



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

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

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





தமிழ்நாடு தமில்நாடு TAMILNADU கி. 120

14502
25.6.2008.

செந்தில் குமார்
தமிழ்நாடு

K 763684

B. அழகர்
மு. ரீ. உ. எண்; 3510/B1/201
இன்சூர், தருமபுரி - (Tn).

GENERAL POWER OF ATTORNEY

THIS DEED OF POWER OF ATTORNEY executed on this the 25th day of June 2008 by **Thiru. M. SENTHIL KUMAR** S/o. M. Muniswamy Residing at Old Door No.1/100J New Door No.1/308, Royal Nagar, Collectorate (Post), Dharmapuri - 636 705. TO AND IN FAVOUR OF **Mrs. S. RATHINAVALLI** W/o. M. Muniswamy Residing at Old Door No.1/100J New Door No.1/308, Royal Nagar, Collectorate (Post), Dharmapuri - 636 705.

WHEREAS due to out personal problems and temprarily stay at foriegn countries I am not able to personally attend matters concerning to our properties and personal belongings, It becomes necessary to appoint a proper person to attend all such works as our ATTORNEY relating to all such matters.



M. Senthil Kumar

2008

Doc No: 517/2008
Page No: 2
Total Pages: 3

Presented in the office of the Sub Registrar
at Dharmapuri West and fee of Rs. 150
Paid between the hours of 11 and 2 and 25th
Day June 2008 By

Document 517 of 2008 of Book 1
Sheets 1
Sub Registrar

LEFT THUMB



Y. Senthil Kumar
S/o M. Maniswamy D.No. 1/3
Royal Nagar Dharmapuri

EXECUTION ADMITTED BY;

LEFT THUMB



Y. Senthil Kumar

S/o M. Maniswamy AB
above details. Election
Identity Card No HTP3531944

IDENTIFIED BY

R. SAMPATH
S/o RASABANDU Subbattu

LAKSHMI PERUMAL

S/o S. Kandasamy, 10/36, Medhmanen Nag
Dharmapuri

Registered as No 517 of 2008 of Book 1

Signature of Sub Registrar

16/08



25th day of June 2008

Sub Registrar

Doc No: 5
Page 1
Total

KNOW ALL MEN BY THESE PRESENTS that I, Mr. M. SENTHIL KUMAR S/o. M. Muniswamy the above said do hereby nominate constitute and appoint our Mother the said Mrs. S. RATHINAVALLI W/o. M. Muniswamy as our lawful ATTORNEY for us, and in our name and on our behalf to do all or any of the following acts and deeds.

NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:-

1. To negotiate for sale of the property as a whole or in part or parts or undivided shares and to fix the sale consideration as well as the purchasers.
2. To negotiate for purchase of the property as a whole or in part or parts or undivided shares and to fix the purchase consideration as well as the vendors.
3. To enter into agreement of sale, execute Sale Deed/Deeds/Rectification Deed/ Deeds for and on our behalf and to receive the sale consideration from the prospective purchasers, to issue receipts thereof and also to execute and register sale deeds or other deeds necessary to complete the sale and to maintain proper accounts.
4. In case of necessity to initiate or defend cases that may be instituted against us in that connection to appoint Advocate, sign vakalat, Petitions, Plaints, Statements etc., and if necessary to give evidence in court of law on our behalf.
5. To apply for electricity Board and obtain temporary connection and to do all such acts as are necessary in this regard.
6. To appear before any Revenue or other Government officials on our behalf and to file petition or to represent on our behalf.
7. To enter in to compromise memo or to get possession or to recover money due to us.
8. To raise loan either with or without creating security or charge over the property to guarantee or to mortgage otherwise encumber the same in that connection to execute and register mortgage deed for the security loan and to present such documents before the Registrar.



9. To delegate, nominate, constitute, and appoint any other person and execute and notarized or get register deed of power of attorney on the same terms and conditions and or on such further terms to a carryout the objects of these presents more effectively according to the nature of the true meaning intent and spirit of the transaction.

10. To do all such acts, deeds, and things and execute Rectification deeds, Affidavits, Declarations, Receipts and all such other further documents as may be necessary and reasonably required from time to time for the purposes more property in whole or in several undivided shares of divided parts in favour of the various purchasers as aforesaid by virtue of these presents.

11. To institute or defend any proceedings to protect the principal interest relating to the Schedule property and in that connection to appoint Advocate, Sign Vakalaths, Plaints, Petitions etc., to give evidence to execute any decree to withdraw, compound compromise such proceedings and to withdraw or receive documents or, money from court, Tribunal etc.

12. To open bank account, to pay, deposit, receive or withdraw, or obtain refund of any deposit or money from court or M.M.D.A, or any office or authority by cash/cheque/pay order or demand draft in their name and for the aforesaid purpose to sign any voucher or receipts or challan on our behalf.

13. Provided that the powers conferred shall be exercisable by the said attorney in the said cases in original courts or any revenue or appellant courts also and the same powers shall also exercisable in all matters and cases arising out of or pertaining to the matters under litigation.

14. To do all acts deeds things as may be required and necessary for completing the aforesaid matter asfully and effectively in all respects as we coule do the same if I personally present.



M. Senthil

And generally to do all such acts and deeds relating to our properties and person that our said attorney deems necessary and proper from time to time.

This power of attorney shall be in force till the aforesaid acts are fully completed.

AND WE DO HEREBY AGREE AND UNDERTAKE TO RATIFY that all acts and deeds that our lawful attorney may do or cause to be done by virtue of these powers.

No consideration is received for executing this Power and no transfer is affected under this Power of Attorney. And I wish to register this power of attorney at S.R.O.Dharmapuri West.

In Witness whereof The Principal has set their hand and signature on the 25th day of June 2008 above written in the presence of the witnesses:

M. Senthil Kumar

WITNESSES:-

E. Senthil Kumar s/o S. Senthil Kumar. Erode District
P. Senthil Kumar s/o S. Senthil Kumar. Erode District
R. Senthil Kumar s/o R. Senthil Kumar. Erode District

Drafted & Attested by: *R. Ravikumar* R. Ravikumar, Document Writer,
L.No. A1288/DMP/99, Dharmapuri -5.

Typed by : *P. Kavitha* P. Kavitha, Dharmapuri.



-1 Attested /-

S. Senthil Kumar
31/10/08
SPECIAL TAHSILDAR
REFUGEES
COLLECTORATE
DHARMAPURI



our services doesn't just end there



Buying & Selling Services

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



Legal & Documentation Services

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



Property Development & Approvals

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



NRI & Investment Services

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



Compliance & Special Services

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



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



Property Valuation & Cost Estimation

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



Ownership, Compliance & Legal Verification

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



Zoning & Land Use Analysis

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



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



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

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

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