



Certified Copy of R/Kelampakkam/BOOK 1/1763/2026

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Certified Copy of R/Kelampakkam/BOOK 1/1763/2026-----

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1763/2026

P/145/2026. TP/247374042



தமிழ்நாடு தமில்நாடு TAMILNADU

02/02/26

MIS. FUTURA HOMES
MIS. UTHRAM HOMES

ES/387682

NOTARIAL SEAL
JOSHI (SV)
Notary Public
Chennai - 600 091
PIN: 27401001

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED
AT KELAMBAKKAM on this 2nd day of February 2026, by

- (1) **Mr. N. GANESH** (PAN : BULPG2332P, Aadhaar Card No. ■■■■ ■■■■ ■■■■) Son of Mr. Narayan Lal, aged about 29 years, residing at No. 10/15, Vigneswara Nagar, 1st Street, Puzhithivakkam, 1 Street, Ullagaram, Madipakkam, Chennai - 600 091,
- (2) **Mr. HITESH R** (PAN : BFYPH7679C, Aadhaar Card No. ■■■■ ■■■■ and) Son of Mr. Rajendar, aged about 23 years, residing at No. 10, Vigneswara Nagar, 1st Street, Ullagaram, Puzhithivakkam, Madipakkam Chennai - 600 091 and

For FUTURA HOMES

[Signature]
Partners / Authorized Signatory
For UTHRAM HOMES

Partners/Authorized Signatory



[Signature]
[Signature]

Document No. 1763 of 2026 of Es.

...I certify that the contents of this document are true and correct.

Registering Office



3) **Mr. GAUTHAM R** (PAN: DVDPG4997P, Aadhaar Card No. [REDACTED]) Son of Mr. Ramesh, aged about 21 years, residing at No. 8A, Vigneswara Nagar, Puzhithivakkam, 1st Street, Ullagaram, Madipakkam Chennai 600 091, do hereby appoint and retain

(1) **M/s. FUTURA HOMES** (PAN AAJFF8213F), having its registered office at No.45/32, A - Block, Kumaran Nagar, 6th Street, Anna Nagar, Chennai - 600 102, represented by its Partner **Mr. C.M. SANTOSH KUMAR** (PAN BIOPS5013C, Aadhaar Card No. [REDACTED]), aged about 36 years, Son of Mr. N.Madanagopal, residing at No.74, Y - Block, 6th street, Anna Nagar, Chennai - 600 040 and

(2) **M/s. UTHRAM HOMES** (PAN AAIFU3257H), having its registered office at Flat No. F3, CCC Towers, No. 12, Ramagiri Nagar, Tharamani High Road, Velachery, Chennai - 600 042, represented by its Partner **Mr. S. SENTHILKUMAR** (Aadhaar Card No. [REDACTED]) aged about 50 years, Son of Mr. E. Sundararajan, residing at No. G 205, 2nd Floor, Casagrande Bellissimo, Alandur, Chennai - 600 016, as our lawfully constituted general power of attorney agent.

For **FUTURA HOMES**

Partner's / Authorised Signatory

For **UTHRAM HOMES**

Partners/Authorised Signatory




Document No. 1763 of 2026....of Book
....I...contains 34...sheets. 2...sheet
 Registering Officer





WHEREAS the Principals are the sole and absolute owners of the vacant land measuring a full extent of A. 0.68 Cents, comprised in Survey No. 156/2, under Patta No. 1476, situated at Old No. 46, New No. 22, Thaiyur 'A' Village, Thiruporur Taluk, Chengalpet District, they having jointly purchased the same out of their own funds from (1) Mr. G. Narayanlal and (2) Mr. R. Parasraj, represented by their General Power of attorney agent Mr. M. Nahoormeerran son of Mr. J. Mohamed Mohideen, and the said **SALE DEED** was registered as **Document No. 15904/2025, Book 1, dated 4th day July 2025, in the office of the Sub-Registrar of Thirupporur;** and the above said Principals are the sole and absolute owners and are uninterrupted possession and in enjoyment of the above said property ever since from the date of purchase.

A Joint Patta was issued in favour of the (1) **Mr. N. GANESH,** (2) **Mr. HITESH R** and (3) **Mr. GAUTHAM R,** Patta No. 10029 as per Patta New Sub-Division Survey No. 156/2A.

WHEREAS we are developed the above said land made a layout of Plots of various dimensions and size to suit the need of the prospective buyer/s over the aforesaid lands and has given distinctive numbers to the plots as per the layout after leaving internal roads. The above said layout named as "**NL STAAR ELITE AVENUE PHASE II**", Layout approval Roc No. UNMSIVG7/2025/2025/TCP, dated 1.6.2026, Executive Officer, Chengalpet District and also got it approved by the authorities viz., ம.வ/மா.உ.தி.கு (செ.மா.5) எண் 347/2025, by Member Secretary, Mamallapuram Local Planning Authority, Chengalpet and has been in absolute possession and enjoyment of the same the date of becoming the owners of the same.

For **FUTURA HOMES**

Partner's / Authorised Signatory

For **UTHRAM HOMES**

Partners/Authorised Signatory



[Handwritten signature]

[Handwritten signature]

Document No. 15904/2025, Book 1, dated 4th day July 2025, in the office of the Sub-Registrar of Thirupporur.
...I contains 36 sheets... sheet

Registering Officer



WHEREAS we are unable to take care of Our 'B' schedule mentioned property, i.e., bearing **Plot No. 1**, measuring an extent of **804 square feet**, and it is not possible for me to be present at the time of taking advance, executing the sale deed, any agreements, loan documents, mortgages, all other deeds etc., we do hereby appoint and retain the above said **(1) M/s. FUTURA HOMES**, represented by its Partner, **Mr. C.M. SANTOSH KUMAR** son of Mr. N.Madanagopal and **(2) M/s. UTHRAM HOMES** represented by its Partner **Mr. S. SENTHILKUMAR** Son of Mr. E. Sundararajan, as our lawfully constituted general power agent empowering them to do the following acts on our behalf,

1. To maintain and to take care of 'B' schedule mentioned property as our power agent.
2. To negotiate for the sale of the 'B' schedule mentioned property.
3. To take advance to entering into agreement of sale with the purchaser/s and to receive sale consideration.
4. To execute the sale deed on our behalf and to register the same in the competent office of sub-registrar.
5. To sign patta transfer forms, ceiling declaration forms that are necessary and incidental for the purchaser of effectually conveying the property.

For **FUTURA HOMES**


Partner's / Authorised Signatory

For **UTHRAM HOMES**


Partner's / Authorised Signatory

Document No. 1763 of 2020....of Book
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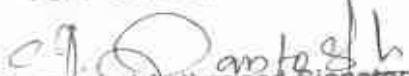

Registering Officer





6. To construct individual houses or flats and sell the same to whole or parts or undivided share of land.
7. In case of necessary to pay Income Tax on our behalf also.
8. To apply and obtain patta on our behalf also.
9. To represent me before the authorities like the panchayat board, Municipality or Corporation Metropolitan Development Authority, Urban Land Ceiling authorities, Electricity Board, Water and Sewerage Board and other revenue authorities.
10. To look after the schedule mentioned properties till the properties are disposed of.
11. In case of any trespass or encroachment or breach of contract to file cases on our behalf also and in that connection to sign all papers, give evidence and to do all that are required to safeguard our interest in the 'B' schedule mentioned property.
12. In that connection to appoint advocate, auditors to sign vakalat, petitions, statements, affidavits, complaints, etc. and to give evidence on our behalf also before the court and to sign compromise memos if necessary.
13. In case of any person/s filing suits or cases against me to defend the same on my behalf and in that connection to sign all papers, give evidence and to do all that are required to safeguard my interest in the property.
14. To offer and to give to any Bank/s, NDFC/and/or Financial Institution/s and/or person/s the Schedule mentioned property, as security and to do the following acts, deeds and things pursuant thereto. To offer and issue the cheque in favour of poweragent name.

For FUTURA HOMES


Partner's / Authorised Signatory

For UTHRAM HOMES


Partner's / Authorised Signatory



Document No. 266 of 2026 of Block
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Registering Officer



15. And generally to do all that are necessary and incidental for fulfilling the aforesaid objects.
16. I agree and undertake to ratify and confirm whatsoever my power agent may lawfully do by virtue of the powers hereby given.
17. To apply and obtain sanctions, licenses, permits, no objection certificate, sub-divided the schedule mentioned property with sub-division plan approval, permission etc.,
18. The power of attorney shall be in force till the aforesaid objects are fully completed.
19. To maintain proper accounts and produce wherever required by the principal.
20. No consideration has been passed by the virtue of this deed.

This Document is duly executed by the **(1) M/s. FUTURA HOMES** represented by its Partner, Mr. C.M. SANTOSH KUMAR and **(2) M/s. UTHRAM HOMES** represented by its Partner Mr. S. SENTHILKUMAR, presented before the Sub-Registrar by their delegated Special Power Agent **Mr. L. Robinson** (Aadhar Card No. [REDACTED]), son of Mr. C. Lawrence, Constituted in the Special Power of Attorney dated 18.10.2024 registered as Document No. ATS/71/2024 on the file of S.R.O. Anna Nagar and ATS/27/2024 on the file of S.R.O. Chennai South Joint II.

For **FUTURA HOMES**


Partner's / Authorised Signatory

For **UTHRAM HOMES**

Partners/Authorised Signatory
Document No. 1763 of 2026... of Book
...I... contains 34 sheets... sheet

Registering Officer





- 7 -

'A' SCHEDULE

(Total Property)

All that piece and parcel of vacant land, measuring to a full extent of **A. 0.68 Cents**, comprised in **Survey No.156/2**, Old Patta No. 1476, New Patta No. 10029, as per Patta New **Sub-Division Survey No. 156/2A**, situated at **Thaiyur 'A' Village**, Thiruporur Taluk, Chengalpet District.

The above property is situated within the Registration District of **Chengalpattu** District and Sub-District of **Kelambakkam**.

'B' SCHEDULE

(Property for which the power is given)

All that piece and parcel of vacant house site, bearing **Plot No. 1**, measuring an extent **804 square feet**, comprised in **Survey No.156/2**, Old Patta No. 1476, New Patta No. 10029, as per Patta New **Sub-Division Survey No. 156/2A**, in the layout named "**NL STAAR ELITE AVENUE PHASE II**", approved by ம.வ/மா.உ.தி.கு (செ.மா.5) எண் 347/2025, situated at **Thaiyur 'A' Village**, Thiruporur Taluk, Chengalpet District.

BOUNDED ON THE NORTH BY : Plot No. 15 in NL STAAR ELITE AVENUE PHASE I',
SOUTH BY : Plot No. 2 in NL STAAR ELITE AVENUE PHASE II'
EAST BY : 9 Metre Wide Road,
WEST BY : Vacant Land.

For FUTURA HOMES


 Partner's Authorised Signatory

For UTHRAM HOMES


 Partners/Authorised Signatory



Document No. 1763 of 2026... of Book
I... contains 34 sheets... 7... sheet

Registration Officer



MEASURING ON THE NORTH BY : 30 Feet,
SOUTH BY : 24' 6",
EAST BY : 29' 7",
WEST BY : 30' 3".

The above property is situated within the Registration District of **Chengalpattu** District and Sub-District of **Kelambakkam**.

The market value of the above Property **Rs. 16,08,000/-**.

IN WITNESS WHEREOF THE PRINCIPALS AND THE POWER AGENT HAVE SET THEIR HANDS AND SIGNED THIS GENERAL POWER OF ATTORNEY ON THIS DAY, MONTH AND YEAR, IN THE PRESENCE OF WITNESSES :-

For **UTHRAM HOMES**


 Partner's / Authorized Signatory
 For **UTHRAM HOMES**

1.

2.

3.


 Partner's/Authorized Signatory

POWER AGENT.

PRINCIPALS.

WITNESSES:-

1.  (Mr. JAYASURYA. M) (Age: 30 Years) son of Mr. Madhavan, No. 15, 1st Cross Street, Vishwa Bharathi School, Balaji Nagar, Bangalore South, Karnataka- 560 061 (Aadhaar Card No. )

2.  (Mr. RAJESH. K) (Age: 42 Years) son of Mr. Muthukrishnan, No. 5, Sozhan Nagar, Kamarajar Street, Madambakkam, Chennai - 600 126 (Aadhaar Card No. )

3.  (M.K. SASI KUMAR) w/o S. Kanniyappan
 652, Pannan Keil St
 Vengal Rao

Drafted by:- Perciba Jose, B.Com/B.L.



Advocate. Roll No. MS-2006/2016,
Almighty Associates,
'JOSE COMPLEX', No. 45,
Nellikuppam Road, Kamarajapuram,
Nandhivaram-Guttuvanchery - 603 202.

Document No. 1768 of 2026 of Book
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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 830 of 2026

I hereby certify that a sum of ₹ 16,100/- (Rupees Sixteen Thousand One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. கௌண்டி residing at chennai, madipakkam, Alandur, Chennai, Tamil Nadu, India, 600091.

Document No. 1763 of 2026... of Book
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Sub-Registrar, Kelampakkam

Date: 05/02/2026

Signature of Sub Registrar

Registered under Section

Sub-Registrar
Kelampakkam

Presented in the office of the Sub Registrar of Kelampakkam and fee of ₹ 19,210/- paid at 05:39 PM on the 05/02/2026 by

Left Thumb



820664377



Additions as per recitals of document

Execution admitted by

Left Thumb

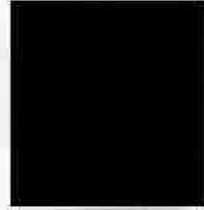


820664377

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No: UKC:70506748e03bbd18ddb483ebad308c501fa1de3 (Details from UIDAI : N Ganesh S/O: Narayan Lal, 27-08-1996, xxxxxxxx0724)





Execution admitted by Left Thumb  	<i>[Signature]</i> 9840806564 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5340925321766d253d843908e5fd830041bc933 (Details from UIDAI : Hitesh R S/O: Rajendar, 23-03-2002, xxxxxxxx6455)	
Execution admitted by Left Thumb  	<i>[Signature]</i> 9025614107 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1372155d199b0ffefd34ae1a748ca60109c18ba (Details from UIDAI : Gautham R S/O: Ramesh, 19-02-2004, xxxxxxxx1028)	
Claim admitted by Left Thumb  	<i>[Signature]</i> 902279891 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:4067894043172c5e5db4ea398fdd68e4389ba84 (Details from UIDAI : Robinson L S/O: Lawrence, 28-04-1994, xxxxxxxx8962)	
Claim admitted by Left Thumb  	<i>[Signature]</i> Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:93913430be0558c3a354fca84a5ff406f59023c (Details from UIDAI : Robinson L S/O: Lawrence, 28-04-1994, xxxxxxxx8962)	

Document No. 1763 of 2026....of Book
....I..contains 34 sheets ^{2/3}...10...sheet

[Signature]
Registering Officer





Identified by Witness 1	 9826482626 Additions as per recitals of document	
Identified by Witness 2	 9962025932 Additions as per recitals of document	

5th day of February 2026

Athikesavan A
Sub-Registrar
 Kelambakkam

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

Sub-Registrar
 Kelambakkam

Document No. 1763 of 2026....of Book
I...contains 34...sheets....11...sheet

 Registering Officer





Registered as Number R/Kelampakkam/Book-1/1763/2026.

Date: 27/02/2026
Kelampakkam




KAILASHNATH PURI JAGANNATH
Sub-Registrar
Kelambakkam

Document No. 1763 of 2026 of Book
1 Contains 34 Sheets 12 Sheet
Registering Officer





தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : திருப்போரூர்

வருவாய் இராமம் : தையூர் அ

பட்டா எண் : 10029

உரிமையாளர்கள் பெயர்

1.	NARAYAN LAL	மகன்	GANESH					
2.	RAJENDAR	மகன்	HITESH					
3.	RAMESH	மகன்	GAUTHAM					
பல எண் உட்பிரிவு		புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	ஹெக்ட - ஏர்	ரூ - பை	
156	2A	--	--	0 - 23.69	2.34	--	--	2025/0105/35/575154- 2026/35/11/0037525D Digitally signed SARAVANNAN V Tansildar 27/01/2026 07:23:39 AM
				0 - 23.69	2.34			

குறிப்பு :



- மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து
1.பெறப்பட்டவை. இவற்றை தாங்கள் <https://eservices.tn.gov.in> என்ற இணைய
தளத்தில் P/35/11/046/010029/30602 என்ற குறிப்பு எண்ணை உள்ளிட்டு செய்து உறுதி
செய்துகொள்ளவும்.
- இத் தகவல்கள் 31-01-2026 அன்று 07:20:35 PM நேரத்தில் அச்சடிக்கப்பட்டது.
- கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி
இணையதளத்தில் சரிபார்க்கவும்.

For FUTURA HOMES

Partner's / Authorised Signatory

For UTHIRAM HOMES

Partner's / Authorised Signatory

Document No. 1763 of 2026 of Book
...1... contains 34 sheets 13 sheet

Registering Officer



[illegible]

Received 10/10/2014; accepted 11/10/2014; published 12/10/2014


 G. Hoffmann




For FUTURA HOMES
C. J. Donoghue
 Partner's / Authorised Signatory

For UTHRAM HOMES
Partners/Authorised Signatory

Document No. 1763 of 2026... of Book
... contains 34 sheets 14 sheets

Registering Officer



Layout Application - Final Approval Letter



Roc No: UNMSIVG7/2025/202
5/TCP

Date: 1/6/26 12:58 PM

From:

Village Panchayat

No.1/241, Eswaran Kovil Street, Senganmal, Thaiyur

To:

Mr.Ganesh, Mr.Hitesh, Mr. Gautham,
No.10/15, Vigneswara Nagar 1st Street,
Uliagaram, Madipakkam,
Sholinganallur, Chennai, 600091.

Online Application Number:

UNMSIVG7

Sir/ Madam,

Sub :

Residential Layout - Office of Chengalpattu District - Thiruporur Panchayat Union - Thaiyur Village Panchayat - acknowledging and Approving to an extent of 2750.00 sq.m in the Land Bearing S.F.No. 156/2 of Thaiyur 'A' Village, Thaiyur panchayat, Thiruporur Panchayat Union and Taluk of Chengalpattu District - Planning Permission issued -Forwarded for further action - Reg.

Ref :

1. Application (Reference No. UNMSIVG7) received through Single Window Portal, from Mr.Ganesh, Mr.Hitesh, Mr. Gautham
2. Town and Country Planning Department Roc No. UNMSIVG7/2025/2025/TCP Date : 30/12/2025
3. Thaiyur Panchayat Resolution No.156/04.11.2025.
4. Gift deed Document no. 4656/2025 Dated.18.12.2025.
5. G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
6. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
7. G.O.141, Housing and Urban Development Department, Dated: 23.09.2020.
8. G.O.181, Housing and Urban Development Department, Dated: 09.12.2020.

Body:

Document No. 1763 of 2026....of Book
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Registering Officer



In the Letter from the Assistant Director Town and Country Planning Department Chengalpattu District, Thiruporur Panchayat Union, Thaiyur Village Panchayat, Thaiyur B-Village - acknowledging and to an extent of 2750.00 sq.m in the Land Bearing S.F.No. 156/2 Residential Plots Planning Permission.



Received with Letter from the Assistant Director of District Town and Country Planning Department (Planning Permission), Chengalpattu District, The Approved Layout Map for the Residential Plots and Related Documents submitted by the Applicant has been Thoroughly Scrutinized. After scrutinizing the documents and on site inspection of amenities mentioned in the Layout Residential Approval. The Applicant has laid Roads as indicated on the map and other amenities like storm water Drains, Water supply Facilities, necessary street lights has been Provided as per the standards Specified by the Local Body, Public Space area of Roads are donated to the Thaiyur Panchayat with the Document no.4656/2025 Dated.18.12.2025. Registered at the Thiruporur Sub Registrar Office.

1. Layout Approval Fee- 72404 /- Transaction ID : 11000342706215
2. Layout Inspection Fee - 13000 /- Transaction ID : 11000342706215

Conditions:

1. Chengalpattu District, Joint Director/Deputy Director/Assistant Director (Incharge), District Town and Country Planning Department Roc No. UNMSIVG7/2025/2025/TCP Date : 30/12/2025, and Residential Layout Technical Clearance/Concurrence/Planning Permission is issued to the above mentioned Layout. All the Special Conditions mentioned must be strictly followed.
2. Roads Constructed in the Approved Residential Layout Should remain in same existing condition No. Changes should be made.
3. The Details of the Plots divided in the approved layout map shall not be altered without the permission of this authority.
4. Approved layout plots should be used for construction of house only. no dangerous or obnoxious factories are allowed.
5. The Applicant shall pay the difference in rates of fees paid by the applicant to this panchayat, if any difference arises.
6. Every plot deed registration should be accompanied by a copy of this layout approval map.
7. The applicant shall be bound by any changes of orders issued by the Government in the Policy regarding the recognition of land layout approval and planning permission
8. The Applicant shall bear sole responsibility for civil suits arising out of deed registrations and changes in land ownership.
9. Construction of high voltage/low voltage power lines for the Plots to the plots to be sold by the applicant through the reserved area of public or Open Space Handed over to the local body is not permitted.

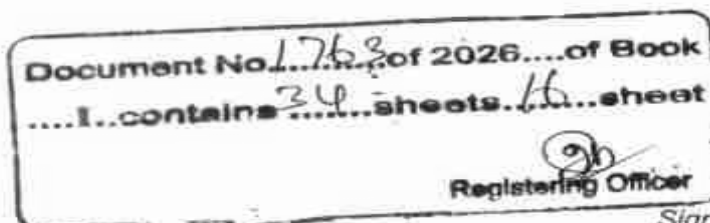
It is also informed that any violation of the above conditions will result in the cancellation of this layout Approval.

President
Thaiyur Panchayat

To
Mr.Ganesh, Mr.Hitesh, Mr. Gautham,
No.10/15, Vigneswara Nagar 1st Street,
Ullagaram, Madipakkam,
Sholinganallur, Chennai, 600091.

Copy to:

- 1.Chengalpattu District, Joint Director/Deputy Director / Assistant Director(incharge), District Town and Country Planning Department, Chengalpattu-603001.



Signature Not Verified
Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2026.01.08 12:58:19



Town and Country Planning Department(Planning Permission)

124, GST Road, Municipal Commercial complex, Chengalpattu 603 001



ROC No: UNMSVG7/2025/2025/TCP

Date : 30/12/2025

From:

Joint Director / Deputy Director / Assistant Director
124, GST Road, Municipal Commercial complex, Chengalpattu 603 001

To :

The President
Thaliyur Panchayat,
Thiruporur Panchayat Union,
Thiruporur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub: Residential Layout - Mamallapuram Local Planning Authority, District Town and Country Planning office, Chengalpattu District - Formation to Proposed extent of 2750.00 sq.m in the Land Bearing S.F.No. 156/2 of Thaliyur 'A' Village, Thaliyur Panchayat, Thiruporur Panchayat Union and Taluk of Chengalpattu District - Planning Permission issued - Forwarded for further action - Reg.

Ref: 1 Application (Reference No. UNMSVG7) received through Single Window Portal, from Mr.Ganesh, Mr.Hitesh, Mr. Gautham, Dated: 30.10.2025.

2 Road pattern plan approved by the District Town and country planning Office, dated:13.12.2025.

3 Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).

4 Gift deed document No.4656/2025 Dated,16.12.2025 Uploaded by the Applicant Mr.Ganesh, Mr.Hitesh, Mr. Gautham, dated.22.12.2025

5 G.O. No.138, Housing and Urban Development Department, dated: 04.06.2004.

6 G.O. No.79, Housing and Urban Development Department, dated: 04.05.2017.

7 G.O. No.18, Department of Municipal Administration and Water supply, Dated: 04.02.2019, G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.

8 G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020.

9 G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.

10 Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.

11 Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).

12 Letter Roc No.320/ 2022/TCP3, Dated: 07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).

13 Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai.

Document No.1763 of 2026....of Book
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(Circular)

14 Resolution No 2, of 181th Mamallapuram Local Planning Authority, dated: 18.07.2023.

15 Demand raised for payment of Centage charges, Display board charges, Development Charges, Flag Day Fund, Sub division charges, and Satellite Town Fee respectively dated 22.12.2025.

16 Payment of Scrutiny Fees, Centage charges, Display board charges, Development Charges, Flag Day Fund, Subdivision charges and Satellite Town Fee received from the applicant respectively 30.10.2025, 29.12.2025.

ORDER:-

The application was processed as per the prevailing rules and after perusing the records and after conducting site inspection, the applicant was directed to handover the portion of land 1,066.30 Sq.m earmarked for Roads public purposes meant for local body and TANGEDCO vide reference 2nd cited above.

The Proposed of Layout satisfies the rules and power delegation given by Mamallapuram Local Planning Authority, Director of Town and Country Planning vide reference letter 14th cited above.

On receipt of gift deeds vide reference 4th cited above, and on receipt of payment of charges such as Scrutiny Fees, Centage charges, Display board charges, Development Charges, Flag day fund, Subdivision charges, Satellite Town Charges vide reference 16th cited above, the planning permission is issued to the mentioned layout subject to the following conditions:

1. The Planning Permission is issued under section 49 of Town and Country Planning Act 1971 to the above-mentioned layout and the number is assigned as SWP/DTCP/Chengalpattu District - L.P/MLPA(CD) No 347/2025.
2. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.
3. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.
4. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.
5. Also, the local authority shall forward the copy of such permission/approval to the Tahsildar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNalam/Collabland website.

SPECIAL CONDITIONS:

1. This office has not legally certified the title to the ownership by granting the technical clearance and planning permission. Only the entitlement to develop the land by the applicant is verified through the documents uploaded in the web portal. Any person wishing to purchase the property must individually ascertain the ownership of the property of the developer/seller. If any dispute arises towards the ownership, the same shall be settled through the appropriate forum. This office is not the appropriate authority to decide on this.

2. The owners / developers shall be allowed either to carry out infrastructure development works as per the

Document No. 1763 of 2026....of Book
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Registering Officer





standards specified by

the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners / developers, the local bodies shall ensure the quality of the works done by the owners/ developers.

3. The local authority shall also ensure that the sub division for the land earmarked for road and land meant for public purposes such as Local body and TANGEDCO are properly carried out and transferred in favor of the local body/TANGEDCO concerned before issuing the final approval.

4. As envisaged under the "Tamil Nadu Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, market, brook, sell or offer for sale or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate Project or part of it only after registering the Real Estate Project with the Real Estate Authority. The applicant has to comply the said provisions.

5. The Proposed Road mentioned in the layout plan should be kept as free flow to Public access, if shouldn't be obstruct with any form of structures like compound wall, fencing etc.

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN:-

Site Extent: 2750.00 sq.m

No. of Plots provided: 13

Gifted over to Local Body :

Layout Road Extent : 1022.30 sq.m

Public Purpose : 21.30 sq.m (1.23%)

TANGEDCO Purpose : 24.70 sq.m (1.42%)

The fee collected from the applicant are as follows.

- Scrutiny Fee: Rs.4,128/- Payment Receipt 2025103056255, Transaction ID 8098522293246, date:30.10.2025.
- Certeage Chargers: Rs.4,500/- E-Challan No. 20251229005534, Acct Code: 021703800AA22709, Date:29.12.2025.
- Display board Charge: Rs.10,000/- Payment Receipt 2025122956255, Transaction ID 2469487700156, date: 29.12.2025.
- Development Charge: Rs.11,000/- Payment Receipt 2025122956255, Transaction ID 2469487700156, date: 28.12.2025.
- Subdivision Charges: Rs.6,000/- Payment Receipt 2025122956255, Transaction ID 2469487700156, date: 29.12.2025.
- Satellite Town Fees Rs. 68,750/- Payment Receipt 2025122956255, Transaction ID 2469487700156, date: 29.12.2025.
- Flag Day Fund Rs.1,500/- Receipt no: FD/FUND/1828580, Acknowledgment Ref.No: FL24575419349, Dated:23.12.2025.

Assistant Director / Member Secretary
Mamallapuram Local planning Authority
District Town and Country Planning Office,
Chengalpathu District.

Document No. 1763 of 2026... of Book
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Registering Officer





Enclosures:

1. Layout plan & Layout Conditions – 2 Nos
2. Original Gift Deed Document no.4656/2025 , dated,18.12.2025.

Copy:-

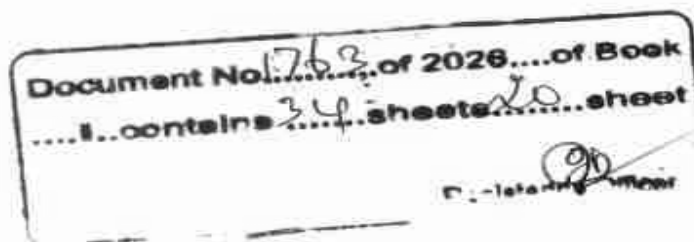
1. Mr.Ganesh, Mr.Hitesh, Mr. Gautham,
No.10/15, Vigneswara Nagar 1st Street,
Ulagaram, Madipakkam,
Sholinganallur, Chennai, 600091
Ph : 7305692937
Email: kaconsulting193@gmail.com

2. Tahsildar Concerned (Tamilnalam),
Thiruporur Taluk Office,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
Plot no:586, 587, 588,
TNRERA Building,
I & IInd Avenue, Anna Nagar (East)
(Near Valliammal School) Chennai – 600 102.

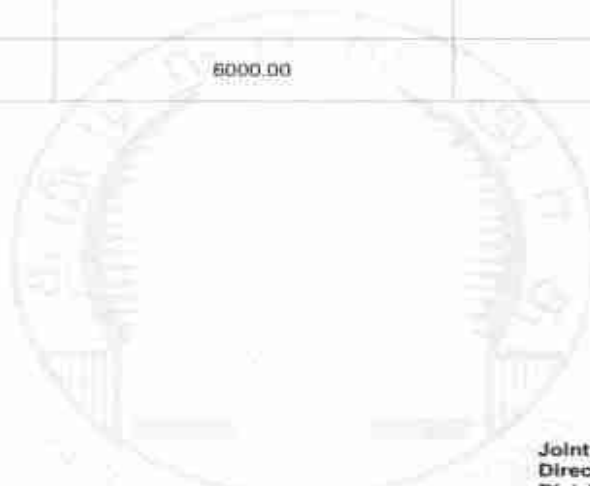
4.Sub Registrar,
Kelambakkam,
Chengalpattu district,

5. Assistant Director (Land Survey)
No.67, Varatharasv street,
NGGO Street, Chengalpattu district.





S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	4128	30/10/2025
2	OSR Fee		
3	Centage Charges	4500.00	29/12/2025
4	Development Charges	11000.00	29/12/2025
5	Display Board Charges		
6	Satellite town charge		
7	Sub Division Charge	8000.00	29/12/2025



Joint Director/Deputy Director/Assistant
Director(I/c)
District Town and Country Planning,

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Signature valid

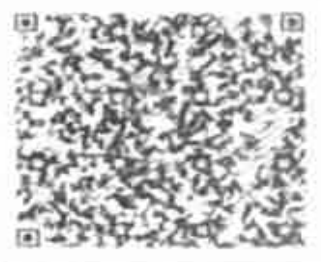
Signed by: Assistant Director
Location Chengalpattu
Date: 2025.12.30 12:18:06



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आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card		
AAJFF8213F		
पैन / Name FUTURA HOMES		
दिनांक / माल की तारीख Date of Incorporation / Issuance 03/05/2024		GTOR2024

For FUTURA HOMES


Partner's Authorised Signatory

Document No. 1763 of 2026....of Book I...contains 34 sheets 22 sheet
 P. Inspecting Officer

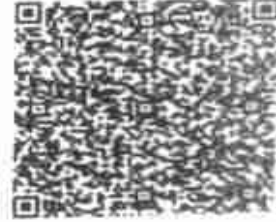




இந்திய அரசாங்கம்
Government of India

சந்தோஷ குமார் சி எம்
Santosh Kumar C M

பிறந்த நாள் / DOB : 04/01/1988
ஆண்பால் / Male



எனது ஆதார், எனது அடையாளம்



இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

முகவரி தந்தை / தாய் பெயர்:
என் மதனகோபால், பழைய எண்
74 புதிய எண் 10, 6வது தெரு.
அண்ணா நகர், சென்னை.
அண்ணா நகர், தமிழ் நாடு.
600040

Address: S/O: N Madhanagopal,
Old No 74 New No 10, 6th Street,
Anna Nagar, Chennai, Anna
Nagar, Tamil Nadu, 600040



1947



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www.uidai.gov.in

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For FUTURA HOMES

Santosh Kumar C M
Partner's / Authorised Signatory



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAIFU3257H



नाम / Name
UTHRAM HOMES

11052024

निगमन/गठन की तारीख
Date of Incorporation/Formation
04/05/2024

For UTHRAM HOMES


Partner/Authorised Signatory

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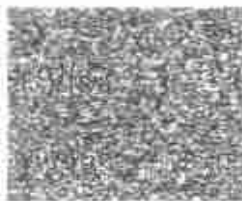




सत्यमेव जयते
Government of India

Unique Identification Authority of India

Li@GOL (b) 61688/ Enrollment No.: 2726/51201/10967

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உங்கள் ஆதார் எண் / Your Aadhaar No. :

VID = 9135 8991 3137 8205

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[illegible]

RapSearch is great at identifying type of resequencing or state of SNPs. It should be used with verification (positive authentication), or sequencing of GR codes (offline XNA).

எனது அ.கா.ப. / எனது அண்டியாளம்



ABOUT INFORMATION

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आयकर विभाग

INCOME TAX DEPARTMENT

N GANESH



भारत सरकार

GOVT. OF INDIA

LALARAM NARAYANLAL

27/08/1996

Permanent Account Number

BULPG2332P

Signature



Document No. 1763 of 2028 of Book
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இந்திய தனிப்பெட்ட அடையாள ஆவணம் / அடையாளம்

Unique Identification Authority of India

பதிவேட்டு எண் / Enrolment No.: 2726/51112/00038

To:

நா.கணேசன்

N Ganesh

S/O: Narayan E.M,

10/15,

VIGNESWARA NAGAR,

1st street,

PUZHUTHIVAKKASE,

VTC: Ulaganeri,

PO: Madipakkam,

Sub District: Srirangapatna,

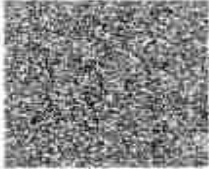
District: Kanchipuram,

State: Tamil Nadu,

PIN Code: 600091,

Mobile: 9820664717

Signature Not Verified



உங்கள் ஆதார் எண் / Your Aadhaar No. :

[REDACTED]

VTD : 9105 4906 7643 8163

இந்த ஆதார் அடையாள ஆவணம் உங்கள் தனிப்பட்ட அடையாளத்தை உறுதிப்படுத்துகிறது. இது உங்கள் பிறந்த தேதி, குடிமகனாக இருப்பது அல்லது பிறந்த தேதி, குடிமகனாக இருப்பது ஆதார் அடையாள ஆவணம் மூலம் உறுதிப்படுத்தப்படும்.

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இந்திய தனிப்பெட்ட அடையாள ஆவணம் / அடையாளம்

Unique Identification Authority of India

பதிவேட்டு எண் / Enrolment No.: 2726/51112/00038

To:

நா.கணேசன்

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S/O: Narayan E.M,

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1st street,

PUZHUTHIVAKKASE,

VTC: Ulaganeri,

PO: Madipakkam,

Sub District: Srirangapatna,

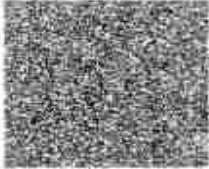
District: Kanchipuram,

State: Tamil Nadu,

PIN Code: 600091,

Mobile: 9820664717

Signature Not Verified



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[REDACTED]

VTD : 9105 4906 7643 8163

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VTD : 9105 4906 7643 8163

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உங்கள் ஆதார் எண் / Your Aadhaar No. :

[REDACTED]

VTD : 9105 4906 7643 8163

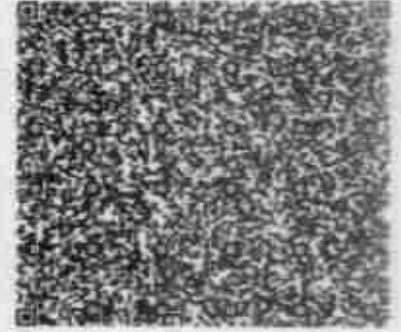
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BFYPH7679C



नाम / Name
HIMESH R

पिता का नाम / Father's Name
RAJENDAR

जन्म तिथि / Date of Birth
23/03/2002

हस्ताक्षर / Signature

156300

Document No. 1763 of 2026.... of Book
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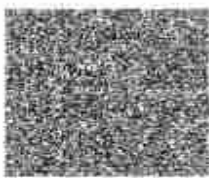
Government of India

இந்திய தனிப்பெட்ட அடையாள ஆய்வகம்

Unique Identification Authority of India

பதிவேட்டு எண் / Enrolment No.: 2007/16249/15235

To
ஓயித்நேஷ் றா
Ramesh R
S/O Rajendar,
J.O.
VIGNESHWARA NAGAR,
Tiruvannamalai,
PUZHUTHIVAKKAM,
VTC: Ulagan,
PO: Madupakkam,
Suthi District: Sholingurpetta,
District: Kanchiwegam,
State: Tamil Nadu,
PIN Code: 600091,
Mobile: 7299629132
Signature Not Verified



உங்கள் ஆதார் எண் / Your Aadhaar No. :

VID : 9142 8069 1558 1853




இந்திய அரசாங்கம்

Government of India



ஓயித்நேஷ் றா
Ramesh R
பிறந்த நாள்/DOB: 23/03/2002
ஆண்/ MALE

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியியல்கள் அல்லது பிறந்த தேதிக்கான சான்றாக இது அல்லது உறுதிப்படுத்தல் ஆகியவை ஆதாரை அல்லது QR குறியீடு, சமீபகால செல்லுபடியாகும் ஆகியவற்றில் இருந்து உறுதிப்படுத்தப்படும்.

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எனது ஆதார். எனது அடையாளம்




AADHAAR

தகவல் / INFORMATION

உதாரணம்

ஆதார் என்பது அடையாளத்திற்கான சான்றாகும். குடியியல்கள் அல்லது பிறந்த தேதிக்கான சான்றாக இது அல்லது உறுதிப்படுத்தல் ஆகியவை ஆதாரை அல்லது QR குறியீடு, சமீபகால செல்லுபடியாகும் ஆகியவற்றில் இருந்து உறுதிப்படுத்தப்படும்.

Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.

This Aadhaar letter should be verified through either offline authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.

Aadhaar is unique and secure.

Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.

Aadhaar helps you avail of various Government and Non Government benefits/services.

Keep your mobile number and email id updated in Aadhaar.

Download mAadhaar app to avail of Aadhaar services.

Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar/biometrics.

Entities seeking consent are obliged to seek consent.



பதிவுகாரன்

THE SEAL OF THE REGISTRAR

பதிவுகாரன்
S/O ராஜேந்தர் றா, விடுதலைப்பேட்டை நகர்,
1095/1096, புழத்திவக்கம், உள்நகர்,
மாதுபக்கம், சூதி மாவட்டம், கனகவேளம் வட்டம்.
தமிழ்நாடு - 600091

Address:
S/O: Ramesh R VIGNESHWARA NAGAR,
Tiruvannamalai, PUTHUTHIVAKKAM, VTC: Ulagan,
Madupakkam, Suthi District: Sholingurpetta,
Tamil Nadu - 600091

VID : 9142 8069 1558 1853

1947

help@uidai.gov.in

www.uidai.gov.in

Copy

Document No. 1763 of 2026 of Book
... contains 34 sheets 30 sheet

Registering Officer



भारत सरकार
GOVERNMENT OF INDIA

Gautham R
DOB: 15-02-2004
MALE

Merz Aadhaar, Meri Pehchaan

आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O: Ramesh, SA,
VIGNESHWARA MAGAR,
PUZHUTHIVAKKAM, 1st
street, Ullagaram,
Madipakkam,
Kancheepurem, Tamil
Nadu, 600091

Merz Aadhaar, Meri Pehchaan

Document No. 1763 of 2028....of Book
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Registering Officer





இந்திய அரசாங்கம்
Government of India

புகைப்படம்
Rajesh K
பிறந்த நாள்: DOB: 22/10/1983
ஆண்புலம்: Male

எனது ஆதார், எனது அடையாளம்

இந்திய அடையாளம் அமைதி
Unique Identification Authority of India

முதலாளி: S/O. முத்துசுந்தரன், S.
காமராஜர் நகர் - காமராஜர் தெரு
மாடம்பாக்கம், மாடம்பாக்கம், கங்கேசுபுரம்
தமிழ் நாடு: 600126

Address: S/O. Muthusundaram, S. SOZHAN
NAGAR, KAMARAJ STREET,
MADAMBAKKAM, MADAMBAKKAM,
KANCHI PURAM, Tamil Nadu, 600126

1947

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Document No: 1763 of 2026... of Book
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32
Registering Officer





 **ಭಾರತ ಸರ್ಕಾರ**
Government of India

 **ಜನಕೇಶ್ವರ ಎಸ್**
Jyathirya M
Date of Birth/DOB: 27/06/1995
ಲಿಂಗ/ GENDER: MALE

Generated Date: 18/03/2020

VID : 9136 6159 6468 3317

ನನ್ನ ಅಧಾರ್. ನನ್ನ ರೂಪ

 **ಭಾರತ ಸರ್ಕಾರ**
Unique Identification Authority of India

Address:
C/O Medhaan, No 15, 1st Cross, Vishwa
Bharathi School, Basaj Nagar, Bangalore
South, Bengaluru,
Karnataka - 560061

VID : 9136 6159 6468 3317

1947 | 2020 | <https://uidai.gov.in> | www.uidai.gov.in

Signature

Document No. 1763 of 2026....of Book
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Registering Officer





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Unique Identification Authority of India
Government of India

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Unique Identification Authority of India
Government of India

உங்க அடையாளம் / Enrollment No. : 2043/88315/03854

14/06/2015
To
Sasikala M K
#Resort up 6
W/O: Kanniyappa
652/6
amman kovil street
karana puthuchery road
rajiv gandhi nagar
Urapakkam
Urapakkam, Kancheepuram
Tamil Nadu - 603210
9962025932



KH450449053FT
45044905



உங்கள் ஆதார் எண் / Your Aadhaar No. :



ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India



#Resort up 6
Sasikala M K

Date of Birth : DOB: 02/07/1980
Gender : Female



ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Handwritten signature



Document No. 1743 of 2026... of Bu-
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Registrar Officer



செய்த நாள் : 1763/2026.

முசவிதி 18-ன் கீழான குறிப்பு

இவ்வானத்தில் கண்ட மொத்தின் சந்தை
மதிப்பு ரூ. 19,80,252/-க்கு ஏற்றவாறு வசூலிக்கப்பட்ட
முத்திரைத்தொகை மற்றும் பதிவுக்கட்டணம் ரூ. 7525/-
முத்திரைத்தொகை ரூ. 7525/- மற்றும் 15.06.2026-ல் தேதியில்
திரு. க. கண்ணன் என்பவரிடமிருந்து வசூலிக்கப்பட்டது.

நாள் : 15.06.2026.

சார்பதிவாளர்
கேளம்பாக்கம்



சார்பதிவாளர் அலுவலகம்
கேளம்பாக்கம்
தமிழ்நாடு
சென்னை



FUTURE HOMES

Partners / Authorized Signatory



பதிவுத்துறை
இரசீது -



இரசீது எண் : 5626/2026
ஆவண எண் : R/ Kelampakkam/ BOOK-1/ 1763 / 2026

திரு. கணேஷ் அவர்களிடமிருந்து ₹ 15,050 (ரூபாய் பதினைந்து ஆயிரம் ஐம்பது மட்டும்) இணைய வழி REG202606156616457 ₹ 7800. REG202606106471162 ₹ 7450 கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	குறைவு முத்திரைத்தீர்வை	7,525
2	குறைவு பதிவுக் கட்டணம்	7,525
	செலுத்தப்பட்ட மொத்தத் தொகை	15,050

கேளம்பாக்கம் அலுவலகம்
நாள்: 15-JUN-2026

பதிவுத்துறை
Sub-Registrar
Kelampakkam

Signature Not Verified

Digitally signed by DS Registration
Department, Tamil Nadu
Date: 2026.06.25 13:30:35 IST
Reason: Digitally signed by server
Location: Central Signing Server