7988/2023

TP|1570891621|2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

CX 278710

Chandan Bala Jain

A-33

L. No. B7/1087/71/Dt: 5-2-71
R. JAYALAKSHMI
STAMP VENDOR
5/2, South Dhandapani Street,
T. Nagar, Ch-17. Ph : 9381348324

02 AUG 2023

GENERAL POWER OF ATTORNEY

THIS GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 7th DAY OF AUGUST 2023

KNOW ALL MEN BY THESE PRESENT THAT **M/s. BLB ESTATES (P) LTD,** having its Registered Office at "Sree Audisesha Bhavan", No.21, Chinnaiah Street, T. Nagar, Chennai- 600 017, represented by its Managing Director **Mr. R. BHASKAR (Aadhaar No. 2719 9268 2557) (PAN - AAUPB0115B)** S/o. (Late) R.K. Ramalingam Pillai, Hindu, aged about 67 years, hereinafter called as **PRINCIPAL** do hereby **NOMINATE and**

Chandan Bala

For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023 of Book 1
Contains 19 Sheets 1 Sheet

Registering Officer

CONSTITUTE Mrs. CHANDAN BALA JAIN (Aadhaar No.7940 6178 3002) (PAN -ALBPC0957C) wife of Mr.Ashish Jain, aged 32 years, residing at No.35, Ellaiamman Koil Street, West Mambalam, Chennai – 600033, as their lawful **POWER OF ATTORNEY AGENT** to do the following acts deeds and things, etc. in our name and on our behalf.

WHEREAS the **PRINCIPAL** herein is the sole and absolute owner of all that piece and parcel of Vacant Plot namely **COMMUNITY HALL** in **"M.S. SUBBULAXMI NAGAR"** Layout (Layout approved by D.T.C.P. vide its **Approval No.125/2005** and the final sanction was accorded by the local body vide File No.13/2005-06, dated 27.09.2005) situated at **MANIMANGALAM VILLAGE,** Kundrathur Taluk (previously Sriperumbudur District) Kancheepuram District, comprised in **Survey No.378/1**, measuring an **extent of 19,486 sq.ft.** or thereabouts and more fully described in the Schedule hereunder, having been purchased the same from Mrs. Ammini Ammal, wife of Late G. Duraisamy Naidu, represented by her Power Agent Mr. N. Perumal, under a Sale Deed dated 21.08.2006, registered as **Document No. 4817 of 2006** at the Office of the Sub Registrar, Padappai.

WHEREAS the Patta issued by the revenue authorities in favour of **M/s. BLB ESTATES (P) LTD** represented by its Managing Director Mr. R. BHASKAR, vide **Patta No.5086** and a **new Survey No.378/21** allotted in respect of the above said property.

WHEREAS the **PRINCIPAL** further represents that, from the aforementioned date of purchase, the PRINCIPAL herein is in uninterrupted possession and enjoyment of the above said property as absolute owner thereof paying taxes and all other public charges thus having absolute right, title, interest and possession in the same.

Chandan Bala

For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023 of Book 1
Contains 19 Sheets 2 Sheet

Registering Officer

AND WHEREAS the **PRINCIPAL** is unable to look after the affairs of the said plot and our said lawful General Power of Attorney shall act on our behalf to do all acts, deeds and things hereinafter mentioned i.e. to say:

1. To negotiate for the sale of the schedule mentioned property in whole, in part or in undivided shares as may deemed fit and to settle the terms of sale with any person or persons.

2. To execute for and on our behalf, Agreement(s) in respect of schedule mentioned property and receive consideration therefor in such manner as may be deemed fit and issue receipts for the same.

3. To execute any Deeds, Instruments or Documents including Sale Deeds / Rectification Deed / Cancellation Deeds on such terms and conditions as may be deemed fit and proper by our Attorney.

4. To present the same for registration before the competent authority, admit execution thereof and to receive the same duly registered.

5. To apply for and obtain any sanction, permission, clearance, etc. from any authority for the purpose of completion of the Sale or registration as the case may be and to give Affidavits, Declaration, etc. in this regard to any Authority.

6. To apply for and obtain necessary sanctions, permissions, clearances and approvals from the Municipal Authorities, Directorate of Town and Country Planning, Panchayat and other authorities, for sanction of necessary plans and drawings, for reconstitution and sub-division of the schedule mentioned land and for putting up any construction in the schedule mentioned property.

Chandan Bala

For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023

Contains 19 sheets 3 sheet

Registering Officer

7. To apply for and obtain necessary sanctions, permissions, clearances and approvals from Water and Sewerage Board, Electricity Board and other departments, boards, statutory and other authorities and to develop the schedule property in any manner as may be deemed fit and necessary.

8. To construct House / Flats / Row House/ Villa, etc over the said property and to negotiate and enter into Agreement(s) for with third parties / allotees with respect to the same.

9. To appoint Building Contractors, Engineers, Architects and other skilled or unskilled workers in connection with the construction of any building in the schedule property.

10. In the event of default in payment any prospective purchaser, to transfer the land to any other person and / or initiate proceedings for recovery of amounts due.

11. To advertise in any News Paper / Magazine or any Public Media in respect of the mentioned property.

12. To pay all taxes, dues, demands and other outgoings in respect of the schedule mentioned property and to obtain receipt for the same.

13. To incur reasonable expenses for maintenance of the schedule property.

14. To engage Advocates or Pleaders, sign Vakalath Namas or any other Memo of Appearance, sign and verify Plaints, Written Statements, Complaints, Counter Statements, Affidavits, Petitions and any other document or statements for the purpose of dealing with the schedule

Chandan Bala

For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023 of Book 1 Contains 19 Sheets 4 Sheet

Registering Officer

mentioned property and to apply for certified copies of orders, judgments and depositions and receive the same.

15. To appear in Courts on our behalf to represent and to appear before any Court and to adduce oral and / or documentary evidence in connection with any matter that may be prosecuted or initiated on our behalf or against us and to admit documents.

16. To compromise, withdraw state, settle or abandon any such proceeding or enter into any settlement and file any Memo of Compromise or Settlement on such terms and conditions as may be deemed fit and proper by our Attorney.

17. To apply for and obtain certified copies of all judgments, orders, decrees and documents from any Court, Tribunal, Authority or other Bodies.

18. Incase of any dispute between the Agent and third party with respect to the Schedule mentioned property, it is the sole responsibility of the Agent to solve the issue.

18. To maintain accounts for all transactions in respect of the schedule property and produce the same to us when required. Also, not to indulge in any kind of illegal / unlawful activities.

No Consideration has been passed in executing this Power of Attorney.

Chandan Bala

For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023 of Book 1 Contains 19 Sheets 5 Sheet

Registering Officer

SCHEDULE OF PROPERTY

All that is piece and parcel of Vacant Plot namely **COMMUNITY HALL** in **"M.S.SUBBULAXMI NAGAR"** Layout (Layout approved by **D.T.C.P. vide its Approval No.125/2005** and the final sanction was accorded by the local body vide File No.13/2005-06, dated 27.09.2005) situated at **MANIMANGALAM "A" VILLAGE,** Kundrathur Taluk (previously Sriperumbudur District) Kancheepuram District, comprised in old Survey No.378/1, Patta bearing No.5086 as per Patta **NEW SURVEY NO.378/21** measuring an **extent of 19,486 sq.ft.** or thereabouts and bounded on the:

NORTH BY : 15 METER WIDE ROAD
SOUTH BY : 7 METER WIDE ROAD
EAST BY : 7 METER WIDE ROAD
WEST BY : 7 METER WIDE ROAD

Admeasuring:

North to South on the Eastern Side : 184.25 feet
North to South on the Western Side : 149.75 feet
East to West on the Northern Side : 163.25 feet
East to West on the Southern Side : 97 feet

In all measuring an **extent of 19,486 sq.ft.** or thereabouts and situated within the Registration District of South-Chennai and Sub-Registration District of PADAPPAI.

The Present Market value of the above said property is Rs.2,53,31,800/-

Chandan Bala

For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023 of Bo
1 Contains 19 Sheets 6 Sheet
Registering Officer

In witness whereof the **PRINCIPAL** and the **POWER AGENT** have signed on the day, month and year above mentioned in the presence of following.

Chandan Bala

POWER AGENT
Mrs.Chandan Bala Jain

PRINCIPAL
(M/s. BLB ESTATES (P) LTD
Represented by its
Managing Director - R. Bhaskar

WITNESSES:

1.

[G. BASKAR] age 57
Aadhaar No.5350 3418 5328
S/o Late Mr. V.R. Govindarajan
Door No.23, 2nd Street,
Sri Ranganathan Nagar, Selaiyur,
Chennai-600073

2. K. S H

[KISHUN PASWAN] age 33
Aadhaar No. 4550 1904 1915
S/o Pulichand Paswan
No.35, Ellaiamman Koil Street,
West Mambalam, Chennai-600033

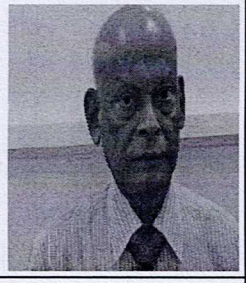
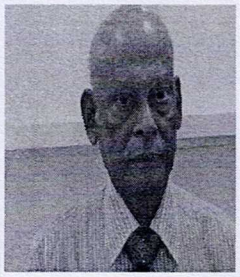
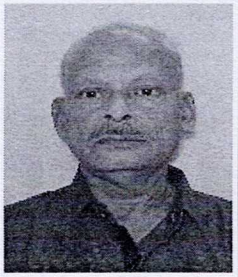


Drafted by :
K. VETRIVEL
Document Writer
State L.No.A / 3 / 96 / MS(S)
Nagar, Chennai-600 017.
Mobile No: 9444660135

Document No. 7988 of 2023 of Boo
Contains 19 Sheets 7 Sheet
Registering Officer

R/Padappai/Book-1/7988/2023

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 2,54,330/- paid at 04:01 PM on the 07/08/2023 by

Left Thumb  	9003029111 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:261420f8b9a127a2e34a05ab6b342345839d88 **(Details from UIDAI : Bhaskar R S/O: Ramalingam, 15-02-1955, xxxxxxxx2557)**	
Claim admitted by Left Thumb  	chandan Bala 9884032266 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:01783367a7a559ed7b40d8b6aa75f3ea8e49b6 **(Details from UIDAI : Chandan Bala Jain , 02-09-1990, xxxxxxxx3002)**	

7th day of August 2023

MOHANRAJ CHINNAIYAN
Sub Registrar
Padappai

SUB REGISTRAR
PADAPPAI

Document No. 7988 of 2023 of Book 1 Contains 19 Sheets 8 Sheet

Registering Officer

Registered as Number **R/Padappai/Book-1/7988/2023**.

Date: 07/08/2023
Padappai

MOHANRAJ CHINNAIYAN
Sub Registrar

SUB REGISTRAR
PADAPPAI

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

SUB REGISTRAR
PADAPPAI

Document No. 7988 of 2023 of Book 1 Contains 19 Sheets 9 Sheet

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : காஞ்சிபுரம் வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : மணிமங்கலம் அ பட்டா எண் : 5086

உரிமையாளர்கள் பெயர்

1. ... ... மெசர்ஸ் பிஎல்பி எஸ்டேட்ஸ் பிரைவேட் லிமிடெட்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
378	21	--	--	0 - 18.10	3.85	--	--	2020/0105/03/283140--2020/03/14/000424SD -- 10-08-2020
				0 - 18.10	3.85			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/085/05086/80509** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-08-2023 அன்று 03:14:43 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

chandan Bala

For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023

1 Contains 19 Sheets 10

Registering Officer

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை

என்பதற்கான சான்று / உறுதிமொழி (Declaration)

(நீதிபோணை எண்.22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையைசான்க)

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

Chandan Bala

For BLB ESTATES (P) LTD.

Managing Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

Document No. 7988 of 2023 of SRO.
1 Contains 19 Sheets 11 Sheet
Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
CHANDANBALA
SATHISHKUMAR
02/09/1990
Permanent Account Number
ALBPC0957C
Signature
24122008

Chandan Bala

Document No. 7988 of 2023 of Bo
1 Contains 19 Sheets 12 Sheet
Registering Officer



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AABCB3835E

नाम/ Name
BLB ESTATES PRIVATE LIMITED

19112020

निगमन / गठन की तारीख
Date of Incorporation / Formation
30/12/1999



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAUPB0115B

नाम/ Name
RAMALINGAM BHASKAR

पिता का नाम/ Father's Name
KARUPANA RAMALINGAM

जन्म की तारीख /
Date of Birth
15/02/1955

हस्ताक्षर / Signature

05122020

For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023 of Bo.
1 Contains 19 Sheets 13 Sheet

Registering Officer





For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023 of Book 1 Contains 18 Sheets 14 Sheet

Registering Officer

உறுதிமொழி

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

For BLB ESTATES (P) LTD.

Managing Director

Chandan Bala

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

Document No. 7988 of 2023 of Book 1
Contains 19 Sheets 15 Sheet

Registering Officer

BLB Estates (P) Ltd.

"EXCERPTS OF THE RESOLUTION PASSED AT THE BOARD MEETING HELD ON 30th JUNE 2023"

"It has been resolved that the stock of the Company (Properties purchased in Company's name) can be sold to the individuals or mortgaged at the private financiers, funding agencies, Govt. Banks, Co-operative banks as and when required in a profitable manner. The Managing Director **Mr. R. BHASKAR**, is authorized to enter into sale agreement and execute the sale deed & GPA to the indenting purchasers or sign the documents with regards to the loan as and when required."

R. BHASKAR
(Managing Director)

DR.B. LAKSHMI
(Director)

B. BALAMURUGAN
(Director)

For BLB ESTATES (P) LTD.

Managing Director

Document No. 7988 of 2023 of Book 1 Contains 19 Sheets 16 Sheet

Registering Officer

25 Years of Spreading Prosperity

"Sree Audisesha Bhavan", New No. 21, Chinnaiah Street, T. Nagar, Chennai - 600 017.
T : 044 4856 6655 / 2834 5104 Mob : 9499 977 111 E : contact@blbestates.com W : www.blbestates.com

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண் / Enrollment No.: 0644/12055/00062

To
சந்தன் பாலா ஜெய்ன்
Chandan Bala Jain
No.35, Ellaiamman Koil Street,
VTC: West Mambalam,
PO: West Mambalam,
Sub District: Chennai, District: Chennai,
State: Tamil Nadu,
PIN Code: 600033,
Mobile: 9791032266

42130911

MF421309116FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7940 6178 3002

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



சந்தன் பாலா ஜெய்ன்
Chandan Bala Jain
பிறந்த நாள் / DOB : 02/09/1990
பெண்பால் / Female

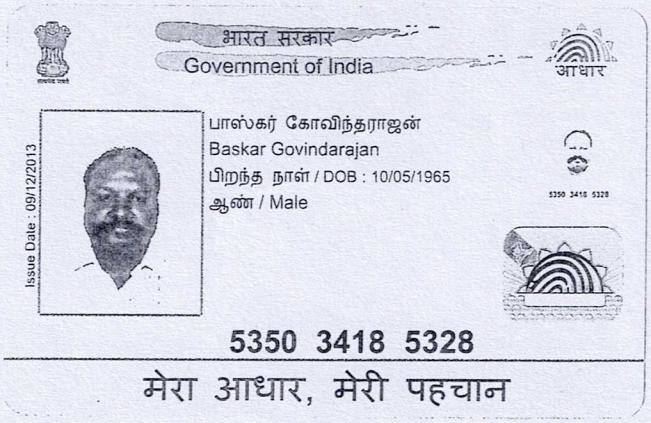
Issue Date : 07/04/2013

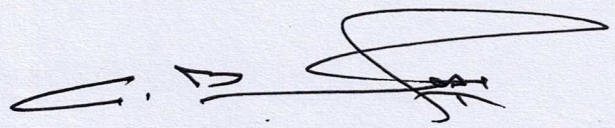
7940 6178 3002

எனது ஆதார், எனது அடையாளம்

Chandan Bala

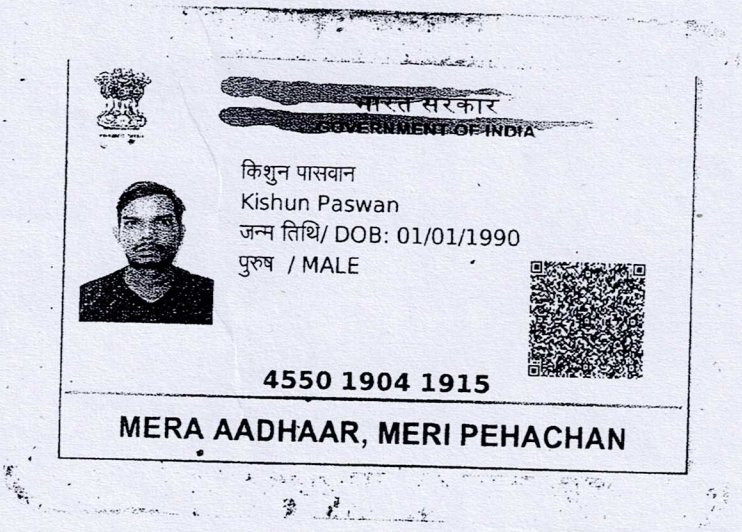
Document No. 7988 of 2023 of Bo
1 Contains 19 Sheets 17 Sheet
Registering Officer


भारत सरकार
Government of India
आधार
பாஸ்கர் கோவிந்தராஜன்
Baskar Govindarajan
பிறந்த நாள் / DOB : 10/05/1965
ஆண் / Male
5350 3418 5328
Issue Date : 09/12/2013
5350 3418 5328
मेरा आधार, मेरी पहचान




भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
AADHAAR
முகவரி: S/O கோவிந்தராஜன், எண் 23, ஷ்ரீ ரங்கநாத நகர், 2வது தெரு, பாரத் பல்கலைக்கழகம் எதிரில், சேலையூர், காஞ்சிபுரம், தமிழ் நாடு, 600073
Address: S/O Govindarajan, NO 23, SRI RANGANATHA NAGAR, 2ND STREET, OPPOSITE TO BHARATH UNIVERSITY, Selaiyur, Kancheepuram, Tamil Nadu, 600073
Print Date : 19/12/2022
5350 3418 5328
1947
help@uidai.gov.in
www.uidai.gov.in

Document No. 7988 of 2023 of S.R.
Contains 19 Sheets 18 Sheet
Registering Officer



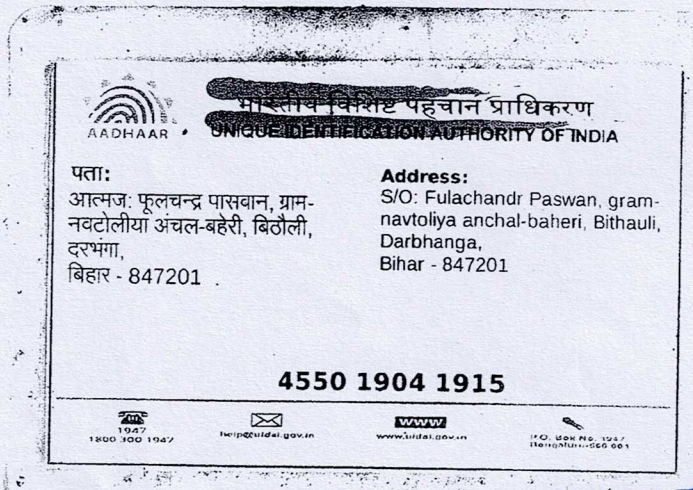
भारत सरकार
GOVERNMENT OF INDIA

किशुन पासवान
Kishun Paswan
जन्म तिथि/ DOB: 01/01/1990
पुरुष / MALE

4550 1904 1915

MERA AADHAAR, MERI PEHACHAN

KISHAN



भारतीय विशिष्ट पहचान प्राधिकरण
AADHAAR UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: फूलचन्द्र पासवान, ग्राम-नवटोलीया अंचल-बहेरी, बिठौली, दरभंगा,
बिहार - 847201

Address:
S/O: Fulachandr Paswan, gram-navtoliya anchal-baheri, Bithauli, Darbhanga,
Bihar - 847201

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Registering Officer

2,33,850/- 13 Community Hall – MSS

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BLB Estates (P) Ltd
R. Bhaskar
Managing Director
Chennai -17.

V. THAMARAICHELVI
S.U.L. No. 4379/B1/88/1.5.88
NUNGAMBAKKAM,
CHENNAI - 34.

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI ON THIS 21st day of AUGUST 2006, By **Mrs. AMMINI AMMAL,** W/o. Late. G. Duraisamy Naidu, residing at No.27, College Road, Nanganallur, Chennai – 114, represented by her Power of Attorney Agent **Mr. N. PERUMAL,** S/o. Late. Natesan, aged about 52 years, residing at No.57, Irunkattukottai, Sriperumbadur Taluk, Kancheepuram District, vide the deed of general power of attorney document number 559 of 2004, dated 08.11.2004, registered in the office of the SRO Padappai, hereinafter called the **"VENDOR"** OF THE ONE PART.

N. PERUMAL

For BLB ESTATES (P) LTD.

Managing Director

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4817/2006
Page No.