



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





தமிழ்நாடு திருமலிநாடு TAMILNADU

49/13/
31/7/15

Mahidhara Projects Pvt Ltd.
Chennai.

AV 853994
M. SARAVANA
TAMP VENDOR, L.No: 7776
No. 4/2, Pad. Iyanaban Salai
Kodambakkam, Chennai-600 042

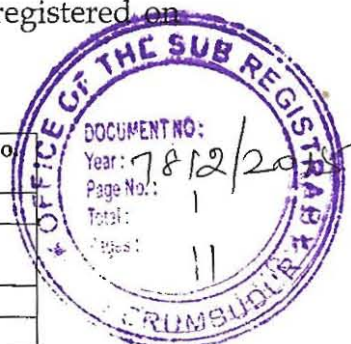
GENERAL POWER OF ATTORNEY

KNOW ALL PEOPLE BY THESE PRESENTS of the Deed of GENERAL POWER OF ATTORNEY executed at Sriperumbudur, on this the 07 Day of August, 2015, that I, Mr.K.Sreedhar Reddy, S/o.K.Rajagopal Reddy, aged about 47 years, residing at No: 3A, III Block, Bajaj Apartments, Vth Street, Nandanam Extension, Chennai,

- I am the absolute owner and peaceful possessor of the land admeasuring Acres.1-34.Cents, comprising of following survey numbers shown below in Table, Situated at Thathanur Village, Vadakal C, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu, having purchased the same along with other lands under Registered Sale Deeds, as shown in the Table below, registered on the file of S.R.O., Sriperumbudur:-

Table

Registered Document No.	Date	Sy.No./ Sub-Divided Sy.No.	Extent Acre-Cents	Patta.No.
6731/2011	22-07-2011	288/2	0-55	1913
24933/2006	18-12-2006	291/3A1 (part)	0-04½	1321
		291/3B (part)	0-10½	1994
20925/2007	04-10-2007	289/4	0-64	1393
Total			1-34	



- I, with an intention to develop the above land into a residential Layout consisting of plots have offered the same to M/s.Mahidhara Projects Private Limited, having its office at No.598, Alagirisamy Salai, K.K. Nagar, Chennai, under a scheme to develop the same into a Layout and they have agreed to develop the land into a layout together with their lands and other lands belonging to the neighbouring landlords.

For Mahidhara Projects Pvt. Ltd.

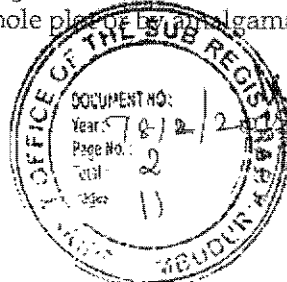
Chairman & Managing Director

W. Sreedhar

3. Accordingly as per the terms M/s.Mahidhara Projects Private Limited have applied to the Director of Town and Country Planning (DTCP), Chennai, Tamilnadu for a residential Layout in respect of my above mentioned Acres.1-34.Cents of land along with their lands together with other lands belonging to neighbouring landlords, total land forming into a compact block of lands admeasuring Acres.25-32.Cents comprised in various survey numbers, Situated at Thathanur Village, Vadakal C & Kaduvanchery Village, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu, and obtained approval of the Layout from the DTCP, Chennai, vide Order No.59/2013.
4. As per the agreed terms and conditions of the development scheme of the above mentioned approved layout, In respect of my above mentioned Acres.1-34.Cents of land, I have already executed a Power of Attorney dated 13.12.2013, and registered as Document No. 14964 of 2013, for a total extent of 33,139 Square Feet, and that Power has been Partly implemented. Thereafter on 6.8.2015, the said Power was revoked due to certain exigencies as indicated in the Deed and registered as Document No. 7808 of 2015, and in the said Deed it is also indicated, the necessity to execute this Power. Accordingly this power is now executed by me in compliance of the Revocation of Power.
5. Now, I am executing this general power of attorney authorizing M/s.Mahidhara Projects Private Limited to sell the plots with plotted areas which are more particularly described in Item No. 1 of the Schedule hereunder and hereinafter called as Schedule Plots, together with the Item No. 2 of the Schedule hereunder, have been fallen and allotted to the share of M/s.Mahidhara Projects Private Limited and they are entitled to sell the same to prospective purchasers.
6. Hence by this deed of General Power of Attorney, I, do hereby appoint, authorize, nominate and constitute M/s.Mahidhara Projects Private Limited, represented by its M/s.Mahidhara Projects Private Limited, represented by its Chairman & Managing Director, Sri.T.Prashanth Reddy, S/o.Late.T.Narsimha Reddy aged about 46 years, having its office at No.598, Alagirisamy Salai, K.K. Nagar, Chennai, (PAN NO.AAFCM1152K), as my lawful attorney to act on my behalf and on my name to do, perform and execute inter alia the following things, acts and deeds in respect of Schedule Property and I shall sign all the applications, affidavits or any other documents, registered or un-registered, in this regard.
 - i. To advertise the Schedule Property/project for sale and to negotiate the terms to sell the Schedule Property with or without construction at such price which my attorney in its absolute discretion decides and agrees and receive the sale consideration, acknowledge the receipt of the earnest money and such consideration and pass valid receipts for payment received in respect of the same and to enter/execute/sign any agreement/agreement of sale/MOU/construction agreement and cancel or repudiate the same.
 - ii. To prepare and present necessary plans for construction in and over the Schedule Property and to obtain necessary permissions for the same from concern authorities and to construct any type/model of residential or any other category or commercial house/s, building/s, amenities, apartment/s, complex in the Schedule Property and if necessary by amalgamation/bifurcation of the plots/part of plots in the Schedule Property into a whole plot or bifurcation of the plots/part of

For Mahidhara Projects Pvt. Ltd.

Chairman & Managing Director



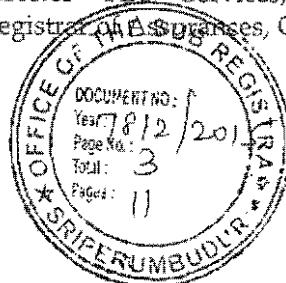
S. Prashanth Reddy

plots in the Schedule Property with any other neighbouring plots/part of plots into a whole plot.

- iii. To sell or assign or otherwise alienate or convey/sell or otherwise part with possession of the Schedule Property with or without construction or any part thereof in favour of prospective purchaser/s or any other third party or itself and receive the total sale consideration, acknowledge the receipt of the total sale consideration, issue receipts and execute sale deed/s or conveyance deed/s or lease deed/s, gift deed/s, rectification deed/s, ratification deed/s, exchange deed/s, mortgage deed/s, release deed/s, construction agreement or any other deed or document or agreement in favour of prospective purchaser/s or any other third party or itself and present the same for registration before concerned registration authority, by itself or by authorized person, admit execution thereof and get the said documents registered and complete the registration and to perform incidental matters including the delivery of possession of Schedule Property to prospective purchasers with or without construction.
- iv. To do, perform and execute all such things, acts and deeds as may be incidental or necessary to do for alienating, conveying and transferring the Schedule Property in favour of the prospective purchasers as fully and effectively in all respects.
- v. To mortgage/hypothecate the Schedule Property or any part or parts thereof, including any constructions/structures developed thereon with Banks or financial institutions and to execute the loan/bank guarantee/collateral security/mortgage documents.
- vi. To obtain/raise loans and advances from the Banks or Financial Institutions for the development/construction of the project by way of project loans/funding by offering as security the Schedule Property with or without construction or incomplete construction and for such purpose to execute mortgage deed or memorandum of deposit of title deeds document, etc.
- vii. To form one or more co-operative society, condominium or company of plot/flat/house/unit purchasers and to decide and finalize the name of the project at the sole discretion of the attorney.
- viii. To sign Affidavits, Vakalatnamas, petitions, applications, etc., to verify the pleadings, enter into compromise and receive money, file full or part satisfaction memos in respect of compromise and to refer the matter to arbitration.
- ix. To file, prosecute, defend, with draw any suit, complaint, petition, appeal, revision, writ petition or other proceedings before any court of law, civil, criminal or revenue/appellant and to engage or remove advocates.
- x. To prepare and present necessary plans for development of the Schedule Property and sign and file all affidavits, declarations, applications, plans, structural plans, forms or the like from time to time for the purpose of obtaining and securing the necessary approvals, permissions and to submit the same to the concerned authorities and obtain the same from concern authorities and to do such other acts as may be necessary and incidental for the purpose of managing and protecting.
- xi. To make necessary amendments, alterations, corrections in the plans and to get approved the amendments, alterations, sanctions, and corrections from the concerned authorities and to make necessary representations, applications for the said purposes.
- xii. To approach DTCP, any Government, State, Central or local or other authority including Gram Panchayat, Tahsildar, Collector, Revenue Divisional Officer, Department of Telecommunications/BSNL and state/private telephone service providers, Police Department, EB, CMWSSB, Pollution Control Board, Environmental Authorities, Director Fire Services, Civil Aviation/AAL, Government of Tamilnadu, Sub-Registrar of Assurances, Governmental and Quasi

For Mahidhara Projects Pvt. Ltd.

Chairman & Managing Director



U. Sankar

- Governmental bodies etc., for any grant/obtain, change of land use, submission/modifications of plans of layout, approval, permission, license, no objection certificate, clearance, alterations, rectifications, regularization, electric/water/drainage/ telephone service connection etc., and for the aforesaid purposes, to sign and execute necessary plans, layout plans, petitions, applications, forms, affidavits, declarations, undertakings, indemnities and other deeds containing such covenants as may be required in this regard.
- xiii. To appoint and to remove from time to time architects, surveyors, engineers, contractors, consultants, technical persons, workers for the development and other personal as may be necessary in connection with the development or construction work, execute necessary service contracts, agreements, labour contracts, etc., on such terms, as attorney deems fit and proper.
 - xiv. To appear and make all representations before the concerned authority or submit such further documents relating to the development or construction as may be required for the purpose of obtaining and securing necessary approval and to carry on correspondence from their address with all concerned authorities.
 - xv. And generally to do all other acts, deeds, matters and things in connection with and relating to and concerning or touching upon the alienation of the Schedule Property in the manner aforesaid without any restrictions, reservations or conditions.
7. And I do hereby agree that all acts, deeds and things lawfully done by the Attorney shall be construed as acts, deeds and things done by me personally and I undertake to ratify and confirm all and whatsoever that the Attorney shall lawfully do or cause to be done by virtue of the power/s herein above given.
 8. I hereby declare that the powers, authorities and discretions hereby conferred shall not be revoked forever and the same are intended to extend and shall in all cases extend to any other related matters or transactions not herein precisely mentioned and that the powers granted herein are irrevocable and accordingly the attorney shall be always entitled to exercise the powers conferred upon it irrevocably and this power shall remain irrevocable without limitation. Provided further that this power of attorney shall not be revoked since the power of attorney is coupled with interest having regard to the steps already taken prior to the date of execution of this GPA, and hence this power of attorney is irrevocable.
 9. No consideration amount is being paid for execution of this General Power of Attorney.

SCHEDULE PROPERTY

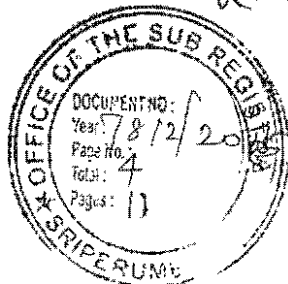
All that the plotted areas with plot numbers and extents from out of the land admeasuring Acres.1-34.Cents, comprising of Acres.0-55.Cents, in Sy.No. 288/2, Acres.0-04½.Cents in Sy.No.291/3A1(part), Acres.0-10½.Cents in Sy.No.291/3B (part), Acres.0-64.Cents, in Sy.No.289/4, Situated at Thathanur Village, Vadakal C, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu as shown below:-

Item No. 1.

PLOT No.	EXTENT in Sq. Ft.
9 (Western Part)	1924
23 (Southern Part)	1680
24 (Southern Part)	1853
33 (Northern Part)	762
172 (Northern Part)	1622
Total	7,841 Sq.Ft.

For Mahidhara Projects Pvt. Ltd.


Chairman & Managing Director



Item No.2

All that piece and parcel of the land admeasuring an extent of 2147 Square Feet out of the total extent of 22,572 Square Feet earmarked as Commercial Property in the residential layout approved by the Director of Town and Country Planning (DTCP), Chennai, vide Order No.59/2013, out of the land admeasuring Acres.0-64.Cents, in Sy.No.289/4 (Part), and bounded on

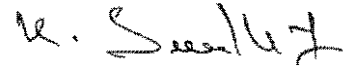
NORTH BY : 30'00" Feet Wide Road,
 SOUTH BY : Land in Survey No. 290/2A,
 EAST BY : Plot No. 33.
 WEST BY : Balance Land marked as Commercial Property in Survey No. 290/1A1A, belongs to Mrs. K. Suparna.

Situated at Thathanur Village, Vadakal C, Sriperumbudur Taluk, Kancheepuram District, Tamilnadu.

IN WITNESS WHEREOF I have signed this deed of General Power of Attorney with my free will and consent without any force or coercion in the presence of following witnesses on the day, month and year first above mentioned.

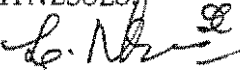
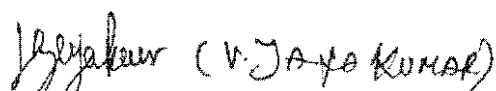
For Mahidhara Projects Pvt. Ltd.


 Chairman & Managing Director



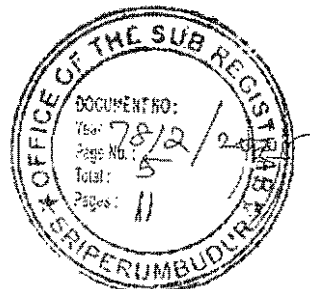
EXECUTANT

WITNESSES:

1.  S/o Raji Reddy
 598, Alagiri Seng, Salai, K. K. Nagar
 Chennai
2.  (V. JAYA KUMAR)
 s/o K. Vengopal
 No 588 Alagiri Seng
 Ch 98

Drafted by

 S. Jaisankar
 Document written
 in no: A-107/CN/38
 Sriperumbudur



Presented in the Office of SubRegistrar of Sriperumpudur and fee of Rs. 10150 paid between hours of 3 and 4 on 06/08/2015 by

1 Left Thumb



U. Sankar

Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb



U. Sankar

Additions As per the recitals of the document

Claim Admitted by

1 Left Thumb



T. Sankar

Additions As per the recitals of the document



Endorsement Sheet no. 1 of 2



Identified by

1 Left Thumb



Name : NARENDRAN REDDY

S/o L. Raji Reddy

L. Raji Reddy

2 Left Thumb



Name : JAYAKUMAR

S/o K. Venugopal

S. S. Nagaraj Sengalalai
Ch. 28

6th day of August 2015

SubRegistrar
Sriperumbudur

Registered as No 7812 of 2015 of Book I

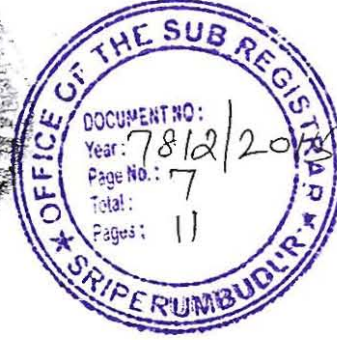
Date : 06/08/2015

SubRegistrar
Sriperumbudur

K. Senthil Nathan
Sub-Registrar
SRIPERUMBUDUR

"இவ்வாவணத்தின் அடிப்படையில் எழுதி
கொடுக்கப்படும் ஆவணங்கள் பதிவுக்கு தாக்கல்
செய்யப்படும் போது பொது அதிகாரம்
அளித்தவரின் 'Life Certificate' உடன்
தாக்கல் செய்யப்படவேண்டும்."

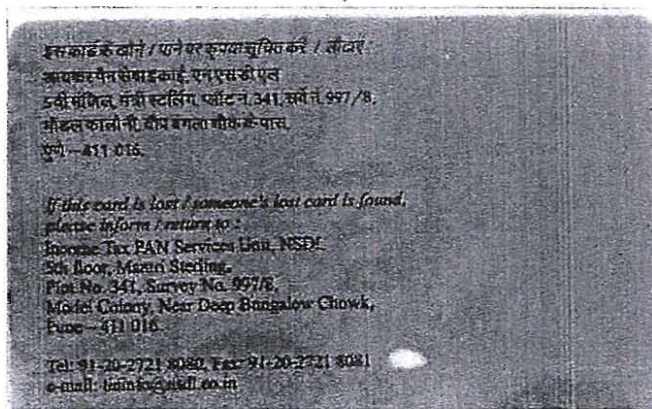
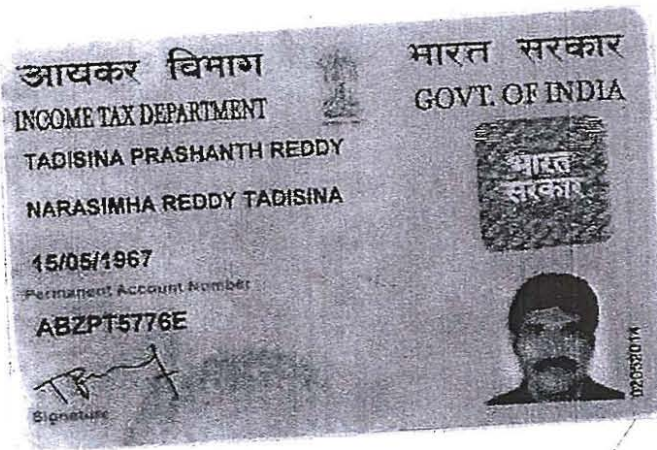
சார்பகிவனார்
முன்பெரும்துரை



DOCUMENT NO:
Year: 7812/2015
Page No.: 7
Total: 7
Pages: 11

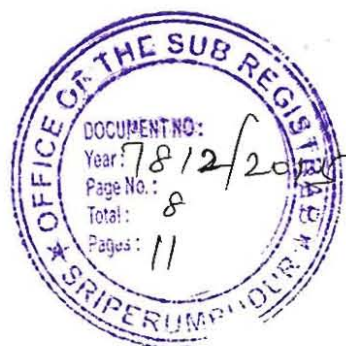


Endorsement Sheet no. 2 of 2



For Mahidhara Projects Pvt. Ltd.

Chairman & Managing Director





India Driving Licence(Tamilnadu)

Form 7

DOI 17/05/2000

DL No TN09 20000005835
Name SREEDHAR REDDY K
S D W of RAJAGOPAL REDDY
Address
NO 3A 3RD BLOCK BAJAJ APTS
5TH STREET NANDANAM EXTN
CHENNAI 600035
Temp. Add:



DOB 01/10/1966 B.G. A:

Punishments

End.No. : 06/04/2010 12:08:19 PM

Licensed to drive throughout India, vehicles of the following descriptions
M/CYCL. WG 17/05/2000 TN09 LMV 17/05/2000 TN09

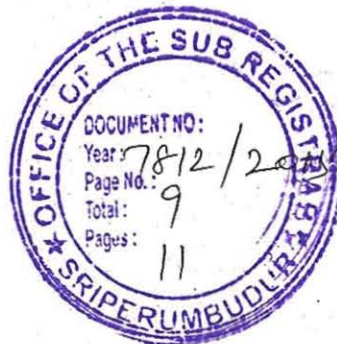
Non-Transport Veh. Valid upto 30/09/2016



Signature of the Holder
Signature of the Holder

Signature of the Licensing Authority
Asst. Licensing Authority
RTOU CHENNAI-WEST KK NAGAR

U. Sreedhar
T. R. S. Sreedhar

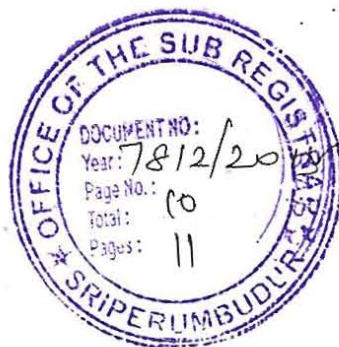




For Mahidhara Projects Pvt. Ltd.

Chairman & Managing Director

U. Sankar



India Driving Licence (Tamilnadu)
Form - 7

D.O.I. 07/08/2000

DI No F/TN/09/009357/2000
 Name V.Jayakumar
 S/D/W of K Venugopal
 Address
 97,Bajanai Koil St
 Choolaimedu
 Chennai 600 094

D.O.B 20/01/1977 B.G. B+ve

Endorsement



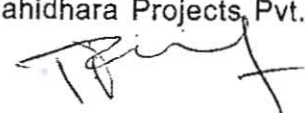

Licensed to drive throughout India vehicles of the following description and valid upto 06/08/2020
 MCWG-07/08/2000/TN/09

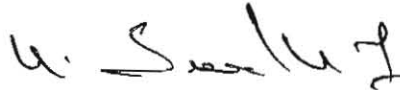
Signature/L.T.I. of the Holder

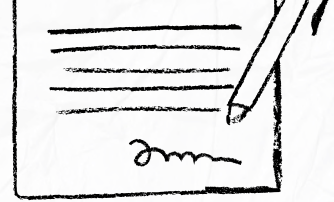
Asst. Licensing Authority
 Chennai (West)



For Mahidhara Projects, Pvt. Ltd.


 Chairman & Managing Director





our services doesn't just end there



Buying & Selling Services

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



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



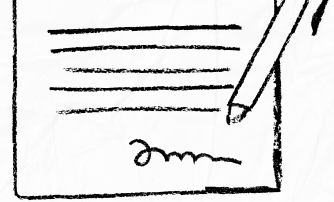
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions
with smart tools**



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate