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Official Property Record

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ADJ/102/2025 TP/ ADJ/522HH43/2025

GENERAL POWER OF ATTORENEY

KNOW ALL MEN BY THESE PRESENTS THAT, I Mr. A.H.Abu backer, (Aadhaar Card No.9415 2267 6012 & PAN:AFOPA2872F) son of Mr. S.S.M.Ahmed Hussain, is permanently residing at door No.47, Model School Road, Chennai – 600 006, Tamilnadu, INDIA and now residing at now residing at Villa 7, Al Yasat Compound, Karama St. behind British School Al Khubairat, Al Mushriff Area, Abu Dhabi, POST Box – 106065, UAE (Passport No:RE0131377) (here in after may be called as Principal/s) do hereby nominate, constitute and appoint **Mrs. Ayishuth Jailani, wife of** Mr. S.S.M.Ahmed Hussain, (Aadhaar No:8665 4063 4417 & PAN No.AEWPJ9087L) residing at door No.47, Model School Road, Chennai – 600 006, Tamilnadu, INDIA (here in after may be called as our attorney /power agent) as out lawful Attorney for us to and execute all or any of the acts, deeds and things in property transactions, I have rights enjoyment of the under mentioned property briefly described in schedule,

WHEREAS I got from my mother **Mrs. Ayishuth Jailani, wife of** Mr. S.S.M.Ahmed Hussain, vide registered as settlement deed Document No's.26531/2024, 26532/2024 and 26533/2024 dated on 12.12.2024, Book No.1, Thiruporur Sub Registrar office and more fully described in the Schedule hereunder.

I have proposed to sale my properties in the under mentioned Schedule property and for the purpose do hereby appoint and constitute the above said **Mrs. Ayishuth Jailani, wife of** Mr. S.S.M.Ahmed Hussain, as my attorney/power agent as our lawful Attorney for our too and execute all or any of the acts, deed and things in my name and on behalf myself:

WHEREAS my properties are situated at Navaloor Village, Chengalpattu District, Tamil Nadu, India and Jurisdiction of Thiruporur Sub register Office more fully described in the Schedule hereunder

WHEREAS I hereby authorize my power of attorney the above said **Mrs. Ayishuth Jailani, wife of** Mr. S.S.M.Ahmed Hussain, to below mentioned conditions

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Registering officer

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1. To obtain proper permission or authorization from DTCP, Local Panchayat and TNRERA for below mentioned plots in unapproved layout residential site, (Road and Public Purpose to handover to Government, I will authorize to my power of attorney to execute the deeds)

2. After duly obtaining the above three authorizations/permissions/approvals, deal the purchase agreements for me to sell the individual plot/bulk plots and to receive the full amounts or partial advance payment as purchase process.

3. To Sell, Transfer, Lease, Mortgage and to execute all kinds of deeds to that effect, including Memorandum of Deposit of Title Deeds, Settlement Deed, Release Deed, Rectification Deed, Declaration Deed or any other Deed, with respect to the SCHEDULE MENTIONED PROPERTY and to sign and to present the same before the Registering Authority for Registration.

4. To receive advance and/or entire sale amount, Lease amount etc., and issue receipt there for.

5. To enter into agreement for any of the transactions herein.

6. To rent out the SCHEDULE MENTIONED PROPERTY to anybody of his choice at any rate of rent as deemed fit.

7. To deliver possession of SCHEDULE MENTIONED PROPERTY to the Purchaser or Purchasers as the case may be either in whole or parts or as individual sites or as Apartments.

8. To sign all forms and applications for transfer of revenue records in the Competent authority on my behalf in connection with the sale or sales of the SCHEDULE MENTIONED PROPERTY.

9. To represent, appear and act in all Courts, Civil, Revenue or Criminal whether Original or Appellate before any Municipal authority, Central or Stare Government District Board or any other authority and to make representations regarding the same orally or in writing, relating to the SCHEDULE MENTIONED PROPERTY.

10. Sign and verify Plaints, Written Statements, Affidavits, Petitions, Memorandum of Appeals or criminal complaints and claims relating to the SCHEDULE MENTIONED PROPERTY and to defend any actions, civil or criminal that may be initiated against the PRINCIPAL.

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Registering officer

भारत का राजदूतावास EMBASSY OF INDIA रा.-3 अबू धाबी ABU DHABI

THE SEAL OF THE SUB REGISTRAR TIRUPORUR

11. To compromise, compound and withdraw and to confess judgements or refer to arbitration, any proceedings in Court or before any Government officer or Authority and to execute and receive any decree for money or other dealings relating to the SCHEDULE MENTIONED PROPERTY.

12. To represent before the Land Tribunal or any Department of the State Government or Central Government or any other Authority for the purpose of filling an appeal, review or revision and to sign Memorandum of Appeals, Revisions, Review, representation and to engage any Advocate(s) or any other Competent Person(s).

13. To evict tenant(S) if need arises.

14. To defend The PRINCIPAL in all legal proceedings concerning the affairs of the SCHEDULE MENTIONED PROPERTY.

15. To pay all kinds of taxes in respect of the SCHEDULE MENTIONED PROPERTY.

16. To maintain and render proper accounts, concerning the affairs of the SCHEDULE MENTIONED PROPERTY to The PRINCIPAL.

18. To appear before Income Tax authorized to obtain I.T. clearance either for NOC or sale or Lease etc., in respect of SCHEDULE MENTIONED PROPERTY.

19. No consideration has been received for executing this General power of Attorney.

20. The PRINCIPAL, hereby, declare that all acts, deeds and things lawfully done by the said ATTORNEY shall be constructed as acts, deeds and things done by the PRINCIPAL himself, by virtue of the Powers hereby given.

THE SEAL OF THE SUB REGIST...

SCHEDULE PROPERTIES

1st Item

Registration District of Chengalpattu, Thiruporur Sub-Registration office, Navaloor village, situated within the Dry land measuring As per document an extent of Hectares 0.33.39, As per patta an extent of Hectares 0.28.97, in New S.No.20/2B3A1A, (Old S.No.20/2B3A1), patta No.584.

Boundaries for the Property.

North by – Survey No.4 Part,

EMBASSY OF INDIA ABU DHABI

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Registering officer

South by – Survey No.20/1A,
East by – Survey No. 20/8A & 20/8B,
West by – Old Mahabalipuram Road in S.No.20/2B3A2.

2nd Item

Registration District of Chengalpattu, Thiruporur Sub-Registration office, Navaloor village, situated within the Dry land measuring an extent of Hectare 0.54.50 Ares in New S.No.20/8A, (Old S.No.20/2B3B) Patta No.704.

Boundaries for the Property.

North by – Survey No.4Part,
South by – Survey No.20/8B & 21 Part,
East by – Survey No.20/2B1, 20/2B2, 20/9A, 20/9B, 20/9C & 20/3,
West by – Survey No.20/2B3A1 & 20/8B,

3rd Item

Registration District of Chengalpattu, Thiruporur Sub-Registration office, Navaloor village, situated within the Dry land measuring an extent of Hectare 0.15.50 Ares in New S.No.4/1M, Patta No.707.

Boundaries for the Property.

North by – Survey No.4/1L,
South by – Survey No.20 Part,
East by – Survey No.18 Part & 19 Part,
West by – Survey No.4/1F,

4th Item

Registration District of Chengalpattu, Thiruporur Sub-Registration, Navaloor village, situated within the Dry land measuring an extent of Hectare 0.13.50 Ares in New S.No.20/2B1, Patta No.584.

Boundaries for the Property.

North by – Survey No.4 Part,
South by – Survey No.20/2B2,
East by – Survey No.19,
West by – Survey No.20/8A,

THE SEAL OF THE SUB REGIS. THIRUPORUR

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5th Item

Registration District of Chengalpattu, Thiruporur Sub-Registration, Navaloor village, situated within the Dry land measuring an extent of Hectare 0.13.50 Ares New S.No.20/2B2, Patta No.584.

Boundaries for the Property.

North by	–	Survey No.20/2B1,
South by	–	Survey No.20/9A,
East by	–	Survey No.19,
West by	–	Survey No.20/8A,

6th Item

Registration District of Chengalpattu, Thiruporur Sub-Registration office, Navaloor village, situated within the Dry land measuring an extent of Hectare 0.15.00 Ares is Equivalent to 37 Cents in New S.No.4/1F, Patta No.4.

Boundaries for the Property.

North by	–	Survey No.4/1G & 4/1K,
South by	–	Survey No.20 Part,
East by	–	Survey No.4/1L & 4/1M,
West by	–	Survey No.4/1E1A,

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The Above all properties comprised in survey no's.20/2B3A1A, S.No.20/8A, S.No.4/1M, .No.20/2B1, No.20/2B2, and S.No.4/1F, Part and lying in Navaloor village.

In Witness where of I have affixed by my hand on this day of DD/MM/YYYY

Witness:-

1. G. SENTHILKUMAR
S/O P. GANAPATHY, NO A-24,
KAMARAJ NAGAR, THANJAVUR.

2. J. Chandralekha
119, Gajalakshmi Nagar
Thanjavur - 6.



ABU BUCKER AHMED HUSAIN
Signed before me by Mr./Mrs.....
and Identified by his/her Passport No.
A4869472 Issued at ABU DHABI
on 17-07-2023
not responsible for the contents.

Amit Kumar Singh
Attaché (Consular)
Embassy of India
Abu Dhabi, UAE
21 MAR 2025

THE SUB REGISTRAR OF THIRUPORUR

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पंजीयन प्रमाणपत्र

CERTIFICATE OF REGISTRATION

प्रवासी भारतीय नागरिक कार्ड धारक

OVERSEAS CITIZEN OF INDIA CARD HOLDER

यह प्रमाणित किया जाता है कि निम्न व्यक्ति की जानकारी इस प्रमाणपत्र में दी गई है उसे नागरिकता अधिनियम 1955 की धारा 7क के अधीन प्रवासी भारतीय नागरिक कार्ड धारक के रूप में पंजीकृत किया गया है।

This is to certify that the person whose particulars are given in this Certificate has been registered as an Overseas Citizen of India Card Holder under the provisions of Section 7A of the Citizenship

Narender Kumar Rai

Attaché

जारी करने वाले प्राधिकारी के हस्ताक्षर एवं मुहर
Signature and seal of the Issuing Authority

Embassy of India
Abu Dhabi, UAE

प्रवेश / Entry M

Visa Type LIFE LONG

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Contains 10 sheets 6 sheet
Registering officer

ओसीआई / OCI A4869472

उपनाम / Surname
HUSAIN

दिया गया नाम / Given Name(s)
ABU BUCKER AHMED

राष्ट्रीयता / Nationality
KNA

जन्मतिथि / Date of Birth
09/02/1974

लिंग / Sex
M

जन्म स्थान / Place of Birth
MADRAS

व्यवसाय / Occupation
BUSINESS

जारी करने की तिथि / Date of Issue
13/07/2023

श्रेणी / Category
-

जारी करने का स्थान / Place of Issue
ABU DHABI

फाईल नं. / File No.
UAEA00075N23

V<INDHUSAIN<<ABU<BUCKER<AHMED<<<<<<<<<<<<<<<

A4869472<8KNA7402094M7402083UAEA00075N23<<<<

[redacted]



ஆயிஷத் ஜெய்லானி
Ayshath Jailani
பிறந்த நாள்/DOB: 11/11/1937
பெண்/ FEMALE

8665 4063 4417
VID : 9183 6016 7305 0578
எனது ஆதார், எனது அடையாளம்

[redacted]

முகவரி:
க/பெ: எஸ். எஸ். எம். அகமத உசேன், ப
எண் 47, பு எண் 2, மாடல் பள்ளி தெரு,
ஆயிரம் விளக்கு, கிரீம்ஸ் சாலை, சென்னை,
தமிழ் நாடு - 600006

Address:
W/O: S.S. M. Ahmed Hussain, OLD NO 47,
NEW NO 2, MADAL SCHOOL STREET,
THOUSAND LIGHT, Greams Road, Chennai,
Tamil Nadu - 600006

8665 4063 4417
VID : 9183 6016 7305 0578
1947 | help@uidai.gov.in | www.uidai.gov.in

[redacted]



அபு பக்கர் அஹமது ஹீசைன
Abu Bucker Ahmed Husain
பிறந்த நாள்/DOB: 09/02/1974
ஆண்/ MALE

9415 2267 6012
VID : 9148 5616 0699 8401
எனது ஆதார் எனது அடையாளம்

[redacted]

முகவரி:
த/பெ: அஹமது ஹீசைன, ப எண் 47, பு எண்
2, மாடல் பள்ளி ரோடு, ஆயிரம் விளக்கு,
கிரீம்ஸ் சாலை, சென்னை,
தமிழ் நாடு - 600006

Address:
S/O: Ahmed Husain, OLD NO 47, NEW NO 2,
MODEL SCHOOL ROAD, THOUSAND LIGHT,
Greams Road, Chennai,
Tamil Nadu - 600006

9415 2267 6012
VID : 9148 5616 0699 8401
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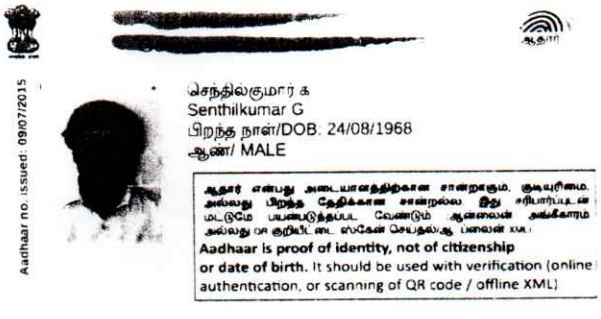
Issue Date: 06/06/2014

Download Date: 23/09/2024

Ayshath Jailani

Document No. 102 of 2025 of Book 1
ADI Contains 10 sheets 1 sheet
Registering officer

THE SEAL OF THE SUB REGIST... THIRUP...



செந்தில்குமார் க
Senthilkumar G
பிறந்த நாள்/DOB: 24/08/1968
ஆண்/ MALE

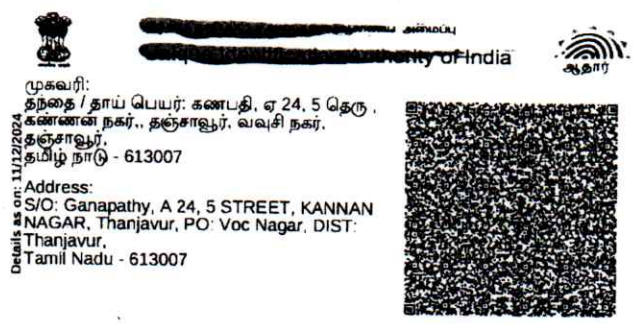
Aadhaar no. Issued: 09/07/2015

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும், குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்புடன் மட்டுமே பயன்படுத்தப்பட வேண்டும் ஆன்லைன் அங்கீகாரம் அல்லது ஒ குறிப்பிட்ட ஸ்கேன் செய்தல் ஆ பிளைன் XML

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5321 5529 8134

எனது ஆதார், எனது அடையாளம்



முகவரி:
தந்தை / தாய் பெயர்: கனபதி, ஏ 24, 5 தெரு , கண்ணன் நகர்,, தஞ்சாவூர், வடசி நகர், தஞ்சாவூர், தமிழ் நாடு - 613007

Address:
S/O: Ganapathy, A 24, 5 STREET, KANNAN NAGAR, Thanjavur, PO: Voc Nagar, DIST: Thanjavur, Tamil Nadu - 613007

Details as on: 11/12/2024

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VID : 9183 6335 1161 9178

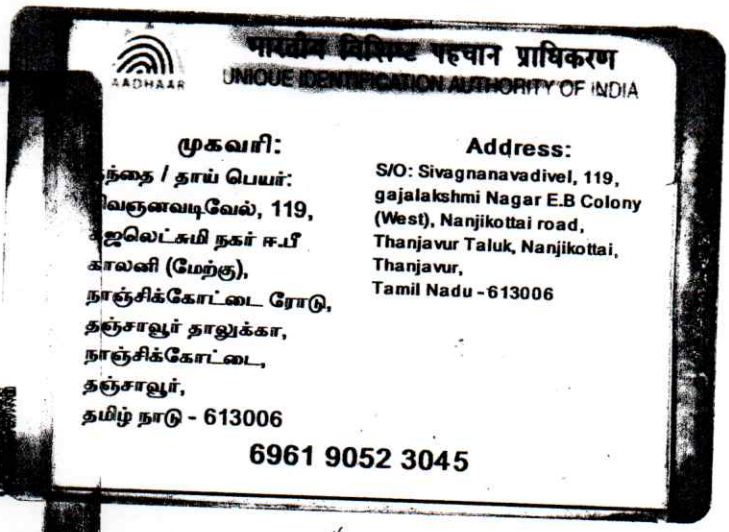
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GOVERNMENT OF INDIA

திராவிட செல்வன்
சிவஞனவடிவேல்
Dravida Selvan
Sivagnanavadivel
பிறந்த நாள்/ DOB: 06/04/1982
ஆண் / MALE

6961 9052 3045



AADHAAR

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர்:
சிவஞனவடிவேல், 119,
ராஜலெட்சுமி நகர் ஈ.பி
காலனி (மேற்கு),
நாஞ்சிக்கோட்டை ரோடு,
தஞ்சாவூர் தாலுக்கா,
நாஞ்சிக்கோட்டை,
தஞ்சாவூர்,
தமிழ் நாடு - 613006

Address:
S/O: Sivagnanavadivel, 119, gajalakshmi Nagar E.B Colony (West), Nanjikottai road, Thanjavur Taluk, Nanjikottai, Thanjavur, Tamil Nadu - 613006

6961 9052 3045

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Contains 10 sheets 8 sheet
Registering office

THE SEAL OF THE SUB REGIS
THIRUP

Document No. 102 of 2025 of Book No. 1
Contains 10 sheets 9 sheet
Registering officer

EXPRESS WORLDWIDE DOX

2025-03-24 MYDHL+ 1.0 / *30-0821*

From : AL GHURAIR IRON & STEEL LLC
Abu Bucker Husain
ICAD 1 - MUSSAFAH
ABU DHABI, UAE
PO Box 106065
Abu Dhabi
United Arab Emirates

Origin: AUH

To : Alpha Commercials LLC
Mr. Kader Saheb
1A, Jhaver Plaza, 4th Floor, Suite No 4 & 5
Nungambakkam High Road
Chennai - 600 034Zip
600034 CHENNAI Tamil Nadu
India

Contact: Mr. Kader Saheb

MAAO IN-MAA-EGM GYCA

ADI

Day Time

Ref:

Pce/Shpt Weigh Piece
0.3 kg 1 / 1

Contents: Documents - general business

WAYBILL 20 3888 3700

(2L)IN600034+42000000

(J) JD01 4600 0119 9578 8843

THE SEAL OF THE SUB REGISTRAR

XPRESS WORLDWIDE DOX

2025 03 24 DCVS 4.0 / 12 1403

600034 CHENNAI, INDIA

Origin: AUH

MAAO IN – MAA – EGM GYCA

ADI

Day Time

Code 2038883700AE202503240

Date 2025 – 03 – 24

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Piece 1/1

Content Description
documents general business

WAYBILL 20 3888 3700

(2L)IN600034+42000000

(J) JD01 4600 0119 9578 8843

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய, முறையான முத்திரைத்தீர்வை ₹ 1000/- (ரூபாய் ஆயிரம் மட்டும்) திரு/திருமதி/செல்வி. Ayishuth jailani அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : திருப்போரூர்
நாள் :02/04/2025

சார்பதிவாளர்

Sub-Registrar
Thiruporur

2025 ஆம் ஆண்டு ஏப்ரல் மாதம் 2ம் நாள் திருப்போரூர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





Ayishuth jailani
9962496491

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திரு DRAVIDA SELVAN த/பெ SIVAGNANAVADIVEL 119 Gajalakshmi nagar E B Colony West Nanjikottai Roadm, தஞ்சாவூர், தமிழ்நாடு, இந்தியா, 613006

2. திரு SENTHIL KUMAR த/பெ GANAPAHY 24, 5 Street Kannan Nagar, Thanjavur, தஞ்சாவூர், தமிழ்நாடு, இந்தியா, 613007

2025 ஆம் ஆண்டு ஏப்ரல் மாதம் 2ம் நாள்

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

ரமேஷ் சுப்பிரமணியன்
சார்பதிவாளர்
திருப்போரூர்

Sub-Registrar
Thiruporur

ADJ/Thiruporur/102/2025 எண்ணாக தீர்வு செய்யப்பட்டது.

நாள் : 02/04/2025
திருப்போரூர்

ரமேஷ் சுப்பிரமணியன்
சார்பதிவாளர்

Sub-Registrar
Thiruporur

Document No.....102.....of 2025...of Book
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Registering officer



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

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