Verified RealEstate™

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™



TP/19487974G/24. 16705/2024 P-373/2024

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

16 SEP 2024

M/S. Luxee Group
Partner
M. Karuppiah Mahalingam

AP 559626

S. HEMAKUMAR
Stamp Vendor
L. No: 776-3/D1/2021,
Tiruvallur, Tiruvallur District

POWER OF ATTORNEY

I, **Mr.E.N KOSALARAMAN, Pan No AHRPK2143A, Adhaar No. 6945 1367 2676** S/o E.S. Narasimman, residing at Door No 151, Sathya sai Nagar. No. 89, Veppampattu village, Thiruvallur Taluk, Thiruvallur District,, SEND GREETINGS: herein after called as principal ,

AGENT

PRINCIPAL

Document No 16705 of 2024 OF BOOK 1 Contains 34 Sheet 1 Sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

WHEREAS I own immovable property All the piece and parcel of the lands situated at Thiruvallur Dt.. Thiruvallur Taluk, in No. 57, Siruvanur village comprised in S. No. 55/3 Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents. Vide patta no. 1068 situated within registration district of Thiruvallur, AND Sub Registration District of Thiruvallur , and another property has been purchased by me by a registered sale deed dt 22/2/2007 from Maya. Ezhilarasi, Ananthi and Gomathi for valuable sale consideration vide document No 3317/2007 at SRO, Thiruvallur.

And originally the said property had owned by Elumalai Mudaliyar and has been acquired through a registered partition deed dt 04/11/1982 entered between himself and his sister Sivakami and in the partition schedule mentioned property and other properties was allotted to him in 'A' schedule vide document No 2899/1982 on the file of SRO, Thiruvallur. From then onwards he had been in possession and enjoyment of the same as his absolute property . On 23/2/1998 at about 4:00 PM. the alleged said Elumalai Mudaliyar was went away from his house at Kosavanpalayam village, Thiruvallur Taluk and thereafter he was not traceable and Several searches made to found him and unable to trace out the same. The missing was notified at police and complainant also lodged by his wife Maya and his daughers Ezhilarasi, Anandhi and Gomathi before D2 Police Station at Thiruvallur and police also taken the complainant and gave CSR No. 225/98 and police also taken several steps to found him and all in vain and

AGENT **PRINCIPAL**

Document No 16705 of 2024 OF BOOK
1 Contains 34 Sheet 2 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Due Paper Publication also effected in the issue of Tamil daily "Daily Thanthi" on 22/7/2002 with regard to missing of Elumalai. After laps of 7 years when the said Elumalai was lost his above said legal heirs have filed the suit for declaration and declare he is a dead person against the Thasildar, Thiruvallur vide O. S. No. 536/2007 before Hon'ble District Munsiff court, Thiruvallur by declaring that the above said Elumalai was died and direct the Thasildar to register the death and after issue the death certificate to grant legal heir certificate to him After due trial the Hon'ble District Munsiff of Thiruvallur was decreed the suit in O.S. No 536/2007 infavour of the Maya and others on. 20/1/2007 by declaring the Elumalali was died and directing the Thasildar, Thiruvallur to register the death of Elumalai in the birth and death register and after granting legal heir certificate to Maya the wife of the said Elumalai and the same has been confirmed by the production of the Xerox copy of decree and Judgement vide O.S. No 536/2007

As per the decree and Judgement the Elumalai Mudaliyar's death was registered and Legal heir certificate of deceased Elumalai was also granted by Thasildar. Taluk office, Thiruvallur..

As the legal heirs of Elumalai his wife Maya and his daughters Ezhilarasi, Ananthi and Gomathi are became the absolute owners of the properties of deceased Elumalai and they have been in possession and enjoyment of the same as their absolute property.

AGENT **PRINCIPAL**

Document No. 16705 2024 OF BOOK 1 Contains 34 Sheet 3 Sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Thereafter the said persons have sold the said property and another property to me the principal herein by a registered sale deed dt 22/2/2007 from Maya. Ezhilarasi, Ananthi and Gomathi for valuable sale consideration vide document **No 3317/2007** at SRO, Thiruvallur.

Whereas the Online patta, chitta and A- Registry have been raised in my name vide patta No. 1068

Whereas the Principal is in absolute possession and enjoyment over the said property without any interruption or disturbance from any person from the date of acquaintance .

Whereas the Principal represents that except no other person or persons have any right, title or interest in and over the said property.

Whereas the principal submitted necessary applications and forms and with necessary copies to the concerned local authority and Government Department, for approval of the said property after fulfilling all the necessary formalities of the approval like plotting out, laying the road and marked the plots etc., and obtained the approval and sanction of the proposed layout of house sites of the said vide approval No. **160 /2024** and applied for RERA vide **TNRERA ref. No. TNPLI46012024,** and the principal executed a Gift deed for Road vide document No. **10352/2024** and named the layout as **"ENK AVENUE"**

Whereas the Principal wishes to sell certain plots mentioned in schedule detailed property but it is not possible for him to sell or to negotiate the sale proceedings and also to find out the bonafide purchaser or purchasers because of his pre-occupation as such it is necessary for him to appoint an attorney and confer upon him hereinafter stated. Hence he has decided to appoint an agent to act on behalf of them to execute to perform to done all or any of the following **acts, deeds** and **things** in respect of the affairs of the property morefully detailed in the schedule hereunder .

AGENT **PRINCIPAL**

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Document No 16705 of 2024 OF BOOK
1 Contains 3 Sheet 4 Sheet
Registering officer

KNOW ALL MEN BY THESE PRESENTS, I, Mr.E.N KOSALARAMAN, Pan No AHRPK2143A, Adhaar No. 6945 1367 2676 S/o E.S. Narasimman, residing at Door No 151, Sathya sai Nagar. No. 89, Veppampattu village, Thiruvallur Taluk, Thiruvallur District , do hereby APPOINT NOMINATE ORDAIN **M/S. Luxe Group, Pan No. AALFL5747N a firm having office at** Door No.62N, Park Dugar, Ramapuram, Chennai - 600 089 duly represented by its Partner **Mr. M.Karuppiah Mahallingam**, (Aadhar No 8722 7280 1972) S/O. Mr.Mahalingam Chettiar, as his **True and Lawful agent** for him and in his name and on his behalf for his use, benefit and account to do all or any of the acts and the things detailed below and conduct, supervise and manage all the affairs in respect of the schedule hereunder and I hereby confer upon the Attorney the following powers and authorities that is to say and the attorney will lawfully do and execute in pursuance of the said power of attorney hereinbefore, recited.

AND WHEREAS the attorney is sufficiently capable and knowledgeable about all my affairs and is capable of handling them.

AND WHEREAS my attorney has consented to act as my Attorney (hereinafter referred to as the "Attorney").

Property

1. To sell the schedule detailed property , and to issue receipts for such payments on my behalf.

2. To manage schedule detailed properties, immovable by me for my advantage as the case may be and for the benefit of my estate and in particular to improve them, to lease them, to collect all rents and profits and to take all lawful proceedings and means by suits or any other actions for recovery of and receiving the rents and otherwise for managing these properties of mine.

AGENT **PRINCIPAL**

Document No 16705 of 2024 ..... OF BOOK
I Contains 34 Sheet 5 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

3. To execute transfer instruments, conveyance, rectification deed, ratification deeds, affidavits, declaration deeds Gift deeds for Roads and perform all the activities regarding getting approval etc., and to carry out all the activities after approval or other deeds in respect of property hereby sold .

4. To sell, convert, collect, get in or manage or collect otherwise administer schedule property .

5. **To sell the schedule detailed property for Rs. 900/- per sq.ft** and to receive the consideration with respect to sale of the schedule property, to receive the price thereof and to grant receipt for the same and to execute and sign and get registered the transfer deeds, present for registration and to admit execution and to take delivery of any document executed by me or by my Attorney before any Registrar or Sub-Registrar.

6. To let the property on rent belonging to me on such terms and conditions as the Attorney may think fit and proper and receive the rents from the tenant/s or lessee/s the case may be and issue proper receipts for the amounts so received; to maintain the property and effect necessary repairs from out of the rents so derived, to pay all taxes legally payable in respect of the said property

7. To execute and register sale deed, gift deed in favor or other deeds in conveying or transferring the Schedule mentioned property either as whole or part or divided as the Attorney may deed fit.

8. To present the said sale deed or deeds for registration before the competent sub Registrar of Assurances and to admit execution and to receive the document or documents back after registration, in respect of Schedule mentioned property.

AGENT **PRINCIPAL**

Document No 16705 of 2024 OF BOOK
1 Contains 34 Sheet 6 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

9. To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule mentioned property and to issue valid receipts for the same.

10. To execute Affidavit, Ratification, Rectification or any other Deeds

11. To execute from time to time Reconveyance, Reassignment, or Surrenders of properties that may have been or hereafter be mortgaged or charged to me either alone or jointly with another or others.

12. To create or transfer any mortgage with respect to my properties movable or immovable and to execute Mortgage Deed now made or hereafter to be made in my favour either alone or jointly with others for such consideration as the said Attorney shall think fit.

13. To sign, seal, execute and deliver, transfer forms, and/or deeds of shares, dividend warrants, interest warrants, receipts etc., as occasion may require.

14. To mortgage of any freehold, leasehold or properties of any other tenure or hypothecation or pledge of movable (it may be land in the form of UDS or Home Site or Home and Ground or Agriculture land or Horticulture land or in any form of land either in Tamilnadu or Andhra Pradesh or anywhere in India), properties as the Attorney may in his absolute discretion think fit and proper.

15. To execute, to become party to and if necessary to came to be registered all instruments, deeds, agreements, contracts, receipts and other documents for me and on my behalf .

AGENT **PRINCIPAL**

Document No 1670 5 of 2024 OF BOOK
1 Contains 34 Sheet 7 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Representations

16. *To represent before bank or banks, insurance companies, etc.*:- To represent me or any of my firm or firms or business in any of the bank or banks, insurance companies, courts, registration offices, municipal offices, office of competent authority, urban land ceiling, post offices, sales tax offices, income-tax offices, customs offices, revenue offices or any co-operative society, Central or any other State Government or other authority, society, body corporate or other person for any purpose or purposes whatsoever and do all acts as may be expedient before the same or in connection therewith.

17. *To appear before registrar, notary public, magistrate, etc.*:- To appear before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority having jurisdiction and to acknowledge and register or have registered and perfected all deeds, instruments and writings, executed, signed or made by me personally or as partner of any firm or firms or business or businesses or by my said attorneys or any of them by virtue of the powers herein conferred.

LEGAL MATTERS

18. To commence, institute, file, carry on, continue, prosecute, defend, answer or oppose all actions, suits, writ petitions or other legal proceedings and demand and to appear in any court of justice in any actions or other proceedings which may be instituted by and/or against me and in the said actions or proceedings to prosecute or discontinue or to become nominated therein or suffer judgement to go against me as the Attorney shall be advised and think proper.

AGENT **PRINCIPAL**

Document No 16705 of 2024 OF BOOK
1 Contains 34 Sheet 8 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

19. To appoint any advocate, solicitor, chartered accountants, pleader or any other legal or income tax practitioners.

20. To apply for certified copies, inspection of and to inspect the judicial records.

21. To claim, demand, sue for, enforcement of payment of and receive and give effectual receipts and discharges of all moneys, securities for money, debts and legacies which I now possess or to which I am entitled or to which I may become entitled or which may become due owing or payable or transferable to me from any person or persons.

22. To represent me before the concerned authorities Ceiling and Regulation) Act, Land acquisition to the society or obtaining any permission for letting out property and to file any sort of undertaking written statement to give proper effect and other authorities and to file all returns or applications before them, to engage counsels, advocates, auditors, agents or other persons, to discharge any or all of them and to appoint other persons instead necessary for any of the purpose on such remuneration, salary or commission as the said Attorney think proper, to represent me before the said authorities and for that purpose to sign vakalatnamas on my behalf.

23. To sign, verify, execute, plaints, written statements, counter claims, petitions, appeals, reviews, applications, affidavits, Power of Attorney and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction established by lawful authority or before the Income Tax, Wealth Tax, Gift Tax, Appellate Assistant Commissioner or Tribunals and to do acts and appearances and applications in any such Court or courts and Forums aforesaid in any suits, actions, appeals or proceedings and all information

AGENT **PRINCIPAL**

Document No 6705 of 2024 OF BOOK
1 Contains 34 Sheet 9 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

or complaints that it shall or may be held, brought or commenced and to defend, and answer or oppose the same or suffer judgements or decrees to be had, given, taken or pronounced in any such suits, actions, appeal, proceedings, bills, information or complaints as the Attorney shall be advised or think proper and to execute decree and also to bid at auction sales or to authorise any agents or sub- agents to bid at auction sales and purchase the property at the said auction sales, to make withdrawals or decretal amount or sale proceeds from any Court or authorised agent or sub-agents to do the same.

24. To appear and act in all Courts, Civil, Revenue or Criminal whether on the original or appellate side or in the registration offices and to represent my interest before any judge, Magistrate, Municipal Corporation, Police, Revenue, Taxation, Port Trust or Customs authorities or any other quasi Government or Public bodies or authorities and to appear before Income-tax, Wealth-tax, Gift-tax or other officer/s, in connection with my affairs on my behalf.

25. To accept notices or services or writ of Summons or other legal process that may be served upon me and to appear and represent me in any Court of Justice and before Magistrate or Judicial or Quasi-judicial or other officers whatsoever as the said Attorney shall think proper.

26. To declare and affirm all plaints, Written Statements, applications, Petitions, Execution Application, Affidavits and other necessary documents in my name and on my behalf and to appear before any Judge, Magistrate or other officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters herein mentioned.

AGENT **PRINCIPAL**

M.

Document No 16705 of 2024 OF BOOK
1 Contains 34 Sheet 10 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

27. To receive all cables, telegrams, registered and unregistered letters and parcels, packages, goods, money orders and other communications and things whatsoever from the Posts and Telegraphs Office or Officer/s or from any other source and to sign and pass receipts for the same and from all carriers by land, sea and air.

28. To insure all my properties for such purposes and sign all applications and in such manner as the Attorney may think proper.

29. For all or any of the purposes aforesaid to execute all such guarantees, indemnities, covenants and obligations on my behalf as the Attorney may think necessary and proper.

30. For the purpose of managing my affairs to enter into such arbitration references and to appoint such arbitrators as the Attorney may deem fit and proper.

31. I hereby authorize my agent to appoint substitute agent or agents by executing substitute power and to delegate all the powers given to the attorney to in favour of the substitute agent by the attorney. I hereby unconditionally permit, and authorise my attorney to at torn all the rights to the substitute attorney

32. To delegate or substitute the powers hereby granted to deal with Schedule mentioned property to any other person or persons to do all of above acts, deeds and things, to execute substitute Power of Attorney or other documents for the said purpose and to present the said Power of Attorney for registration before Competent Sub-Registrar of Assurances and to admit execution thereof.

AGENT **PRINCIPAL**

Document No 16705 of 2024 ....OF BOOK
I Contains 34 Sheet 11 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

33. For the better doing, performing and executing of the matters and things aforesaid, I do hereby grant unto my said Attorney full powers and authorities to substitute and appoint in my place one or more Attorney or Attorney to exercise on my behalf as my Attorney or Attorney all the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney or Attorney as the said Attorney shall from time to time think fit.

34. Generally to act as the Attorney or Agent of Principal in relation to the matters aforesaid and in all other matters in which the Principal may be interested or concerned and on his behalf to execute and do all deeds, acts or things as fully and effectively in all respects as if she would have done it personally.

I FURTHER CONFIRM that the powers granted by me to the said Attorney or substitute attorney are irrevocable and shall not be revoked by me and any person relying upon this Power of Attorney shall be protected by the representation made herein and the authorities given by me to the said Attorney and I shall not challenge or call in question any act done by the said Attorney individually or jointly or severally for me and on behalf of me and the same shall be binding upon me.

I HEREBY AGREE that all acts deeds and things done by the substituted attorney whether jointly or severally shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatever of the said Attorney or substitute attorney shall do by virtue of the powers hereby given. I hereby confirm that any person relying upon this Power of Attorney or substitute attorney shall be protected by the representation made herein and the authorities given by me to the said Attorney or substitute attorney and I shall not challenge or call in question any act done by the said Attorney or substitute attorney jointly or severally for me and on behalf of me and the same shall be binding upon me.

AGENT **PRINCIPAL**

Document No 6705 of 2024 OF BOOK
I Contains 34 Sheet 12 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

The agent should maintain the accounts.
No consideration is paid for the powers hereby granted.

SCHEDULE

Item No. 1

All that piece and parcel of Vacant Land situated at Thiruvallur District, Thiruvallur Taluk, in No. 57, Siruvanur village comprised in S. No. 55/3 Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents. Vide patta no.1068 situated wihtin registration district of Kancheepuram AND Sub Registration District of Thiruvallur , **bearing PLOT NO. 17, "ENK AVENUE" Layout, Approved Vide No. 160/2024 , and TNRERA ref. No. TNPLI46012024,**

comprised in the following Survey Number

Sl No.	Survey No	Extent in Square feet	Plot No.	Patta No
1.	55/3A	959	17	1068

BOUNDARIES

North By	-	Plot No. 18
South By	-	Plot No. 16
East By	-	Plot No. 24
West By	-	9. 0 meter wide Road

HAVING A LINEAR MEASURING ON THE FOUR SIDES

East to West on the Northern Side	:	12.20 mts
East to West on the Southern Side	:	12.20 mts
North to South on the Eastern Side	:	7.30 mts
North to South on the Western Side	:	7.30 mts

Total measuring of an extent of **959** square feet, lying within registration district of Thiruvallur AND Sub Registration District of Thiruvallur,

AGENT **PRINCIPAL**

Document No 16705 of 2024
1 Contains 34 Sheet 13 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Item No. 2

All that piece and parcel of Vacant Land situated at Thiruvallur District, Thiruvallur Taluk, in No. 57, Siruvanur village comprised in S. No. 55/3, Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents.Vide patta no. 1068 situated wihtin registration district of Kancheepuram AND Sub Registration District of Thiruvallur , **bearing PLOT NO. 18, "ENK AVENUE" Layout, Approved Vide No. 160/2024 , and TNRERA ref. No. TNPLI46012024,**

comprised in the following Survey Number

Sl No.	Survey No	Extent in Square feet	Plot No.	Patta No
1.	55/3A	959	18	1068

BOUNDARIES

North By - Plot No. 19
South By - Plot No. 20
East By - Plot No. 23
West By - 9. 0 meter wide Road

HAVING A LINEAR MEASURING ON THE FOUR SIDES

East to West on the Northern Side : 12.20 mts
East to West on the Southern Side : 12.20 mts
North to South on the Eastern Side : 7.30 mts
North to South on the Western Side : 7.30 mts

Total measuring of an extent of **959** square feet, lying within registration district of Thiruvallur, AND Sub Registration District of Thiruvallur,

AGENT

PRINCIPAL

Document No. 16705 of 2024 OF BOOK 1 Contains 34 Sheet 14 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Item No. 3

All that piece and parcel of Vacant Land situated at Thiruvallur District, Thiruvallur Taluk, in **No. 57, Siruvanur** village comprised in S. No. 55/3 , Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents. Vide patta no. 1068 situated wihtin registration district of Kancheepuram AND Sub Registration District of Thiruvallur , **bearing PLOT NO. 22, "ENK AVENUE" Layout, Approved Vide No. 160/2024 , and TNRERA ref. No. TNPLI46012024,**

comprised in the following Survey Number

Sl No.	Survey No	Extent in Square feet	Plot No.	Patta No
1.	55/3A	959	22	1068

BOUNDARIES

North By	-	Plot No. 21
South By	-	Plot No. 23
East By	-	7. 2 meter wide Road
West By	-	Plot No. 19

HAVING A LINEAR MEASURING ON THE FOUR SIDES

East to West on the Northern Side	:	12.20 mts
East to West on the Southern Side	:	12.20 mts
North to South on the Eastern Side	:	7.30 mts
North to South on the Western Side	:	7.30 mts

Total measuring of an extent of **959** square feet, lying within registration district of Thiruvallur, AND Sub Registration District of Thiruvallur,

AGENT **PRINCIPAL**

THE SEAL OF THE REGISTRAR OF THIRUVALLUR

Document No 16705 of 2024 OF BOOK
I Contains 34 Sheet 15 Sheet
Registering officer

Item No. 4

All that piece and parcel of Vacant Land situated at Thiruvallur District, Thiruvallur Taluk, in No. 57, Siruvanur village comprised in S. No. 55/3, Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents.Vide patta no. 1068 situated wihtin registration district of Kancheepuram AND Sub Registration District of Thiruvallur , **bearing PLOT NO. 23, "ENK AVENUE" Layout, Approved Vide No. 160/2024 , and TNRERA ref. No. TNPLI46012024,**

comprised in the following Survey Number

Sl No.	Survey No	Extent in Square feet	Plot No.	Patta No
1.	55/3A	959	23	1068

BOUNDARIES

North By - Plot No. 22
South By - Plot No. 24
East By - 7. 2 meter wide Road
West By - Plot No. 18

HAVING A LINEAR MEASURING ON THE FOUR SIDES

East to West on the Northern Side : 12.20 mts
East to West on the Southern Side : 12.20 mts
North to South on the Eastern Side : 7.30 mts
North to South on the Western Side : 7.30 mts

Total measuring of an extent of **959** square feet, lying within registration district of Thiruvallur, AND Sub Registration District of Thiruvallur,
Property Market Value Rs 34,52,400/-

AGENT **PRINCIPAL**

Document No 16705 of 2024 OF BOOK 1 Contains 34 Sheet 16 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

IN WITNESS WHEREOF THE PRINCIPAL HEREIN HAVE EXECUTED THIS DEED OF POIR OF ATTORNEY AT Joint 1-S.R.O.Thiruvallur ON THE 16th DAY of SEPTEMBER 2024 IN THE PRESENT OF:

AGENT **PRINCIPAL**

WITNESSES

1.....

Dinesh chandar K. (Aadhar No 8797 3856 0616) s/o Kosalaraman
No 151 Sathiya sai Nagar, Veppampattu-602024

2.....

L. Nandagopal (Aadhar No 8529 1233 7022) S/o Venugopal
No 362 Ramar koil street, Kolathur, Pallipattu -631207

Drafted By

Typed By		SIGNATURE	
SS DTP CENTER		DOCUMENT WRITER NAME	D.KUMARESAN,M.COM., (STATE DOCUMENT WRITER)
Jaya Nagar 1st Cross st,		ADDRESS	No. 66/1 , Mel Street ,Sithanchery Ammanthokkam,Thiruvallur - 602026
Thiruvallur		CELL NO	8946070384
Cell - 9786098567		LICENCE NO	A/2434/2011/KCP

Document No 16705 of 2024 OF BOOK
1 Contains 34 Sheet 17 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று / உறுதிமொழி (Declaration) (நீதி பேராணை எண் 22163/2018 ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டப்படவில்லை என சான்றளிக்கிறேன். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதனை நான் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவேன் என்பதையும் அறிவேன்.

ஆவணத்தை எழுதிப் பெறுபவர்
கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்
கையொப்பம்

Document No 6705 of 2024 OF BOOK
1 Contains 34 Sheet 18 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : திருவள்ளூர

வருவாய் கிராமம் : (057) சிறுவானூர் பட்டா எண் : 1068

உரிமையாளர்கள் பெயர்

1. நரசிம்மன் மகன் கோசலராம்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக - ஏர்	ரூ - பை	
55	3A	--	--	0 - 66.17	5.72	--	--	2024/0105/01/594051--2024/01/07/000237SD -------- 22-08-2024
				0 - 66.17	5.72			

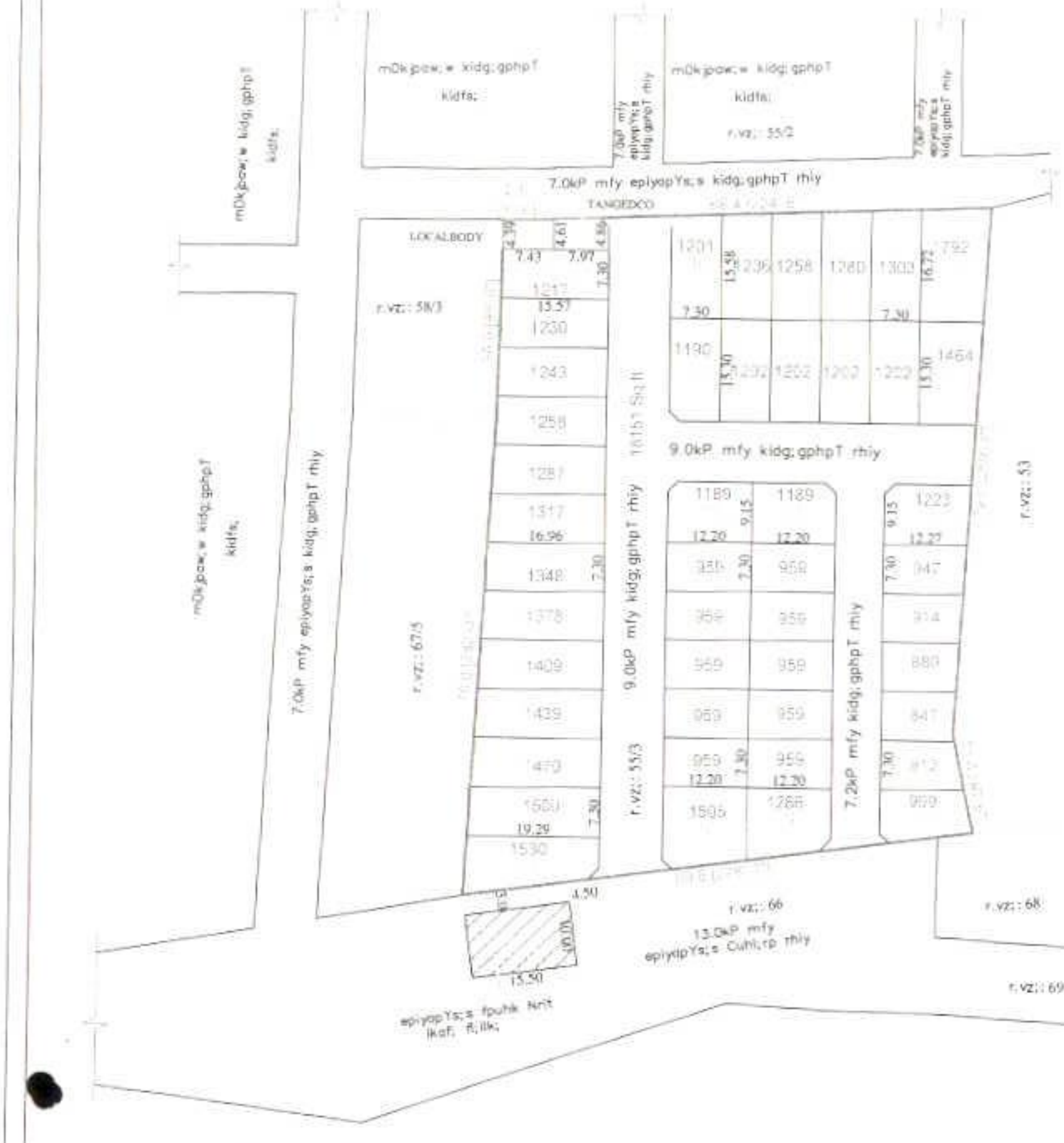
குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/07/151/01068/20155** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 16-09-2024 அன்று 09:47:11 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No 6705 of 2024 OF BOOK I Contains 34 Sheet 19 Sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR



1	1210
2	1230
3	1240
4	1250
5	1260
6	1317
7	1348
8	1378
9	1409
10	1439
11	1470
12	1500
13	1530
14	1560
15	959
16	959
17	959
18	959
19	959
20	1189
21	1189
22	959
23	959
24	959
25	959
26	959
27	1290
28	959
29	952
30	947
31	959
32	914
33	947
34	1223
35	1190
36	1260
37	1230
38	1290
39	1290
40	1290
41	1230
42	1260
43	1290
44	1290
45	1230
46	1201
Total Length	54832
Road Length	19631
Total Area	73780

G+z;b Cuhl;rp xd;wpak;

rpWthD]h; Cuhl;rp

epiyg; fhzsUq;f kidg; gpuptpw;fhd nfhpy;El;g mDk;gp tuq;fs;
(gpl;lkpy;yh) gFjp)

kidg;gphpT
ahUila; : jpUlz;@k
tUila; : jpUlz;@k
ca;ahl;rp : rpWthD]h;.
fpuhkk; : rpWthD]h;
epy mstl vz;;bc : 55/3
mwT : 1 : 400(1"=33')
Jaxle tpl;ngs vz;;. : EDBFLBNB

Fwpg;G

kidg;gpuptpd; J}jpd; gug;G : 5650.0 r.mP. (1.64 Vt;th;)
rhiyf;Fupa gFjp : 1687.0 r.mP. (18158 r.ms)

mtyapd; gug;G fghf
kidg;gphpT J}jpd; gug;G : 4963.0 r.mP. (53421 r.ms)
kPhupa kidfs; : 45
xUtpa kidfs; : 46

ngh;j xU;fPLfs;

ca;ahl;rpf;F jhakhf ag;gFjp Vtz;ba gy;yth gFjpf;F
mUfl tuptha;s kjpg;gPl;lj;jpy; mJ tUkhdJ fl;lisf; nghWg;gLtjw;fhf

mtyapd; gug;G : 1687.0 r.mP.
LOCALBODY : 33.00 r.mP (0.86%)
TANGEDCO : 36.80 r.mP (0.74%)

kidg;gphpT J}jpd; mjhtJ
epiyapYs;s rhiy
cjhuzkhd kidg;gphpT rhiy

Rza tuq;fs; : 7.20kP mfy mwptpf;F - 1.5kPa
9.00kP mfy mwptpf;F - 3.0kPa
Mg;ghy; : 7.2kP Kjy; 13.0kP mfy mwpa tu; - 1.5kP i.1.5kPa

gpuptpidfs;

1 mjpfkhd ngUk; mDkjpf;fg;gl;l kidg;gpuptpd; fhuzkhf ,Ue;j ,yf;fpaq;fspy; ,Ue;j
mDkjpfs; 30.10.2023-y; tUfpd;wJ. mJ mDkjpf;fg;gl;l kidg;gpuptpd; fhuzkhf
,Ue;j ,yf;fpaq;fspy; ,Ue;j mDkjpfs; kPJ Vw;gLk; tUkhdJ. mJ mDkjpf;fg;gl;l
kidg;gpuptpd; fhuzkhf ,Ue;j ,yf;fpaq;fspy; ,Ue;j mDkjpfs; kPJ Vw;gLk; tUkhdJ.

2 kidg;gpuptpd; fhuzkhf ,Ue;j ,yf;fpaq;fspy; ,Ue;j mDkjpfs; mJ kidg;gpuptpd;
fhuzkhf ,Ue;j ,yf;fpaq;fspy; ,Ue;j mDkjpfSf;F Vw;gLk; tUkhdJ. mJ kidg;gpuptpd;
fhuzkhf ,Ue;j ,yf;fpaq;fspy; ,Ue;j mDkjpfSf;F Vw;gLk; tUkhdJ.

3 ,jd; gpd; ,Ue;j ngUk; mDkjpf;fg;gl;l kidg;gpuptpd; fhuzkhf ,Ue;j ,yf;fpaq;fspy;
,Ue;j mDkjpfs; mJ kidg;gpuptpd; fhuzkhf ,Ue;j ,yf;fpaq;fspy; ,Ue;j mDkjpfSf;F
Vw;gLk; tUkhdJ.

4 ,jd; gpd; ,Ue;j ngUk; mDkjpf;fg;gl;l kidg;gpuptpd; fhuzkhf ,Ue;j ,yf;fpaq;fspy;
,Ue;j mDkjpfs; mJ kidg;gpuptpd; fhuzkhf ,Ue;j ,yf;fpaq;fspy; ,Ue;j mDkjpfSf;F
Vw;gLk; tUkhdJ.

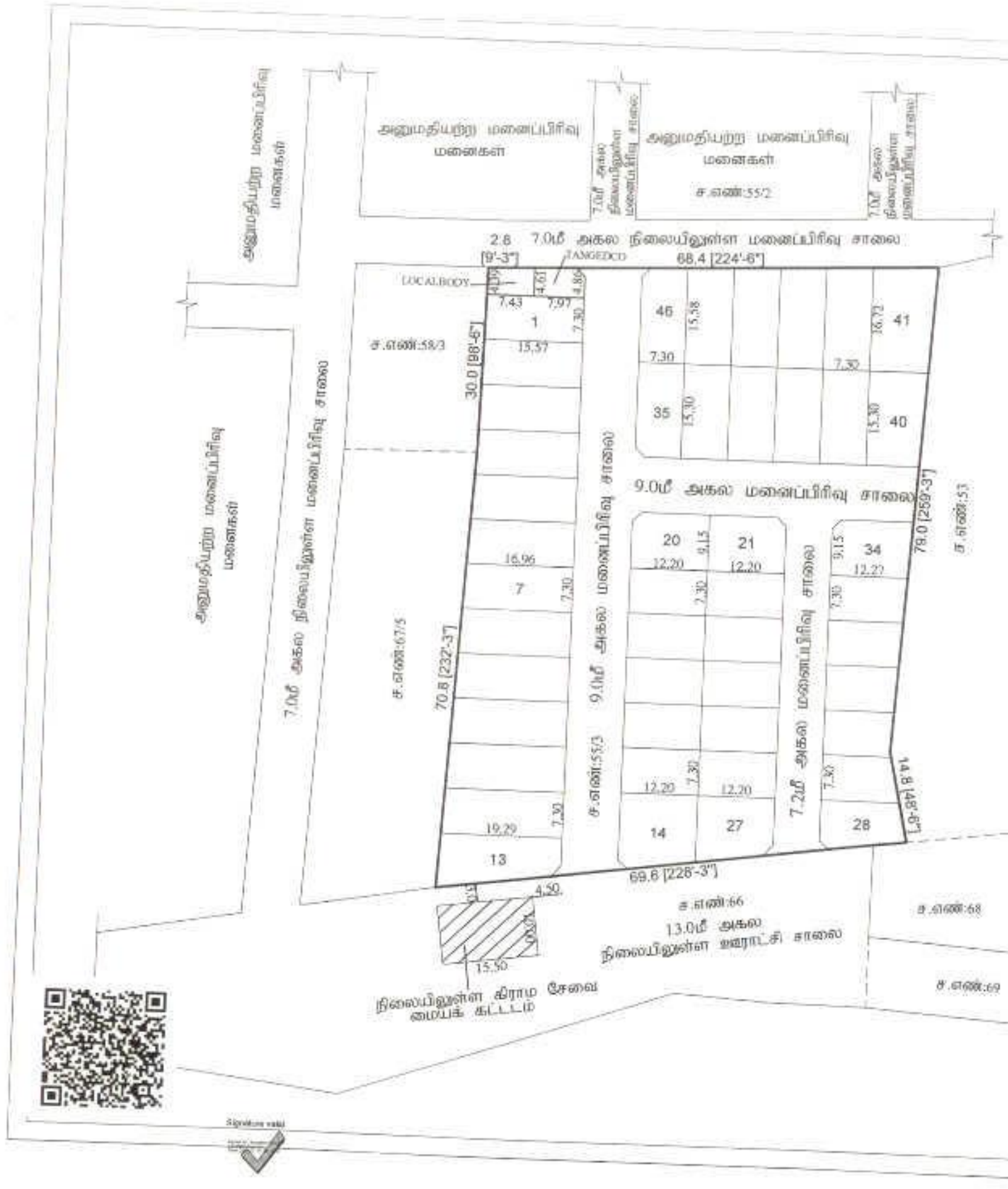
5 ,jd; gpd; ,Ue;j ngUk; mDkjpf;fg;gl;l kidg;gpuptpd; fhuzkhf ,Ue;j ,yf;fpaq;fspy;
,Ue;j mDkjpfs; mJ kidg;gpuptpd; fhuzkhf ,Ue;j ,yf;fpaq;fspy; ,Ue;j mDkjpfSf;F
Vw;gLk; tUkhdJ.

APPROVAL NO. SWP/DTCP/TVLR/LAYOUT No: /2024

epjp ,af;fk;
khtl; ehl Cuhl;rp mYtyfk;>
jpUtsSk; khtl;lk;

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Book No 4 ..... OF 2024
Sheet 20 ..... Sheet
Document No 6705 / 2024
Registering officer
Contains 34 Sheet



பூண்டி ஊராட்சி ஒன்றியம்

சிறுவாளூர் ஊராட்சி

உத்தேச மறுபிரிப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப அனுமதி வேண்டி (திட்டமில்லாத பகுதி)

மனைப்பிரிவு

மாவட்டம்	: திருவள்ளூர்
வட்டம்	: திருவள்ளூர்
உள்ளாட்சி	: சிறுவாளூர்
கிராமம்	: சிறுவாளூர்
நில அளவை எண்கள்	: 55/3
அளவு	: 1 : 4000(1" = 53')
இணையதள விண்ணப்ப எண்	: EDSFLBN8

குறிப்பு

மனைப்பிரிவு இடத்தின் பரப்பு	: 6680.0 ச.மீ. (1.64 ஏக்கர்)
சாலைக்குரிய பகுதி	: 1687.0 ச.மீ. (1815.8 ச.அடி)
சாலையின் பரப்பு போக மனைப்பிரிவு இடத்தின் பரப்பு	: 4993.0 ச.மீ. (53421 ச.அடி)
மொத்த மனைகள்	: 45
ஒதுக்கிய மனைகள்	: 46

பொது ஒதுக்கீடுகள்

(இந்த இடமாற்ற அல்லது வழங்கப்படாத பகுதிக்கான ரூ.1,21,706/- செலுத்தப்பட்டுள்ளது)

சாலையின் பரப்பு	: 1687.0 ச.மீ.
LOCALBODY	: 33.00 ச.மீ. (0.65%)
TANGEDCO	: 36.80 ச.மீ. (0.74%)

மனைப்பிரிவு இடத்தின் எல்லை :

நிலையிலுள்ள சாலை :

உத்தேச மனைப்பிரிவு சாலை :

கூடுதல் வசதி : 7.30மீ அகல சாலைகளுக்கு : 1.5மீ
9.00மீ அகல சாலைகளுக்கு : 3.0மீ.

முனை முக்கு : 7.5மீ முதல் 12.0மீ அகல சாலைகள் வரை : 1.5மீ x 1.5மீ.

நிபந்தனைகள்

1. அரசாணை எண்.18 மற்றும் எண்.16, நகராட்சி நிர்வாகம் மற்றும் நகரமைப்புத் துறை, நாள்.04.02.2019 மற்றும் 31.01.2020-ன்படி சாலைகள் மற்றும் முன்பு முடிக்கு குறித்த நிலப்பகுதிகளை வழங்குதல் தொடர்பாக முறையாக உள்ளாட்சிக்கு ஒப்படைப்பு செய்த பின்னரே இம்மனைப்பிரிவிற்கு இறுதி ஒப்புதல் உள்ளாட்சியால் வழங்கப்பட வேண்டும்.
2. இம்மனைப்பிரிவிற்கு உள்ளாட்சியால் முடிவுசெய்யப்படும் முன் இடத்தில் ஏற்கனவே ஏதேனும் கட்டுமானங்கள் இருப்பின் அவற்றை முழுமையாக அகற்றிய பின்னரே மனைப்பிரிவிற்கு ஒப்புதல் வழங்கப்பட வேண்டும். மேலும் இப்பகுதியில் ஏதேனும் மின்கம்பங்கள், மின்மாற்றிகள் இருப்பின் அவற்றை மாற்றியமைப்பதற்கு உரிய நடவடிக்கைகளை மேற்கொள்ள வேண்டும்.
3. நில உரிமை குறித்து ஏதேனும் வழக்குகள் இருப்பின் அவற்றை முழுமையாக சரிபார்க்கப்பட்டு, அவ்வழக்குகளில் சம்பந்தப்பட்ட நபர்களிடமிருந்து உரிய ஆட்சேபமின்மை சான்றிதழ் பெறப்பட்டு, அதன் பின்னரே மனைப்பிரிவிற்கு ஒப்புதல் வழங்கப்பட வேண்டும். மேலும் இப்பகுதியில் ஏதேனும் நீர்நிலைகள் இருப்பின் அவற்றை முழுமையாக பாதுகாத்து, அவற்றின் நீர்வரத்து பாதைகளை தடுக்காமல் மனைப்பிரிவினை வடிவமைத்து, அதற்கான ஒப்புதலை பெற்ற பின்னரே மனைப்பிரிவினை மேற்கொள்ள வேண்டும்.
4. இம்மனைப்பகுதியில் தொழில் நடப்பு ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு மனைகள் வாங்கும் ஒவ்வொரு பயனாளருக்கும் முறையாக ஒப்படைக்கப்பட்ட மனைப்பிரிவு வரைபட நகல் வழங்கப்பட வேண்டும்.
5. இம்மனைப்பகுதியில் தொழில் நடப்பு ஒப்புதல் அளிக்கப்படும் மனைப்பிரிவு வரைபட நகலில் பொதுமக்கள் பார்வைக்காக சமர்ப்பிக்கப்பட்ட இடத்தில் 6'x4' என்ற அளவுகளில் முறையாக காவிநிறத்தில் பலகையில் எழுதி வைக்கப்பட வேண்டும்.

சிறப்பு நிபந்தனை

நில வரைவுப் துறை உட்பிரிவை தொழில்நுட்ப அனுமதி அளிப்பதன் மூலம் விண்ணப்பதாரரின் அளிப்பதற்கு முன்பு விண்ணப்பதாரரை விண்ணப்பத்தின் சமர்ப்பித்த ஆவணங்களில் (சிறப்பு பதிவாக) குத்தகைப் பதிவுப் பட்டா, நாளடைவதாரம், பொது அதிகாரம் பத்திரம் போன்ற செய்ய உரிமையுள்ளதா என்று மட்டுமே சரிபார்க்கப்படுகிறது. அதன் மூல முதலிட்டாளர் விண்ணப்பதாரருக்கு வழங்கி செய்ய உரிமையுள்ளதா என்று பார்க்கப்படுகிறது.

மொத்தமான வாக்கு விற்கும் எந்த நபரும் விண்ணப்பதாரருக்கு சொந்தமான நிலத்தை உரிமையை தனியாக உறுதிப்படுத்தவேண்டும் வேண்டும். மேலும் அதன்பின்பு வேறு பரிந்தும் தனியாக உரிமை கோரினால் அவர்கள் மொத்தமான நிறுவனத்தின் நிறுவனத்தின் முன் திருத்தம்செய்யவும். இதனை முழு செய்ய நல வரைவுப்பு துறை கொருத்தமான தகவல் அல்ல.

APPROVAL NO. SWP/DTCP/TVLR/LAYOUT No.160/2024

உதவி இயக்குநர்,
மாவட்ட நகர் வரைவுப்பு அலுவலகம்,
திருவள்ளூர் மாவட்டம்

THE SEAL OF THE SUB REGISTRAR OF TIRUVALLUR

Registering officer

Sheet 21 ..... Contains ..... Documents

..... OF BOOK 2024

Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. E08FLBN8/2024/TCP

Date : 15/07/2024

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The President,
Siruvanur Village Panchayat,
Poondi Panchayat Union,
Tiruvallur District.

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning - Tiruvallur District, Tiruvallur Taluk, Poondi Panchayat Union, Siruvanur Panchayat and Village, S.F.No. 55/3 - 6650 Sq.m (1.64 Acre) extent - Technical clearance issued - forwarded for further action - Regarding

Ref : 1.Applicants Thiru.E.N.Kosalaraman, Layout proposal received through online vide Application No: E08FLBN8, dated:27.06.2024 & 03.07.2024
2.District Town and country planning Office, Tiruvallur District Road pattern issued on dated:12.07.2024
3. District Collector, Tiruvallur letter R.Dis. No. 1683 /2020 / N1, dated 05.10.2020 (Wet land NOC).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Thiru.E.N.Kosalaraman, Gift deed document no:10352/2024, dated: 13.07.2024
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and WaterSupply,Dated:04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated: 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14.Demand payment Request Letter, Dated:15.07.2024 (Requiring payment of OSR Fee, Centage Fee, Display Board Fee).
15.Applicants Thiru.E.N.Kosalaraman, Dated: 15.07.2024 (Payment of OSR Fee, Centage Fee, Display Board Fee)
16. Letter Roc No. 7963/2022/K1, Dated: 11.04.2023 of Director of Town and Country Planning, Chennai (Circular).

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvallur District, Tiruvallur Taluk, Poondi Panchayat Union, Siruvanur Panchayat and Village, S.F.No. 55/3 - 6650 Sq.m (1.64 Acre) extent. This proposal was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 16th cited above.

Document No 6705 of 2024 OF BOOK
1 Contains 34 Sheet 22 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 12.07.2024. Further the applicants Thiru.E.N.Kosalaraman, has gift deed the Road, Road Splay and Public Purpose areas has been handed over to the local body on 13.07.2024. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as SWP/DTCP/TVLR/LAYOUT No:160/2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions:
1.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book 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 requested to follow the protocols as per instruction given by TNRERA

4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc). Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows:

Document No. 16705 of 2024 OF BOOK
1 Contains 34 Sheet 23 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9975	27/06/2024
2	OSR Fee	121706	13/07/2024
3	Centage Charges	13800.00	15/07/2024
4	Development Charges		
5	Display Board Charges	1500.00	15/07/2024
6	Satellite town charge		

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

Tiruvallur District.

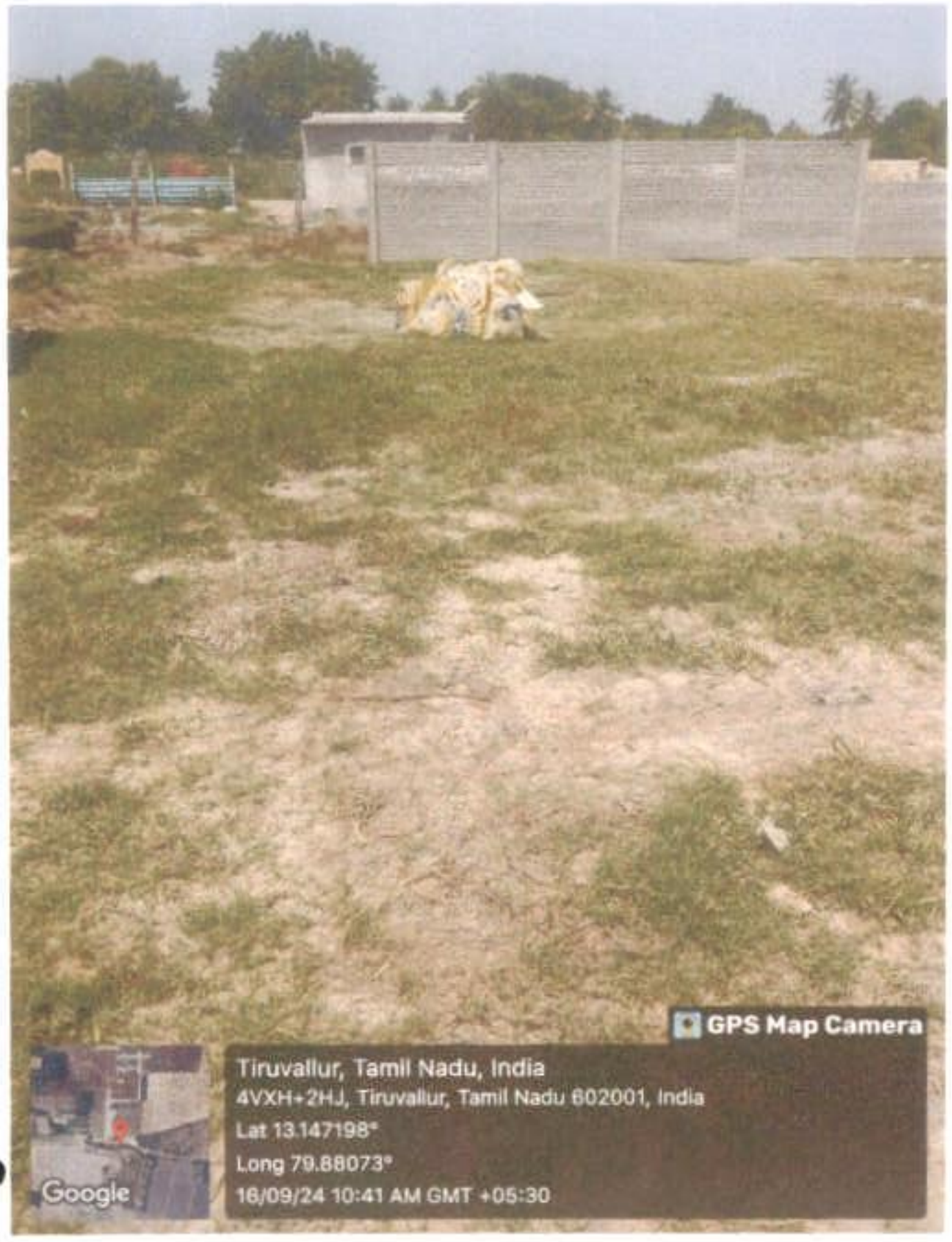
Enclosure

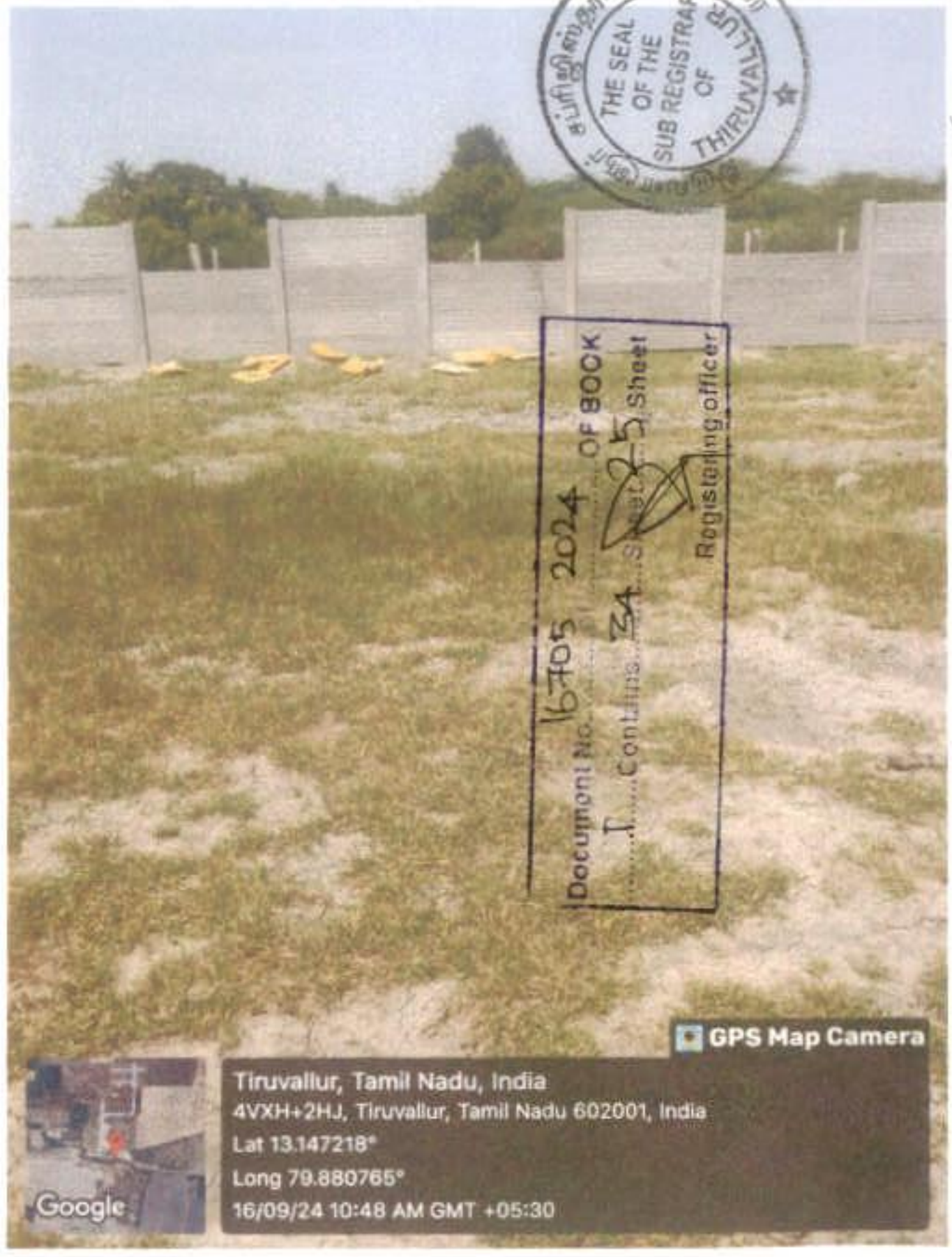
1.Layout original map and Condition – 2 set

Signature valid
Signed by: Assistant Director
Location: Tiruvallur
Date: 2024.07.15 19:18:47

Document No. 16705 of 2024 OF BOOK
1 Contains 34 Sheet 24 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR


GPS Map Camera
Tiruvallur, Tamil Nadu, India
4VXH+2HJ, Tiruvallur, Tamil Nadu 602001, India
Lat 13.147198°
Long 79.88073°
16/09/24 10:41 AM GMT +05:30
Google


THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR
Registering officer
Document No. 16705 2024 OF BOOK 1
Contains 25 Sheet
GPS Map Camera
Tiruvallur, Tamil Nadu, India
4VXH+2HJ, Tiruvallur, Tamil Nadu 602001, India
Lat 13.147218°
Long 79.880765°
16/09/24 10:48 AM GMT +05:30
Google

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேடு எண் / Enrollment No 0000/00734/05833

To
கருப்பையா மகாலிங்கம்
Karuppiah Mahalingam
Mahalingam
62 N. Park Dugar
VTC Ramapuram
PO Ramapuram
District Tiruvallur
State Tamil Nadu
PIN Code 600089
Mobile 9488801544

736628128

MF736628128FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8722 7280 1972

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date 18/3/2013

கருப்பையா மகாலிங்கம்
Karuppiah Mahalingam
பிறந்த நாள் / DOB : 05/05/1962
ஆண்பால் / Male

Document No 16705 2024 OF BOOK
Contains 34 Sheet 26 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

8722 7280 1972

எனது ஆதார், எனது அடையாளம்

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card

AALFL5747N

नाम / Name	LUXE GROUP
निगमन/गठन की तारीख Date of Incorporation / Formation	17/04/2024

Signature Not Verified
Digitally signed by Income Tax Dept.
Date: 2024.05.25 09:51:27 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर भार, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के खिलाफ है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card.
  संलग्न पैन कार्ड में एनहान्स्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Document No. 16705 of 2024 OF BOOK 1
Contains 34 Sheet 27 Sheet
Registering officer
THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

இந்திய தனித்தனி அடையாள ஆணைய அரசாங்கம்

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 2193/12722/08354

To
கோசலராமன் எ ந
Kosalaraman E N
S/O.Narasimman
151
Satya Sai Nagar
89 Veppampattu
Veppampattu
Veppambattu
Tiruvallur Tamil Nadu - 602024
9444043437

Download Date: 29/01/2019

Generation Date: 20/01/2018

Signature Not Verified

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6945 1367 2676

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



கோசலராமன் எ ந
Kosalaraman E N
பிறந்த நாள்/DOB: 15/07/1963
ஆண்/ MALE

6945 1367 2676

எனது ஆதார், எனது அடையாளம்

Government of India

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதார் சேவை மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

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

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

இந்திய தனித்தனி அடையாள ஆணைய அரசாங்கம்
Unique Identification Authority of India

Address:
S/O.Narasimman, 151, Satya Sai Nagar, 89 Veppampattu, Veppampattu, Tiruvallur, Tamil Nadu - 602024

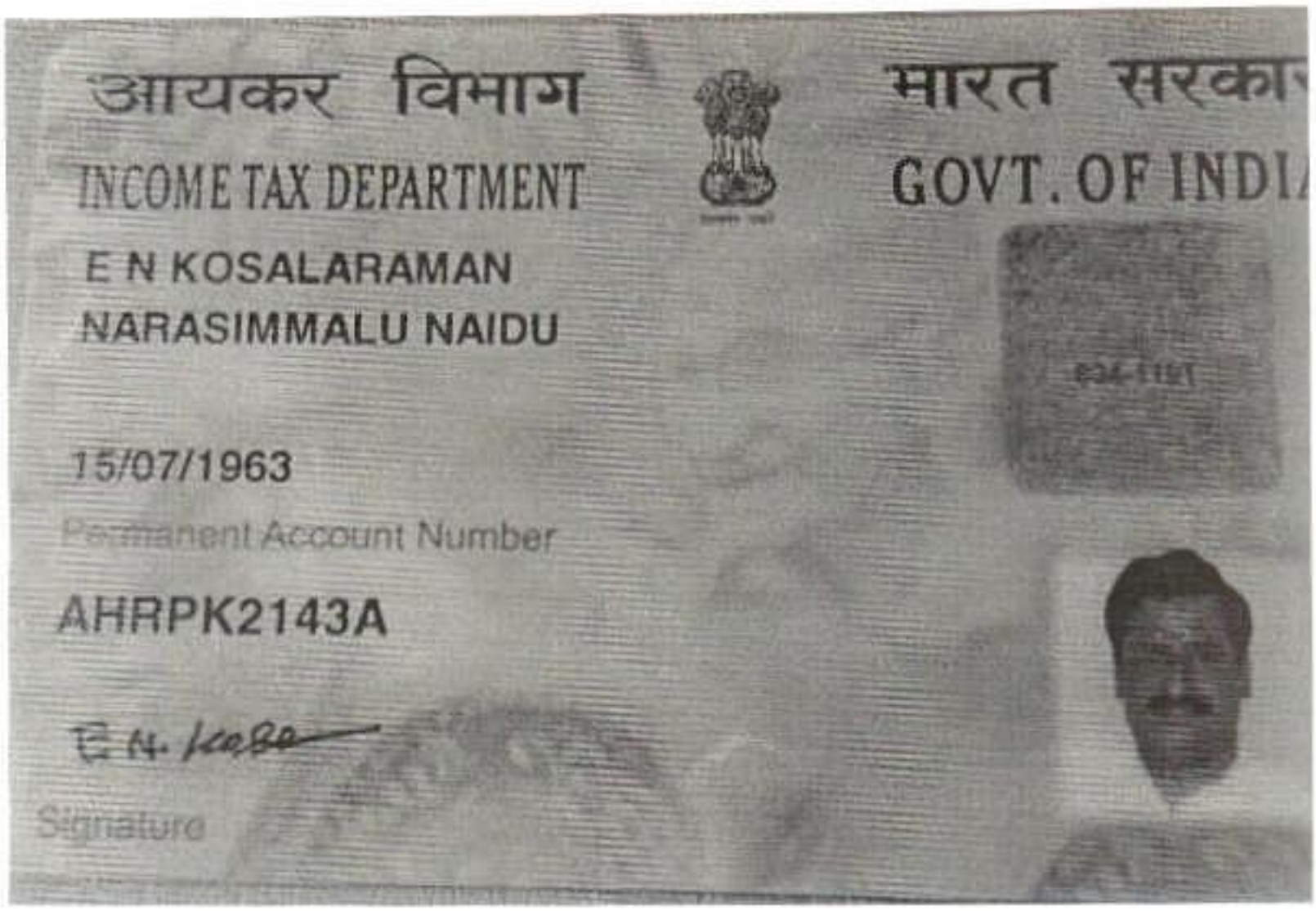
முகவரி:
நரசிம்மன், 151, சத்திய சை நகர், 89 வெப்பம்பாத்து, வெப்பம்பாத்து, திருவள்ளூர், தமிழ் நாடு - 602024

6945 1367 2676

Document No. 16705 of 2024 OF BOOK I Contains 34 Sheet 28 Sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR



Document No 16705 of 2024 OF BOOK
1 Contains 34 Sheet 29 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR


Government of India
Dhinesh Chandar K
8797 3856 0616
मेरा आधार, मेरी पहचान


Unique Identification Authority of India
Address: S/O: Kesavaraman, 151,
SATHIYASAI NAGAR, Vappampatty,
Tiruvallur, Tamil Nadu, 602024
8797 3856 0616
1947 help@uidai.gov.in www.uidai.gov.in

Document No 16705 of 2024 OF BOOK
I Contains 34 Sheet 30 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்தமட்ட அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00230/09820

To
நந்தகோபால எல
NANDAGOPAL L
S/O: Venugopal
362
RAMAR KOIL STREET SRIRAMANATHAPURAM
PALLIPATTU
Kolathur
Tiruvallur Tamil Nadu - 631207
9786098567

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8529 1233 7022

VID : 9155 7294 9910 2025

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

நந்தகோ

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆஃலைன் XML/ ஆன்லைன் அங்கீகாரத்தை பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பலவேறு அரச மற்றும் அரச சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

Government of India

8529 1233 7022

VID : 9155 7294 9910 2025

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
S/O: வேணுகோபால, 362, ராமர் கோயில்
தெரு ஸ்ரீராமநாதபுரம், பள்ளிப்பட்டு,
கொளத்தூர், திருவள்ளூர்,
தமிழ் நாடு - 631207

Address:
S/O: Venugopal, 362, RAMAR KOIL STREET
SRIRAMANATHAPURAM, PALLIPATTU,
Kolathur, Tiruvellur,
Tamil Nadu - 631207

8529 1233 7022

VID : 9155 7294 9910 2025

1947 | help@uidai.gov.in | www.uidai.gov.in

Document No 16705 of 2024 OF BOOK
1 Contains 34 Sheet 31 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

P/ 1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/ 373 / 2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 9824

எண் 151, சத்யசாய் நகர், எண் 89 பெருமாள்பட்டு, திருவள்ளூர் 57, திருவள்ளூர், திருவள்ளூர், தமிழ்நாடு, இந்தியா, 602024-ல் வசிக்கும் திரு கோசலராமன் என்பவரிடமிருந்து ₹ 34,024/- (ரூபாய் முப்பத்து நான்காயிரத்து இருபத்து நான்கு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : 1 எண் இணை சார்பதிவாளர் திருவள்ளூர்
நாள்: 16/09/2024

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2024 ஆம் ஆண்டு செப்டம்பர் மாதம் 16ம் தேதி பி.ப. 04:08 மணியளவில் 1 எண் இணை சார்பதிவாளர் திருவள்ளூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 36,934/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:49411665fa46d6c494441ba71d26a2fefb031b
(Details from UIDAI : Kosalaraman E N S/O,Narasimman, 15-07-1963, xxxxxxxx2676)



Document No 16705 of 2024 OF BOOK 1 Contains 34 Sheet 32 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

P/ 1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/ 373 / 2024

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:803981ff4c02a82b49454b9a51f54e410f2930
(Details from UIDAI : Karuppiah Mahalingam Mahalingam, 05-05-1962, xxxxxxxx1972)



2024 ஆம் ஆண்டு செப்டம்பர் மாதம் 16ம் நாள்

ஸ்ரீதர் ராமன்
சார்பதிவாளர்
1 எண் இணை சார்பதிவாளர் திருவள்ளூர்

சார்பதிவாளர்
திருவள்ளூர்

இந்த பொது அதிகார ஆவண அடிப்படையில் பதிவு செய்யப்படும் எந்தவொரு ஆவணத்திற்கும் முதல்வர் உயிருடன் உள்ளார் என்பதற்கான சான்று தாக்கல் செய்யப்பட வேண்டும்.

Document No. 16705 of 2024 OF BOOK
1 Contains 34 Sheet 33 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

R/1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/புத்தகம்-1/16705/2024

R/1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/புத்தகம்-1/16705/2024 எண்ணாகப் பதிவு செய்யப்பட்டது

நாள்: 11/11/2024

1 எண் இணை சார்பதிவாளர் திருவள்ளூர்

உதயன் சி
சார்பதிவாளர்

சார்பதிவாளர்
திருவள்ளூர்

Document No 16705 of 2024 OF BOOK 1
Contains 34 Sheets 34 Shee
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

TP/19487974G/24.

P-373/2024

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

1500/3 Karuppiah

தமிழ்நாடு तमिलनाडु TAMILNADU

16 SEP 2024

M/S. Luxee Group
Partner
M. Karuppiah Mahalingam

AP 559626

S. HEMAKUMAR
Stamp Vendor
L. No: 776-3/D1/2021,
Tiruvallur, Tiruvallur District

POWER OF ATTORNEY

I, **Mr.E.N KOSALARAMAN, Pan No AHRPK2143A, Adhaar No. 6945 1367 2676** S/o E.S. Narasimman, residing at Door No 151, Sathya sai Nagar. No. 89, Veppampattu village, Thiruvallur Taluk, Thiruvallur District,, SEND GREETINGS: herein after called as principal ,

AGENT

PRINCIPAL

WHEREAS I own immovable property All the piece and parcel of the lands situated at Thiruvallur Dt.. Thiruvallur Taluk, in No. 57, Siruvanur village comprised in S. No. 55/3 Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents. Vide patta no. 1068 situated within registration district of Thiruvallur, AND Sub Registration District of Thiruvallur , and another property has been purchased by me by a registered sale deed dt 22/2/2007 from Maya. Ezhilarasi, Ananthi and Gomathi for valuable sale consideration vide document No 3317/2007 at SRO, Thiruvallur.

And originally the said property had owned by Elumalai Mudaliyar and has been acquired through a registered partition deed dt 04/11/1982 entered between himself and his sister Sivakami and in the partition schedule mentioned property and other properties was allotted to him in 'A' schedule vide document No 2899/1982 on the file of SRO, Thiruvallur. From then onwards he had been in possession and enjoyment of the same as his absolute property . On 23/2/1998 at about 4:00 PM. the alleged said Elumalai Mudaliyar was went away from his house at Kosavanpalayam village, Thiruvallur Taluk and thereafter he was not traceable and Several searches made to found him and unable to trace out the same. The missing was notified at police and complainant also lodged by his wife Maya and his daughers Ezhilarasi, Anandhi and Gomathi before D2 Police Station at Thiruvallur and police also taken the complainant and gave CSR No. 225/98 and police also taken several steps to found him and all in vain and

AGENT **PRINCIPAL**

Due Paper Publication also effected in the issue of Tamil daily "Daily Thanthi" on 22/7/2002 with regard to missing of Elumalai. After laps of 7 years when the said Elumalai was lost his above said legal heirs have filed the suit for declaration and declare he is a dead person against the Thasildar, Thiruvallur vide O. S. No. 536/2007 before Hon'ble District Munsiff court, Thiruvallur by declaring that the above said Elumalai was died and direct the Thasildar to register the death and after issue the death certificate to grant legal heir certificate to him After due trial the Hon'ble District Munsiff of Thiruvallur was decreed the suit in O.S. No 536/2007 infavour of the Maya and others on. 20/1/2007 by declaring the Elumalali was died and directing the Thasildar, Thiruvallur to register the death of Elumalai in the birth and death register and after granting legal heir certificate to Maya the wife of the said Elumalai and the same has been confirmed by the production of the Xerox copy of decree and Judgement vide O.S. No 536/2007

As per the decree and Judgement the Elumalai Mudaliyar's death was registered and Legal heir certificate of deceased Elumalai was also granted by Thasildar. Taluk office, Thiruvallur..

As the legal heirs of Elumalai his wife Maya and his daughters Ezhilarasi, Ananthi and Gomathi are became the absolute owners of the properties of deceased Elumalai and they have been in possession and enjoyment of the same as their absolute property.

AGENT **PRINCIPAL**

Thereafter the said persons have sold the said property and another property to me the principal herein by a registered sale deed dt 22/2/2007 from Maya. Ezhilarasi, Ananthi and Gomathi for valuable sale consideration vide document **No 3317/2007** at SRO, Thiruvallur.

Whereas the Online patta, chitta and A- Registry have been raised in my name vide patta No. 1068

Whereas the Principal is in absolute possession and enjoyment over the said property without any interruption or disturbance from any person from the date of acquaintance .

Whereas the Principal represents that except no other person or persons have any right, title or interest in and over the said property.

Whereas the principal submitted necessary applications and forms and with necessary copies to the concerned local authority and Government Department, for approval of the said property after fulfilling all the necessary formalities of the approval like plotting out, laying the road and marked the plots etc., and obtained the approval and sanction of the proposed layout of house sites of the said vide approval No. **160 /2024** and applied for RERA vide **TNRERA ref. No. TNPLI46012024,** and the principal executed a Gift deed for Road vide document No. **10352/2024** and named the layout as **"ENK AVENUE"**

Whereas the Principal wishes to sell certain plots mentioned in schedule detailed property but it is not possible for him to sell or to negotiate the sale proceedings and also to find out the bonafide purchaser or purchasers because of his pre-occupation as such it is necessary for him to appoint an attorney and confer upon him hereinafter stated. Hence he has decided to appoint an agent to act on behalf of them to execute to perform to done all or any of the following **acts, deeds** and **things** in respect of the affairs of the property morefully detailed in the schedule hereunder .

AGENT **PRINCIPAL**

KNOW ALL MEN BY THESE PRESENTS, I, Mr.E.N KOSALARAMAN, Pan No AHRPK2143A, Adhaar No. 6945 1367 2676 S/o E.S. Narasimman, residing at Door No 151, Sathya sai Nagar. No. 89, Veppampattu village, Thiruvallur Taluk, Thiruvallur District , do hereby APPOINT NOMINATE ORDAIN **M/S. Luxe Group, Pan No. AALFL5747N a firm having office at** Door No.62N, Park Dugar, Ramapuram, Chennai - 600 089 duly represented by its Partner **Mr. M.Karuppiah Mahallingam**, (Aadhar No 8722 7280 1972) S/O. Mr.Mahalingam Chettiar, as his **True and Lawful agent** for him and in his name and on his behalf for his use, benefit and account to do all or any of the acts and the things detailed below and conduct, supervise and manage all the affairs in respect of the schedule hereunder and I hereby confer upon the Attorney the following powers and authorities that is to say and the attorney will lawfully do and execute in pursuance of the said power of attorney hereinbefore, recited.

AND WHEREAS the attorney is sufficiently capable and knowledgeable about all my affairs and is capable of handling them.

AND WHEREAS my attorney has consented to act as my Attorney (hereinafter referred to as the "Attorney").

Property

1. To sell the schedule detailed property , and to issue receipts for such payments on my behalf.

2. To manage schedule detailed properties, immovable by me for my advantage as the case may be and for the benefit of my estate and in particular to improve them, to lease them, to collect all rents and profits and to take all lawful proceedings and means by suits or any other actions for recovery of and receiving the rents and otherwise for managing these properties of mine.

AGENT M.

PRINCIPAL E.N

3. To execute transfer instruments, conveyance, rectification deed, ratification deeds, affidavits, declaration deeds Gift deeds for Roads and perform all the activities regarding getting approval etc., and to carry out all the activities after approval or other deeds in respect of property hereby sold .

4. To sell, convert, collect, get in or manage or collect otherwise administer schedule property .

5. **To sell the schedule detailed property for Rs. 900/- per sq.ft** and to receive the consideration with respect to sale of the schedule property, to receive the price thereof and to grant receipt for the same and to execute and sign and get registered the transfer deeds, present for registration and to admit execution and to take delivery of any document executed by me or by my Attorney before any Registrar or Sub-Registrar.

6. To let the property on rent belonging to me on such terms and conditions as the Attorney may think fit and proper and receive the rents from the tenant/s or lessee/s the case may be and issue proper receipts for the amounts so received; to maintain the property and effect necessary repairs from out of the rents so derived, to pay all taxes legally payable in respect of the said property

7. To execute and register sale deed, gift deed in favor or other deeds in conveying or transferring the Schedule mentioned property either as whole or part or divided as the Attorney may deed fit.

8. To present the said sale deed or deeds for registration before the competent sub Registrar of Assurances and to admit execution and to receive the document or documents back after registration, in respect of Schedule mentioned property.

AGENT **PRINCIPAL**

9. To receive the consideration under the agreements, deeds or other documents of transfer in respect of Schedule mentioned property and to issue valid receipts for the same.

10. To execute Affidavit, Ratification, Rectification or any other Deeds

11. To execute from time to time Reconveyance, Reassignment, or Surrenders of properties that may have been or hereafter be mortgaged or charged to me either alone or jointly with another or others.

12. To create or transfer any mortgage with respect to my properties movable or immovable and to execute Mortgage Deed now made or hereafter to be made in my favour either alone or jointly with others for such consideration as the said Attorney shall think fit.

13. To sign, seal, execute and deliver, transfer forms, and/or deeds of shares, dividend warrants, interest warrants, receipts etc., as occasion may require.

14. To mortgage of any freehold, leasehold or properties of any other tenure or hypothecation or pledge of movable (it may be land in the form of UDS or Home Site or Home and Ground or Agriculture land or Horticulture land or in any form of land either in Tamilnadu or Andhra Pradesh or anywhere in India), properties as the Attorney may in his absolute discretion think fit and proper.

15. To execute, to become party to and if necessary to came to be registered all instruments, deeds, agreements, contracts, receipts and other documents for me and on my behalf .

AGENT **PRINCIPAL**

Representations

16. *To represent before bank or banks, insurance companies, etc:-* To represent me or any of my firm or firms or business in any of the bank or banks, insurance companies, courts, registration offices, municipal offices, office of competent authority, urban land ceiling, post offices, sales tax offices, income-tax offices, customs offices, revenue offices or any co-operative society, Central or any other State Government or other authority, society, body corporate or other person for any purpose or purposes whatsoever and do all acts as may be expedient before the same or in connection therewith.

17. *To appear before registrar, notary public, magistrate, etc.:-* To appear before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar of Assurances, Metropolitan Magistrate and other officer or officers or authority having jurisdiction and to acknowledge and register or have registered and perfected all deeds, instruments and writings, executed, signed or made by me personally or as partner of any firm or firms or business or businesses or by my said attorneys or any of them by virtue of the powers herein conferred.

LEGAL MATTERS

18. To commence, institute, file, carry on, continue, prosecute, defend, answer or oppose all actions, suits, writ petitions or other legal proceedings and demand and to appear in any court of justice in any actions or other proceedings which may be instituted by and/or against me and in the said actions or proceedings to prosecute or discontinue or to become nominated therein or suffer judgement to go against me as the Attorney shall be advised and think proper.

AGENT **PRINCIPAL**

19. To appoint any advocate, solicitor, chartered accountants, pleader or any other legal or income tax practitioners.

20. To apply for certified copies, inspection of and to inspect the judicial records.

21. To claim, demand, sue for, enforcement of payment of and receive and give effectual receipts and discharges of all moneys, securities for money, debts and legacies which I now possess or to which I am entitled or to which I may become entitled or which may become due owing or payable or transferable to me from any person or persons.

22. To represent me before the concerned authorities Ceiling and Regulation) Act, Land acquisition to the society or obtaining any permission for letting out property and to file any sort of undertaking written statement to give proper effect and other authorities and to file all returns or applications before them, to engage counsels, advocates, auditors, agents or other persons, to discharge any or all of them and to appoint other persons instead necessary for any of the purpose on such remuneration, salary or commission as the said Attorney think proper, to represent me before the said authorities and for that purpose to sign vakalatnamas on my behalf.

23. To sign, verify, execute, plaints, written statements, counter claims, petitions, appeals, reviews, applications, affidavits, Power of Attorney and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction established by lawful authority or before the Income Tax, Wealth Tax, Gift Tax, Appellate Assistant Commissioner or Tribunals and to do acts and appearances and applications in any such Court or courts and Forums aforesaid in any suits, actions, appeals or proceedings and all information

AGENT **PRINCIPAL**

or complaints that it shall or may be held, brought or commenced and to defend, and answer or oppose the same or suffer judgements or decrees to be had, given, taken or pronounced in any such suits, actions, appeal, proceedings, bills, information or complaints as the Attorney shall be advised or think proper and to execute decree and also to bid at auction sales or to authorise any agents or sub- agents to bid at auction sales and purchase the property at the said auction sales, to make withdrawals or decretal amount or sale proceeds from any Court or authorised agent or sub-agents to do the same.

24. To appear and act in all Courts, Civil, Revenue or Criminal whether on the original or appellate side or in the registration offices and to represent my interest before any judge, Magistrate, Municipal Corporation, Police, Revenue, Taxation, Port Trust or Customs authorities or any other quasi Government or Public bodies or authorities and to appear before Income-tax, Wealth-tax, Gift-tax or other officer/s, in connection with my affairs on my behalf.

25. To accept notices or services or writ of Summons or other legal process that may be served upon me and to appear and represent me in any Court of Justice and before Magistrate or Judicial or Quasi-judicial or other officers whatsoever as the said Attorney shall think proper.

26. To declare and affirm all plaints, Written Statements, applications, Petitions, Execution Application, Affidavits and other necessary documents in my name and on my behalf and to appear before any Judge, Magistrate or other officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters herein mentioned.

AGENT **PRINCIPAL**

27. To receive all cables, telegrams, registered and unregistered letters and parcels, packages, goods, money orders and other communications and things whatsoever from the Posts and Telegraphs Office or Officer/s or from any other source and to sign and pass receipts for the same and from all carriers by land, sea and air.

28. To insure all my properties for such purposes and sign all applications and in such manner as the Attorney may think proper.

29. For all or any of the purposes aforesaid to execute all such guarantees, indemnities, covenants and obligations on my behalf as the Attorney may think necessary and proper.

30. For the purpose of managing my affairs to enter into such arbitration references and to appoint such arbitrators as the Attorney may deem fit and proper.

31. I hereby authorize my agent to appoint substitute agent or agents by executing substitute power and to delegate all the powers given to the attorney to in favour of the substitute agent by the attorney. I hereby unconditionally permit, and authorise my attorney to at torn all the rights to the substitute attorney

32. To delegate or substitute the powers hereby granted to deal with Schedule mentioned property to any other person or persons to do all of above acts, deeds and things, to execute substitute Power of Attorney or other documents for the said purpose and to present the said Power of Attorney for registration before Competent Sub-Registrar of Assurances and to admit execution thereof.

AGENT **PRINCIPAL**

33. For the better doing, performing and executing of the matters and things aforesaid, I do hereby grant unto my said Attorney full powers and authorities to substitute and appoint in my place one or more Attorney or Attorney to exercise on my behalf as my Attorney or Attorney all the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney or Attorney as the said Attorney shall from time to time think fit.

34. Generally to act as the Attorney or Agent of Principal in relation to the matters aforesaid and in all other matters in which the Principal may be interested or concerned and on his behalf to execute and do all deeds, acts or things as fully and effectively in all respects as if she would have done it personally.

I FURTHER CONFIRM that the powers granted by me to the said Attorney or substitute attorney are irrevocable and shall not be revoked by me and any person relying upon this Power of Attorney shall be protected by the representation made herein and the authorities given by me to the said Attorney and I shall not challenge or call in question any act done by the said Attorney individually or jointly or severally for me and on behalf of me and the same shall be binding upon me.

I HEREBY AGREE that all acts deeds and things done by the substituted attorney whether jointly or severally shall be construed as acts, deeds and things done by me and I hereby undertake to ratify and confirm all and whatever of the said Attorney or substitute attorney shall do by virtue of the powers hereby given. I hereby confirm that any person relying upon this Power of Attorney or substitute attorney shall be protected by the representation made herein and the authorities given by me to the said Attorney or substitute attorney and I shall not challenge or call in question any act done by the said Attorney or substitute attorney jointly or severally for me and on behalf of me and the same shall be binding upon me.

AGENT **PRINCIPAL**

The agent should maintain the accounts.
No consideration is paid for the powers hereby granted.

SCHEDULE

Item No. 1

All that piece and parcel of Vacant Land situated at Thiruvallur District, Thiruvallur Taluk, in No. 57, Siruvanur village comprised in S. No. 55/3 Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents. Vide patta no.1068 situated wihtin registration district of Kancheepuram AND Sub Registration District of Thiruvallur , **bearing PLOT NO. 17, "ENK AVENUE" Layout, Approved Vide No. 160/2024 , and TNRERA ref. No. TNPLI46012024,**

comprised in the following Survey Number

Sl No.	Survey No	Extent in Square feet	Plot No.	Patta No
1.	55/3A	959	17	1068

BOUNDARIES

North By	-	Plot No. 18
South By	-	Plot No. 16
East By	-	Plot No. 24
West By	-	9. 0 meter wide Road

HAVING A LINEAR MEASURING ON THE FOUR SIDES

East to West on the Northern Side	:	12.20 mts
East to West on the Southern Side	:	12.20 mts
North to South on the Eastern Side	:	7.30 mts
North to South on the Western Side	:	7.30 mts

Total measuring of an extent of **959** square feet, lying within registration district of Thiruvallur AND Sub Registration District of Thiruvallur,

AGENT **PRINCIPAL**

Item No. 2

All that piece and parcel of Vacant Land situated at Thiruvallur District, Thiruvallur Taluk, in No. 57, Siruvanur village comprised in S. No. 55/3, Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents.Vide patta no. 1068 situated wihtin registration district of Kancheepuram AND Sub Registration District of Thiruvallur , **bearing PLOT NO. 18, "ENK AVENUE" Layout, Approved Vide No. 160/2024 , and TNRERA ref. No. TNPLI46012024,**

comprised in the following Survey Number

Sl No.	Survey No	Extent in Square feet	Plot No.	Patta No
1.	55/3A	959	18	1068

BOUNDARIES

North By - Plot No. 19
South By - Plot No. 20
East By - Plot No. 23
West By - 9. 0 meter wide Road

HAVING A LINEAR MEASURING ON THE FOUR SIDES

East to West on the Northern Side : 12.20 mts
East to West on the Southern Side : 12.20 mts
North to South on the Eastern Side : 7.30 mts
North to South on the Western Side : 7.30 mts

Total measuring of an extent of **959** square feet, lying within registration district of Thiruvallur, AND Sub Registration District of Thiruvallur,

AGENT **PRINCIPAL**

Item No. 3

All that piece and parcel of Vacant Land situated at Thiruvallur District, Thiruvallur Taluk, in **No. 57, Siruvanur** village comprised in S. No. 55/3 , Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents. Vide patta no. 1068 situated wihtin registration district of Kancheepuram AND Sub Registration District of Thiruvallur , **bearing PLOT NO. 22, "ENK AVENUE" Layout, Approved Vide No. 160/2024 , and TNRERA ref. No. TNPLI46012024,**

comprised in the following Survey Number

Sl No.	Survey No	Extent in Square feet	Plot No.	Patta No
1.	55/3A	959	22	1068

BOUNDARIES

North By - Plot No. 21
South By - Plot No. 23
East By - 7. 2 meter wide Road
West By - Plot No. 19

HAVING A LINEAR MEASURING ON THE FOUR SIDES

East to West on the Northern Side : 12.20 mts
East to West on the Southern Side : 12.20 mts
North to South on the Eastern Side : 7.30 mts
North to South on the Western Side : 7.30 mts

Total measuring of an extent of **959** square feet, lying within registration district of Thiruvallur, AND Sub Registration District of Thiruvallur,

AGENT **PRINCIPAL**

Item No. 4

All that piece and parcel of Vacant Land situated at Thiruvallur District, Thiruvallur Taluk, in No. 57, Siruvanur village comprised in S. No. 55/3, Asper Patta New Survey No 55/3A - to an entire extent of 0-66.50 ars (or) Ac.1.64 cents.Vide patta no. 1068 situated wihtin registration district of Kancheepuram AND Sub Registration District of Thiruvallur , **bearing PLOT NO. 23, "ENK AVENUE" Layout, Approved Vide No. 160/2024 , and TNRERA ref. No. TNPLI46012024,**

comprised in the following Survey Number

Sl No.	Survey No	Extent in Square feet	Plot No.	Patta No
1.	55/3A	959	23	1068

BOUNDARIES

North By - Plot No. 22
South By - Plot No. 24
East By - 7. 2 meter wide Road
West By - Plot No. 18

HAVING A LINEAR MEASURING ON THE FOUR SIDES

East to West on the Northern Side : 12.20 mts
East to West on the Southern Side : 12.20 mts
North to South on the Eastern Side : 7.30 mts
North to South on the Western Side : 7.30 mts

Total measuring of an extent of **959** square feet, lying within registration district of Thiruvallur, AND Sub Registration District of Thiruvallur,

Property Market Value Rs 34,52,400/-

AGENT **PRINCIPAL**

IN WITNESS WHEREOF THE PRINCIPAL HEREIN HAVE EXECUTED THIS DEED OF POIR OF ATTORNEY AT Joint 1-S.R.O.Thiruvallur ON THE 16th DAY of SEPTEMBER 2024 IN THE PRESENT OF:

AGENT **PRINCIPAL**

WITNESSES

1.....

Dinesh chandar K. (Aadhar No 8797 3856 0616) s/o Kosalaraman
No 151 Sathiya sai Nagar, Veppampattu-602024

2.....

L. Nandagopal (Aadhar No 8529 1233 7022) S/o Venugopal
No 362 Ramar koil street, Kolathur, Pallipattu -631207

Drafted By

Typed By		SIGNATURE	
SS DTP CENTER		DOCUMENT WRITER NAME	D.KUMARESAN,M.COM., (STATE DOCUMENT WRITER)
Jaya Nagar 1st Cross st,		ADDRESS	No. 66/1 , Mel Street ,Sithancherry Annanbakkam,Thiruvallur - 602026
Thiruvallur		CELL NO	8946070384
Cell - 9786098567		LICENCE NO	A/2434/2011/KCP

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று / உறுதிமொழி (Declaration) (நீதி பேராணை எண் 22163/2018 ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டப்படவில்லை என சான்றளிக்கிறேன். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதனை நான் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவேன் என்பதையும் அறிவேன்.

ஆவணத்தை எழுதிப் பெறுபவர்
கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்
கையொப்பம்

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : திருவள்ளூர

வருவாய் கிராமம் : (057) சிறுவாணூர் பட்டா எண் : 1068

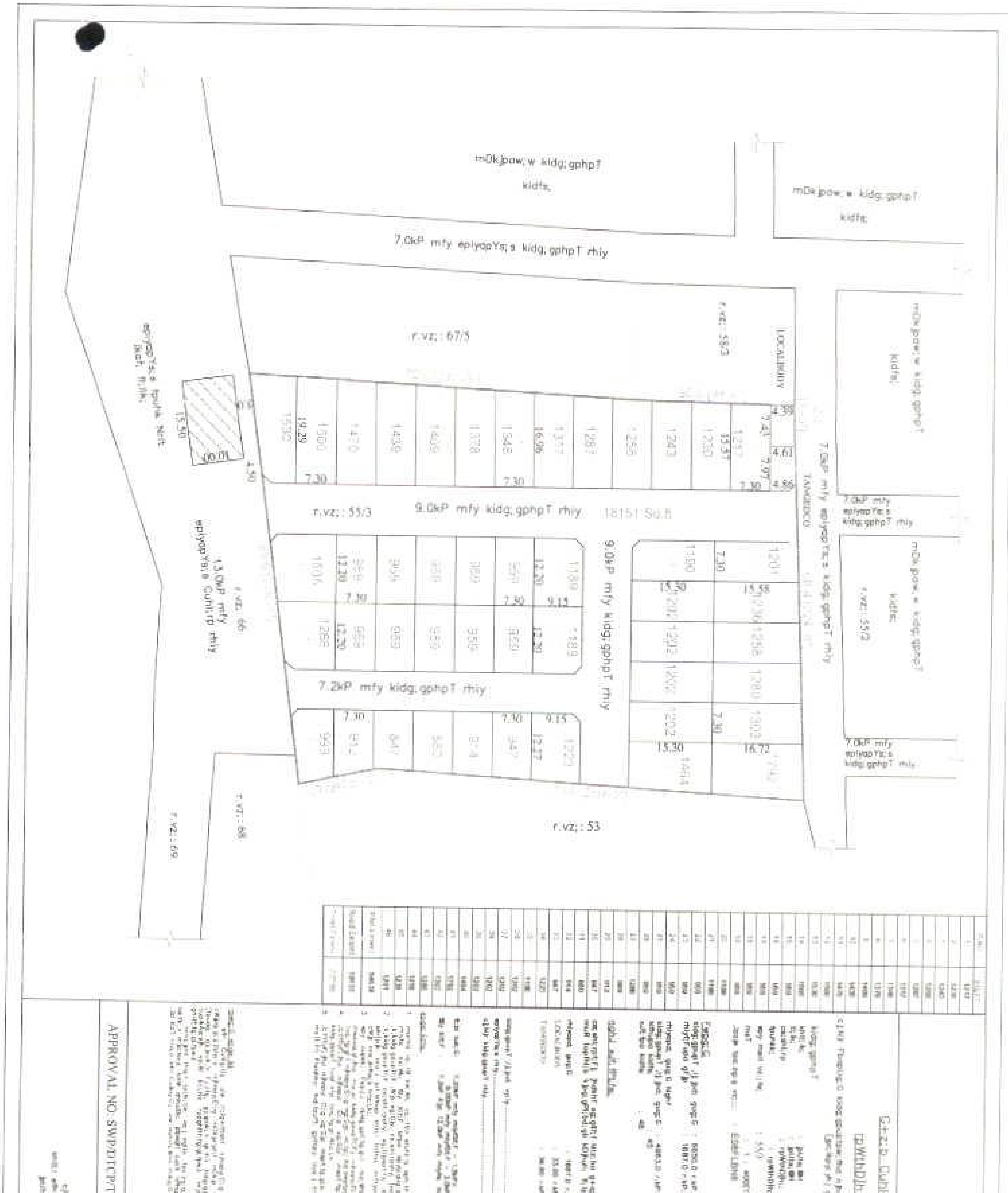
உரிமையாளர்கள் பெயர்

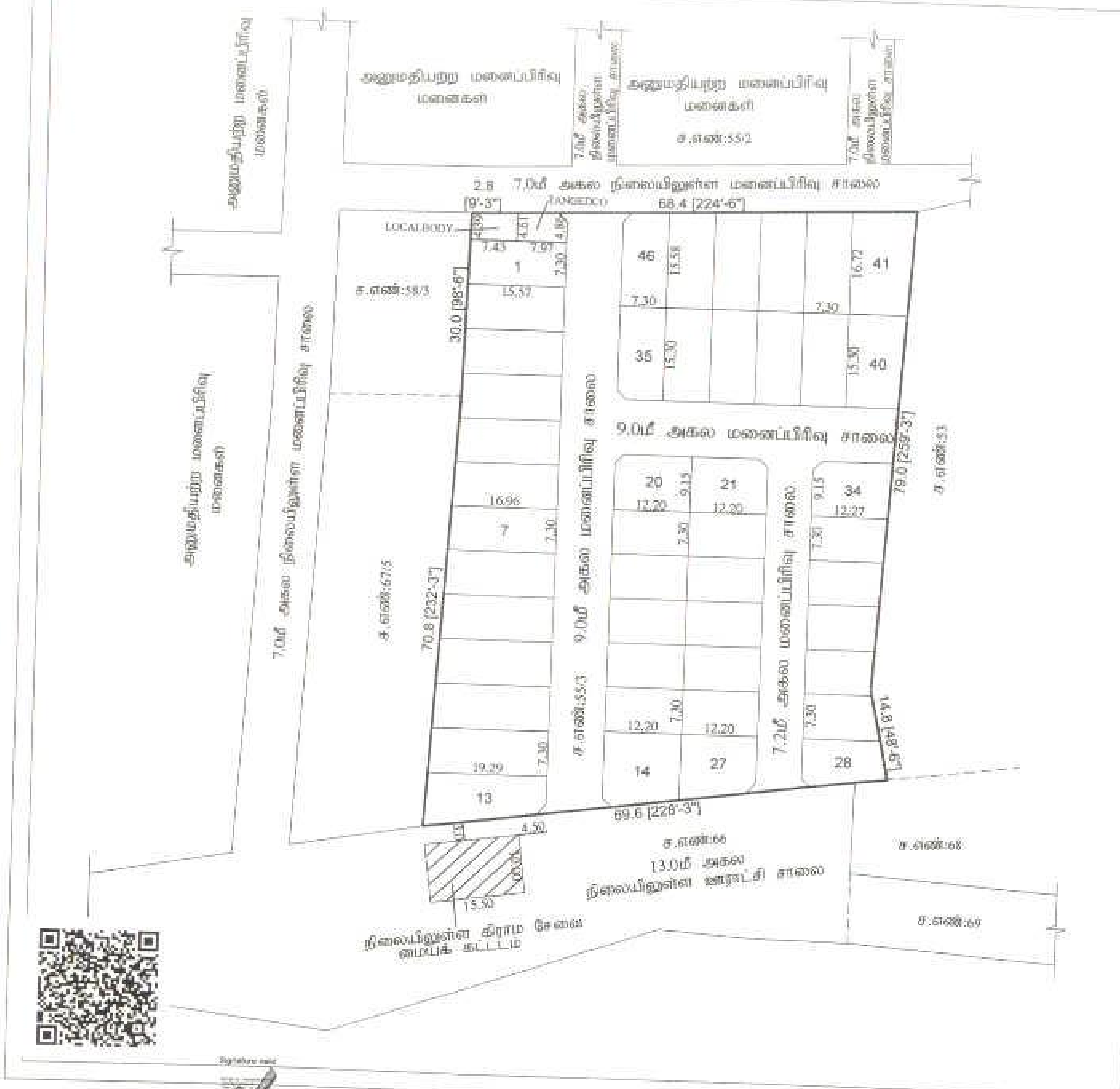
1. நரசிம்மன் மகன் கோசலராம்

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	
55	3A	--	--	0 - 66.17	5.72	--	--	2024/0105/01/594051--2024/01/07/000237SD -------- 22-08-2024
				0 - 66.17	5.72			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/07/151/01068/20155** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 16-09-2024 அன்று 09:47:11 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்


mDkjpaw;w kidg;gphpT kidfs;
7.0kP mfy epiyapYs;s kidg;gphpT rhiy
r.vz; : 67/5
r.vz; : 58/3
LOCALBODY
TANGEDCO
7.0kP mfy epiyapYs;s kidg;gphpT rhiy
9.0kP mfy kidg;gphpT rhiy
18151 Sq.ft
r.vz; : 55/3
9.0kP mfy kidg;gphpT rhiy
7.2kP mfy kidg;gphpT rhiy
r.vz; : 55/2
r.vz; : 53
r.vz; : 66
13.0kP mfy epiyapYs;s Cuhl;rp rhiy
r.vz; : 68
r.vz; : 69
APPROVAL NO. SWP/DTCP/TVLR/LAYOUT No: /2024



பூண்டி ஊராட்சி ஒன்றியம்
சிறுவானூர் ஊராட்சி

உத்தேச குடியிருப்பு மனைப்பிரிவிற்கான தொழில்நுட்ப அனுமதி வரைபடம்
(திட்டமில்லாத பகுதி)

மனைப்பிரிவு

மாவட்டம்	: திருவள்ளூர்
வட்டம்	: திருவள்ளூர்
உள்ளாட்சி	: சிறுவானூர்
கிராமம்	: சிறுவானூர்
நில அளவை எண்கள்	: 55/3
அளவு	: 1 : 400(1"=33')
இணையவழி விண்ணப்ப எண்	: E08FLBN8

குறிப்பு

மனைப்பிரிவு இடத்தின் பரப்பு	: 6650.0 ச.மீ (1.64 ஏக்கர்)
சாலைக்குரிய பகுதி	: 1687.0 ச.மீ (18158 ச.அடி)
சாலையின் பரப்பு போக மனைப்பிரிவு இடத்தின் பரப்பு	: 4963.0 ச.மீ (53421 ச.அடி)
மொத்த மனைகள்	: 45
ஒதுக்கிய மனைகள்	: 46

பொது ஒதுக்கீடுகள்

OSR : [illegible]

சாலையின் பரப்பு	1687.0 ச.மீ
LOCALBODY	: 33.00 ச.மீ (0.66%)
TANGEDCO	: 36.80 ச.மீ (0.74%)

மனைப்பிரிவு இடத்தின் எல்லை

நிலையிலுள்ள சாலை

உத்தேச மனைப்பிரிவு சாலை

கட்டிட வரம்பு : 7.20மீ அகல சாலைகளுக்கு - 1.5மீ, 9.00மீ அகல சாலைகளுக்கு - 3.0மீ,

மூலை முடக்கு : 7.2மீ முதல் 12.0மீ அகல சாலைகள் வரை - 1.5மீ x 1.5மீ

நிபந்தனைகள்

1. அரசாணை எண்.18 மற்றும் எண்.16, ... [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]

சிறப்பு நிபந்தனை

[illegible]

APPROVAL NO. SWP/DTCP/TVLR/LAYOUT No 160/2024

உதவி இயக்குநர்,
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
திருவள்ளூர் மாவட்டம்

Signature valid

Town and Country Planning Department(Planning Permission)

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

ROC No. E08FLBN8/2024/TCP

Date: 15/07/2024

From:

Joint Director / Deputy Director / Assistant Director

43/397A, ANNAI INDRA GANDHI SALAI, RAJAJI PURAM PHASE-II, 2ND FLOOR, TIRUVALLUR-602001

To :

The President,
Siruvanur Village Panchayat,
Poondi Panchayat Union,
Tiruvallur District.

Sir/ Madam,

Sub : Residential Layout - Office of the Tiruvallur District Town and Country planning - Tiruvallur District, Tiruvallur Taluk, Poondi Panchayat Union, Siruvanur Panchayat and Village, S.F.No. 55/3 - 6650 Sq.m (1.64 Acre) extent - Technical clearance issued - forwarded for further action - Regarding

Ref : 1.Applicants Thiru.E.N.Kosalaraman, Layout proposal received through online vide Application No E08FLBN8, dated:27.06.2024 & 03.07.2024
2.District Town and country planning Office, Tiruvallur District Road pattern issued on dated:12.07.2024
3. District Collector, Tiruvallur letter R.Dis No. 1683 /2020 / N1, dated. 05.10.2020. (Wet land NOC).
4.Circular from the Director of Town and Country Planning, Roc.No 19799 / 2020, Dated: 24.12.2020
5.Applicants Thiru.E.N.Kosalaraman, Gift deed document no:10352/2024, dated: 13.07.2024
6.G.O.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O.18, Department of Municipal Administration and WaterSupply,Dated.04.02.2019 and G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020.
9.G.O.141, Housing and Urban Development Department, Dated: 23.09.2020
10.G.O.181, Housing and Urban Development Department, Dated: 09.12.2020
11.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
12.Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1, Dated 08.09.2017.
13.Circular from the Director of Town and Country Planning, Roc No.320/ 2022/TCP3, Dated:07.01.2022
14.Demand payment Request Letter, Dated:15.07.2024 (Requiring payment of OSR Fee, Centage Fee, Display Board Fee).
15.Applicants Thiru.E.N.Kosalaraman, Dated: 15.07.2024 (Payment of OSR Fee, Centage Fee, Display Board Fee)
16. Letter Roc No. 7963/2022/K1, Dated 11.04.2023 of Director of Town and Country Planning, Chennai (Circular)

With reference to the 1st Cited letter, applicant has requested for the approval of residential layout in Tiruvallur District, Tiruvallur Taluk, Poondi Panchayat Union, Siruvanur Panchayat and Village, S.F.No. 55/3 - 6650 Sq.m (1.64 Acre) extent. This proposal was processed as per the prevailing rules and after perusing the records and after conducting site inspection.

The Proposed Layout satisfies the rules and power delegation given by Director of Town and Country Planning vide reference letter 16th cited above.

In the continuation, with reference to the 2nd cited letter, road pattern for residential layout has been issued by the Assistant Director on 12.07.2024. Further the applicants Thiru.E.N.Kosalaraman, has gift deed the Road, Road Splay and Public Purpose areas has been handed over to the local body on 13.07.2024. Hence, this residential layout has been approved with below conditions.

1.As per the condition, the layout has been approved and approved number issued as SWP/DTCP/TVLR/LAYOUT No:160/2024 and enclosed with 2 set of original maps and gift deeded documents has been forwarded with it for further action
2.Further, when the final approval is given by the local body, it is requested to send a copy of the conditions to this office immediately as per Condition no.9 (b).
3.After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action
4.It is requested to send acknowledgment of receipt of receiving Maps and Proceeding orders
5.As per circular cited in 13th, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website Special Conditions

Special Conditions:
1.a) With reference to the 8th cited and 10th cited letter, if the located site lies in the Municipal/ Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants. After collecting the necessary fees the final layout sketch, permit of planning authority along with approval of Local Body shall be issued to the applicant(s) directly.

b) Other than Municipal/ Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant (s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body

2.With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval After transfer of earmarked road, park areas S.F.No sub-division in favour concern local body.

3.The Tamil Nadu Government in G.O.Ms.No.112, Housing and Urban Development Department, dated 22.06.2017 have approved the Tamil Nadu Real Estate (Regulation & Development) Act 2016, The promoter has to advertise, Market, book 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 requested to follow the protocols as per instruction given by TNRERA

4.As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plots. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges, before issuing the final approval

Head of Account:
0217 Urban Development - 60 other Urban Development Schemes -800 other Receipts - AS Receipts under Land Use Conversion Charges-27 Non Taxation fees - 09 Collections (DPC: 0217-60-800-AS 22709)

5. According to the Circular No. 12544/14 / CB dated: 04.07.2014 stating that, The Directorate of Town and Country Planning Department has not legally certified the title to the ownership by granting technical clearance and planning permission. Only the applicant's entitlement to development is verified in the documents submitted with the applicant's application (lease deed, sale deed, gift deed, etc). Any person wishing to purchase the property must individually assert ownership of the property to the applicant. Also, if anyone else dispute arises individual rights over it, they can settle it before the appropriate competent court. The Directorate of Town and Country Planning Department is not the right organization to decide this.

6. As per TNCDBR-2019 the following fee and charges are collected as follows

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	9975	27/06/2024
2	OSR Fee	121706	13/07/2024
3	Centage Charges	13800.00	15/07/2024
4	Development Charges		
5	Display Board Charges	1500.00	15/07/2024
6	Satellite town charge		

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

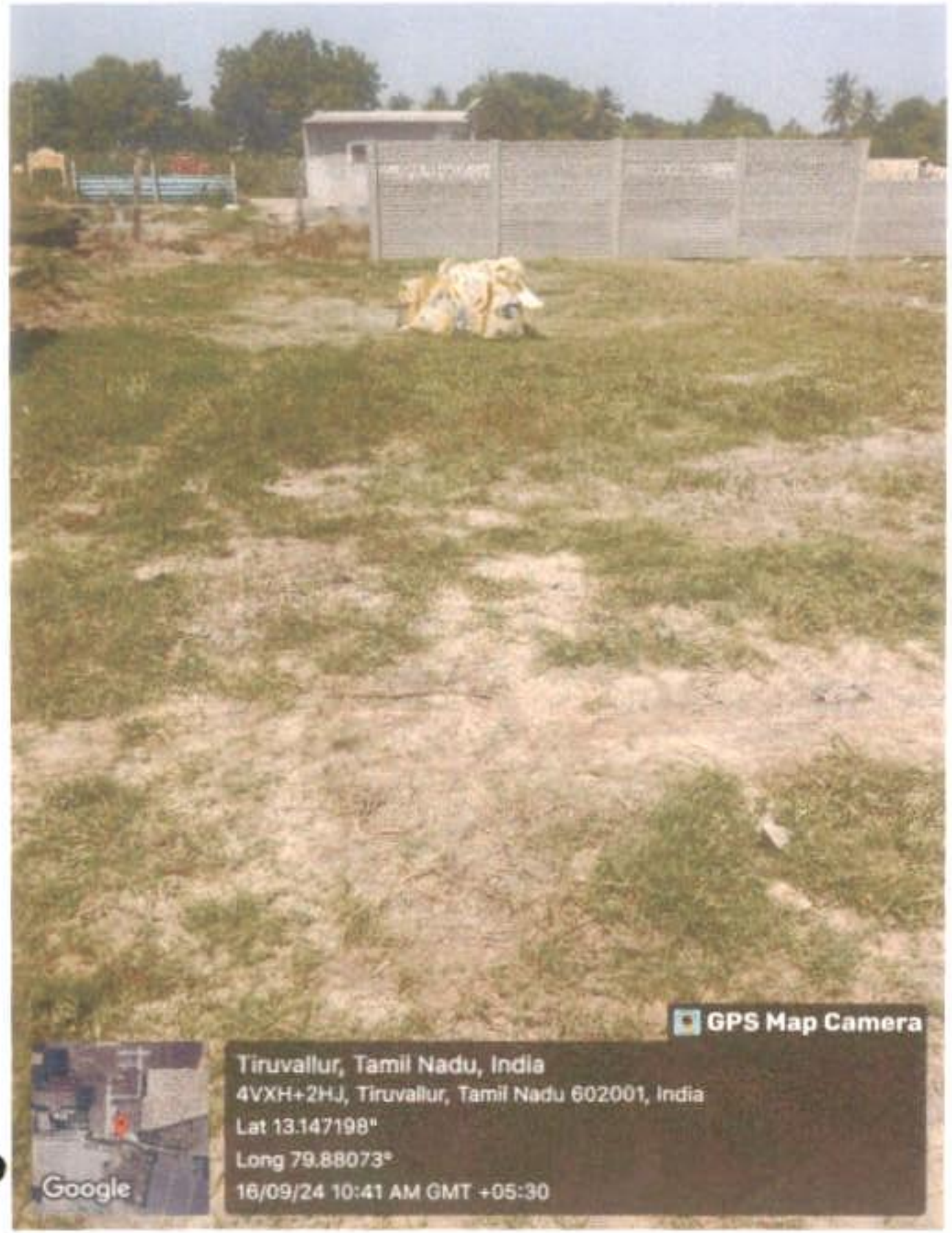
Tiruvallur District.

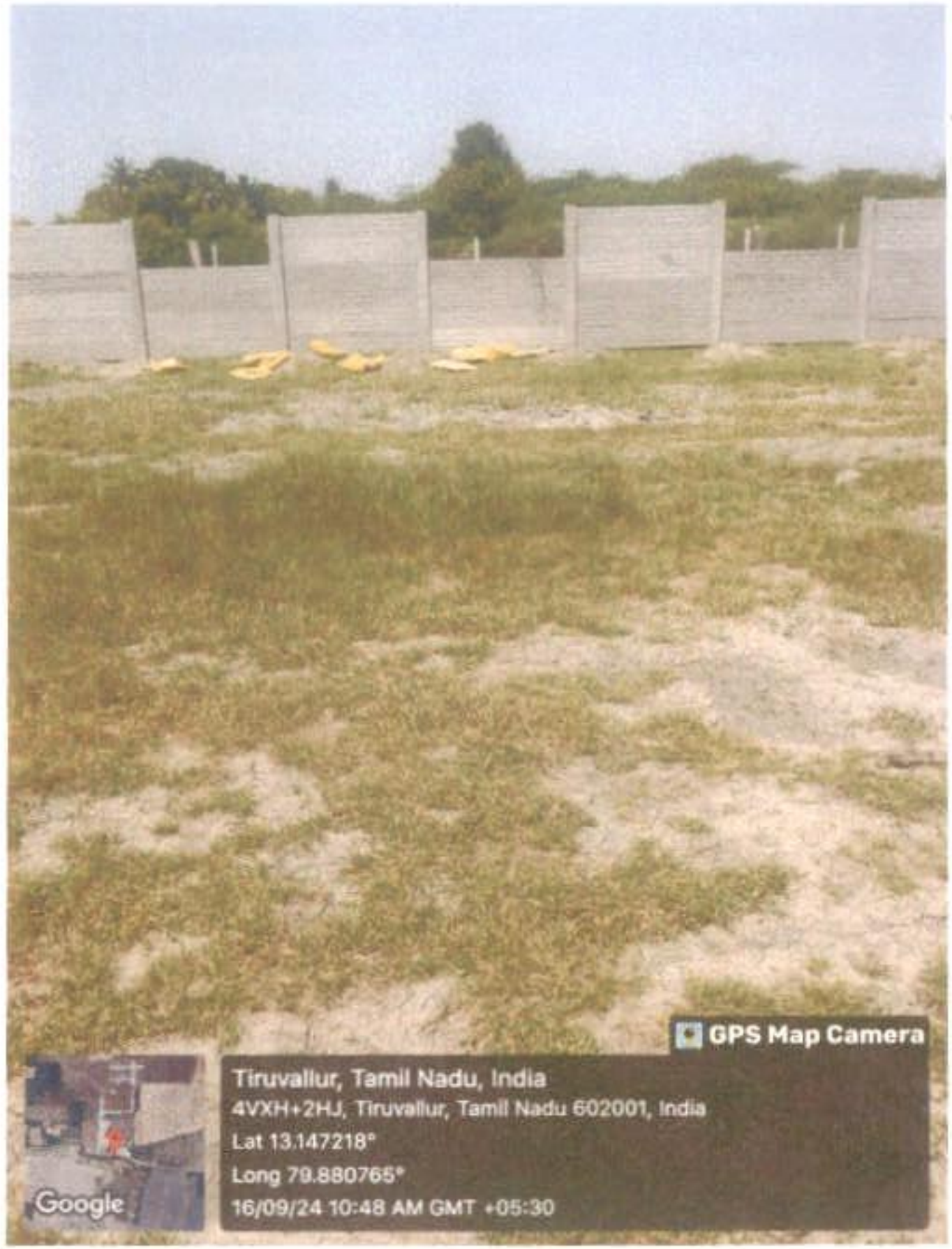
Enclosure

1.Layout original map and Condition – 2 set

Signature valid

Signed by: Assistant Director
Location: Tiruvallur
Date: 2024.07.15 19:16:47


GPS Map Camera
Tiruvallur, Tamil Nadu, India
4VXH+2HJ, Tiruvallur, Tamil Nadu 602001, India
Lat 13.147198°
Long 79.88073°
16/09/24 10:41 AM GMT +05:30
Google


GPS Map Camera
Tiruvallur, Tamil Nadu, India
4VXH+2HJ, Tiruvallur, Tamil Nadu 602001, India
Lat 13.147218°
Long 79.880765°
16/09/24 10:48 AM GMT +05:30
Google

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேடு எண் / Enrollment No : 0000/00734/05833

To
கருப்பையா மகாலிங்கம்
Karuppiah Mahalingam
Mahalingam,
62 N Park Dugar,
VTC Ramapuram,
PO Ramapuram,
Distrct Tiruvallur,
State: Tamil Nadu,
PIN Code: 600089
Mobile: 9488601544

736628128

MF736628128FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8722 7280 1972

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



கருப்பையா மகாலிங்கம்
Karuppiah Mahalingam
பிறந்த நாள் / DOB: 05/05/1962
ஆண்பால் / Male

Issue Date: 18/03/2013

8722 7280 1972

எனது ஆதார், எனது அடையாளம்

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ई– स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AALFL5747N

नाम / Name	LUXE GROUP
निगमन/गठन की तारीख Date of Incorporation / Formation	17/04/2024

Signature Not Verified
Digitally signed by Income Tax Deptt.
Date: 2024.05.25 09:51:27 IST

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
  स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर भार, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
  एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card"
  संलग्न पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, click here

भारत सरकार

आधार

இந்திய தனித்துவ அடையாள ஆணைய அரசாங்கம்

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 2193/12722/08354

To
கோசலராமன் எ ந
Kosalaraman E N
S/O,Narasimman
151
Satya Sai Nagar
89 Veppampattu
Veppampattu
Veppambattu
Tiruvallur Tamil Nadu - 602024
9444043437

Download Date: 29/01/2018

Generation Date: 30/01/2018

Signature Not Verified

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6945 1367 2676

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



கோசலராமன் எ ந
Kosalaraman E N
பிறந்த நாள்/DOB: 15/07/1963
ஆண்/ MALE

6945 1367 2676

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல
- அடையாள சான்றை ஆன்லைன் ஆதென்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலெக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்

INFORMATION

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

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்

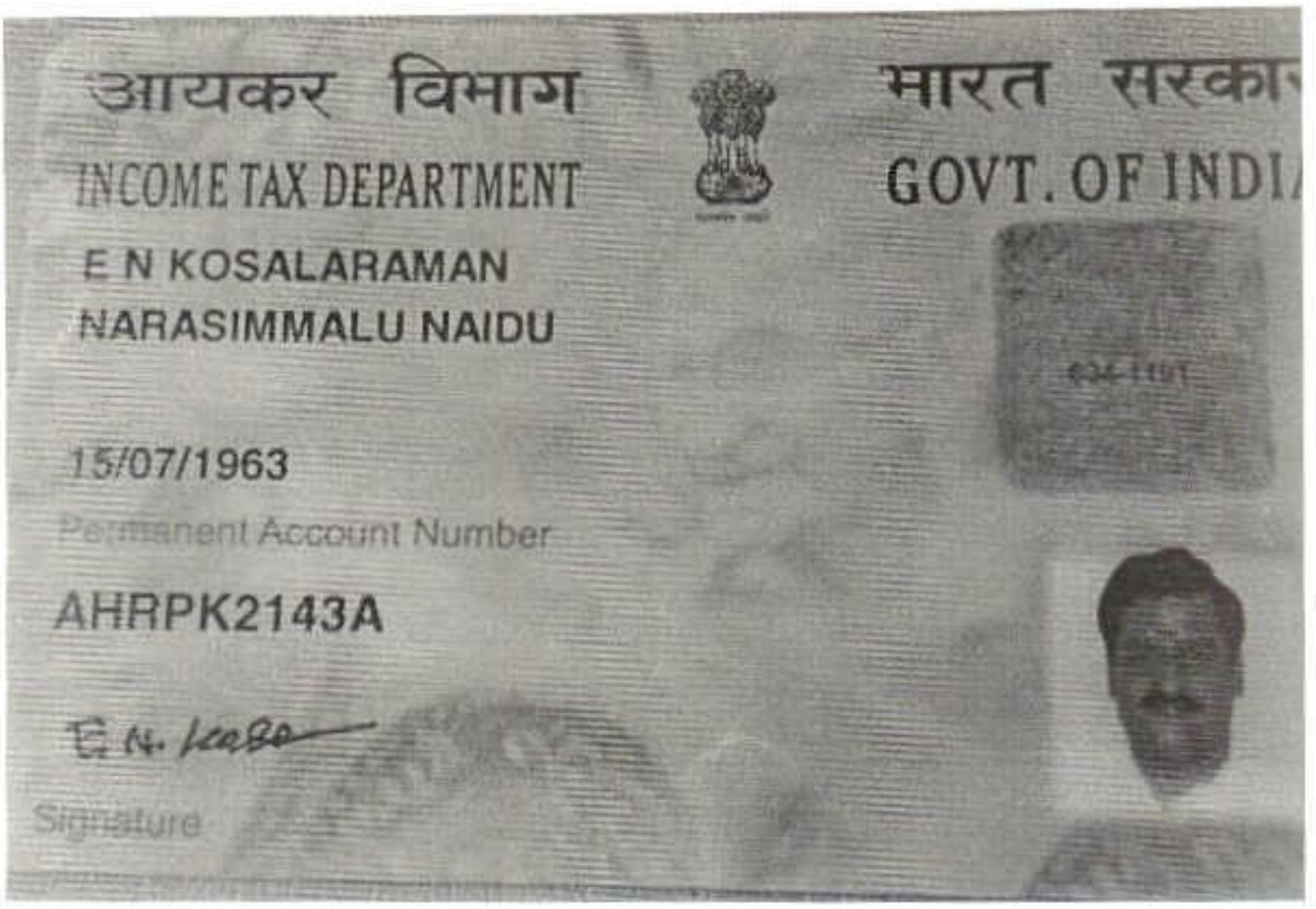
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

Address:
S/O,Narasimman, 151, Satya Sai Nagar, 89 Veppampattu, Veppampattu, Tiruvallur, Tamil Nadu - 602024

முகவரி:
நரசிம்மன், 151, சத்திய சாய் நகர், 89 வெப்பம்பட்டு, வெப்பம்பட்டு, திருவள்ளூர், தமிழ் நாடு - 602024

6945 1367 2676


आयकर विभाग
INCOME TAX DEPARTMENT
E N KOSALARAMAN
NARASIMMALU NAIDU
15/07/1963
Permanent Account Number
AHRPK2143A
Signature
भारत सरका
GOVT. OF INDI

E N Kar


Government of India
Dhinesh Chandar K
Male
8797 3856 0616
मेरा आधार, मेरी पहचान


Unique Identification Authority of India
Address: S/O Kasilaraman, 151,
SATHIYASAI NAGAR, Veppampattu,
Tiruvallur, Tamil Nadu, 602024
8797 3856 0616
1947
help@uidai.gov.in
www.uidai.gov.in



இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00230/09820

To
நந்தகோபால் எல்
NANDAGOPAL L
S/O: Venugopal
362
RAMAR KOIL STREET SRIRAMANATHAPURAM
PALLIPATTU
Kolathur
Tiruvallur Tamil Nadu - 631207
9786098567

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8529 1233 7022

VID : 9155 7294 9910 2025

எனது ஆதார், எனது அடையாளம்

Government of India

Issue Date: 15/01/2014

நந்தகோபால் எல்
NANDAGOPAL L
பிறந்த நாள்/DOB: 01/06/1982
ஆண்/ MALE

8529 1233 7022

VID : 9155 7294 9910 2025

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆஃப்லைன் XML/ ஆன்லைன் அங்கீகாரத்தை பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

Unique Identification Authority of India

Download Date: 07/03/2023

முகவரி:
S/O: வேணுகோபால், 362, ராமர் கோயில் தெரு, ஸ்ரீராமநாதபுரம், பள்ளிப்பட்டு, கொளத்தூர், திருவள்ளூர், தமிழ் நாடு - 631207

Address:
S/O: Venugopal, 362, RAMAR KOIL STREET SRIRAMANATHAPURAM, PALLIPATTU, Kolathur, Tiruvallur, Tamil Nadu - 631207

8529 1233 7022

VID : 9155 7294 9910 2025

1947 | help@uidai.gov.in | www.uidai.gov.in

P/ 1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/ 373 / 2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 9824

எண் 151, சத்யசாய் நகர், எண் 89 பெருமாள்பட்டு, திருவள்ளூர்_57, திருவள்ளூர், திருவள்ளூர், தமிழ்நாடு, இந்தியா, 602024-ல் வசிக்கும் திரு கோசலராமன் என்பவரிடமிருந்து ₹ 34,024/- (ரூபாய் முப்பத்து நான்காயிரத்து இருபத்து நான்கு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : 1 எண் இணை சார்பதிவாளர் திருவள்ளூர் சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

நாள்: 16/09/2024

2024 ஆம் ஆண்டு செப்டம்பர் மாதம் 16ம் தேதி பி.ப. 04:08 மணியளவில் 1 எண் இணை சார்பதிவாளர் திருவள்ளூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 36,934/- செலுத்தியவர்.

இடது பெருவிரல்



கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது
ஒப்பீட்டு எண் :
UKC:49411665fa46d6c494441ba71d26a2fefb031b
(Details from UIDAI : Kosalaraman E N S/O,Narasimman, 15-07-1963, xxxxxxxx2676)



P/ 1 எண் இணை சார்பதிவாளர் திருவள்ளூர்/ 373 / 2024

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:803981ff4c02a82b49454b9a51f54e410f2930
(Details from UIDAI : Karuppiah Mahalingam Mahalingam, 05-05-1962, xxxxxxxx1972)



2024 ஆம் ஆண்டு செப்டம்பர் மாதம் 16ம் நாள்

ஸ்ரீதர் ராமன்
சார்பதிவாளர்
1 எண் இணை சார்பதிவாளர் திருவள்ளூர்

இந்த பொது அதிகார ஆவண அடிப்படையில் பதிவு செய்யப்படும் எந்தவொரு ஆவணத்திற்கும் முதல்வர் உயிருடன் உள்ளார் என்பதற்கான சான்று தாக்கல் செய்யப்பட வேண்டும்.



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

Verified RealEstate™

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
www.verified.realestate