மூலக்கடை, கோடங்கையூர்,
கோடங்கையூர், சென்னை,
கோடங்கையூர், தமிழ் நாடு,
600118

Address:

S/O: Manivannan, 78,
THANDHAYURPET HIGH ROAD
MOOLAKADAI, KODUNGAIYUR,
Kodungaiyur, Chennai,
Kodungaiyur, Tamil Nadu, 600118

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help@uidai.gov.in

www.uidai.gov.in

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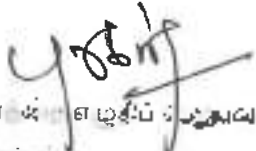
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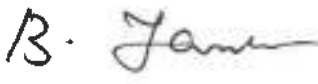




சொத்து அளவு நீர்நிலை பகுதியில் அமைப்புப் பெற்றவில்லை என்பதற்கான
சான்றாண்டுத்தொகுப்பு (1999-2001) நீதிபிரமாணத்தின் 22153/2018ல்
வழங்கப்பட்டதிர்ப்புணைப்புகளாக)

இந்த ஆவணத்தில் கண்ட சொத்து அளவு நீர்நிலைகள், நீர்வழிப்பாடுகள்,
நீர்நிலைப் பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும்
இதனால் சந்தர்ப்பம் தவறான தகவல் கல்வது என்று அளிக்கப்பட்டதாக
பின்வாங்கில் கண்டறிக்கப்பட்டால் அதனால் நான்/நாங்கள் எட்ட பூர்வ
நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பவற்றை அறிவேன்/அறிவோம்.


ஆவணக் கட்டுப்பாட்டினை
கொண்டிருக்கிறேன்


ஆவணத்தை எழுதிச் சொகுசுப்படுத்தின
கொண்டிருக்கிறேன்

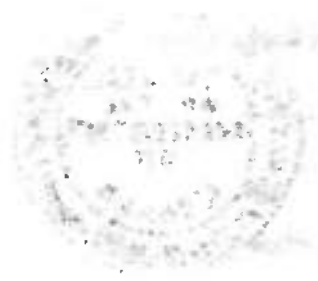
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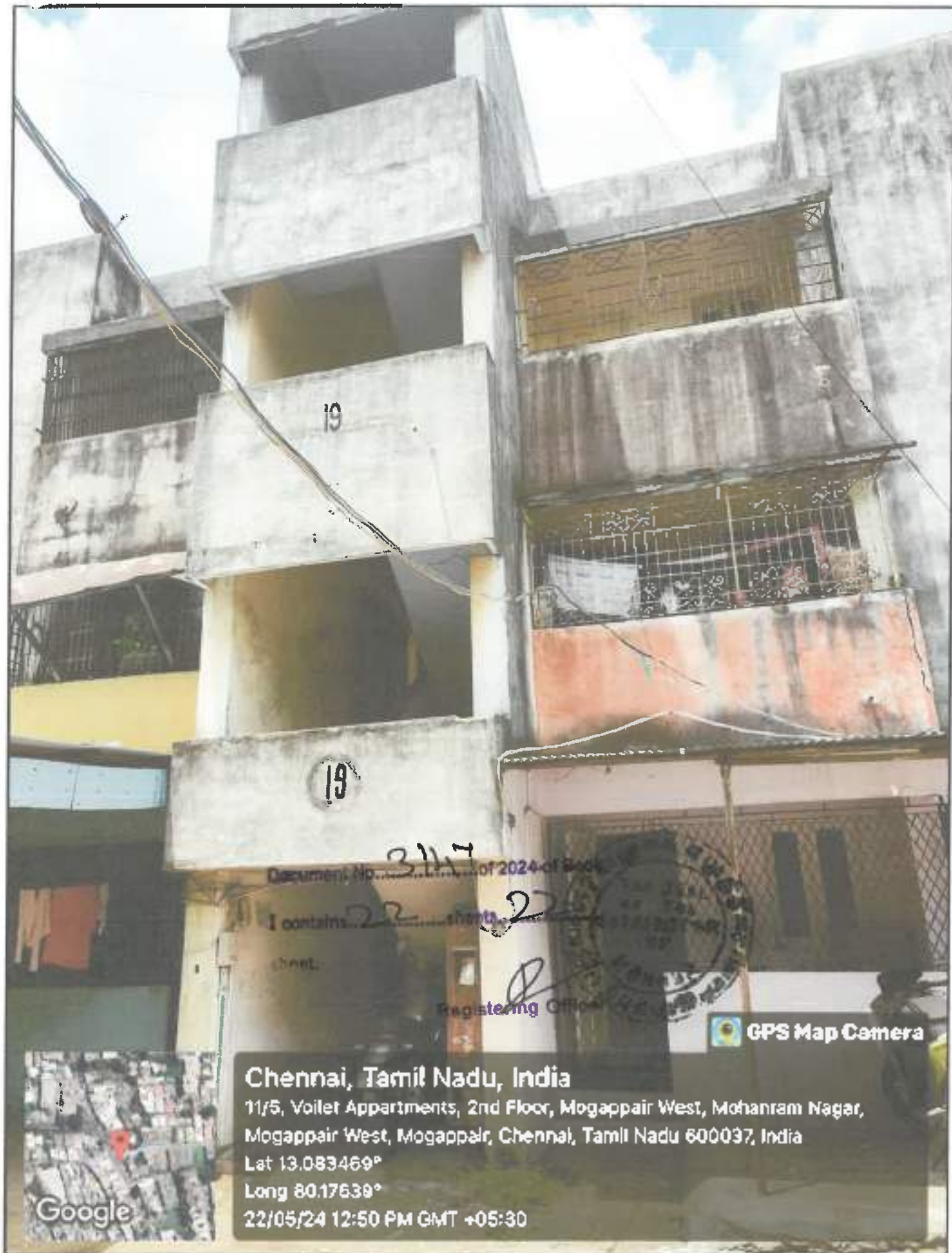
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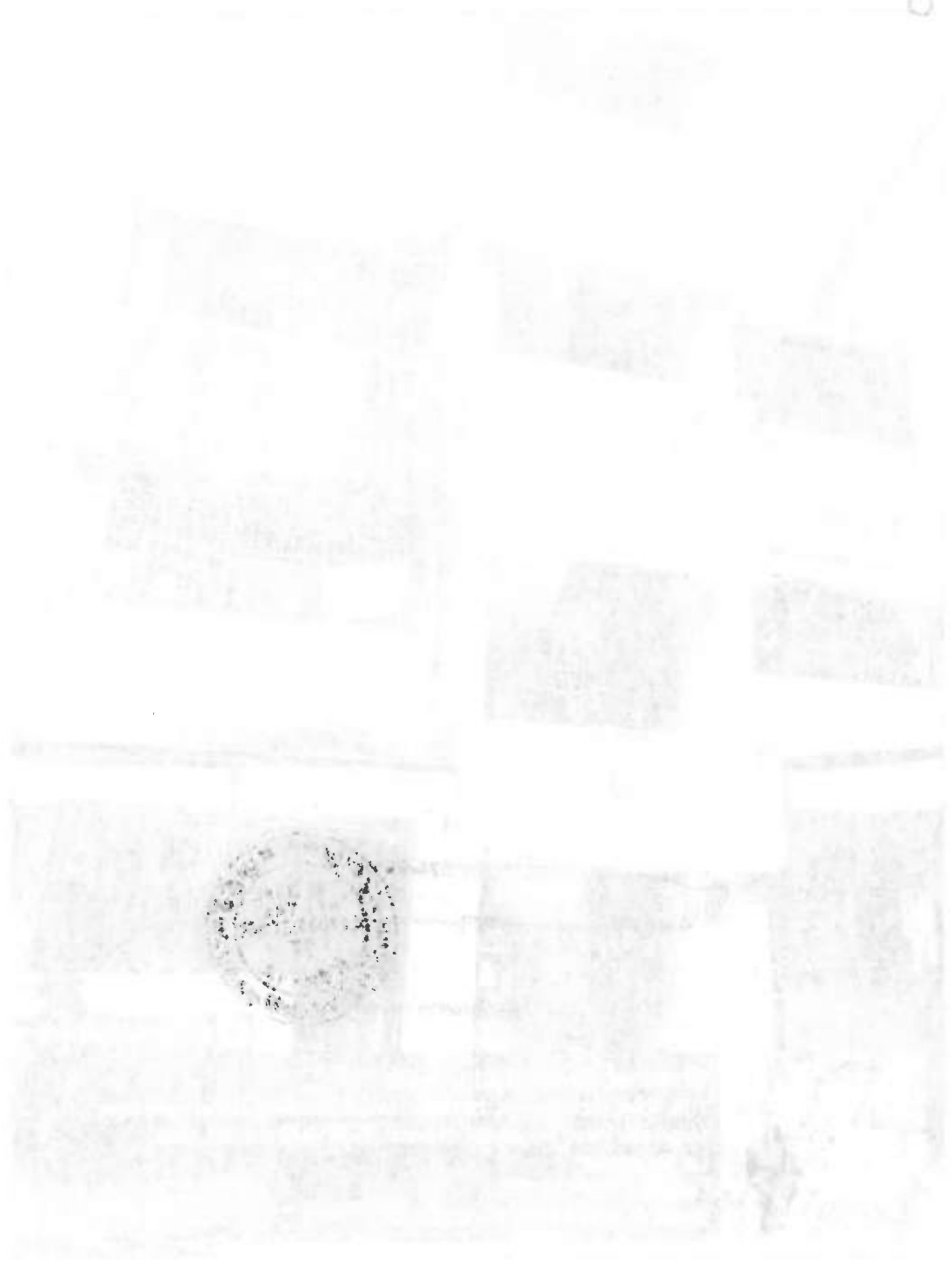


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3160/2024

TP/182079295/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the 23rd day of May, 2024 by, **Dr. P. RAVIKUNAR** (Aadhaar no: 3475 7274 3727 PAN: ANIPR6774P), Son of Mr.Narayanan Palanimuthu, aged about 60 years, , and **Dr. R. SATHYAPRIYA** (Aadhaar no. 2231 9355 3531, PAN: DCPPS5817B), wife of Dr. P. Ravikumar, aged about 42 years, both are residing at 272A, F1, Sastha Illam, Sharvan Street, Mogappair West, Chennai - 600029 (hereinafter referred to as the "**PRINCIPAL**") which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subarayan (PAN No. AYUP82627A, Aadhaar no, 21731 9922 004), aged about 38 years (hereinafter referred to as the "**ATTORNEY**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The **PRINCIPAL** is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - 19, Flat No 5 (Violet Flats), Second Floor constructed Plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS), comprised in Survey No 249/2A Part, 249/2A, T.S.No 76, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The **PRINCIPAL** has got the rights, title and interest over the said property by virtue of registered Sale deed dated 23/01/2019 registered as Document No. 289/2019, on the file of SRO, KONNUR and Rectification Deed dated 01.12.2023, registered as document number 8320/2023, on the file of SRO, KONNUR. The said property is more fully described in the Schedule Hereunder.

The said property is more fully described in the Schedule Hereunder.

For CINNAMON HOMES

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SCANNED

ஆவண எண் 3160/2024/20
சார்பதிவாளர், கோயம்புத்தூர் கட்டிட
கன ஆய்வு வரிக்கான எண் 578/2024
தாள் 06/06/2024, ஸ்ரீ பதிப்பு இலாபநிலை
இலாபநிலை என அறிவிக்கப்பட்டது.

தாள் 06/06/2024

15/06/2024
சார்பதிவாளர்
கோயம்புத்தூர்

AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block 19 and Block 20, Vellalar street, Mogappair Street, Chennai – 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, T.S No is 76/2, Ward No "H", Block No 36, wherein the aforesaid residential Blocks 19 & 20 situate measuring a total extent of 922 sq.mts (9924.33 sq.ft) as per Patta which is more fully described in Schedule A Hereunder.

The **PRINCIPAL/s** is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to **Redevelop** the Schedule A property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The **PRINCIPAL** do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "B" hereunder:

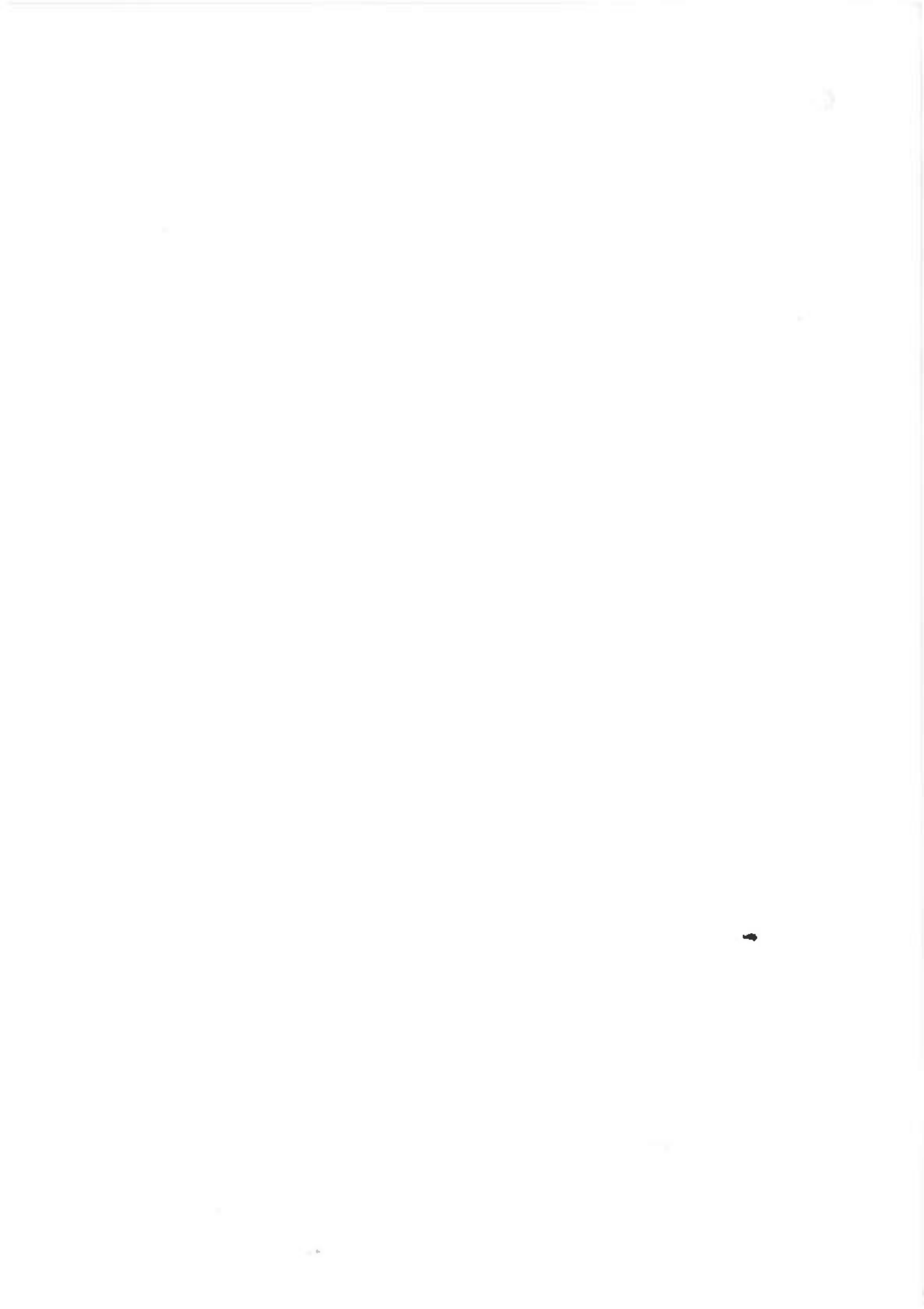
1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "B" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "B" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "B" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.
- (b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act,

For CINNAMON HOMES Document No. 3160 of 2024 of 8000

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2022, & as laid down in the related Implementation guidelines of said act, Issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s Issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.

For CINNAMON HOMES

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7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.
8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of 447.04 sq.ft (54%) Undivided Share of Land which is more fully described as Schedule "C" hereunder out of the PRINCIPAL's share of 827.85 sq.ft Undivided Share of Land as fully described in Schedule 'B' out of the total extent of 9924.33 sq.ft in the Schedule 'A' and for the said scope to do the following acts, deeds and things;

For CINNAMON HOMES


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- (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned property either as a whole or in such divided or undivided shares as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.
- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.

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For CINNAMON HOMES

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Partner

Registering Officer



- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares
- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSLR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.
- (xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and

For CINNAMON HOMES Document No. 3160 of 2024 of B...

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Signature

Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, 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 construction thereon.

For CINNAMON HOMES

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15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, Indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property,

For CINNAMON HOMES

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 Registering Officer

and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney.

For CINNAMON HOMES

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Partner

Registering Officer

This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is conveyed, sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block 19 and Block 20 together known as Violet Flats, Vellalar Street, totally 12 flats, flat Nos 1 to 6 in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) of Land for each flat in and out of 922 sq.mts (9924.33 sq.ft) of land as per Patta, situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. 5, Second Floor, Block No.19, (Violet Flats), Vellalar Street , Block No.36, Ward H of MOGAPPAIR Village (Ambattur Town), Chennai - 600037, constructed plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on:

NORTH SIDE: SURVEY NO 249/1

SOUTH SIDE: FLAT NO 19/6

For CINNAMON HOMES

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EAST SIDE: SURVEY NO 249/2B

WEST SIDE: BLOCK 20

SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

✓ An extent of 447.04 sq.ft (54%) Undivided share of land out of 827.85 sq.ft Undivided share of land of the PRINCIPAL which is more fully described in the Schedule 'B' herein above, which forms part of 9924.33 sq.ft in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of KONNUR.

IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

For CINNAMON HOMES

ATTORNEY

Partner

(Dr. P. RAVEKUNAR

Dr. R. SATHYAPRIYA)

PRINCIPAL

WITNESS:

1.  3442261017
Mr. ANBAZHAGAN ANNAMALAI S/O ANNAMALAI (AGE: 69 YEARS)
5, THITTA SALAI, NATARAJ GARDEN
CHIDAMBARAM, CUDDALORE - 608001.
ID: Aadhaar card No: 6509 7533 7761
2.  9791083231
Mr. M. SARANRAJ S/O MANIVANNAN (AGE: 35 years)
78, THANDHAIYURPET HIGH ROAD, MOOLAKADA
KODUNGATYUR,, CHENNAI - 600118
ID: Aadhaar card No: 86665 6504 3129



Selin

M/s. SAI ABHAY ASSOCIATE

DETTED BY: S. SELINSELVAKUMARI,
ADVOCATE, E.ROLL 164/2017, K.R. PURAM,
CHENNAI-6001301 (9176308007)

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Registering Officer



ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure Cement or lime mortar
Partly cement or lime
Partly mud mortar

(b) Depth of foundation 3-4 feet ☒ Above 4 feet ☐

(c) Thickness of walls in ground floor 9" ☐ 1' ☐ 1'6" ☐

(d) Whether teak wood used throughout Yes ☐ No ☐

(e) Flooring Mosaic ☒ Ordinary ☐ Marble ☐

II. Age of the building 22 yrs

III. Extent of the site UDS 447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area(each type of construction involved in each floor)

NOTE:-Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In Second floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI (a) Length of compound wall, if any

(b) Length of barbed wire or link fence

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*6500/-) Rs.29,05,760/-

XII. The executant's estimate of the market value of the Building (711.5*1500) Rs 10,67,250/-

Total Rs.39,73,010/-

PLACE: CHENNAI For CINNAMON HOMES

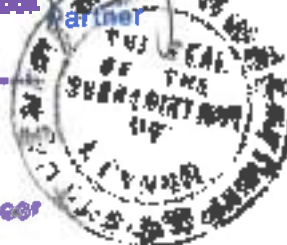
DATE: 23.05.2024

Document No. 2160 of 2024 of Book Partner

I contains 23 sheets 12

sheet.

Registering Officer



Signature

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2147 of 2024

I hereby certify that a sum of ₹ 39,731/- (Rupees Thirty Nine Thousand Seven Hundred and Thirty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. டாக்டர் பி ரவிசுமார் residing at No.19/3 Violet Flats, Vallalar Street, Mogappair West, Mogappair, Chennai 600037, முகப்பேர், Ambattur, Chennai, Tamil Nadu, India, 600037.

Sub Registrar Konnur
Date: 23/05/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 41,041/- paid at 11:33 AM on the 23/05/2024 by

Left Thumb



944412841

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:2567373bc62db3e53c49cca9f30c2e90ccce25
(Details from UIDAI : Dr Ravi Kumar P , 1965,
xxxxxxxx3727)



Document No. 3160 of 2024 of Book

I contains 23 sheets 13
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Registering Officer



Execution admitted by Left Thumb  	<i>Signature</i> 9600004569 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6245961a175e8a1619467ea8fc08766b636892 (Details from UIDAI : R Sathyapriya W/O: P Revikumar, 1982, xxxxxxxx3531)	
Claims admitted by Left Thumb  	<i>Signature</i> 960012772 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:0675246a8d5e88d378465d98294e0da3e087b4 (Details from UIDAI : Bhuvanesh S/O: Subarayan, 1986, xxxxxxxx2004)	

23rd day of May 2024

Signature
Ramasamy P
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/3160/2024.

Date: 23/05/2024
Konnur



Signature
Ramasamy P
Sub Registrar

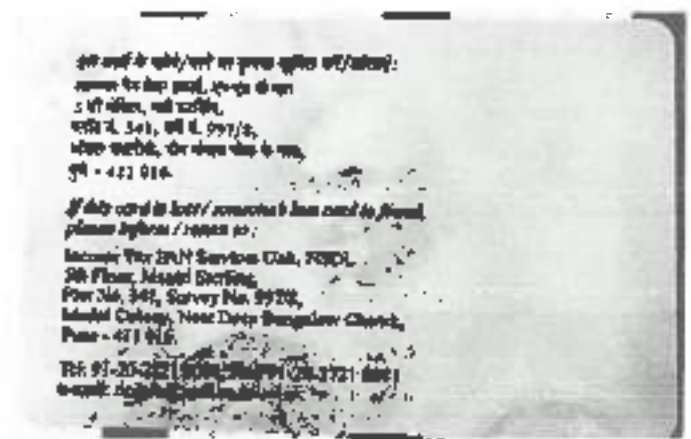
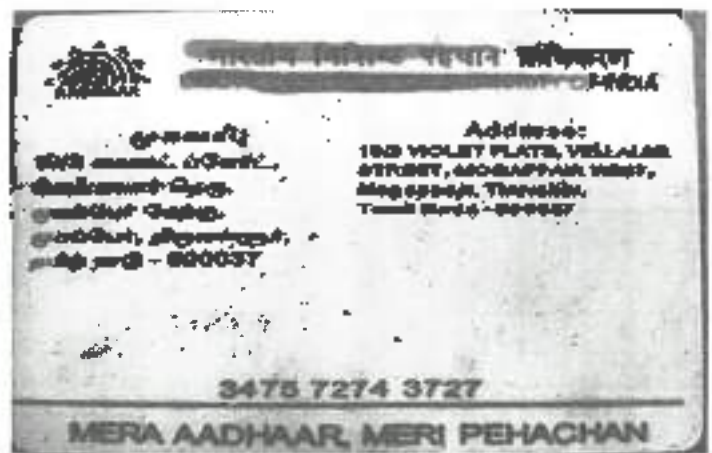
Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

Document No. 3160 of 2024 of Book

I contains 23 sheets 14 sheet.

Signature
Registering Officer





Signature

Document No. 3160 of 2024 of Book

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Signature
Registering Officer



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Government of India
 ரா. சத்யப்பிரியா
 R. SATYAPRIYA
 பின்புல தரவு எண்: 2231 9355 3531
 மதுரை, தமிழ்நாடு

2231 9355 3531

எனது ஆதார், எனது அடையாளம்


இந்திய சர்க்கார்
Government of India
 அபிஷேக்
 Aishwarya
 பின்புல தரவு எண்: 2231 9355 3531
 மதுரை, தமிழ்நாடு

2231 9355 3531

आयकर विभाग
INCOME TAX DEPARTMENT
R SATYAPRIYA
RAMASAMY


भारत सरकार
GOVT. OF INDIA

29TV1062
 Permanent Account Number
 DOPP868178


 Signature



इस कार्ड के लोके/कां पर प्रस्ताव सुविधा नहीं/नहीं।
 भारत सरकार/भारत सरकार
 5 वीं मंजरी, मन्त्री स्ट्रीट,
 प्लॉट नं. 341, सर्वे नं. 997/8,
 मॉडल कॉलोनी, नज़्द डीप बंगला चौक,
 पान - 411 016.

If this card is lost / misplaced, this card is invalid.
 please inform / return to :
 Income Tax PAN Services Unit, NSDL
 5th Floor, Mantri Sterling,
 Plot No. 341, Survey No. 997/8,
 Model Colony, Near Deep Banglow Chowk,
 Pune - 411 016.

Tel: 91-20-2721 6080, Fax: 91-20-2721 8081
 e-mail: tnninfo@nsdl.com

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भारत सरकार
Government of India



प्राप्तकर्ता
Bhuvanesh
जन्म तिथि/DOB: 26/05/1986
लिंग/ GENDER: MALE

2173 1992 2004

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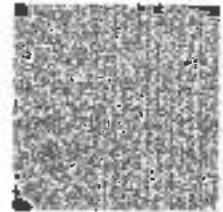
नमस्ते अन्तर्गत, नमस्ते अन्तर्गत



भारत सरकार
Unique Identification Authority of India

प्राप्तकर्ता
प्राप्तकर्ता / प्राप्तकर्ता: सुब्रह्मण्यम्, 26, मन्मथ
लक्ष्मणम्, मन्मथपुरम्, मन्मथपुरम्, तिरुपुर्.
पिन कोड - 638702

प्राप्तकर्ता
S/O: Subrahman 26, GANAPATHY
PALAYAM, CHUDAMPURAM, MUDIRAVATH,
Tiruppur.
Pincode - 638702



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYUPB2627A

नाम / Name
BHUVANESH

पिता का नाम / Father's Name
SUBARAYAN

जन्म की तारीख /
Date of Birth
26/05/1986

हस्ताक्षर / Signature

यदि कार्ड खो जाये/यदि आप इसका प्रमाण नहीं दे सकते:
आयकर विभाग को सूचित करें, या फिर इसे एक
3 नई सील, नई सीलिंग,
पिन कोड 341, पिन कोड 997/8,
मन्मथपुरम्, मन्मथपुरम्, मन्मथपुरम्,
पिन - 411 016.

If this card is lost / someone's last card is found,
please inform / return to :

Income Tax PWT Service Unit, NSDL,
3rd Floor, Main Street,
Plot No. 341, Survey No. 997/8,
Mannampuram, Mannampuram,
Pin - 411 016.

Tel: 91-20-2721 0000, Fax: 91-20-2721 0000
e-mail: dmsh@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFC5767B

नाम / Name
CINNAMON HOMES

पिता का नाम / Father's Name
Date of Birth
22/04/2024

यदि कार्ड खो जाये/यदि आप इसका प्रमाण नहीं दे सकते:
आयकर विभाग को सूचित करें, या फिर इसे एक
3 नई सील, नई सीलिंग,
पिन कोड 341, पिन कोड 997/8,
मन्मथपुरम्, मन्मथपुरम्, मन्मथपुरम्,
पिन - 411 016.

If this card is lost / someone's last card is found,
please inform / return to :

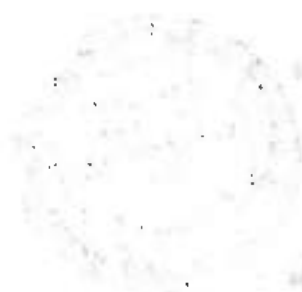
Income Tax PWT Service Unit, NSDL,
3rd Floor, Main Street,
Plot No. 341, Survey No. 997/8,
Mannampuram, Mannampuram,
Pin - 411 016.

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Registering Officer



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**CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER**

District : Colombo		Title : Arranged		Road : Arranged		Map : 9 (N53) Negambo (Hera:10)		Section : 1000		Sub-section : 1000		Plot : 1000		Area : 1000		Remarks	
Block	Code	Number	On the map and	Principal	Owner's name	City, M.C.C.	City, M.C.C.	City, M.C.C.	City, M.C.C.	City, M.C.C.	City, M.C.C.	City, M.C.C.	City, M.C.C.	City, M.C.C.	City, M.C.C.	City, M.C.C.	City, M.C.C.
1	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
2	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000
3	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000	1000

Extract from the Town Survey Land Register Map as shown in the Table.



Handwritten signature

சுவிட்சர்லாந்து குடியரசு இலங்கைப் குடியரசு - இலங்கைப் குடியரசு

1.	சுவிட்சர்லாந்து குடியரசு இலங்கைப் குடியரசு - இலங்கைப் குடியரசு
2.	சுவிட்சர்லாந்து குடியரசு இலங்கைப் குடியரசு - இலங்கைப் குடியரசு
3.	சுவிட்சர்லாந்து குடியரசு இலங்கைப் குடியரசு - இலங்கைப் குடியரசு

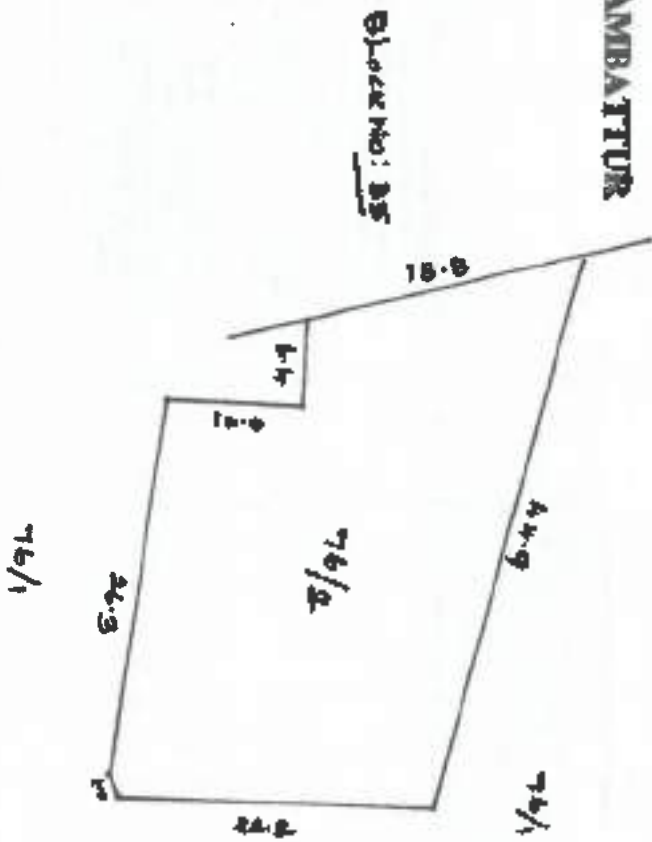
COPY OF SURVEY PLAN

Case No: 9777/2024

Applicant No: 2024/1015/1015/1015

DISTRICT : CHENNAI

TALUK : AMBATTUR



Certified that the above is a true copy of the survey plan of the land specified on the reverse.
Copied by :

SENIOR DRAUGHTSMAN
AMBATTUR

Ward No. 11
Block No. 35

T.S.No. 76/2
Village Ambattur

DEPUTY INSPECTOR OF
SURVEY AND LAND RECORDS
AMBATTUR

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I contain 23 sheets 19 sheet.

Registering Officer



N



இந்திய அரசாங்கம்

Government of India



ம சரன்ராஜ்

M Saranraj

பிறந்த நாள் / DOB : 02/01/1989

ஆண்/Male



8665 6504 3129

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



ஆதார்

முகவரி

சா: மணிவண்ணன், 78,
தண்டியூர்பேட்டை, கதறு நோடு
மூலக்கடை, கொடும்பைபுர,
கொடும்பைபுர, சென்னை,
கொடும்பைபுர, தமிழ் நாடு,
600118

Address:

S/O: Manivannan, 78,
THANDHAIYURPET HIGH ROAD
MOOLAKADAI, KODUNGAIYUR,
Kodungaiyur, Chennai,
Kodungaiyur, Tamil Nadu, 600118

8665 6504 3129



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THE SECRETARY OF THE TREASURY

WASHINGTON, D. C.



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JAN 10 1900

STATE

DEPT.

வாங்குபவரது நீர்நிலை பத்தியில் தண்டியப் பெறவில்லை என்பதற்கான
சான்றுட்டறுதிமொழி (Declaration) நீதிபேராயணைசண் 22163/2018ல்
வழங்கப்பட்டதிட்ப்புணர்யுதானக)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்வீழும், மாதிகளில் உட்படவெல்லு என சான்றளிக்கிறோம் மேலும் இதனில் தங்களுக்கு தவறான தகவல் கல்வது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவேம் என்பதையும் அறிவேன்/அறிவோம்.

சுலாசனகை எழுதிப் பெறுபவர்களின்
கையொப்பம்

ஆவணத்தை வழங்கிச் சொருப்பவர்களின்
கையொப்பம்

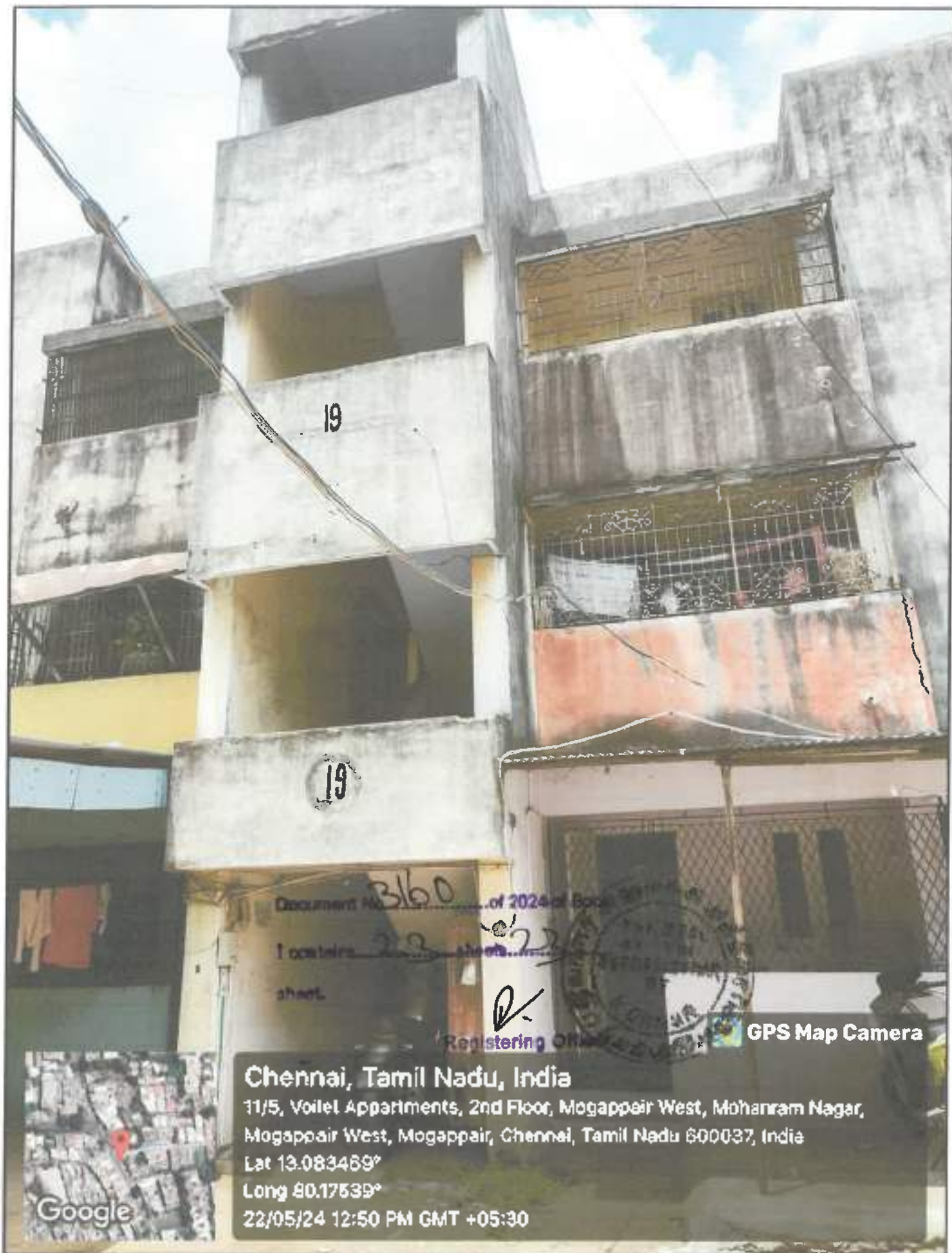
Document No. 3160 of 2024 of Book

I contains 23 sheets 22

sheet.

Registering Office





Document No. 3160 of 2024 of Board

It contains 22 sheets

sheet.

Registering Office

GPS Map Camera

Chennai, Tamil Nadu, India

11/5, Voilel Apartments, 2nd Floor, Mogappair West, Mohanram Nagar,
Mogappair West, Mogappair, Chennai, Tamil Nadu 600037, India

Lat 13.083469°

Long 80.17539°

22/05/24 12:50 PM GMT +05:30

Google

Y. J. J.

Jan. J. J.

SCANNED

3206/2024

TP/

/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the 23rd day of May, 2024 by, **Mrs. SANTHI KRISHNARAJ** (Aadhaar no.4241 9210 3240 PAN: ATDPS0480J), wife of Mr.M.R.Krishnaraj, aged about 61 years, residing at 128/15 Emerald Flats, Anna Nagar West (Near TNEB Thirumangalam) Chennai - 600040 (hereinafter referred to as the "**PRINCIPAL**") which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subarayan (PAN No. AYUPB2627A, Aadhaar no. 2173 1992 2004), aged about 38 years (hereinafter referred to as the "**ATTORNEY**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The **PRINCIPAL** is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - 19, Flat No 6 (Violet Flats), Second Floor constructed Plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS), comprised in Survey No 249/2A Part, 249/2A, T.S.No 76, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The **PRINCIPAL** has got the rights, title and interest over the said property by virtue of registered Sale deed dated 14/06/2006 registered as Document No. 2876/2006, on the file of SRO, KONNUR. The said property is more fully described in the Schedule Hereunder.

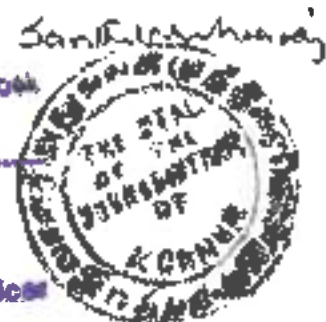
AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block 19 and Block 20, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, T.S No is 76/2, Ward No "H",

For CINNAMON HOMES

Document No. 3206/2024 of Book

I contains 22 sheets
Further sheet.

Registering Officer



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சுவாமி எண் 3206/2024/10
சார்பதிவாளர், கொள்ளுர் கட்டிட
கன ஆய்வு வரிசை எண் 589 /2024
தான் 06/06/2024 படி மதிப்பு: குறைந்தபட்ச
கட்டிடக்கலை சான்ற அனுவிக்கப்பட்டது.

பாதி: 06/06/2024

06/06/24
சார்பதிவாளர்
கொள்ளுர்

Block No 36, wherein the aforesaid residential **Blocks 19 & 20** situates measuring a total extent of **922 sq.mts (9924.33 sq.ft)** as per Patta which is more fully described in **Schedule A** Hereunder.

The PRINCIPAL/s is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to **Redevelop** the **Schedule A** property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The PRINCIPAL do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the **Schedule "B"** hereunder:

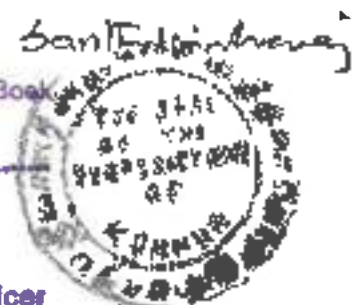
1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the **Schedule "B"** mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the **Schedule "B"** mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the **Schedule "B"** Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.

(b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related implementation guidelines of said act, issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning

For CINNAMON HOMES

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Part I contains 22 sheets 2
sheet

Registering Officer



permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the Implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.
7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any

For CINNAMON HOMES

4067
Document No. 3906 of 2024 of Book
Particulars 22 sheets 3
sheet.
Registering Officer
Sankaralingam



other competent authorities regarding the plans, sanctions, approvals or permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.

8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%)** Undivided Share of Land which is more fully described as Schedule "C" hereunder out of the **PRINCIPAL's** share of **827.85 sq.ft** Undivided Share of Land as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things;
 - (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned

For CINNAMON HOMES

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Registering Officer



property either as a whole or in such divided or undivided shares as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.

- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.

For CINNAMON HOMES

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Registering Officer



- (ix) To enter into Allocation agreement/s, Issuing letter of allotment relating to the building to the current and new owners, as per their respective shares
- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.

For CINNAMON HOMES

Partner

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Registering Officer

Santosh Kumar



(xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, tools, implements, machines and vehicles or other

For CINNAMON HOMES Document No. 3206 of 2024 of 2024
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machinery or article or item or thing required for putting up construction or for any other incidental purpose and also put up construction thereon.

15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.

For CINNAMON HOMES

Santosh Kumar Singh


Partner

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Registering Officer



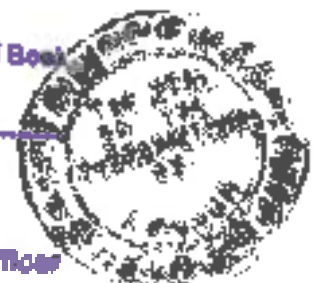
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.
24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTC, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTC, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

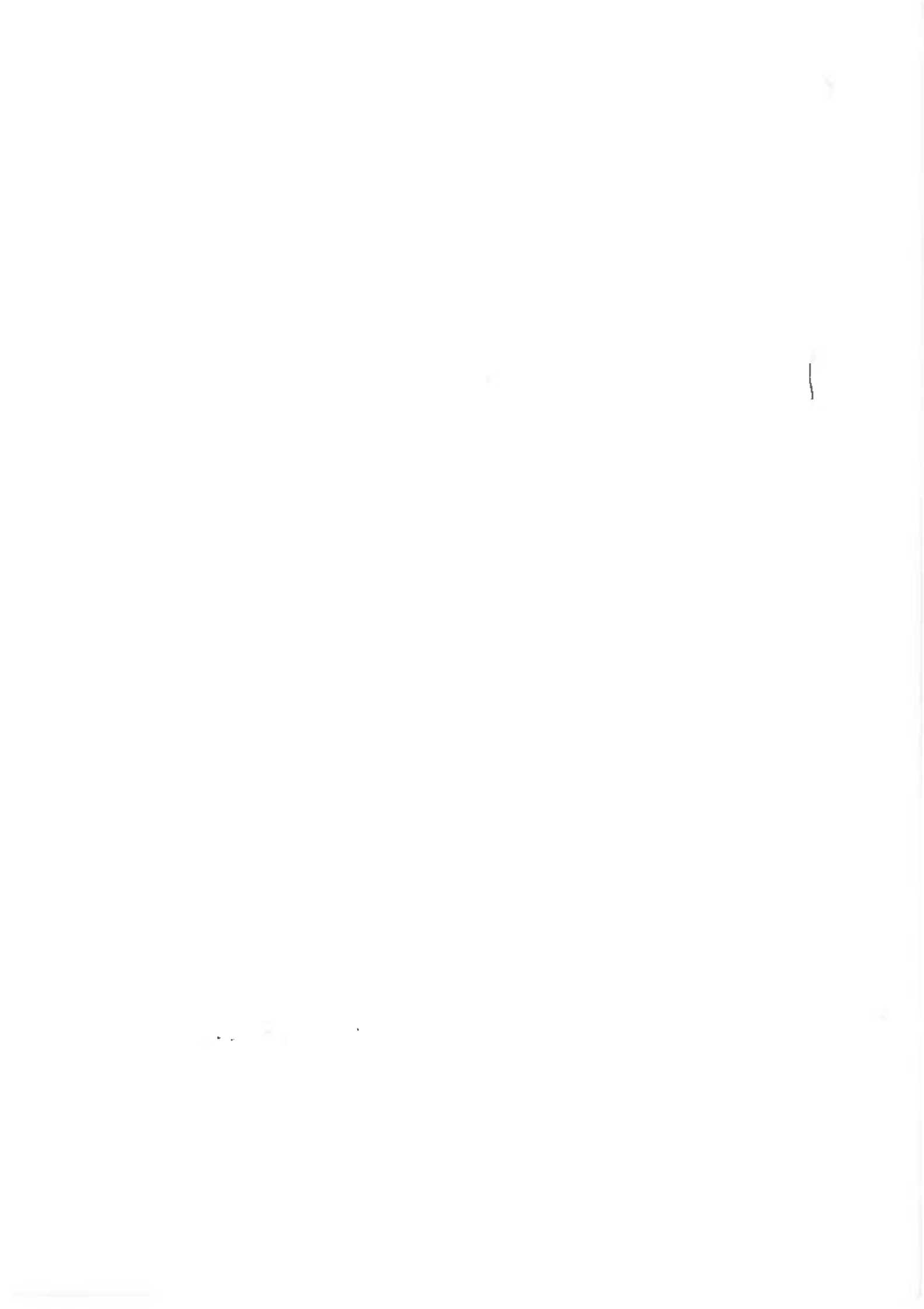
For CINNAMON HOMES

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Partner

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Sankar Ganesh





This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is conveyed, sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block 19 and Block 20 together known as Violet Flats, Vellalar Street, totally 12 flats, flat Nos 1 to 6 in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) of Land for each flat in and out of 922 sq.mts (9924.33 sq.ft) of land as per Patta, situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk, Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. 6, Second Floor, Block No.19, (Violet Flats), Vellalar Street, Block No.36, Ward H of MOGAPPAIR Village (Ambattur Town), Chennai - 600037, constructed plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk, Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on.

NORTH SIDE: FLAT NO 19/5

SOUTH SIDE: 33' ROAD

For CINNAMON HOMES



EAST SIDE: SURVEY NO 249/2B

WEST SIDE: BLOCK NO 20 & OPEN SPACE

SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of 447.04 sq.ft (54%) Undivided share of land out of 827.85 sq.ft Undivided share of land of the PRINCIPAL which is more fully described in the Schedule 'B' herein above, which forms part of 9924.33 sq.ft in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of KONNUR.

IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

For CINNAMON HOMES

ATTORNEY

Partner

(Mrs. SANTHI KRISHNARAJ)
PRINCIPAL

WITNESS:

1.  9445025074
Mr. KRISHNA RAJ M R S/O RAMAKRISHNAN (AGE: 66 YEARS)
128/15, EMERALD FLATS, ANNA NAGAR
THIRUMANGALAM, CHENNAI - 600040
ID: Aadhaar card No: 6594 8167 1544
2.  9791083231
Mr. M SARANRAJ S/O MANIVANNAN (AGE: 35 years)
78, THANDHAIYURPET HIGH ROAD, MOOLAKADAI
KODUNGAIYUR,, CHENNAI - 600118
ID: Aadhaar card No: 86665 6504 3129



Selinselvakumari

M/s. SAI ABHAY ASSOCIATE

Drafted By: S. SELINSELVAKUMARI,
ADVOCATE, E.ROLL 164/2017, K.R. PURAM,
CHENNAI-600007 (9176308007)

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Registering Officer



ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure

Cement or lime mortar
Partly cement or lime
Partly mud mortar

(b) Depth of foundation

3-4 feet

✓

Above 4 feet

(c) Thickness of walls in ground floor

9"

1'

1'6"

(d) Whether teak wood used throughout

Yes

No

(e) Flooring

Mosaic

Ordinary

Marble

II. Age of the building

22 yrs

III. Extent of the site UDS

447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area (each type of construction involved in each floor)

NOTE:- Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In Second floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*6540/-)

Rs.29,05,760/-

XII. The executant's estimate of the market value of the Building (711.5*1500)

Rs 10,67,250/-

Total

Rs.39,73,010/-

PLACE : CHENNAI

For CINNAMON HOMES

Santhosh Kumar

DATE: 23.05.2024

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Registering Officer



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2178 of 2024

I hereby certify that a sum of ₹ 39,731/- (Rupees Thirty Nine Thousand Seven Hundred and Thirty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. சாந்தி கிருஷ்ணராஜ் residing at மேற்கு அண்ணாநகர், திருமங்கலம், Tiruvannamalai, Tiruvallur, Tamil Nadu, India, 600040.

Sub Registrar: Konnur

Date: 24/05/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 41,041/- paid at 10:54 AM on the 24/05/2024 by

Left Thumb



Santhi Krishnaraj
9444645878

Additions as per recitals of document

Execution admitted by

Left Thumb



Santhi Krishnaraj

Identity of the person verified through Consent
based AADHAAR Authentication using Thumb
Impression with UIDAI reference No. :
UKC:739615bfb036243f99417da7058c6ecf20600c
(Details from UIDAI : Santhi Krishnaraj W/O:
Krishnaraj, 1962, xxxxxx1013240)



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Claim admitted by Left Thumb  	<i>4064</i> <i>9600127725</i> Identity of the person verified through Consent based Aadhaar Authentication using Thumb Impression with UIDAI reference No. : UKC:77666725127836473845ad86f6e1198bec427c (Details from UIDAI : Bhuvanesh S/O: Subarayan, 26-05-1986, xxxxxx2004)	
---	---	---

24th day of May 2024


Ramasamy P
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/3206/2024.

Date: 24/05/2024
Konnur




Ramasamy P
Sub Registrar

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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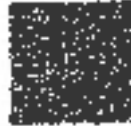

Registering Officer





சாந்தி கிருஷ்ணராஜ்
Santhi Krishnaraj
பிறப்பு நாள்/DOB: 30/05/1962
பாலினம்/FEMALE

4241 9210 3240



Address:
W/O: Kileshnary, NO 12015,
EMERALD FLATS, ANNA NAGAR
WEST THIRUVANMISALAM, Anna
Nagar, Chennai,
Tamil Nadu - 600040

குடும்பம்:
W/O: கிலேஷ்னா ராஜ், டான் 12015,
உருமாண்டு ப்ளாட்ஸ், அன்னாநகர்,
வெஸ்ட் திருவன்கலாம், அண்ணா நகர்,
சென்னை,
தமிழ் நாடு - 600040

4241 9210 3240

எனது ஆதார், எனது அங்குயகாசம்



https://aadar.gov.in

www.uidai.gov.in

Santhi Krishnaraj

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ATDPS0480J

नाम/Name
SANTHI KRISHNARAJ

पति का नाम/Father's Name
SESHAYAN

जन्म की तारीख/
Date of Birth
30/05/1962

Santhi Krishnaraj

For more details visit to www.itsm.gov.in / itsm.gov.in

पता/Address
Flat No. 3, Sector 11, C
Anna Nagar - 600 040

आपका बैंक/बैंक का नाम
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Santhi Krishnaraj

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LIBRARIES
APR 19 1900



EXTRACT FROM THE FORMER LAND REGISTRY
CERTIFICATE

[illegible]

Criticism that the above is a banishment into the Time Beyond Land borders included in the Table.

[illegible]

Samuel Johnson

bioRxiv preprint doi: <https://doi.org/10.1101/2020.03.11.382072>; this version posted March 11, 2020. The copyright holder for this preprint (which was not certified by peer review) is the author/funder, who has granted bioRxiv a license to display the preprint in perpetuity. It is made available under aCC-BY-NC-ND 4.0 International license.

● 1997年12月15日 星期三 12月15日 星期三

MEMO DATED: 10-27-2007 TO: SAC, NEW YORK FROM: SAC, ALBANY

Small Cell Carcinoma Involves Lymphatic System Unlike SCLC, SCLC spreads early. It can spread to lymphatic system, bone marrow, brain, liver, and other organs. It is often found in the lymphatic system.

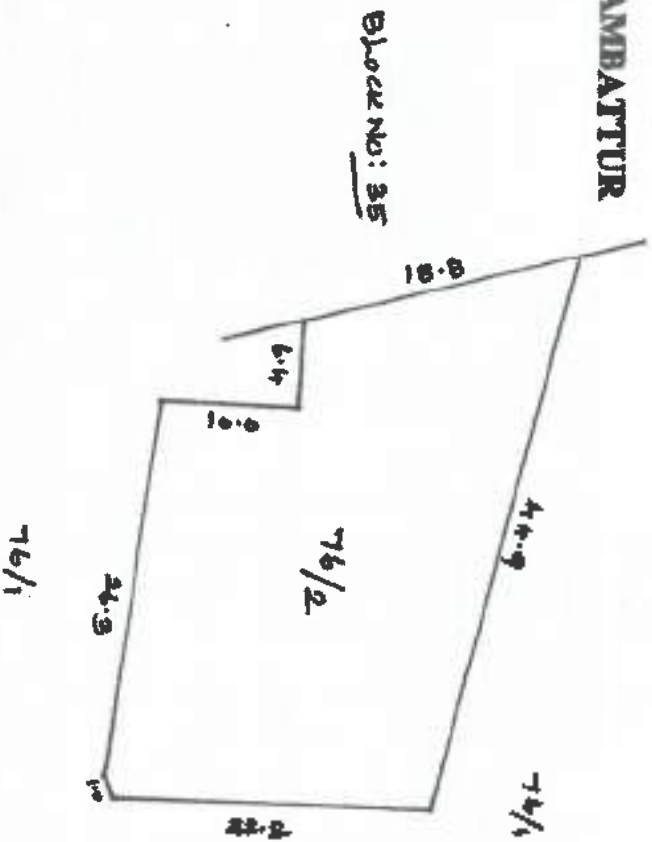
Case No : 9771/2024

Application No : 2024/1015/land

COPY OF SURVEY PLAN

N

DISTRICT : CHENNAI
TALUK : AMBATTUR



Certified that the above is a true copy of the survey plan of the land specified on the reverse.
Copied by :

Senior Draughtsman
AMBATTUR

Word No : 36
Block No : 36
T.S.No : 76/2
Village : 76/2



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Registering Officer

Deputy Inspector of
Survey and Land Records
AMBATTUR



இந்திய அடையாளம்

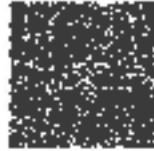
Unique Identification Authority of India
Government of India

பதிவேட்டு எண் / Enrolment No.: 0000/00439/39486

To
சிறகன் ராஜ் மு எ
Kishna Raj M R
S/O: Ramakrishnan
NO 128/15
EMERALD FLATS
ANNANAGAR THIRUMANGALAM
Anna Nagar
Chennai Tamil Nadu - 600040
9444936559

Chennai Data Enrolment

Chennai Data Enrolment



உங்கள் ஆதார் எண் / Your Aadhaar No. :

6594 8167 1544

எனது ஆதார், எனது அடையாளம்



இந்த ஆதார் எண்



சிறகன் ராஜ் மு எ
Kishna Raj M R
DOB: 24/03/1998
ஆண் / MALE

6594 8167 1544

எனது ஆதார், எனது அடையாளம்



தகவல்

- ஆதார் அடையாளத்திற்கான சான்று. குடியியலுக்கு அல்ல.
- அடையாளம் சான்ற ஆதாரை ஆதார்டேஷன் மூலமாகப் பெறலாம்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட ஆவணமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.

- வகுக்கப்படாத அனைத்து அரசு மற்றும் அரசு சார்பு நிறுவனங்களை பயன்படுத்திக் கொள்ள ஆதார் உதவியாகும்.

- Aadhaar is valid throughout the country.

- Aadhaar will be helpful in availing Government and Non-Government services in future.



இந்த ஆதார் எண்

Address:
S/O: Ramakrishnan, NO 128/15,
EMERALD FLATS, ANNANAGAR
THIRUMANGALAM, Anna Nagar,
Chennai,
Tamil Nadu - 600040

முகவரி:
S/O: சிறகன் ராஜ் மு எ, எண் 128/15,
எமரல்டு பிளாட், அண்ணாநகர்
திருமங்கலம், சென்னை, தமிழ்நாடு - 600040

6594 8167 1544

எனது ஆதார், எனது அடையாளம்

Document No. 8206 of 2024 of Board

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Registering Officer



M.R. Krishnamoorthy

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Government of India

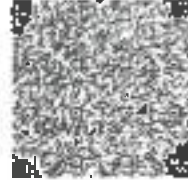


ம. சரணராஜ்

M Srinraj

பிறந்த நாள் / DOB : 03/01/1989

ஆண் / Male



8665 6504 3129

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India

முகவரி:

S/O: மணிவண்ணன், 78,
தண்டையூர்பேட்டை ஹை ரோடு
மூலக்கடை, கொடங்குளியூர்,
கொடங்குளியூர், சென்னை,
கொடங்குளியூர், தமிழ் நாடு.
600118

Address:

S/O: Manivannan, 78,
THANDHAIYURPET HIGH ROAD
MOOLAKADAI, KODUNGAIYUR,
Kodungaiyur, Chennai,
Kodungaiyur, Tamil Nadu, 600118

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www.nidai.gov.in

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NAVY
WASHINGTON, D. C.
JAN 10 1900

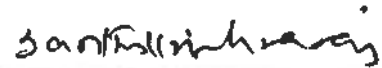
RECEIVED



கொத்தானது நீர்நிலைப் பகுதியில் அமைப்பு பொலிக்னை என்பதற்கான
சான்றுச் சாத்தியமாம் (Deduction) (நீதிபேரவைகளின் 22163/2013ல்)
வழங்கப்பட்ட தீர்ப்புணைச்சான்று

இந்த ஆவணத்தில் கண்ட கொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள்,
நீர்நிலைப் பகுதிகளில் கட்டுப்பாட்டில்வை என சான்றளிக்கிறோம். மேலும்
இதில் தங்குதற்கு தகுந்தான கல்வாய் கல்வாய் சான்று அளிக்கப்பட்டதாக
பின்னாளில் கண்டறியப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ
நடவடிக்கைகளுக்கு உட்படுத்தப்படவேண்டும் என்பதையும் அறிவேன்/அறிவேம்.


ஆவணத்தைப் பூர்த்தி செய்து கொள்ளு
கல்வாய்


ஆவணத்தை வழங்கி கொடுப்பவர்களின்
கல்வாய்

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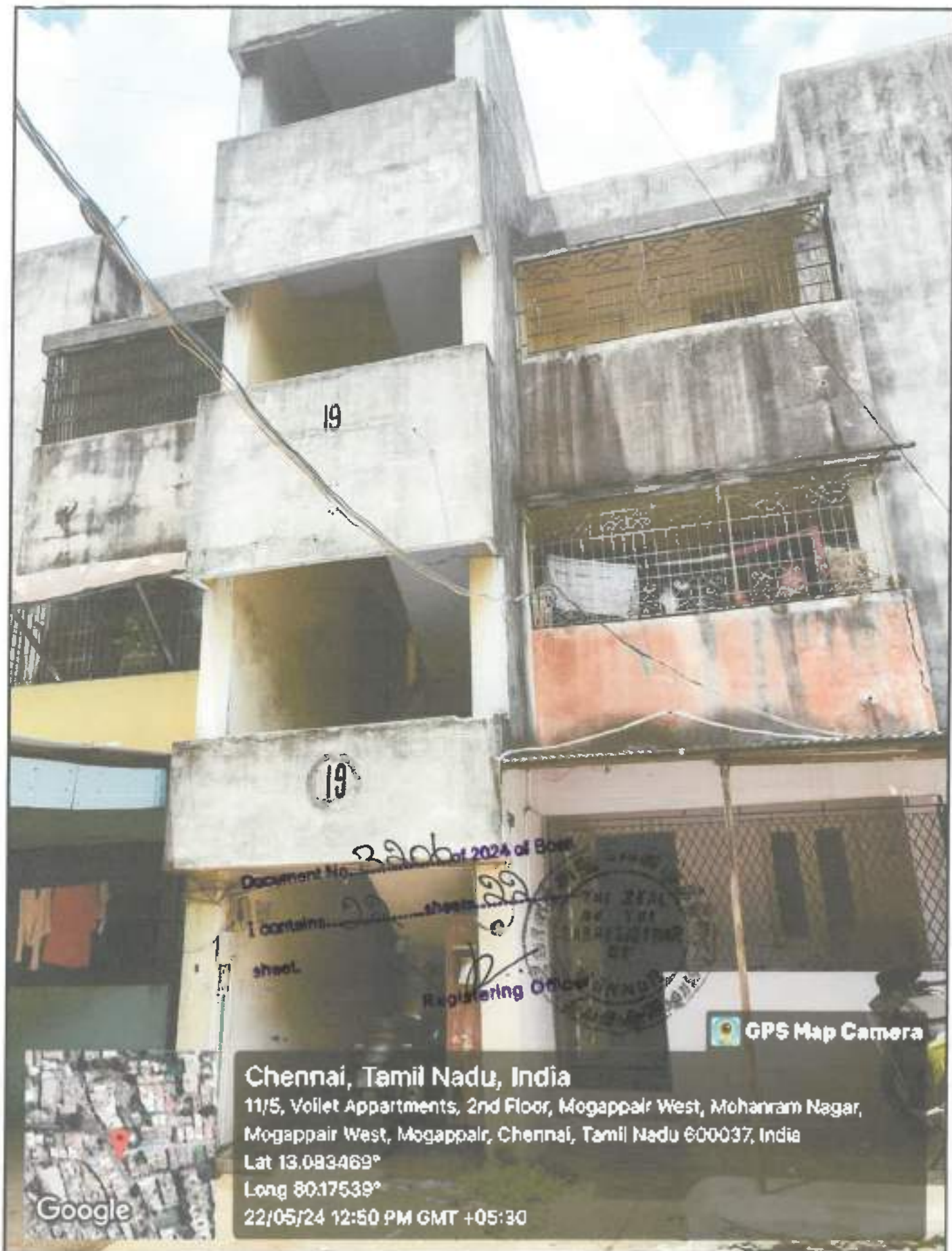


1. The first part of the paper discusses the importance of the study.

2. The second part of the paper discusses the methodology used.

3. The third part of the paper discusses the results of the study.

4. The fourth part of the paper discusses the conclusions of the study.



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GPS Map Camera

Chennai, Tamil Nadu, India

11/5, Voilet Apartments, 2nd Floor, Mogappair West, Mohanram Nagar,
Mogappair West, Mogappair, Chennai, Tamil Nadu 600037, India

Lat 13.083469°

Long 80.17539°

22/05/24 12:50 PM GMT +05:30

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Upd

Santhosh (Mishra)

SCANNED

4210/2024

TP/186218234/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the **1st** day of July, **2024** by, **Mrs. VAHITHA BANU** wife of Mr Asaraf Ali (**Aadhaar no. 6919 1669 9013 , PAN: AAEPV5812F**), aged about **59** years, residing at 20/1, Violet Flats, Ground Floor, Vellalar Street, Mogappair West, Mogappair, Chennai -600 037 (**hereinafter referred to as the "PRINCIPAL"**) which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr. V. E. Subarayan (**PAN No. AYUPB2627A, Aadhaar no. 217319922004**), aged about **38** years (**hereinafter referred to as the "ATTORNEY"**) which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The PRINCIPAL is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - **20**, Flat No **1** (Violet Flats), **Ground Floor** constructed Plinth area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76**, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The PRINCIPAL has got the rights, title and interest over the said property by virtue of registered **Sale deed** dated **15.06.2005** registered as Document No. **2965/2005**, on the file of **SRO, KONNUR** and **Rectification Deed** dated **08.12.2023**, registered as document number **8379/2023**, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block **19** and Block **20**, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta

For CINNAMON HOMES

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(Town Survey Land Register) and as per Patta, **T.S No is 76/2, Ward No "H", Block No 36**, wherein the aforesaid residential **Blocks 19 & 20** situate measuring a total extent of **922 sq.mts (9924.33 sq.ft)** as per Patta which is more fully described in Schedule **A** Hereunder.

The PRINCIPAL/s is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to **Redevelop** the Schedule **A** property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The PRINCIPAL do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule **"B"** hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule **"B"** mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule **"B"** mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule **"B"** Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.

(b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related implementation guidelines of said act, issued

For CINNAMON HOMES

[Signature]
Partner

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[Signature]
Registering Officer



by the Tamil Nadu Government. This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.
7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions,

For CINNAMON HOMES

[Signature]
Partner

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Registering Officer



approvals or permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.

8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%)** Undivided Share of Land which is more fully described as Schedule "C" hereunder out of the **PRINCIPAL's** share of **827.85 sq.ft** Undivided Share of Land as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things;
 - (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned property either as a whole or in such divided or undivided shares

For CINNAMON HOMES


Partner

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Registering Office



as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.

- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.

For CINNAMON HOMES

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- (ix) To enter into Allocation agreement/s, Issuing letter of allotment relating to the building to the current and new owners, as per their respective shares
- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSLR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.
- (xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act

For CINNAMON HOMES

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Partner

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and Rules the Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, 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 construction thereon.

For CINNAMON HOMES

[Signature]
Partner

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Registering Office



15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakill, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

For CINNAMON HOMES

Upbnt
Partner

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Registering Officer



24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is conveyed, sold and transferred by the Power of Attorney and till such time the power(s)

For CINNAMON HOMES


Partner

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Registering Officer



given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block 19 and Block 20 together known as Violet Flats, Vellalar Street, totally 12 flats, flat Nos 1 to 6 in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) of Land for each flat in and out of 922 sq.mts (9924.33 sq.ft) of land as per Patta, situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk, Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. 1, Ground Floor, Block No.20, (Violet Flats), Vellalar Street, Block No.36, Ward H of MOGAPPAIR Village (Ambattur Town), Chennai - 600037, constructed plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk, Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on.

NORTH SIDE: S.NO 249/1

SOUTH SIDE: PASSAGE & OPEN

EAST SIDE: STAIRCASE & FLAT NO 20/2

WEST SIDE: EXISTING ROAD

For CINNAMON HOMES

Partner

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sheet.

Registering Officer



SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

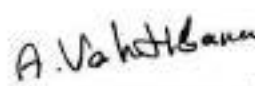
An extent of **447.04 sq.ft (54%)** Undivided share of land out of **827.85 sq.ft** Undivided share of land of the **PRINCIPAL** which is more fully described in the Schedule 'B' herein above, which forms part of **9924.33 sq.ft** in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of **KONNUR**.

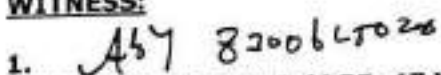
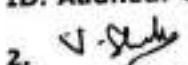
IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

For CINNAMON HOMES

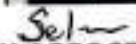

ATTORNEY *Partner*


(Mrs. VAHITHA BANU)
PRINCIPAL

WITNESS:

1. 
ABHAY S/O PITAMBER (AGE: 47 YEARS)
NO.2, 84th STREET, ASHOK NAGAR, CHENNAI - 600083
ID: Aadhaar card No: 5230 9190 3377
2.  9840881611
V SHARMELLE W/O G VELAN (AGE: 49 YEARS)
20/4, VIOLET APARTMENT, MUGAIPPAIR WEST, CHENNAI 600 037
ID: Aadhaar card No: 3045 9486 8683




M/s. SAI ABHAY ASSOCIATE

Drafted By: S. SELINSELVAKUMARI,
ADVOCATE, E.ROLL .164/2017, K.R. PURAM,
CHENNAI 601 301 (9176308007)

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sheet


Registering Officer



ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure

Cement or lime mortar
Partly cement or lime
Partly mud mortar

(b) Depth of foundation

3-4 feet

✓

Above 4 feet

(c) Thickness of walls in ground floor

9"

1'

1'.6"

(d) Whether teak wood used throughout

Yes

No

(e) Flooring

Mosaic

Ordinary

Marble

II. Age of the building

22 yrs

III. Extent of the site UDS

447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area (each type of construction involved in each floor)

NOTE:- Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In Ground floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*7100/-)

Rs.31,73,984/-

XII. The executant's estimate of the market value of the Building (711.5*1500)

Rs 10,67,250/-

Total

Rs.42,41,234/-

PLACE : CHENNAI

For CINNAMON HOMES

DATE: 01.07.2024

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I contains 22 sheets 12 sheet.

Registering Office



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2919 of 2024

I hereby certify that a sum of ₹ 42,413/- (Rupees Forty Two Thousand Four Hundred and Thirteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. வகிதா பாணு residing at வெள்ளார் தெரு, முகப்பேரே, Ambattur, Chennai, Tamil Nadu, India, 600037.

Sub Registrar: Konnur
Date: 01/07/2024

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



Presented in the office of the Sub Registrar of Konnur and fee of ₹ 43,723/- paid at 11:33 AM on the 01/07/2024 by

Left Thumb



A. Vahitha Banu
9884011758.

Additions as per recitals of document

Execution admitted by
Left Thumb



A. Vahitha Banu

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC.8499926ffcdc8bc84440aa8c658a3d4998da63 (Details from UIDAI : Vahitha Banu W/O: Asraf Ali, 1965, xxxxxxxx9013)



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sheet.

Registering Officer





भारत सरकार
GOVERNMENT OF INDIA



வாஹிதா பானு
Vahitha Banu
பிறந்த நாள் / DOB : 28/07/1965
பாலம் / FEMALE



6919 1669 9013

ஆதாரம் - சமூகநீதித் துறையின் அதிகாரம்



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
W/O: அனாஜி அம்மா, 1917 பிளக்
2வது தெரு, அண்ணாநகர்,
அருகாமையில் சென்னை,
அருகாமையில் சென்னை,
தமிழ் நாடு, 600040

Address:
W/O: Anaji Amma, 1917 J BLOCK,
2ND STREET, ANNA NAGAR,
WEST, Anna Nagar, Chennai,
Tamil Nadu, 600040



1947
1800 200 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 091

A. Vahitha Banu

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

VAHITHABANU

ABDULAZEEZ

28/07/1965

Permanent Account Number
AAEPV5812F

A. Vahitha Banu

Signature



இந்த அட்டை உங்கள் கையால் மட்டும் வைக்க வேண்டும். இதை
கவனமாக பார்க்கவும். உங்கள் கையால்
கையால் வைக்க வேண்டும். கவனமாக
பார்க்கவும். உங்கள் கையால் மட்டும் வைக்க வேண்டும்.

If this card is lost, someone's else card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
2nd Floor, Sapphire Chambers,
Near Bharat Telephone Exchange,
Bangalore - 560 045

Tel: 91-20-2721 6087, Fax: 91-20-2721 3081
e-mail: tin@nsdl.co.in

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sheet.

Registering Officer





भारत सरकार
Government of India



नाम / Name
Bhuvanesh
दिनांक पुरान / DOB: 26/05/1986
लिंग / GENDER: MALE



2173 1992 2004

VID: 9179 9834 4343 4936

एकमात्र आयकर विभाग, भारत सरकार, नई दिल्ली



भारत सरकार, नई दिल्ली
Unique Identification Authority of India



पता / Address:
S/O: Subarayan, 26, GANAPATHY
PALAYAM, DHARAPURAM, RUDRAVATHI,
Tiruppur,
Tamil Nadu - 538702

Address:
S/O: Subarayan, 26, GANAPATHY
PALAYAM, DHARAPURAM, RUDRAVATHI,
Tiruppur,
Tamil Nadu - 538702

2173 1992 2004

VID: 9179 9834 4343 4936

D-10

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYUPB2627A



नाम / Name
BHUVANESH

पिता का नाम / Father's Name
SUBARAYAN

जन्म की तारीख /
Date of Birth
26/05/1986

हस्ताक्षर / Signature

इस कार्ड के खोने/खोने पर कृपया सूचित करें/लौटें:

आयकर विभाग, नई दिल्ली, एन एन सी यू
5 वीं मंजिल, मास्टर स्टारिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नए दूध भुगसोव चोक,
पिन - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Master Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bhugosow Chowk,
Pin - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: income@nsdl.co.in

4867

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFC5767B



नाम / Name
CINNAMON HOMES

पंजीकरण की तारीख /
Date of Incorporation / Issuance
22/01/2024

इस कार्ड के खोने/खोने पर कृपया सूचित करें/लौटें:

आयकर विभाग, नई दिल्ली, नोडल एन एन सी यू
5 वीं मंजिल, मास्टर स्टारिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नए दूध भुगसोव चोक,
पिन - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, Phoenix eGov Technologies Limited
(Formerly NSDL - Government of India's eGov Unit)
5th Floor, Master Sterling, Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bhugosow Chowk, Pin - 411 016.

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011/2024

भारत सरकार
GOVERNMENT OF INDIA



अभय
Abhay
दिनांक प्राप्त DOB: 24/01/1977
लिंग / GENDER
5230 9190 3377



எனது ஆதார், எனது அண்டையாளம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पता/Address:
S/O: P. Sankar, 2/36, 84th Street, Ashok Nagar, Chennai, Tamil Nadu, 600063

Address:
S/O: P. Sankar, 2/36, 84TH STREET, ASHOK NAGAR, Ashok Nagar, Ashok Nagar, Chennai, Chennai, Tamil Nadu, 600063



1800 200 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

ABH

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Registering Officer



011/640



இந்திய அரசாங்கம்
Government of India

செய்தகாரி
V Sharmellee



பிறப்பு நாள் DOB 1966/10/25
பாலினம் Female



3045 9486 8683

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

V. Sharmellee



இந்திய ஒன்றியம், அனைத்து இந்திய அமைதி
Unique Identification Authority of India

முகப்பு: 100, வெலன் ரோடு
கடல்வாடி, அருகில்: முகப்பர் மேற்கு
முகப்பர் (முகப்பர்) காவலகம்
திருவள்ளூர் - 600037

Address: W/O Velan, 204,
VIOLET APARTMENT,
MUGAPPAR WEST,
Mugappair, Mugappair,
Tiruvallur, Tamil Nadu,
600037

3045 9486 8683



1947
1800 300 1947



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sheet.

Registering Officer



07/11 *Leing* *04/07/11*

இந்த சூவணத்தில் கண்ட சொத்தானது தீர்நிலைகள், தீர்வழிப்பாதைகள், தீர்ப்புப் பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனால் தங்களுக்கு நவநாள் தகவல் கல்வது சான்று களிக்கப்பட்டதாக பின்னாளில் கண்டறியக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

A. Vahabani
தமிழ்நாடு அரசுப் பேரவைத் தலைவர்
தமிழ்நாடு



Registering Officer



**CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER**

Word : 9 (02) Hoesapir (Mand.H)

Town : Aumbathur

Amber

District: Chennai

Block Code and Name or Locality	Municipal Corporation No.	Q.Sar No and Letter	Municipal Corporation Name	Govt. Natta, Zamindari, Imam etc.	Dry, Wet, Unsettled, Preamble, House- hold	Source Of Irrigation/ Crop, Rate of Composition of Soil	Class and Size of Plot	Rate per acre/Hectare		Extent by Town Survey	Assessment		Municipal Register	Adjoining (UTS Details)	How the holding is utilised	Remarks
								Ra.	Paise		Hectares	Sq. Feet				
1	70	2	1036-	-	Self	-	7-2	5	4.82	0	9	22.0	-	0.30	-	2024/02/14/0260795D CT. 2024-04-10 21-48/24-542 TR DT: 19-04-2024

Document No. 2

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Sheet

Certified that this is a true and correct copy of the original as the same is maintained in the files of the Town Survey and Register maintained in the Town.

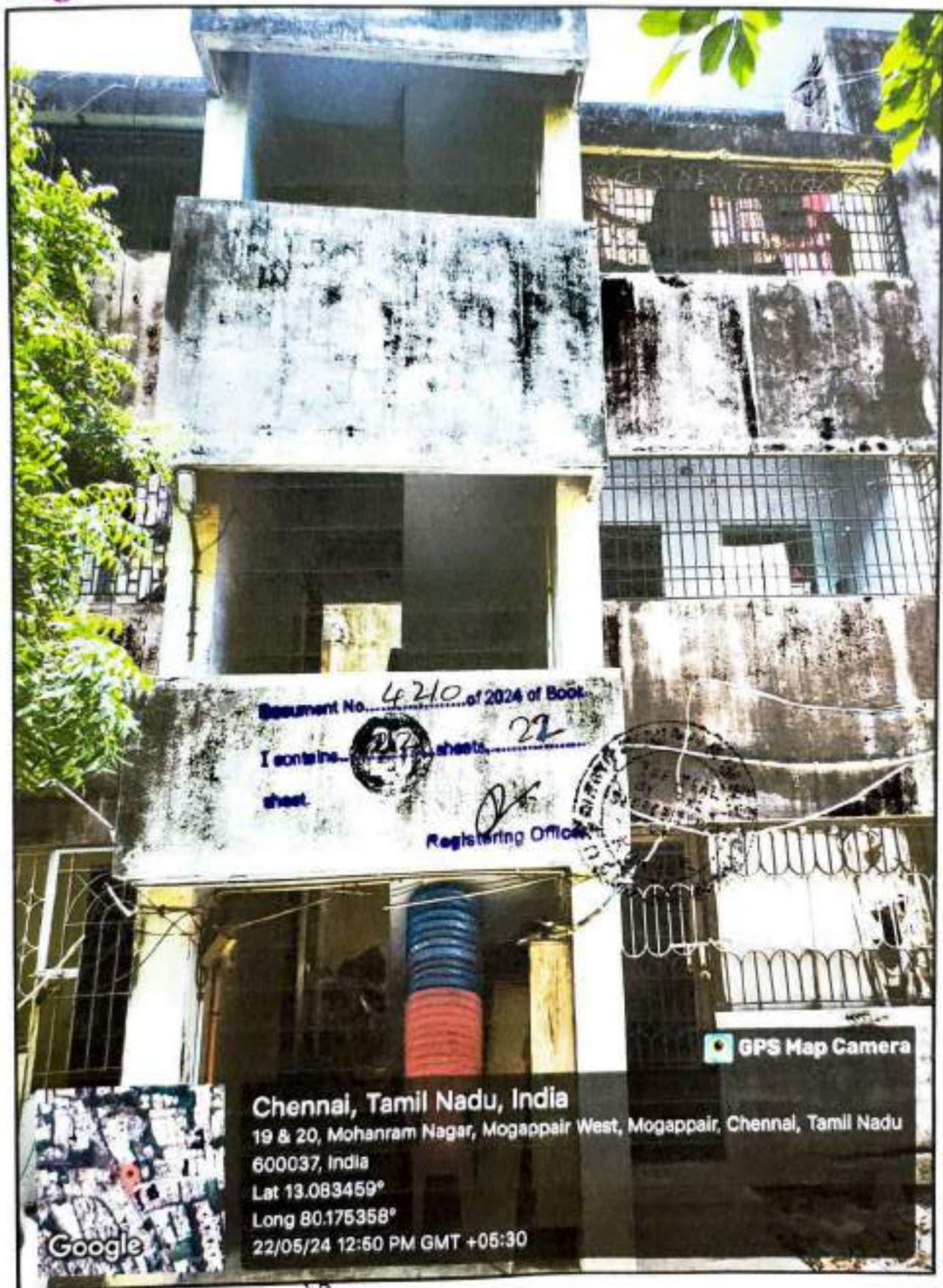
Office: ana@cam.ac.uk / Doyen's Signature: 10-04-2024
 Query / Name: Reinholden A.
 UICD / Designation: Theodor
 Email / Page: aabul@cam.ac.uk / Ambetter, Cardenas (ana@cam.ac.uk) / Chemist

A. Vachek's answer

Page 1

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I contains 22 sheets 20
pages.
Certified that
Registering Officer

	1. https://www.mca2d.com/verify The above information / certificate details are generated from Digital records. This can be verified at the e-services portal https://eservices.in.gov.in by giving the reference number https://eservices.in.gov.in
2. பிடிபெற்றதிகதி: 11-04-2024 மணி: 01:01:22 மே: சென்னை பகுதி: சென்னை The certificate was printed on 11-04-2024 at 01:01:22 PM	3. பிடிபெற்றதிகதி: 11-04-2024 மணி: 01:01:22 மே: சென்னை பகுதி: சென்னை The certificate was printed on 11-04-2024 at 01:01:22 PM
4. பிடிபெற்றதிகதி: 11-04-2024 மணி: 01:01:22 மே: சென்னை பகுதி: சென்னை The certificate was printed on 11-04-2024 at 01:01:22 PM	5. பிடிபெற்றதிகதி: 11-04-2024 மணி: 01:01:22 மே: சென்னை பகுதி: சென்னை The certificate was printed on 11-04-2024 at 01:01:22 PM



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I containe 22 sheets

Registering Office

Chennai, Tamil Nadu, India

19 & 20, Mohanram Nagar, Mogappair West, Mogappair, Chennai, Tamil Nadu

600037, India

Lat 13.083459°

Long 80.175358°

22/05/24 12:50 PM GMT +05:30

GPS Map Camera

Google

Yashraj

A. Vahid Banu

SCANNED

3270/2024

TP/182436884/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the 28th day of May, 2024 by, **Mrs. C. T. CHITRA** wife of Mr. V.Chidambaram (Aadhaar no. 2548 9256 7895, PAN: AAGPC2479K), (aged about 60 years), residing at T-11, Royal Denizen Apartments, Pattabraman Pillai Street, Tennur, Trichy 620017 (hereinafter referred to as the "**PRINCIPAL**") which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subaraya (PAN No. AYUP82627A, Aadhaar no. 217319922004), aged about 38 years (hereinafter referred to as the "**ATTORNEY**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-In-Interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The **PRINCIPAL** is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - 20, Flat No 2 (Violet Flats), Ground Floor constructed Plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS), comprised in Survey No 249/2A Part, 249/2A, T.S.No 76,situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The **PRINCIPAL** has got the rights, title and interest over the said property by virtue of registered **Sale deed** dated 16.08.2010 registered as Document No. 3919/2010, on the file of **SRO, KONNUR**, and **Rectification Deed** dated 01.12.2023, registered as document number 8318/2023, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

For CINNAMON HOMES

CT. Chitra

Partner Document No. 3270 of 2024 of Book

1 contains 22 sheets
sheet.

Registering Officer



3270
2024

SCANNED

ஆய்வு எண் 3270/2024/20
சார்பதிவாளர், கோயம்புத்தூர் கட்டிட
கலா ஆய்வு வாரியம் எண் 604/2024
தாள் 01/06/2024 படி மதிப்பு குறைவின்றல
காரணமாக என் குடிவிலிக்குப் பட்டி

தாள் 06/06/2024

06/06/24
சார்பதிவாளர்
Goswami

AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block 19 and Block 20, Vellalar street, Mogappair Street, Chennai – 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, T.S No is 76/2, Ward No "H", Block No 36, wherein the aforesaid residential Blocks 19 & 20 situate measuring a total extent of 922 sq.mts (9924.33 sq.ft) as per Patta which is more fully described in Schedule A Hereunder.

The **PRINCIPAL/s** is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to Redevelop the Schedule A property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The **PRINCIPAL** do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "B" hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "B" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "B" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "B" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.

For CINNAMON HOMES

7/8/17
Partner

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CT. Chitra

Registering Officer



(b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related implementation guidelines of said act, issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.

For CINNAMON HOMES

4/86/1
Partner

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7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.
8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%) Undivided Share of Land** which is more fully described as Schedule "C" hereunder out of the **PRINCIPAL's share of 827.85 sq.ft Undivided Share of Land** as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things;

For CINNAMON HOMES

[Signature]
Partner

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CT. Chitra

[Signature]
Registering Officer



- (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned property either as a whole or in such divided or undivided shares as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.
- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.

For CINNAMON HOMES

Partner

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Registering Officer

- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares
- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSLR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof,
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.

For CINNAMON HOMES

[Signature]
Partner

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[Signature]
Registering Officer



(xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, 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 construction thereon.

For CINNAMON HOMES

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Partner

Registering Office



15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

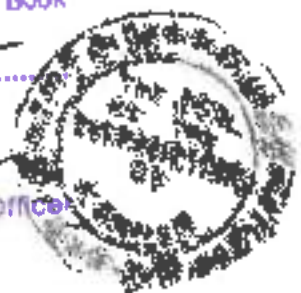
For CINNAMON HOMES

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Partner

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Registering Office

CT. Chitra



24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is

For CINNAMON HOMES

486A
Partner

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Registering Officer



conveyed, sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block 19 and Block 20 together known as Violet Flats, Vellalar Street, totally 12 flats, flat Nos 1 to 6 in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) of Land for each flat in and out of 922 sq.mts (9924.33 sq.ft) of land as per Patta, situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at HOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. 2, Ground Floor, Block No.20, (Violet Flats), Vellalar Street , Block No.36, Ward H of HOGAPPAIR Village (Ambattur Town), Chennai - 600037, constructed plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at HOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on.

**NORTH SIDE: S.NO 249/1
SOUTH SIDE: OPEN SPACE
EAST SIDE: BLOCK NO 19
WEST SIDE: FLAT NO 20/1**

CT. Chitra

For CINNAMON HOMES

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[Signature]
Registering Officer



SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of 447.04 sq.ft (54%) Undivided share of land out of 827.85 sq.ft Undivided share of land of the PRINCIPAL which is more fully described in the Schedule 'B' herein above, which forms part of 9924.33 sq.ft in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of KONNUR.

IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

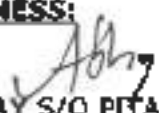
For CINNAMON HOMES

ATTORNEY

Partner

CT. Chitra
(Mrs. C. T. CHITRA)
PRINCIPAL

WITNESS:

1.  830662028
ABHAY S/O PITAMBER (AGE: 47 YEARS)
NO.2, 34th STREET, ASHOK NAGAR, CHENNAI - 600083
ID: Aadhaar card No: 5230 9190 3377

2.  44432 38875
CHIDAMBARAM VENKATACHALAM S/O VENKATACHALAM (AGE: 67 YEARS)
T-11, ROYAL DENIZEN APARTMENTS
PATTABIRAM PILLAI STREET
TENNUR, THIRUCHIRAPALLI 620017
ID: Aadhaar card No: 6606 5769 7015



M/s. SAI ABHAY ASSOCIATE

Drafted By: S. SELVASELVAKUMARI,
ADVOCATE, E.ROLL .164/2017, K.R. PURAM,
CHENNAI 601 011. (9876309007)

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Registering Officer



ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure

Cement or lime mortar
Partly cement or lime
Partly mud mortar

(b) Depth of foundation

3 - 4 feet

✓

Above 4 feet

(c) Thickness of walls in ground floor

9"

1'

1'.6"

(d) Whether teak wood used throughout

Yes

No

(e) Flooring

Mosaic

Ordinary

Marble

II. Age of the building

22 yrs

III. Extent of the site UDS

447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area (each type of construction involved in each floor)

NOTE:- Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In Ground floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of poles:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*6500/-)

Rs.29,05,760/-

XII. The executant's estimate of the market value of the Building (711.5*1500)

Rs 10,67,250/-

Total

Rs.39,73,010/-

PLACE : CHENNAI

For CINNAMON HOMES

DATE: 28.05.2024

CT. Chitra

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Particular

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sheet.

Registering Officer



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2226 of 2024

I hereby certify that a sum of ₹ 39,731/- (Rupees Thirty Nine Thousand Seven Hundred and Thirty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. சிடி சித்ரா residing at தென்னூர், தென்னூர், Manappalai, Thiruchirappalli, Tamil Nadu, India, 620017.

Sub Registrar: Konnur

Date: 28/05/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 41,041/- paid at 12:46 PM on the 28/05/2024 by

Left Thumb



C.T. Chitra
8825697718
Additions as per recitals of document

Execution admitted by

Left Thumb



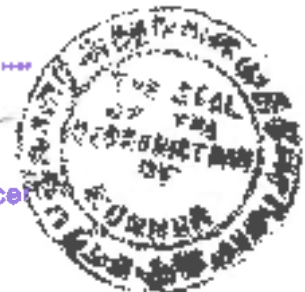
C.T. Chitra
Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. :
UKC;43679312e20a8e43b64647b92b43d3a43545dc
(Details from UIDAI : Chitra C/O Chidambaram, 1964, xxxxxxix7895)



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Registering Office





Claim admitted by Left Thumb  	<i>Yr 6th</i> <i>9600127725</i> Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:601302d63d3d64f3f24d9cbf5bd68c583664ab (Details from UIDAI : Bhuvanesh S/O: Subarayan, 1988, xxxxxxxx2004)	
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28th day of May 2024


SETTU V
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/3270/2024.

Date: 28/05/2024
Konnur



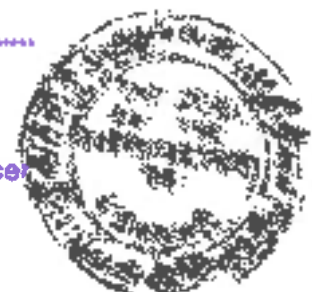

SETTU V
Sub Registrar

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





இந்திய சர்க்கார்
Government of India



பெயர்
Chitra
பிறந்த நாள்/DOB 02/11/1964
பாலினம் FEMALE



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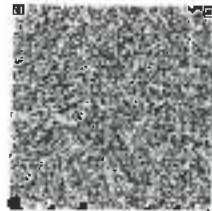
எனது ஆதார், எனது அடையாளம்



இந்திய அடையாளம் அங்கீகரிக்கப்பட்ட அதிகாரம்
Unique Identification Authority of India

முகவரி
C/O Chidambaram T. L. ROYAL CHITRA
அபார்ட்மென்ட்ஸ், பட்டாபிராமை புலாடி
சுரேஷ் பிளாட்டினம், திருச்சப்பாடி,
தமிழ்நாடு - 620017

Address:
C/O Chidambaram T. L. ROYAL CHITRA
APARTMENTS, PATTABIRANAM PULADI
STREET, Tiruchappadi, Tiruchappadi,
Tamil Nadu - 620017



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UIDAI

CT. Chitra

நிரந்தர கணக்கு எண் PERMANENT ACCOUNT NUMBER
AAGPC2478K



பெயர்
CHITRA CHIDAMBARAM

தந்தை பெயர் FATHER'S NAME
SRANMURUGAM

பிறந்த நாள் DATE OF BIRTH
02-11-1964

கையொப்பம் SIGNATURE

CT. Chitra

அரசாங்கப் நிர்வாகம் (அமைச்சு)
DIRECTOR OF INCOME TAX (SYSTEMS)

இந்த அட்டை, அமைச்சு நிர்வாகம், உத்தரவிடப்பட்டிருக்கிறது.
இந்த அட்டை, அமைச்சு நிர்வாகம், உத்தரவிடப்பட்டிருக்கிறது.
உங்கள் அட்டைக்கு எந்தவித திருத்தம் செய்யப்படும்
தகவல்களையும்.

அமைச்சு அலுவலகம் (அமைச்சு)
அட்டை, அமைச்சு அலுவலகம்
அட்டை, அமைச்சு அலுவலகம்
அட்டை, அமைச்சு அலுவலகம்

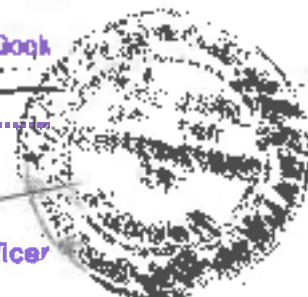
In case this card is tampered, kindly inform us to
the issuing authority :
Director of Income Tax (Systems)
ARIA Centre, Ground Floor
E-2, Ramaswami Estate
New Delhi - 110 055

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Registering Officer





இந்திய அரசாங்கம்
Government of India



பெயர் / Name
Shrivani
உபயோகம் / Use
28/05/2006
பாலம் / Gender
MALE

2173 1992 2004

பே: 828 3838 4143 4936

தமிழ் அகாதி. தலைவர் அமைதிப்பாணி



தமிழ் அகாதி. தலைவர் அமைதிப்பாணி
Unique Identification Authority of India

பெயர் / Name
Shrivani
உபயோகம் / Use
28/05/2006
பாலம் / Gender
MALE

பெயர் / Name
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உபயோகம் / Use
28/05/2006
பாலம் / Gender
MALE

2173 1992 2004

பே: 828 3838 4143 4936

help@uidai.gov.in

QR Code with Photograph

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYUPB2627A

पेरा / Name
SHRIVANI

பெயர் / Name
SUBARAYAN

பே: 828 3838 4143 4936
28/05/2006

பெயர் / Name
SUBARAYAN

இது கார்ட் இல் புகள்/புகள் இல் புகள்
பெயர் / Name
SHRIVANI
உபயோகம் / Use
28/05/2006
பாலம் / Gender
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இது கார்ட் இல் புகள்/புகள் இல் புகள்
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SHRIVANI
உபயோகம் / Use
28/05/2006
பாலம் / Gender
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பெயர் / Name
SHRIVANI
உபயோகம் / Use
28/05/2006
பாலம் / Gender
MALE

பெயர் / Name
SHRIVANI

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFC57678

पेरा / Name
CHANDAN MOSES

பெயர் / Name
CHANDAN MOSES



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இது கார்ட் இல் புகள்/புகள் இல் புகள்
பெயர் / Name
CHANDAN MOSES
உபயோகம் / Use
28/05/2006
பாலம் / Gender
MALE

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பெயர் / Name
CHANDAN MOSES
உபயோகம் / Use
28/05/2006
பாலம் / Gender
MALE

பெயர் / Name
CHANDAN MOSES
உபயோகம் / Use
28/05/2006
பாலம் / Gender
MALE





CONTACT FROM THE TOWN JURY (AND RECAP)

Тема : § (тема) : § (тема) : § (тема)

Topic : Psychology

Projecting : 2000

Dispositif : Châssis

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Cartier's Hum Chalkboard is a true collectible from the iconic Cartier collection. It is a true collectible from the iconic Cartier collection. It is a true collectible from the iconic Cartier collection.

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CT. Chitka

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2. Records 11-01-2004 ending on 01-27-04 displayed within 00:00:43
No conflicts were detected on 11-01-2004 at 01:01:23 PM

2. **Small Cell Carcinoma** becomes malignant grade stage 3/4/5 and disseminates with metastases with 20 percent survival of median survival time and death on average within 30 months.

भारत सरकार
GOVERNMENT OF INDIA

आधार
Aadhaar
पिछला नाम DOB: 34/01/1977
लिंग / GENDER
5239 9190 3377

எனது ஆதார். எனது அங்குசம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधारपत्र
पते: प्लॉटर, 236, 84TH
STREET, ASHOK NAGAR,
Ashok Nagar, Ashok Nagar,
Chennai, Chennai, Tamil Nadu.
600083

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1600 300 104

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

UID, Sec No. 1047
Bengaluru-560 001

Vbty

Document No 3270 of 2024 of Book
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Registering Officer

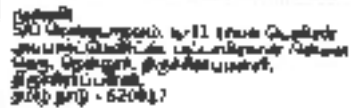




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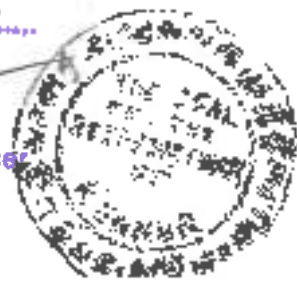
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சொல்லானது நீர்நிலை பகுதியில் அமைப்புப் பெறவில்லை என்பதற்கான
சான்றுச்சுருதிமொழி (Declaration) (நீதிபேரவைஎண்என் 22163/2018ல்
வழங்கப்பட்டதீர்ப்புரைமுடிசாண்து)

இந்த ஆவணத்தில் கண்ட சொத்துானது நீர்நிலைகள், நீர்வழிப்பாதைகள்,
நீர்நிமிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றுளிக்கிறோம். மேலும்
இதனால் தங்களுக்கு நவநான தகவல் அல்லது ஂன்று அளிக்கப்பட்டதாக
பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ
நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பவையும அறிவேன்/அறிவோம்.

ஆவணத்துக் குழுவப் பெயர்சுளின்
எ.ச.வெட்பம்

CT. Chitra
ஆவணத்தை எழுதித் தொழும்பவர்கள்
எகவெட்பம்

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4/26/24

CT. Chitra

SCANNED

3230/2024

TP/182239004/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the 25th day of May, 2024 by, **Mrs. V. VANI** (Aadhaar no. 6157 7667 7131, PAN: ACKPV7309R), wife of Mr. K.Ravichandran, aged about 52 years, residing at 108, Second Avenue, Millenium Town, Adayam Pattu, Chennai – 600095 (hereinafter referred to as the "**PRINCIPAL**") which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subarayan (PAN No. AYUPB2627A, Aadhaar no. 2173 1992 2004), aged about 38 years (hereinafter referred to as the "**ATTORNEY**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The **PRINCIPAL** is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - 20, Flat No 3 (Violet Flats), **First Floor** constructed Plinth area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)**, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The **PRINCIPAL** has got the rights, title and interest over the said property by virtue of registered **Sale deed** dated **27/02/2009** registered as Document No. **620/2009**, on the file of **SRO, KONNUR** and **Rectification Deed** dated **01.12.2023**, registered as document number **8322/2023**, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

For CINNAMON HOMES

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Partner

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Registering Office



SCANNED

ஆவண எண் 3230/2024
சார்பதிவாளர், கோயங்குளம் கட்டிட
கன அமைச்சு கமிஷன் எண் 593/2024
தூண் 01/06/2024 க்கு பதிலுபுது துணைநிலை
அமைச்சு கன அமைச்சு கமிஷன்.

தூண் 06/06/2024

06/06/24
சார்பதிவாளர்
கோயங்குளம்

AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block 19 and Block 20, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, T.S No is 76/2, Ward No "H", Block No 36, wherein the aforesaid residential Blocks 19 & 20 situate measuring a total extent of 922 sq.mts (9924.33 sq.ft) as per Patta which is more fully described in Schedule A Hereunder.

The PRINCIPAL/s is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to Redevelop the Schedule A property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The PRINCIPAL do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "B" hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "B" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "B" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "B" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.

For CINNAMON HOMES

4/8/24
Partner

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Registering Office





- (b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related implementation guidelines of said act, issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.
3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
 4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
 5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
 6. To apply for renewal of sanction/s, approval/s or permit/s Issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.

For CINNAMON HOMES

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Registering Officer



7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any other competent authorities regarding the plans, sanctions, approvals or permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.
8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%) Undivided Share of Land** which is more fully described as Schedule "C" hereunder out of the **PRINCIPAL's share of 627.85 sq.ft Undivided Share of Land** as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things;

For CINNAMON HOMES

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 V.V.

- (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned property either as a whole or in such divided or undivided shares as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.
- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.

For CINNAMON HOMES

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Partner

Registering Officer



- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares
- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSLR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.

For CINNAMON HOMES

V.V.

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 Registering Officer



(xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.

12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.

13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.

14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B" Property such equipment/s, 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 construction.

For CINNAMON HOUSING Document No. 3230 of 2024 of Book

4/6/2024
Partner

Registering Officer



15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "B" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "B" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "B" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "B" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "B" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "B" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "B" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

For CINNAMON HOMES

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Registering Officer



24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is

For CINNAMON HOMES

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conveyed, sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block 19 and Block 20 together known as Violet Flats, Vellalar Street, totally 12 flats, flat Nos 1 to 4 in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) of Land for each flat in and out of 922 sq.mts (9924.33 sq.ft) of land as per Patta, situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that place and parcel Flat No. 3, First Floor, Block No.20, (Violet Flats), Vellalar Street , Block No.36, Ward H of MOGAPPAIR Village (Ambattur Town), Chennai - 600037, constructed plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk ,Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on.

NORTH SIDE: S.NO 249/1

SOUTH SIDE: OPEN SPACE

For CINNAMON HOMES

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Partner
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sheet.
Registering Officer

EAST SIDE: FLAT NO 20/4

WEST SIDE: EXISTING ROAD

SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of **447.04 sq.ft (54%)** Undivided share of land out of **827.85 sq.ft** Undivided share of land of the **PRINCIPAL** which is more fully described in the Schedule 'B' herein above, which forms part of **9924.33 sq.ft** in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of **KONNUR**.

IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

For CINNAMON HOMES

ATTORNEY

Partner

(Mrs. V. VANI)
PRINCIPAL

WITNESS:

1. **Abhay S/O RITAMBER (AGE: 47 YEARS)**
NO.2, 84th STREET, ASHOK NAGAR, CHENNAI - 600083
ID: Aadhaar card No: 5230 9190 3377
2. **K RAVICHANDRAN S/O R KRISHNASAMY (AGE: 60 YEARS)**
PLOT NO 108, 2nd AVENUE, MILLENNIUM TOWM, CHENNAI 600 095
ID: Aadhaar card No: 8053 6469 8277



M/s. SAI ABHAY ASSOCIATE
Drafted By: S. SELINGELVAKUMARI,
ADVOCATE, E.ROLL -164/2017, K.R. PURAM,
CHENNAI 601 301 (9176308007)

Document No. **3230** of 2024 of Book

1 contains **22** sheets **11** sheet.

Registering Officer





ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure

Cement or lime mortar
Partly cement or lime
Partly mud mortar

(b) Depth of foundation

3-4 feet

✓

Above 4 feet

(c) Thickness of walls in ground floor

9"

1'

1' 6"

(d) Whether teak wood used throughout

Yes

No

(e) Flooring

Mosaic

✓

Ordinary

Marble

II. Age of the building

22 yrs

III. Extent of the site UDS

447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area(each type of construction involved in each floor)

NOTE:-Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In First floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or flak fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*6500/-)

Rs.29,05,760/-

XII. The executant's estimate of the market value of the Building (711.5*1500)

Rs 10,67,250/-

Total

Rs.39,73,010/-

PLACE : CHENNAI

For CINNAMON HOMES

DATE: 25.05.2024

Partner

Document No. 3230 of 2024 of Book

I contains 12 sheets

sheet.

Registering Office



V.V.



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2198 of 2024

I hereby certify that a sum of ₹ 39,731/- (Rupees Thirty Nine Thousand Seven Hundred and Thirty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. வானி வி residing at அடையம்பட்டு, அடையம்பட்டு, Aminjikarai, Chennai, Tamil Nadu, India, 600095.

Sub Registrar: Konnur
Date: 25/05/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 42,041/- paid at 11:32 AM on the 25/05/2024 by

Left Thumb



V.V.
7299929411

Additions as per recitals of document

Execution admitted by
Left Thumb



V.V.

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:510609ddece865e2f0408eb509612f16d72065 (Details from UIDAI : V VANI W/O K Ravichandran, 1971, xxxxxxxx7131)



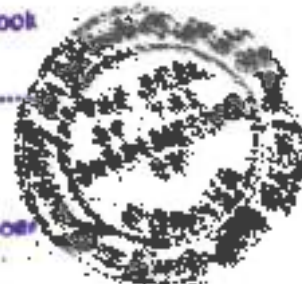
Document No. 3230 of 2024 of Book

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sheet.

Registering Officer

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R/Konnur/Book-1/3230/2024

Claim admitted by
Left Thumb



Y-6677

9600127725

Identity of the person verified through Consent
based AADHAAR Authentication using Thumb
impression with UIDAI reference No. :
UKC:4561659e03ff9cee1746768e2634b02a4b7273
(Details from UIDAI : Bhuvanesh S/O: Subaraya,
1986, xxxxxxxx2004)



25th day of May 2024


Ramasamy P
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/3230/2024.

Date: 25/05/2024
Konnur



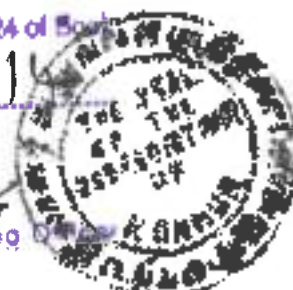

Ramasamy P
Sub Registrar

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

Document No. 3230 of 2024 of Book

1 contains 22 sheets
sheet.

Registering Officer





GOVERNMENT OF INDIA

6157 5667 7131

எனது ஆதார். எனது அடையாளம்

MINISTRY OF DEFENCE

Do you have any?

Registering Office

1-28-2721 B03





भारत सरकार
Government of India



पंजीकृत
Bhuvanesh
प्राप्त तिथि/DOB: 26/05/1995
लिंग/ GENDER: MALE

2173 1992 2004

UID - 9129 9934 261 4674

UIDAI का कार्यालय, भारत सरकार, नई दिल्ली



भारत सरकार
Unique Identification Authority of India

पंजीकृत
पता / Address: नारायण, 26, मण्डप
UNAKRASH, मण्डप, तमिल नाडु, भारत.
पिन कोड - 638702

Address:
M/O Subashyan, 26, MANAPATHY
PALAYAM, DUDHAPURAM, Ruckmangudi,
Tiruppur,
Tamil Nadu - 638702

2173 1992 2004

UID: 9129 9934 261 4674

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी सेवा संख्या कार्ड
Permanent Account Number Card
AYUPE2627A

नाम / Name
BHUVANESH

पिता का नाम / Father's Name
SUBARAYAN

जन्म की तिथि /
Date of Birth
26/05/1995

यह कार्ड के खोले जाने पर प्रमुख पुलिस स्टेशन पर/प्राप्त।
अन्यथा रिपोर्ट करें। इस को 100
रुपये का जुर्माना, यदि वापस
नहीं किया, तो रु. 999/रु.
जुर्माना लगाया जाएगा, यदि वापस नहीं किया
गया - 433 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Revenue Tax PAN Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 341, Survey No. 997B,
Industrial Colony, Near Deep Swagath Chowk,
Pune - 411 016.

Tel: 91-20-2721 8988, Fax: 91-20-2721 8988
e-mail: info@pan.irda.co.in

486

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी सेवा संख्या कार्ड
Permanent Account Number Card
AATFC5767B

नाम / Name
CHANNON HOMES

प्राप्त तिथि /
Date of Birth
22/01/2024

यह कार्ड के खोले जाने पर प्रमुख पुलिस स्टेशन पर/प्राप्त।
अन्यथा रिपोर्ट करें। इस को 100
रुपये का जुर्माना, यदि वापस
नहीं किया, तो रु. 999/रु.
जुर्माना लगाया जाएगा, यदि वापस नहीं किया
गया - 433 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Revenue Tax PAN Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 341, Survey No. 997B,
Industrial Colony, Near Deep Swagath Chowk,
Pune - 411 016.

Document No. 323012024 of 1500

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अश्व
Ashay
पंजीकृत DOB: 24.08.1997
लिंग: MALE

5230 9190 3377

எனது ஆதார். எனது AASH பட்டம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधारकर्ता:
अ/अ. (पंजीकृत), 2/30, 84वा
सुप्रसन्न, अशोक नगर,
अशोकनगर, अशोकनगर,
चक्रवर्ती, चेन्नई, तमिल नाडु, 600083

Address:
S/O: Phamir, 2/30, 84TH
STREET, ASHOK NAGAR,
Ashok Nagar, Ashok Nagar,
Chennai, Chennai, Tamil Nadu,
600083

1000 300 1947

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भारत सरकार

GOVERNMENT OF INDIA



கி ரவிசந்திரன்

K RAVICHANDRAN

பிறந்த நாள்/DOB: 10/04/1984

ஆண்/ MALE

Mobile No: 9444829411



8053 6469 8277

எனது ஆதார், எனது அடையாளம்

भारतीय विधि एवं पंजीयन प्राधिकरण

भारतीय विधि एवं पंजीयन प्राधिकरण - OP/INDIA

முதலில்:

5/05 கிருஷ்ணாபுரம், வார்டு

எண். 108,, 2வது குவார்டர்,

மிலேனியம் டவுன்,

அடையாளம் எண்: 800085

Address :

5/05 R. Krishnagur, P.O. No. 108,, 2nd Ward

AVENUE, MILLENNIUM TOWN, Adavalampattu,

Tirumala,

Tamil Nadu - 500095



K. Ravichandran

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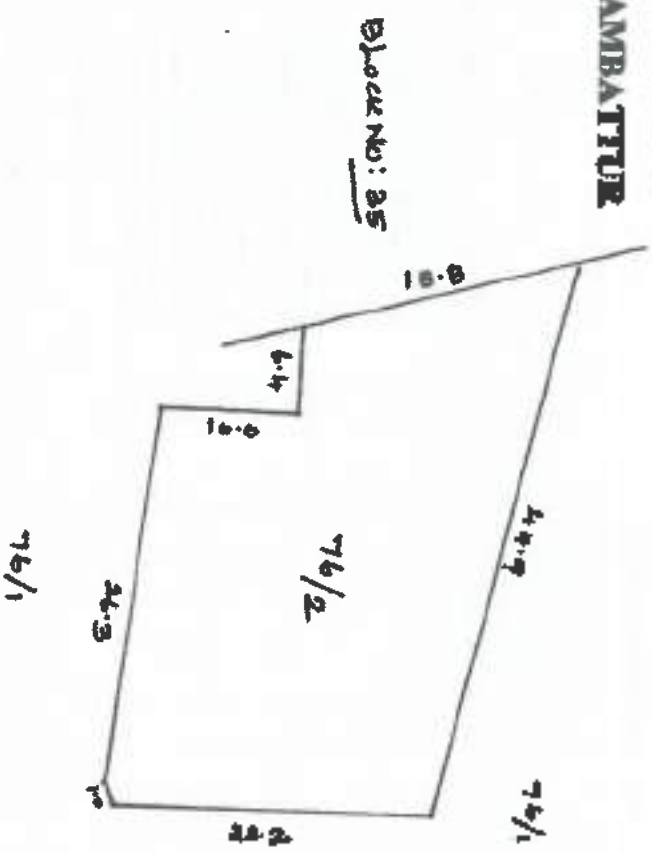
CAN NO : 977.../2024

Application No : 2024/AMBATTUR

COPY OF SURVEY PLAN

DISTRICT : CHENNAI
TALUK : AMBATTUR

Ward No.
Block No.
T.S.No.
Village ...



Certified that the above is a true copy of the survey plan of the land specified on the reverse.
Copied by :

By [Signature]
18/01/2024
SENIOR DRAUGHTSMAN
AMBATTUR

By [Signature]
16/01/2024
DEPUTY INSPECTOR OF
SURVEY AND LAND RECORDS
AMBATTUR

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Registered



N

செவ்வாறு நேர்நிலை பதவியில் அமைப்பு பெறவில்லை என்பதற்கான
சான்று உறுதிமொழி (Declaration) நீதிபேராளனின் 22163/2018ல்
வழங்கப்பட்டிருப்பதையொட்டி

இந்த ஆவணத்தில் கண்ட செவ்வாறு நேர்நிலைகள், நீர்வழியமைகள்,
நீர்நிலைப் பகுதிகளில் கட்டுப்படவில்லை என சான்றுளிக்கிறோம். மேலும்
இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக
பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ
நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் குறிவேண்டுகிறோம்.

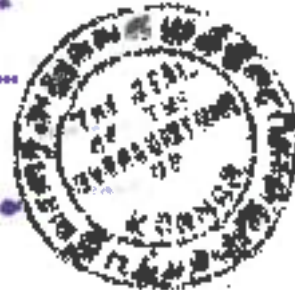
ஆவணத்தை எழுதினவர்களின்
கையொப்பம்

ஆவணத்தை எழுதினவருடையவர்களின்
கையொப்பம்

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CPS Map Camera

Chennai, Tamil Nadu, India

19 & 20, Mohanram Nagar, Mogappair West, Mogappair, Chennai, Tamil Nadu
600037, India

Lat 13.083459°

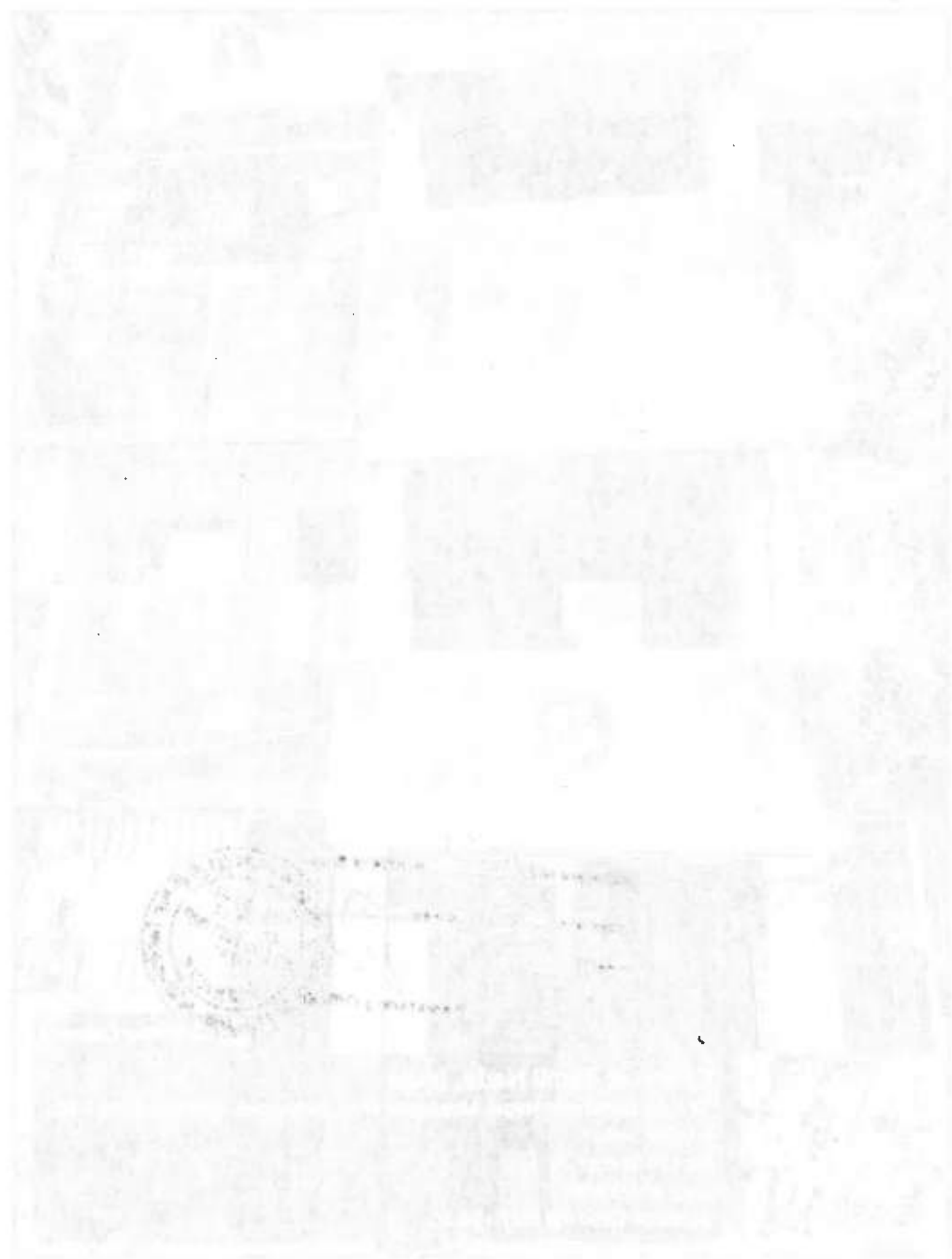
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Google

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V.V.



SCANNED

3169/2024

TP/

/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the 23rd day of May, 2024 by, **Mrs. V. SHARMELLE** (Aadhaar no.3045 9488 8683, PAN: GRQPS8085E), wife of Mr. G. Velan, aged about 49 years, residing at 20/4, Violet Apartments, Mogappair West, Chennai - 600037 (hereinafter referred to as the "**PRINCIPAL**") which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subarayan (PAN No. AYUPB2627A, Aadhaar no. 2173 1992 2004), aged about 38 years (hereinafter referred to as the "**ATTORNEY**") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The **PRINCIPAL** is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - 20, Flat No 4 (Violet Flats), First Floor constructed Plinth area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS), comprised in Survey No 249/2A Part, 249/2A, T.S.No 76, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The **PRINCIPAL** has got the rights, title and interest over the said property by virtue of registered **Sale deed** dated 28/01/2010 registered as Document No. 434/2010, on the file of **SRO, KONNUR** and **Rectification Deed** dated 07.03.2024, registered as document number 1417/2024, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block 19 and Block 20, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta (Town Survey Land Register) and as per Patta, T.S No is 76/2, Ward No "H",

For CINNAMON HOMES Document No. 3169 of 2024 of Book

contains 22 sheets 1

Partner

Registering Officer



SCANNED

ஆவண எண் 3169/2024/20
சார்பதிலாளர், கொள்ளுதல் கட்டிட
கன ஆய்வு பரிசோதனை எண் 580 /2024
தாள் 01/06/2024 இல் படி செய்து, குறைபாடுகளை
கவனிப்பதை என் அறிவிக்கப்பட்டது.

தாள் 06/06/2024

 06/06/24
சார்பதிலாளர்
Garaingudi

Block No 36, wherein the aforesaid residential Blocks 19 & 20 situate measuring a total extent of 922 sq.mts (9924.33 sq.ft) as per Patta which is more fully described in Schedule A Hereunder.

The PRINCIPAL/s is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to Redevelop the Schedule A property along with other owners.

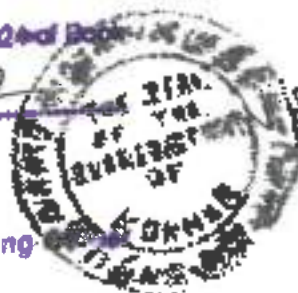
NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The PRINCIPAL do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "B" hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "B" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "B" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "B" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.
- (b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related implementation guidelines of said act, issued by the Tamil Nadu Government. This is towards achieving, obtaining of planning

For CINNAMON HOMES

Document No. 3169 of 2024 of Reg.
22 sheets 2
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Registering





- permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the Implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.
3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "B" mentioned property.
 4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
 5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "B" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
 6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "B" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.
 7. To correspond with and receive any correspondence or other Intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or any

For CINNAMON HOMES

V. Sahu
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other competent authorities regarding the plans, sanctions, approvals or permits for construction of any building/s on the Schedule "B" mentioned property for the provision of any amenities or facilities thereto.

8. To get demolition plan approval, reconstruction plan sanction, building permit and planning permit, service connections such as water, sewerage, electricity, etc and also to demolish the old building and to develop the properties apart from empowering the Attorney and to deal with the properties in such manner as may be required for development of the same.
9. The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.
10. To enter into agreement of sale, execute and register sale deeds, deeds of conveyance, by one or more deeds, in favour of the parties/purchasers of undivided share of land, as well as to encumber and create mortgage/s, of an extent of **447.04 sq.ft (54%) Undivided Share of Land** which is more fully described as Schedule "C" hereunder out of the PRINCIPAL's share of **827.85 sq.ft Undivided Share of Land** as fully described in Schedule 'B' out of the total extent of **9924.33 sq.ft** in the Schedule 'A' and for the said scope to do the following acts, deeds and things:
 - (i) To execute and register any sale deed/s or other deeds in conveying, selling or transferring the undivided share of land in the Schedule "C" mentioned

For CINNAMON HOMES

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property either as a whole or in such divided or undivided shares as the Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.

- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "C" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "C" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "C" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "C" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "C" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "C" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "C" Property.

For CINNAMON HOMES

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- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares
- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "C" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSUR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "C" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "C" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "C" property in any manner and shall also mortgage the Schedule "C" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.

V. Shylu

For CINNAMON HOMES

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(xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules. The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "B" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.

12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "B" Property or any matter relating to the Schedule "B" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "B" Property.

13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "B" Property and for construction thereon.

14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "B"

For CINNAMON HOMES

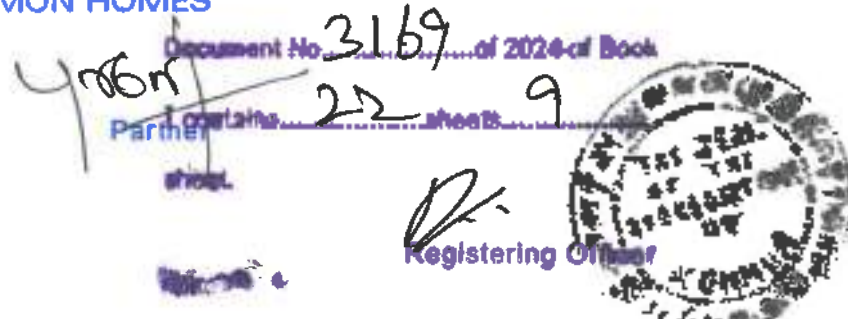
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23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "B" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.
24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "B" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

V. S. S. S.

For CINNAMON HOMES



This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule C property is conveyed, sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be Irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block 19 and Block 20 together known as Violet Flats, Vellalar Street, totally 12 flats, flat Nos 1 to 6 in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of 66.10 sq.mts (711.5 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) of Land for each flat in and out of 922 sq.mts (9924.33 sq.ft) of land as per Patta, situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk, Chennai District Chennai - 600037.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. 4, First Floor, Block No.20, (Violet Flats), Vellalar Street, Block No.36, Ward H of MOGAPPAIR Village (Ambattur Town), Chennai - 600037, constructed plinth area of 66.10 sq.mts (711.3 sq.ft) and Undivided share of 76.91 sq.mts (827.85 sq.ft UDS) situated at Block No.36, Ward H, comprised in Survey No 249/2A Part, 249/2A, T.S.No 76 and as per Patta present T.S.No 76/2 situated at MOGAPPAIR Village, Ambattur Taluk, Chennai District Chennai - 600037, land which is more fully described in the Schedule 'A' above. And bounded on.

NORTH SIDE: SURVEY NO 249/1

SOUTH SIDE: PASSAGE AND OPEN

For CINNAMON HOMES

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Registering Office



EAST SIDE: BLOCK NO 19

WEST SIDE: Flat No 20/3

SCHEDULE "C" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of 447.04 sq.ft (54%) Undivided share of land out of 827.85 sq.ft Undivided share of land of the **PRINCIPAL** which is more fully described in the Schedule 'B' herein above, which forms part of 9924.33 sq.ft in the Schedule 'A' herein above.

And situated within the Registration District of Chennai North and Registration Sub-District of **KONNUR**.

IN WITNESS WHEREOF the **PRINCIPALS** and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

For **CINNAMON HOMES**

ATTORNEY

V. Sharmellee
(Mrs. V. SHARMELLEEE)
PRINCIPAL

WITNESS:

1. *V. Datta* 9150778317
Mr V DATTATREYA S/O VELAN (AGE: 25 YEARS)
20/4, VIOLET APARTMENTS, MUGAPPAIR WEST
CHENNAI - 600037
ID: Aadhaar card No: 5066 9849 7352

2. *M. Saranraj* 9191083231
Mr. M SARANRAJ S/O MANIVANNAN (AGE: 35 years)
78, THANDHAIYURPET HIGH ROAD, MOOLAKADAI
KODUNGAIYUR,, CHENNAI - 600118
ID: Aadhaar card No: 86665 6504 3129



Selva

M/s. SAI ABHAY ASSOCIATE
Drafted By: S. SELINSELVAKUMARI,
ADVOCATE, E.ROLL .164/2017, K.R. PURAM,
CHENNAI 601 301 (9176308007)

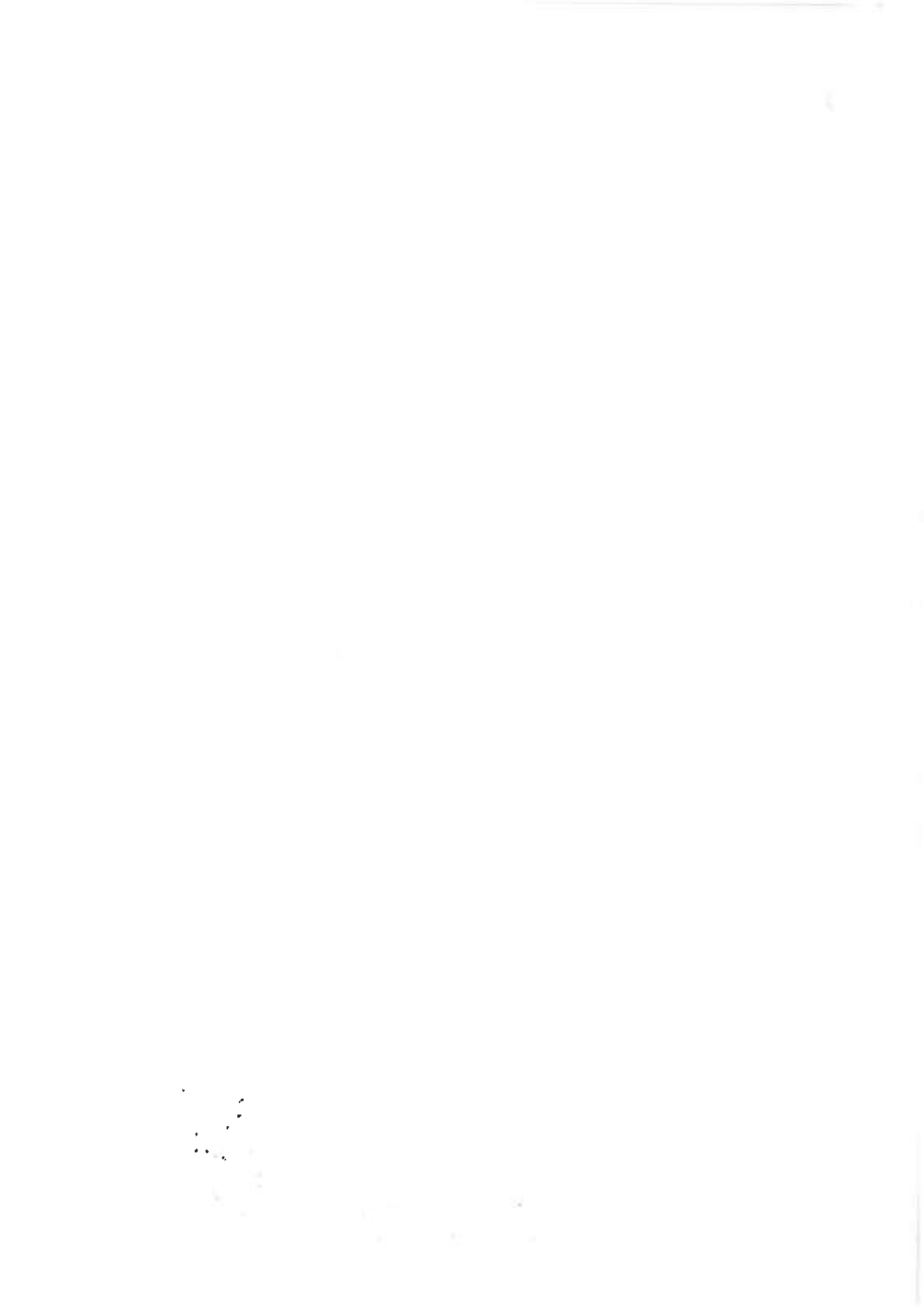
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ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure

Cement or lime mortar
Partly cement or lime
Partly mud mortar

(b) Depth of foundation

3-4 feet

✓

Above 4 feet

(c) Thickness of walls in ground floor

9"

1'

1'6"

(d) Whether teak wood used throughout

Yes

No

(e) Flooring

Mosaic

✓

Ordinary

Marble

II. Age of the building

22 yrs

III. Extent of the site UDS

447.04 Sq. Ft (54 %) out of 827.85 sq.ft

IV. Built up area(each type of construction involved in each floor)

NOTE:-Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In First floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any :

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points:

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*6500/-)

Rs.29,05,760/-

XII. The executant's estimate of the market value of the Building (711.5*1500/-)

Rs 10,67,250/-

Total

Rs.39,73,010/-

PLACE: CHENNAI

For CINNAMON HOMES

DATE: 23.05.2024

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Registering Officer



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2151 of 2024

I hereby certify that a sum of ₹ 39,731/- (Rupees Thirty Nine Thousand Seven Hundred and Thirty One only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ஷர்மினி வி. residing at மேற்கு முகப்பேர், மேற்கு முகப்பேர், Ambattur, Chennai Tamil Nadu, India, 600037.

Sub Registrar: Konnur
Date: 23/05/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 41,041/- paid at 12:07 PM on the 23/05/2024 by

Left Thumb



V. Sh 9840881611

Additions as per recitals of document

Execution admitted by
Left Thumb



V. Sh

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1055367e0868a1803f4931ab0f2bf9718bf4bd (Details from UIDAI : V Sharmellee C/O: Rajagopal, 1976, xxxxxxxx8683)



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Claim admitted by Left Thumb  	<i>Handwritten:</i> 4/5667 9600127125 Identity of the person verified through Content based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC.3279385e90d3a7842446a3a8c4e1e1ef3c52ae (Details from UIDAI : Bhuvanesh S/O: Subarayan, 1985, xupooxx2004)	
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23rd day of May 2024

Handwritten Signature
Ramasamy P
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/3169/2024.

Date: 23/05/2024
Konnur



Handwritten Signature
Ramasamy P
Sub Registrar

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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Handwritten Signature
Registering Officer





Астана, 2024 ж. 10 айдың 15 күні

№ 10/2024

М.А. Аманжол



V. Lull

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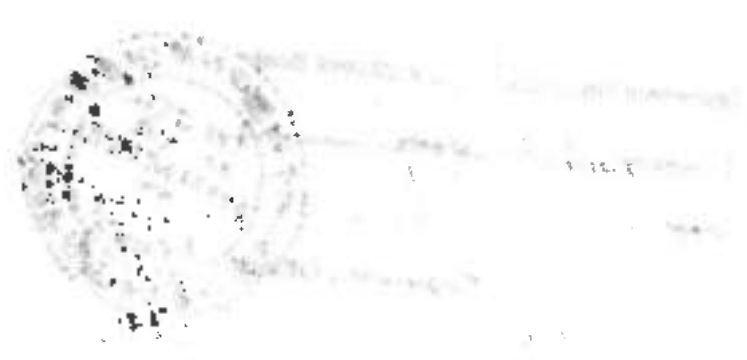
1. The first part of the report
describes the general situation
of the country and the
state of the economy.
It also mentions the
main problems which
the government is
facing at the moment.

2. The second part of the report
deals with the results of the
survey conducted in the
different regions of the country.
It shows that there are
significant differences
between the various
regions in terms of
economic development.

3. The third part of the report
presents the findings of the
statistical analysis of the
data collected during the
survey. It shows that the
economy is growing at a
steady pace, but there are
still some areas which
need to be improved.

4. The fourth part of the report
contains the conclusions of the
survey and the recommendations
of the committee. It suggests
that the government should
take certain measures to
improve the economy and
the living standards of the
population.

5. The fifth part of the report
contains the annexes of the
survey, including the
questionnaire, the list of
interviewees, and the
raw data collected during
the survey.

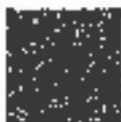




இந்திய அரசாங்கம்
Government of India



பெயர்/Name
Bhuvanesh
பிறப்பு நாள்/DOB: 26/05/1986
பாலினம்/MALE



2173 1992 2004

UID: 9178 9834 4343 4934

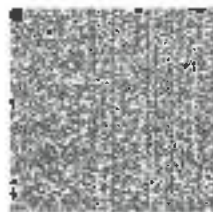
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भारत सरकार : Application Authority
Unique Identification Authority of India

அமைப்பு:
தலைவர் / தலைவர், மனிதநேயம், 26, காமபதி
பாலையம், சூரபுரம், ரெகுவென்ட்,
தருமபுரம் - 638702

அமைப்பு:
S/O: Subarayan, 26, KAMAPATHY
PALAYAM, CHURUPURAM, RACHAUDEE,
TAMIL NADU - 638702



QR Code with Photograph

2173 1992 2004

UID: 9178 9834 4343 4934

help@uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी सेवा संख्या कार्ड
Permanent Account Number Card
AYUP02627A



नाम/Name
BHUVANESH

पिता का नाम/Father's Name
SUBARAYAN

जन्म की तिथि/
Date of Birth
26/05/1986

हस्ताक्षर/Signature

इस कार्ड के पक्षे/पक्षे पर प्रमुख व्यक्ति का/व्यक्ति:
आयकर सेवा सेवा, 26, कामपथी,
सूरपूर, रैवेन्द्री,
तमिल नाडु, 638702,
फोन - 411 018.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 341, Survey No. 997/A,
Model Colony, Near Deep Banglowe Church,
Pune - 411 004.

Tel: 04-28-2721 2883, Fax: 91-20-2721 8081
e-mail: uaidp@uidai.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी सेवा संख्या कार्ड
Permanent Account Number Card
AATFC5767B



नाम/Name
CHINMAY HOMER

जन्म/Date of Birth
22/01/2024

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इस कार्ड के पक्षे/पक्षे पर प्रमुख व्यक्ति का/व्यक्ति:
आयकर सेवा सेवा, 26, कामपथी,
सूरपूर, रैवेन्द्री,
तमिल नाडु, 638702,
फोन - 411 018.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
5th Floor, Market Street,
Plot No. 341, Survey No. 997/A,
Model Colony, Near Deep Banglowe Church,
Pune - 411 004.

Tel: 04-28-2721 2883, Fax: 91-20-2721 8081
e-mail: uaidp@uidai.gov.in



Registering Office




இந்திய அரசாங்கம்
Government of India
 குடிமகனின்
 V Dattatreya

 பி.என்.ஐ. 108 1201 1396
 மொ. 11 M196
5086 9849 7352

சந்திரன் மனிதனின் அதிகாரம்


Unique Identification Authority of India
 முகப்பு: 108 1201 1396
 மொ. 11 M196
 முகப்பு: 108 1201 1396
 மொ. 11 M196
 மொ. 11 M196
 Address: S/O Vasan 20-4
 VIOLET APARTMENT,
 MURAPPUR WEST
 Mogappur, Mogappur,
 Thiruvallur Tamil Nadu
 600037
5086 9849 7352




V. Dattatreya

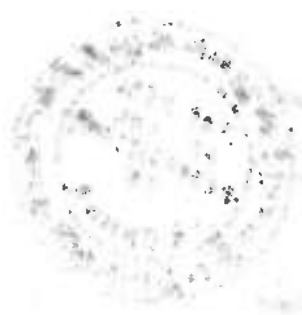
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sheet.

[Signature]
Registering Officer





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இந்திய அரசாங்கம்
Government of India



ம சரன்ராஜ்
M Saranraj
பிறந்த நாள் / DOB : 03/01/1989
ஆயுபால் / Male



8665 6504 3129

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



மக்கள் தொகை அபிவிருத்தி அமைச்சு
Ministry of Population Welfare, Government of India

முகவரி:
அ. மனியவண்ணம், 78,
தண்டையூர்பேட்டை உயர் நோடு
மூலக்கடை, கொடங்குளையூர்,
கொடங்குளையூர், சென்னை,
கொடங்குளையூர், தமிழ் நாடு,
600118

Address:
S/O: Manivannan, 78,
THANDHAYURPET HIGH ROAD
MOOLAKADAI, KODUNGAIYUR,
Kodungaiyur, Chennai,
Kodungaiyur, Tamil Nadu, 600118

8665 6504 3129

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1800 300 1847

help@aadhar.gov.in

www.aadhar.gov.in

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Registering Officer



THE
OFFICE OF THE
SECRETARY OF THE
NAVY
WASHINGTON, D. C.
JAN 10 1900

TO THE SECRETARY OF THE NAVY
FROM THE SECRETARY OF THE
NAVY
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OFFICE OF THE
SECRETARY OF THE
NAVY
WASHINGTON, D. C.

சொத்தானது நீர்நிலை பகுதியில் அமைந்து பெருவில்லை என்பதற்கான
சான்று/உறுதிமொழி (Declaration) மீளிடமுள்ளதனை 22/03/2024ல்
கொடுக்கப்பட்ட தீர்மானம்(சான்று)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள்,
நீர்நிலைப் பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம் மேலும்
இதனால் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக
பின்வரவில்லை கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் எட்ட பூர்வ
நடவடிக்கையினுக்கு உட்படுத்தப்பட(வேண்டும் என்பதையும் அறிவேன்/அறிவேம்.

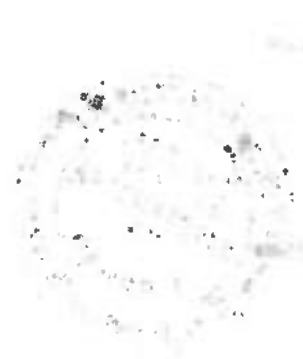
சுல்தானாஹ், சமுதாய அமைப்புகளின்
உறுதியளிப்பை

சுல்தானாஹ் (நேரதிக கொடுப்பவர்களின்
உறுதியளிப்பை)

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GPS Map Camera

Chennai, Tamil Nadu, India

19 & 20, Mohanram Nagar, Mogappair West, Mogappair, Chennai, Tamil Nadu
600037, India

Lat 13.083459°

Long 80.175358°

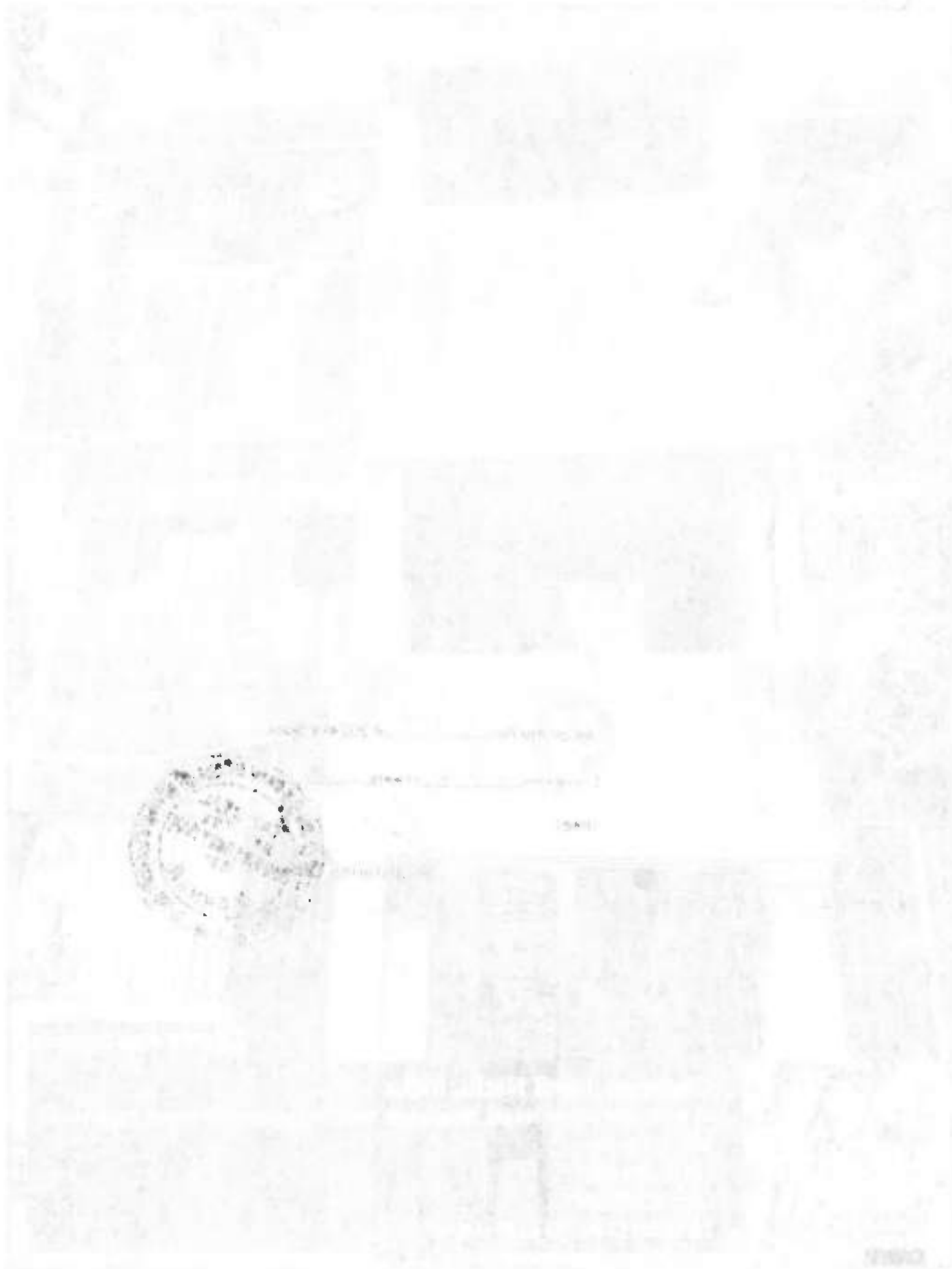
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SCANNED

6295/2024

TP/196870543/2024

DEED OF GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY is executed at Chennai on this the 5th day of October, 2024 by, **Mrs. J. PANDIYAMMAL** wife of Mr. R. Jayakrishnan (**Aadhaar no. 643196304069 PAN: AKLPP8567F**), (aged about 35 years), residing at **15/20, 3rd Street, Angamuthu Nagar, Padi, Chennai - 600050** (hereinafter referred to as the "PRINCIPAL") which term shall wherever the context mean and include his/her heirs, executors, administrators, legal representatives, successors and assigns.

TO AND IN FAVOUR OF

M/s. CINNAMON HOMES (Pan No: AATFC5767B) a partnership firm having its office at 44, College Road, Nungambakkam, Chennai 600006 represented by its partner **Mr. S. BHUVANESH** son of Mr.V.E. Subarayan (**PAN No. AYUPB2627A, Aadhaar no. 217319922004**), aged about 38 years (hereinafter referred to as the "ATTORNEY") which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors-in-interest, legal representatives, executors, administrators and permitted assigns.

WHEREAS:

The **PRINCIPAL** is the absolute owner of Tamil Nadu Housing Board Flat Mogappair East Scheme, Vellalar Street, Block - 20, Flat No 6 (Violet Flats), **Second Floor** constructed Plinth area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76**, situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District, more particularly described in the Schedule Hereunder.

The **PRINCIPAL** has got the rights, title and interest over the said property by virtue of registered **Sale deed** dated **07.01.2022** registered as Document No. **172/2022**, on the file of **SRO, KONNUR**, and **Rectification Deed** dated **19.12.2023**, registered as document number **8619/2023**, on the file of **SRO, KONNUR**. The said property is more fully described in the Schedule Hereunder.

AND WHEREAS, THE PRINCIPAL along with the Co-Flat owners of Block **19** and Block **20**, Vellalar street, Mogappair Street, Chennai - 37, have jointly obtained Patta

For CINNAMON HOMES

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(Town Survey Land Register) and as per Patta, T.S No is 76/2, Ward No "H", Block No 36, wherein the aforesaid residential Blocks 19 & 20 situate measuring a total extent of 922 sq.mts (9924.33 sq.ft) as per Patta which is more fully described in Schedule A Hereunder.

The PRINCIPAL/s is/are not able to attend to various matters relating to the aforesaid property and have executed this Power of Attorney empowering the Agent to Redevelop the Schedule A property along with other owners.

NOW THEREFORE THIS DEED OF POWER OF ATTORNEY WITNESSES AS FOLLOWS:

The PRINCIPAL do hereby nominates, constitutes and appoints the above named Attorney, to be their **TRUE AND LAWFUL ATTORNEY**, to do the following acts, deeds and things in respect of the said property described in the Schedule "A" hereunder:

1. To apply to the Corporation of Chennai/CMDA/DTCP/concerned department (s) for sanction to demolish any building/s situated on the Schedule "A" mentioned property, for obtaining change of zonal classification and for other purposes so as to ensure beneficial use of the Schedule "A" mentioned property.
2. (a) To prepare building plan/s, sign and submit the same together with the application form/s, affidavits, declarations and all other necessary papers duly signed for construction of a new Residential Apartments Building over the Schedule "A" Property and also for modification, addition, alteration, renewals of the plans, etc., to the said building/s, to the Corporation of Chennai/Chennai Metropolitan Development Authority (CMDA)/Government of Tamil Nadu/Competent Authority/Local Body, to follow up with the approval authorities for obtaining sanctions for the said building, 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/ies, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authority/ies and to issue receipt thereof.
- (b) To represent any Court, Government authorities, Government Body etc to enforce provisions of the newly enacted Tamil Nadu Apartment Ownership Act, 2022, & as laid down in the related implementation guidelines of said act, issued by the Tamil Nadu Government.

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This is towards achieving, obtaining of planning permit, Approvals, Demolition Certificate etc without the written consent of the non-cooperating owners below 1/3rd of total owners. This is also to obtain eviction orders, sale of UDS etc of such owners who do not co-operate to sign necessary papers, as per provision laid down in the implementation guidelines/rules of the said Act. To perform all act, deed and things as per the said Act which are required to complete approvals/statutory compliances and carry out the development relating to the Schedule "A" property.

3. To apply to CMDA/ DTCP, the Corporation of Chennai, Tamil Nadu Housing Board and/or other competent authorities for the necessary approvals/sanctions / NOCs /and permits in respect of plan/s for constructions of any building/s, on the Schedule "A" mentioned property.
4. To submit the aforesaid plans to the CMDA/ DTCP, Corporation of Chennai or any other competent authorities and to make alterations, additions, rectifications in the plan.
5. To apply to the competent authorities such as TNEB, TANGEDCO, CMWSSB/Corporation of Chennai/Local Body etc., for permission to obtain electricity, water, drainage and other connections available to any building/s situated or constructed on the Schedule "A" mentioned property and to enter into contracts with various manufacturers and suppliers for the supply of the necessary material, articles and equipment required therefor.
6. To apply for renewal of sanction/s, approval/s or permit/s issued for construction of any building/s on the Schedule "A" mentioned property. To furnish securities in money and to otherwise as and when required by the Corporation of Chennai or CMDA or other Government Department or Competent Authority 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 and to correspond with the said authorities; appear personally before the said authorities, to receive the refund and issue receipt thereof.
7. To correspond with and receive any correspondence or other intimation from the CMDA/DTCP, Corporation of Chennai, Tamil Nadu Housing Board or

For CINNAMON HOMES

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For CINNAMON HOMES

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Registering Officers



Attorney may deem fit, by single or several deeds in favour of the parties as the Attorney deem fit.

- (ii) To present the said sale deed or deeds for registration before the Competent Sub-Registrar of Assurances and to admit execution and to receive the document or documents after registration, in respect of Schedule "B" mentioned property.
- (iii) To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule "B" mentioned property in the names of the Attorney or any other person as deem fit by the Attorney and to issue valid receipts for the same.
- (iv) To apply to the concerned authorities for refund of stamp duty paid under any acts or deeds done in pursuance of the powers hereby granted and to appear and represent the PRINCIPAL before such authorities, in respect of Schedule "B" mentioned property.
- (v) To receive the aforesaid refund/s and to sign any receipt of acknowledgement therefore, in respect of Schedule "B" mentioned property.
- (vi) To present any deed or document in the office of the Registrar of Assurances and sign necessary forms, letters, registers and other documents in the office of the registering authority for completing the registration of such sale deed/s in respect of the schedule "B" property.
- (vii) To make necessary statements, representations and other submissions before the competent registering authority, admit execution thereof and to receive the Deeds and documents duly registered in respect of the Schedule "B" Property.
- (viii) If necessary, to apply for and obtain any sanction, permission, clearance under any of the laws that are applicable or from any authority for the purposes of completion of registration of sale or conveyance in favour any person in respect of the Schedule "B" Property.

For CINNAMON HOMES

Y. S. S. S. S.
Partner

J. Pandiyam

For CINNAMON HOMES

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J. Pandiyam

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Partner

- (ix) To enter into Allocation agreement/s, issuing letter of allotment relating to the building to the current and new owners, as per their respective shares
- (x) To sign patta forms/letters and all other papers for conveying the said Schedule "B" property to the purchaser/s in all respects, to hand over possession of the property to the purchaser/s. To sign and submit necessary applications, declarations and documents which are required for mutating the patta/TSLR/revenue records of the schedule property in favour of the PRINCIPAL/s.
- (xi) To execute and register ratification/rectification/reconstitution/gift/release/exchange deed/s or any other deed/s pertaining to the Said Land, present the said documents before the competent registering authority, admit execution thereof.
- (xii) To deal with ULT authorities, Tahsildar(s), CMDA, CMWSSB, Corporation of Chennai, Government Authorities, Collector, Government Departments, Boards, Competent Authority/ies, etc., for any purpose relating to the Said Property.
- (xiii) To identify or locate person/s interested in purchasing, developing or otherwise acquiring the Schedule "B" mentioned property. To deal with and negotiate for the transfer, either by way of sale or otherwise in respect of the Schedule "B" mentioned property to such person/s and on such terms and conditions as the Attorney herein may deem fit in whatever manner and to enter into and sign any Sale deed/s or Agreement/s of sale for such sale or transfer.
- (xiv) The Power of Attorney is further authorized and empowered to encumber the schedule "B" property in any manner and shall also mortgage the Schedule "B" Property, providing the same as guarantee or collateral security in any transaction to obtain loans from nationalized banks or from private parties or other financial institutions and also to execute letters, forms and applications for obtaining such loans.
- (xv) The Power of Attorney is fully authorised to represent the PRINCIPALS to process the project approval of the development and other necessary approvals from RERA as required under the provisions of RERA Act and Rules.

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For CINNAMON HOMES

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Partner

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S. Pandeyam

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Partner

The Power of Attorney is authorised to sign and execute all forms, declarations, affidavits, representations and submit all details, data and information as required for the said process, on our behalf. The Power of Attorney is authorised and empowered to process the RERA approvals for the projects and comply with all the necessary provisions of RERA Act and rules on behalf of the PRINCIPALS. The Power of Attorney is authorised to perform all necessary acts, deeds and things in this regard. The Power of Attorney is also empowered to represent the PRINCIPALS and make personal appearances on behalf of the PRINCIPALS, on the file of the competent authority and to submit any oral or written representations as required.

11. To appear and act on behalf of the PRINCIPAL in connection with the Schedule "A" mentioned property, in all Courts and Tribunals, Civil, Revenue or Criminal, whether original or appellate, in the Registration offices and Income Tax Offices and, in any other office of the Central or State Government, or District Board or Municipal or notified area or any other local authority.
12. To appear for and represent the PRINCIPAL before any and all competent Authorities including Government, CMDA, Corporation of Chennai, Government Department/s, Police, Air Port authorities, Tamil Nadu Pollution Control Board and parties as may be necessary, required or advisable for or in connection with the development of the Schedule "A" Property or any matter relating to the Schedule "A" Property and to make such arrangements and arrive at such arrangements as may be conducive to the development of the Schedule "A" Property.
13. To appoint architects, surveyors, engineers, contractors, and other professional agencies as may be necessary for the development of Schedule "A" Property and for construction thereon.
14. To put up construction as approved by CMDA/local body/DTCP by the Attorney on such terms and conditions as deemed fit. To bring into the Schedule "A" Property such equipment/s, 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 construction thereon.

S. Pandiyamm

For CINNAMON HOMES

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Y. Pandiyam
Partner

15. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authority/ies on our behalf, to receive the refund, acknowledge and issue receipt thereof.
16. To sign and verify plaints, written statements, applications, indemnity bonds, petitions or claims and objections, Income Tax returns, memorandum of appeal and petitions of all kinds so as to protect right, title and interest of the PRINCIPAL/s in the Schedule "A" mentioned property and to file the same in any such Court of Office.
17. To appoint, substitute and / or terminate any Advocate, Vakil, Pleader, Accountant, Auditor or any other Agent or legal practitioner for the aforesaid purpose, in respect of Schedule "A" mentioned property.
18. To compromise, compound or withdraw cases or disputes involving or affecting their right, title or interest in the Schedule "A" mentioned property, conform to judgments and to prefer appeals wherever necessary or refer such cases or disputes to arbitration mutually agreed upon.
19. To file and receive back documents, to deposit and withdraw money and to grant receipts therefore in the aforementioned legal or other proceedings, in respect of the Schedule "A" mentioned property.
20. To apply to Courts and Offices for copies of documents and papers relating to or affecting the Schedule "A" mentioned property.
21. To apply for inspection of and to inspect judicial and other public records pertaining to or involving the Schedule "A" mentioned property.
22. To accept service of any summons, notice or writ issued by any court or office to or against themselves as the owner of the Schedule "A" mentioned property.
23. To engage the services of any Agency, Company or Organisation for attending to various requirements which may arise relating to the management and various other needs arising out of the Schedule "A" mentioned property, and to pay necessary remuneration, commission or service charges to such Agency as may be mutually agreed to between them.

J. Pandiyam

For CINNAMON HOMES

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24. To pay such fees, charges or levies and to furnish securities in money or otherwise as and when required by the CMDA/ DTCP, Corporation of Chennai, Municipality and/or any other Government Department or Authority for any demolition/construction activity to be carried out on the Schedule "A" mentioned property or for the provision of any amenities or facilities thereto.
25. To receive the sanctioned/approved plans and permits from CMDA/ DTCP, the Corporation of Chennai or any other competent authority.
26. To gift lands for OSR, Park, Roads or other public purposes and execute and register all documents for the above said purposes and to hand over possession of such gifted portions of lands, to the authorities concerned. To look after, manage, develop and administer the Schedule "B" property.
27. To apply for revisions, regularisations, etc., to the CMDA and/or Chennai Corporation/Government Department 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/s constructed regularised as per procedures and to receive the approval and to issue receipt thereof.
28. To pay such fees, taxes, charges, levies and other dues in respect of anything done or to be done pursuant to these presents.
29. Generally, to act as the Attorney or Agent of PRINCIPAL/s in relation to the matters aforesaid and in all other matters in which the PRINCIPAL/s may be interested or concerned and on behalf of the PRINCIPAL/s to execute and do all deeds, acts or things as fully and effectively in all respects as if the PRINCIPAL/s would have done the same personally.

This Power of Attorney shall be valid and in force till the same is revoked in writing only by way of the PRINCIPAL/s executing and registering the deed of cancellation along with the Power of Attorney. The PRINCIPAL/s shall not unilaterally cancel this Power of Attorney. This Power of Attorney shall be in force, valid and binding till the entire Schedule A Property is developed and the construction is completed and Schedule B property is conveyed,

For CINNAMON HOMES

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sold and transferred by the Power of Attorney and till such time the power(s) given herein shall be irrevocable in all circumstances. The attorney shall maintain proper accounts and the same shall be rendered to the PRINCIPAL as and when required.

No consideration is passed on under this Power of Attorney.

And the PRINCIPAL/s hereby agree to ratify and confirm all and whatsoever acts their Attorney shall lawfully do or cause to be done by virtue of the powers granted under this Deed.

SCHEDULE "A" PROPERTY

All that piece and parcel of land and buildings constructed in two Blocks, Block **19** and Block **20** together known as Violet Flats, Vellalar Street, totally **12** flats, Flat Nos **1** to **6** in each Block, constructed in Ground Floor, First Floor and Second Floor, (Two Flats in each floor). As per the document the constructed Plinth Area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)** of Land for each flat in and out of **922 sq.mts (9924.33 sq.ft)** of land as per Patta, situated at Block No. **36**, Ward **H**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76** and as per Patta present **T.S.No 76/2** situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District Chennai - **600037**.

SCHEDULE "B" PROPERTY

(PROPERTY OWNED BY THE PRINCIPAL/S and POWERS FOR DEVELOPMENT GRANTED BY THIS DEED)

All that piece and parcel Flat No. **6**, Second Floor, Block No. **20**, (Violet Flats), Vellalar Street, Block No. **36**, Ward **H** of **MOGAPPAIR** Village (Ambattur Town), Chennai - **600037**, constructed plinth area of **66.10 sq.mts (711.5 sq.ft)** and Undivided share of **76.91 sq.mts (827.85 sq.ft UDS)** situated at Block No. **36**, Ward **H**, comprised in Survey No **249/2A Part, 249/2A, T.S.No 76** and as per Patta present **T.S.No 76/2** situated at **MOGAPPAIR** Village, Ambattur Taluk, Chennai District Chennai - **600037**, land which is more fully described in the Schedule 'A' above. And bounded on.

NORTH SIDE: S.NO 249/1

SOUTH SIDE: OPEN SPACE & 33'0" ROAD

EAST SIDE: BLOCK NO 19

WEST SIDE: FLAT NO 20/5

For CINNAMON HOMES

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Partner

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SCHEDULE "A" PROPERTY

(POWERS FOR CONVEYANCE/SALE/ENCUMBRANCE GRANTED BY THIS DEED BY THE PRINCIPAL)

An extent of **447.04 sq.ft (54%)** Undivided share of land out of **827.85 sq.ft** Undivided share of land of the **PRINCIPAL** which is more fully described in the Schedule A herein above,

And situated within the Registration District of Chennai North and Registration Sub-District of **KONNUR**.

IN WITNESS WHEREOF the PRINCIPALS and the Attorney herein have executed this Deed of Power of Attorney on the day, month and year first above mentioned, in the presence of:

For **CINNAMON HOMES**

ATTORNEY

Partner

J. Pandiyammal
(Mrs. J. PANDIYAMMAL)
PRINCIPAL

WITNESS:

1. **Abhay 8200620202**
ABHAY S/O PITAMBER (AGE: 47 YEARS)
NO.2, 84th STREET, ASHOK NAGAR, CHENNAI - 600083
ID: Aadhaar card No: **5230 9190 3377**

2. **R. Jayakrishnan 9840410351**
JAYAKRISHNAN S/O RAMACHANDRAN (AGE: 45 YEARS)
15/20, 3rd STREET, ANGAMUTHU NAGAR, PADI, AMBATTUR, CHENNAI 600 050
ID: Aadhaar card No: **953583956590**



M/s. SAI ABHAY ASSOCIATE

Drafted By: **S. SELINSELVAKUMARI**,
ADVOCATE, E.ROLL 164/2017, K.R. PURAM,
CHENNAI 601 301 (9176308007)

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ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following -

I Description of building

(a) Construction of the structure Cement or lime mortar
Partly cement or lime
Partly mud mortar

(b) Depth of foundation

3-4 feet ☒ Above 4 feet ☐

(c) Thickness of walls in ground floor

9" ☐ 1' ☐ 1' 6" ☐

(d) Whether teak wood used throughout

Yes ☐ No ☐

(e) Flooring Mosaic ☐ Ordinary ☐ Marble ☐

II. Age of the building **22 yrs**

III. Extent of the site UDS **447.04 Sq. Ft (54 %) out of 827.85 sq.ft**

IV. Built up area(each type of construction involved in each floor)

NOTE:-Areas open to sky such as court-yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In Second floor		711.5 Sq. Ft						

V. Area of separate car gate and of construction involved, if any

VI. (a) Length of compound wall, if any

(b) Length of barbed wire or link fence:

VII. Is there a separate latrine or chain septic tank

VIII. Well, if any, with diameter and depth

IX. Electrical installations-

(a) No. of points.

X. Annual rental value

XI. The executant's estimate of the market value of the Land (447.04*7100/-) **Rs.31,73,984/-**

XII. The executant's estimate of the market value of the Building (711.5*1500) **Rs 10,67,250/-**

Total **Rs.42,41,234/-**

PLACE : CHENNAI

For CINNAMON HOMES

DATE: 05.10.2024

J. Pandiyan

Partner 6295
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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S No 4387 of 2024

I hereby certify that a sum of ₹ 42,413/- (Rupees Forty Two Thousand Four Hundred and Thirteen only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs பரண்மாமுனி ரெஜி residing at ஸ்ரீ ஸ்ரீ ஸ்ரீ Ambattur, Chennai, Tamil Nadu, India, 600050

Sub Registrar Konnur

Date 05/10/2024

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

Presented in the office of the Sub Registrar of Konnur and fee of ₹ 44,723/- paid at 03:44 PM on the 05/10/2024 by

Left Thumb



J. Pandiyammal

8122459943

Additions as per recitals of document

Execution admitted by

Left Thumb



J. Pandiyammal

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No

UKC B67605f504cd330af0493c966213c1002702c6

(Details from UIDAI : Pandiyammal W/O Jayakrishnan, 20-03-1989, xxxxxxxx4069)



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sheet.

Registering Office



Claim admitted by
Left Thumb



Handwritten signature
960027725

Identity of the person verified through Consent
based AADHAAR Authentication using Thumb
Impression with UIDAI reference No
UKC-079567ad4bcd6b95c94f2f8b72ad20710909a9
(Details from UIDAI : Bhuvanesh S/O- Subarayan,
26-05-1986, xxxxxxxx2004)



5th day of October 2024

THIRUMALAI SRITHAR
Sub Registrar
Konnur

Registered as Number R/Konnur/Book-1/6295/2024

Date 05/10/2024
Konnur



THIRUMALAI SRITHAR
Sub Registrar

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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sheet.

9/
Registering Officer



இந்திய அரசு
Government of India

மணிமுத்தாஸ்
Manimuthas
பிறந்த நாள் / DOB: 20/03/1989
பெயர் / Name

6431 9630 4069

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசு
Unique Identification Authority of India

முதலி கனகாசுரன்
முதலி கனகாசுரன்
முக அங்குசுரன்
முக அங்குசுரன்
முக அங்குசுரன்
முக அங்குசுரன்

Address: W/O: Jayakrishnan
1520, 3rd STREET
ANGAMUTHU NAGAR, Padi
Padi, Tiruvallur, Ambalpur, Tamil
Nadu, 600050

6431 9630 4069

1847
900 200 1847

help@uidai.gov.in

www.uidai.gov.in

J. Panliyam

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I contains 23 sheets 15 sheet.

Number

Registering Officer





இந்திய அரசாங்கம்
Government of India



புதுவைய்
Bhuvanesh
(பெண்) பிற: DOB: 26/05/1986
பால: / MALE



2173 1992 2004
VID: 9128 9934 4942 4936

உறுதிப்பாடு: 2024-01-01 உறுதிப்பாடு: 2024-01-01 உறுதிப்பாடு: 2024-01-01



भारत सरकार
Unique Identification Authority of India



சமூக அடையாள அட்டை: 26, கணபதி
மனையம், திருப்பூர், தமிழ்நாடு
பின்புறம்: 638702

Address:
S/O. Subarayan, 26, GANAPATHY
PALAYAM CHARAPURAM, Rudravathi,
Tiruppur,
Tamil Nadu 638702

2173 1992 2004

VID: 9128 9934 4942 4936

QR Code with Permanent

486KF

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AYUPB2627A



नाम / Name
BHUVANESH

पिता का नाम / Father's Name
SUBARAYAN

जन्म की तारीख /
Date of Birth
26/05/1986

हस्ताक्षर / Signature

यदि कार्ड के खोले/खाने पर कृपया सूचित करें/नोट करें:
आयकर PAN सेवा इकाई, एन एस डी
5 वी फ्लोर, मास्टर स्ट्रीक,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप हंग्सन चौराहा,
पुणे - 411 018.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th Floor, Master Street,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Hangers Chowk,
Pune - 411 018.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AATFC5767B



नाम / Name
CINNAMON HOMES

सिग्नेचर / Date of Incorporation
22/01/2024

यदि कार्ड के खोले/खाने पर कृपया सूचित करें/नोट करें:
आयकर PAN सेवा इकाई, प्रोटेक एनएसडीएस लिमिटेड
(पूर्व में एनएसडीएस इ-सर्विस प्रदाता लिमिटेड)
फ्लो 5 वी, मास्टर स्ट्रीक,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप हंग्सन चौराहा,
पुणे - 411 018.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, Protek e-Card Technologies Limited,
5th Floor, Master Street,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Hangers Chowk,
Pune - 411 018.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: taxinfo@nsdl.co.in

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I contains 23 sheets.

Registering Office



भारत सरकार
GOVERNMENT OF INDIA

 Ashay
जन्म तिथि / DOB: 24/01/1977
लिंग / GENDER: MALE

5230 9190 3377

எனது ஆதார், எனது அகையாளம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
S/O: Pkamber, 2/36, 6-4111
STREET, ASHOK NAGAR,
Ashok Nagar, Ashok Nagar,
Chennai, Chennai, Tamil Nadu,
600083

சமீபத்தில், 2/36, 6-4111
STREET, ASHOK NAGAR,
Ashok Nagar, Ashok Nagar,
Chennai, Chennai, Tamil Nadu,
600083

1947 1947 1947 1947 1947 1947 1947 1947 1947 1947

ABY

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sheet.

Registering Officer






Government of India
 Unique Identification Authority of India

Name: R. Jayakrishnan
 Date of Birth: 10/02/1979
 Gender: MALE



9535 8395 6590
 UID: 9191 4728 5766 9099

உறுதி அடையாளம் - உறுதி அடையாளம்




Unique Identification Authority of India

Name: S/O: Ramachandran, 15/20,
 ANGAMUTHU NAGAR, Post: Tiruvallur,
 Tamil Nadu - 600050



9535 8395 6590
 UID: 9191 4728 5766 9099

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R. Jayakrishnan

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 sheet.

2/
 Registering Officer





CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

[illegible]

of 2

(Date received) / Digital Signature: 10-04-2024
 Query / Name: Investigation 2
 Logid / Description: "Analyze
 the network traffic" / Comments: The network traffic is... / Comments:

5 Pandiyamul

[illegible]

சென்னை, 11-04-2019: தமிழக அரசு தயார் செய்துள்ள 2019-2020 ஆம் ஆண்டின் பி.என்.டி. (P.N.D.) பற்றிய செய்தி

The certificate was printed on 11-04-2024 at 01:01:22 PM

[illegible]

COPY OF SURVEY PLAN

CAN NO : 77/2024

Application No: 2024/154/22/1

DISTRICT : CHENNAI
TALUK : AMBATTUR

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sheet

Registering Office



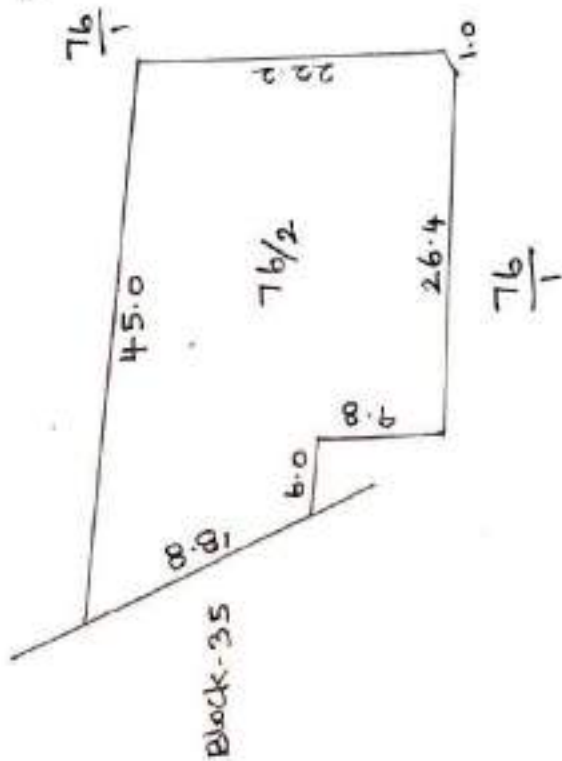
Certified that the above is a true copy of the survey plan of the land specified on the reverse.

Copied by :

h. f. v. v. v.
21/10/24
SENIOR DRAUGHTSMAN
AMBATTUR

DEPUTY INSPECTOR OF
SURVEY AND LAND RECORDS
h. f. v. v. v.
21/10/24
AMBATTUR

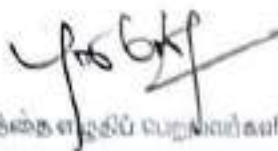
Ward No ...H.....
Block No ...3b.....
T.S.No ...76/2.....
Village ...magapalai.....



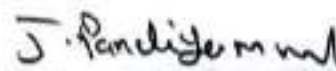
N

சொத்தானது நீர்நிலை பகுதியில் அமைப்பு வெவ்வேறான எல்லைகளால்
சான்று உறுதிப்படுத்தி (Declaration) (நீதிமன்றத்தின் 22953/2013-ல்
வழங்கப்பட்ட தீர்மானப்படிக்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள்,
நீர்நிலைப் பகுதிகளில் கட்டுப்பாட்டில்லை என சான்றளிக்கிறோம். மேலும்
இதனால் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக
பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதுமட்டுமே நான்/நாங்கள் சட்ட பூர்வ
நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.



ஆவணத்தை எழுதிப் பெற்றவர்களின்
கையொப்பம்



ஆவணத்தை எழுதிப் பெற்றவர்களின்
கையொப்பம்

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sheet.

Registering Office





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Registering



GPS Map Camera

Chennai, Tamil Nadu, India

19 & 20, Mohanram Nagar, Mogappair West, Mogappair, Chennai, Tamil Nadu

600037, India

Lat 13.083459°

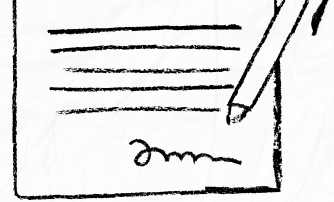
Long 80.176358°

22/05/24 12:50 PM GMT +05:30

Google

Y. S. K.

S. Pandiyamini



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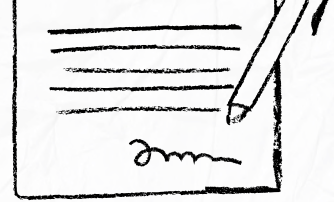
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