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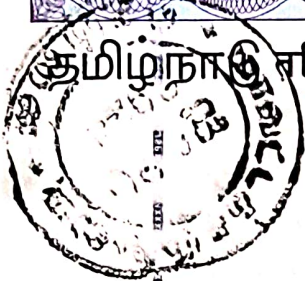
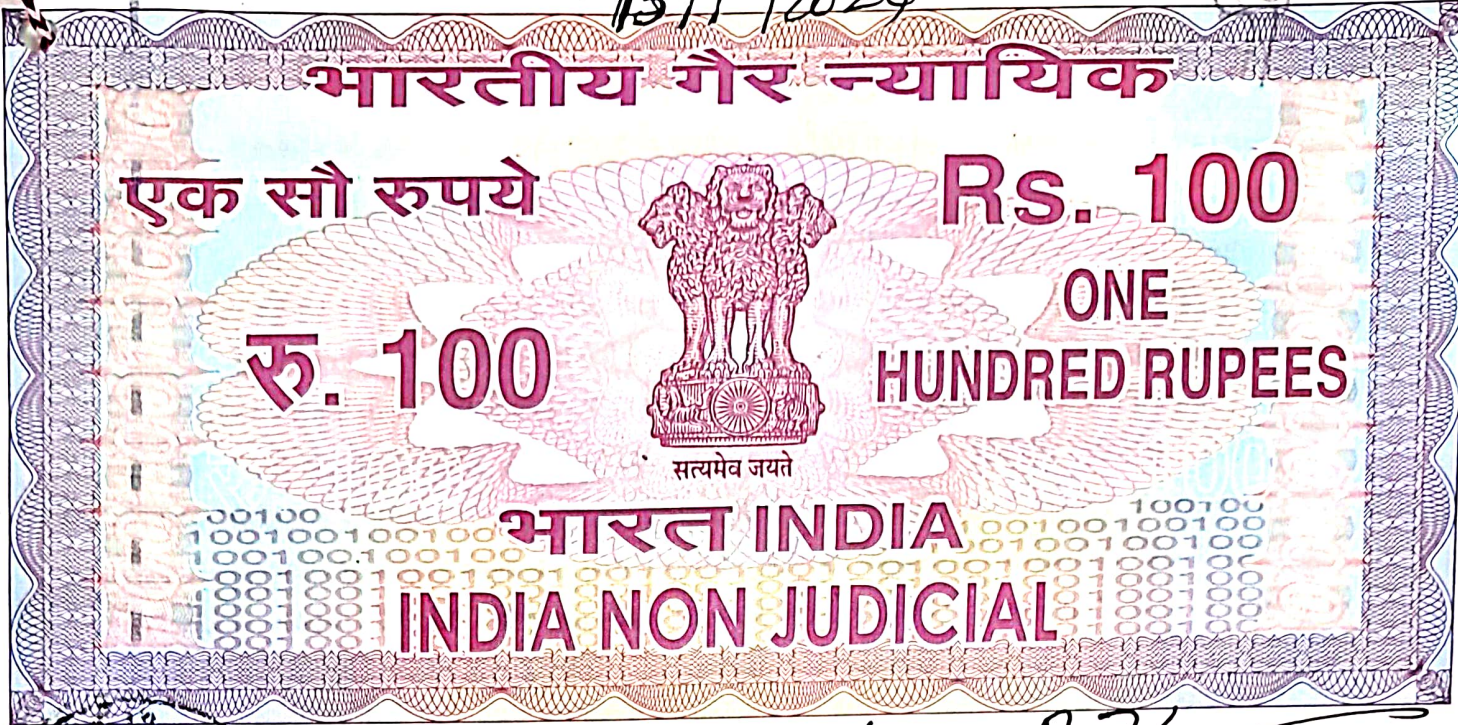
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7391/2024



TAMILNADU 23 MAY 2024 M/s. EMPIRE ESTATES

37 DB 637755

ம. கனகசபை

சென்னை மாநகராட்சி, 5930/ஆ/3/08-2

பகுதி: 19-12-09 வகுப்பு: 20, பகுதி: 050

சா. பகுதி, அம்பத்தூர், சென்னை-50

90406 28864/96772 57700

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY is executed at Chennai on this the 24th May 2024.

BY

Mr.MADHAV DAGA (Aadhaar:8267 4617 0643 / PAN ARYPD4796P), Son of Mr.Anil Kumar Daga, aged about 32 years, residing at No.19, C Block, Anugraha Apartments, 3rd Floor, Nungambakkam High Road, Chennai-500034, hereinafter called the "PRINCIPAL"

For EMPIRE ESTATES

Partner

1

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Registering Officer		



TO AND IN FAVOUR OF

M/s. EMPIRE ESTTATES (PAN AAJFE2153M) Represented by its Partner **Mr.T.KARTHIK PRAKASH**, Son of Mr.Thiraviyam, (Aadhaar:9870 2581 0146), aged about 42 years, residing at Plot No.30, Chokkammal Nagar, Poonamallee, Chennai-600056, hereinafter called the **"POWER AGENT"**.

Whereas in the year 2024, the principal herein purchased the Punjai Land situated at Survey No. 502/4, measuring an extent of 1 Acre, as per TSLR, T.S.No.3/3, Old Survey No. 502/4 Part Block No.85, Ward No.25, Paruthipattu Village, Avadi Town, Avadi Taluk, Tiruvallur District, from One Mr.Kesavan Perumal and 10 others vide **SALE DEED Document No.7336 of 2024 dated 23.05.204 on the file of SRO AVADI**, which is morefully described in the **Item No.1** of the Schedule hereunder.

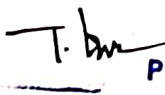
Whereas in the year 2024, the principal herein purchased the Vacant **Plot No.40A** measuring an extent of **238 Sq.ft** comprised in Survey No.501/2, situated in **"SRI VIGNESH NAGAR"** as per TSLR dated 06.12.2017, Patta bearing Block No.85, Paruthipattu (Ward I), T.S.No.4/15 & 3/14, Old Survey No. 501/2 Part Avadi Town, Avadi Taluk, Thiruvallur District, from One Mrs.R.Kalamani vide **SALE DEED Document No. 7332 of 2024 dated 23.05.2024, on the file of SRO AVADI**, which is morefully described in the **Item No.2** of the Schedule hereunder.

Ever since the date of Purchase of the Schedule property hereunder, the Principal is in absolute possession and continuous enjoyment of the same till this date.

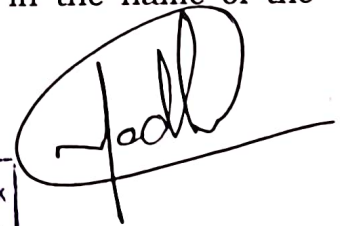
WHEREAS the Principal herein has decided to develop Schedule Property by laying layouts and plots;

WHEREAS the Principal is not in a position to personally look after the developmental and other activities pertaining to the Schedule Property, the Principal doth hereby appoint and retain the aforesaid **M/s.EMPIRE ESTTATES**, Represented by its Partner **Mr.T.KARTHIK PRAKASH** as their General Power of Attorney to do the following acts, deeds and things pertaining to the Schedule Property on behalf of and in the name of the

Principal:
For **EMPIRE ESTTATES**


Partner

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Registering Officer		





NOW THIS DEED WITNESSES AS FOLLOWS:

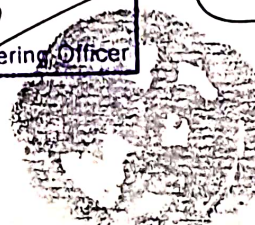
1. To look after and manage the Schedule Property and also to develop the Schedule Property.
2. To identify a promoter/developer for the purpose of developing the building in the Schedule property with respect to the principal which is morefully described in the Schedule hereunder.
3. To prepare plan/s, sign and submit the same together with the application form/s, affidavits, indemnities, declarations and all other necessary papers duly signed for obtaining sanction, over the land described in the Schedule Property and also for modification, addition, alteration, etc., to the CMDA/Greater Chennai Corporation/Competent statutory Authority/ies, to sign all necessary papers for the said purposes, to pay necessary fees and charges for the same, to correspond with the said authorities, appear personally before the said authority, to receive sanctioned plans, permits and other communications, notices, receipts and challans from the said authorities and to issue receipt thereof. To apply for revised approvals/sanctions/permits or renewals thereof and to sign all papers/documents necessary for the same and submit the same to the competent authorities, pay necessary fees and receive the same duly approved and to issue receipt thereof.
4. To furnish securities in money and in otherwise as and when required by the CMDA/Greater Chennai Corporation/Competent Authority/ies and to sign and submit necessary applications to furnish the security/ies and also to get refund of such securities in the name of the Attorney, to correspond with the said authorities, appear personally before the said authorities, to receive the refund and issue receipt thereof.
5. To apply for copies of documents, any papers, etc. with any department, statutory body, authority, court, tribunal, Greater Chennai Corporation, CMDA, Competent Authorities, etc., relating to the "B" Schedule Property, pay necessary fees, and obtain the same and to issue receipt thereof.

For **EMPIRE ESTATES**

[Signature]

Partner

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[Signature]

6. To apply for and obtain Joint Patta, apply for any rectification/correction in Patta, etc. with the Competent Authorities and other documents in respect of the Schedule Property in the name of the Principal.
7. To sign necessary papers for the statutory bodies, authorities, sub-division, reclassification, reconstitution, etc., of the Schedule Property for the said purpose to do all acts, deeds and things.
8. To correspond with anyone in any matter relating to the Schedule Property.
9. To receive all registered and unregistered letters, summons, notices, etc., addressed to the Principal by anyone or statutory authorities pertaining to the Schedule Property, from the postal authorities or any other authorities or anyone else and to acknowledge receipt thereof.
10. To sign vakalats, appoint, substitute and/or terminate Advocate(s)/Auditor(s)/Architects/ Contractors or Consultants for any matter relating to the Schedule Property, if the Attorney feels it necessary, and to pay their fees and expenses for enforcing and implementing the object of this Power of Attorney.
11. To issue legal notice, reply notice, and rejoinder in any matter relating to the Schedule Property.
12. To institute, defend and prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court/Tribunal/Competent Authority pertaining to the Schedule Property and for the said purpose to sign vakalath, to sign and verify complaints, written statements, affidavits, counters, petitions, pleadings appeals and all other connected papers necessary for the said purposes and to appear before any Court/Tribunal/Competent Authority on behalf of the Principal and to do all the necessary acts, deeds and things. To file and receive back documents, to deposit and withdraw money and to issue receipt therefore. To obtain refund or repayment of court fees or any other sums. To adduce evidence – both documentary and oral before the concerned Courts/Tribunals and competent authority.

For EMPIRE ESTATES

T. D.

Partner

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Registering Officer				

[Signature]

To apply to courts and offices for copies of documents and papers and to sign necessary applications, forms, papers, etc., to pay fees/charges and to receive copies of documents/papers and to issue receipt thereof.

13. To apply for inspection of and to inspect judicial and other public records.
14. To compromise, compound and withdraw cases whenever the Attorney shall think proper to do so and to sign necessary papers for the said purposes.
15. To appear personally before any Municipal Authority, Local Body, Board, Department, any competent authority, Institution, Body for any purpose relating to the Schedule Property and also for the development of the schedule Property, whenever the Attorney feels necessary, and to do all acts and deeds necessary for the said purpose/s.
16. To apply and obtain all licences, quotas for cement, bricks, steel, sand, etc., in the name of the Attorney and to endorse such licenses, quotas in favour of its nominee/s to enable it to take delivery of the articles and issue receipt thereof.
17. To deal with ULT Authorities, Tahsildar(s), CMDA, TNWSSB, TNEB/TANGEDCO, Greater Chennai Corporation, Local Body, Government Authorities, Collector, Revenue Authority, any Competent Authority, etc., for any purpose pertaining to the Schedule Property and/or for development of the Schedule Property and apply and obtain necessary letters/permits/approvals/sanctions/licenses, etc. from any authority/body wherever necessary.
18. To carry out reconstitution, amalgamation and consolidation, subdivision, reclassification, etc., of the Schedule Property hereunder and if necessary to obtain approval for the same from competent authority/ies and to do all acts and deeds necessary for the same.
19. To sign and apply to the concerned authorities for refund of stamp duty and to appear before such authorities on behalf of the Principals, to receive the refund, acknowledge and issue receipt thereof.

20.

For **EMPIRE ESTATES**

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Partner		Registering Officer



21. To apply for and obtain No Objection Certificates or permission/approval/certificates, consents, etc., for the development of the Schedule Property from any competent authority including Income Tax Department and for the said purpose to sign/execute necessary papers, pay fees, appear before the authority and to do all the acts and deeds necessary for the same and to receive the same and acknowledge receipt thereof.
22. To execute and sign all forms, applications, declarations and documents and papers whatsoever in connection with all or any of the purposes related to the Schedule Property.
23. To bring into the Schedule Property such equipment, tools, implements, machines and vehicles or other machinery or article or item or thing required for putting up construction or for any other incidental purpose and also put up any type of construction thereon.
24. To apply for revisions, regularizations, etc., to the Competent Authority/ies and sign and file necessary applications, indemnities, declarations, documents and papers and pay necessary fees, to correspond with the said authorities, personally appear before the said authorities, to do necessary acts, deeds and things for the said purposes, and get the building constructed regularized as per procedures and to receive the approval and to issue receipt thereof.
25. If Necessary to gift land from the Schedule Property hereunder for road widening to the competent authority necessary for obtaining Plan Approval and register the gift deed with competent authorities, hand over possession to the authority, obtain compensation from the competent authority and to do all acts and deeds necessary for the same. If necessary, to gift land from the Schedule Property under OSR, etc., to the competent authority necessary for obtaining Plan Approval and register the gift deed with competent authorities, hand over possession to the authority and to do all acts and deeds necessary for the same.

For EMPIRE ESTATES

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6
Registering Officer

[Handwritten Signature]

26. To delegate the powers hereby granted to deal with the Schedule Property to any executive of the Attorney, to do all or any of the above acts, deeds and things, to execute Power/s of Attorney or other documents for the said purpose and to present the said documents for registering before the competent registering authority and to admit execution thereof.
27. The Attorney shall maintain proper accounts and the same shall be rendered to the Principals as and when required.
28. No consideration is passed on under this General Power of Attorney and no transfer/sale of property is involved in this General Power of Attorney.
29. The Power Agent is not empowered to execute any Sale Agreement or Sale Deed with respect to the Schedule property.
30. And generally to do all further and other acts, deeds and things necessary for all the aforesaid things and also to do all further and necessary acts, deeds and things for the development of the Schedule Property.
31. AND the Principal doth hereby agree and undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do, execute or perform in exercise of the power hereby conferred upon, under and by virtue of this deed.

SCHEDULE PROPERTY

ITEM No.1:

All that piece and parcel of Punjai land situated at Survey No.502/4, measuring an extent of 1 Acre, as per TSLR, T.S.No.3/3, Old Survey No.502/4 Part Block No.85, Ward No.25, Paruthipattu Village, Avadi Town, Avadi Taluk, Tiruvallur District,

BOUNDED ON THE:

North by : T.S.No.85/3/1

South by : Raghavan Land & Sukripa Nayakar Land;

East by : Sukripa Nayakar Land & T.S.No.84/4/2

West by : Sukripa Nayakar Land;

Within in the Registration District of **THIRUVALLUR** (formerly Chennai South) and Sub-Registration District of **AVADI**.

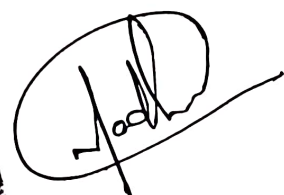
For **EMPIRE ESTATES**

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Partner

Registering Officer



ITEM NO.2

All that piece and parcel of Vacant **Plot No.40A** measuring an extent of **238 Sq.ft** comprised in Survey No.501/2, situated in "**SRI VIGNESH NAGAR**" as per TSLR dated 06.12.2017, Patta bearing Block No.85, Paruthipattu (Ward I), T.S.No. 4/15 & 3/14, Old Survey No. 501/2 Part Avadi Town, Avadi Taluk, Thiruvallur District, and

BOUNDED ON THE:

North by : **PLOT NO.41**

South by : **PLOT NO.40**

East by : **23 FEET ROAD**

West by : **S.NO.502/4 LAND**

Within in the Registration District of **THIRUVALLUR** (Formerly Chennai South) and Sub-Registration District of **AVADI**.

IN WITNESS WHEREOF THE PRINCIPAL AND THE AGENT HAVE SIGNED THIS GENERAL POWER OF ATTORNEY ON THE DAY MONTH AND YEAR FIRST WRITTEN ABOVE IN THE PRESENCE OF THE FOLLOWING WITNESSES:

For **EMPIRE ESTATES**



Partner



PRINCIPAL

POWER AGENT

WITNESSES:

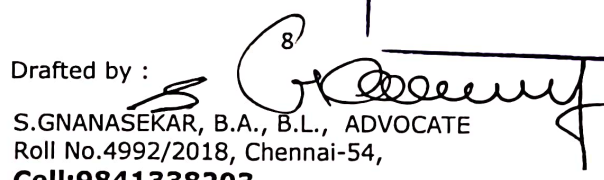
1.  NO-11/133 7th Street Periyar Nagar -
Senneluppam Chennai - 56

2.  S/o Haja moideen NO-75A 1st Street
Srinagar Panamallee Chennai - 56

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Registering Officer			



Drafted by :


S.GNANASEKAR, B.A., B.L., ADVOCATE
Roll No.4992/2018, Chennai-54,
Cell:9841338203

R/ஆவடி/புத்தகம்-1/7391/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 5352

19, சி பிளாக் அனுகிரகா அபார்ட்மெண்ட், 3-வது மாடி.. நுங்கம்பாக்கம், எழும்பூர், சென்னை, தமிழ்நாடு, இந்தியா, 600034
-ல் வசிக்கும் திரு மாதவ் டாகா என்பவரிடமிருந்து ₹ 900/- (ரூபாய் தொள்ளாயிரம் மட்டும்) இந்த ஆவணத்திற்காக
இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான்
இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : ஆவடி
நாள்: 24/05/2024

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு
41ன் படி ஆட்சியர்

SUB-REGISTRAR
AVADI

2024 ஆம் ஆண்டு மே மாதம் 24ம் தேதி பி.ப. 03:58 மணியளவில் ஆவடி சார்பதிவாளர் அலுவலகத்தில் தாக்கல்
செய்து கட்டணம் ₹ 910/- செலுத்தியவர்.

இடது பெருவிரல்



9962420710

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:89113812f40fedbc82433585d54317d769c445
(Details from UIDAI : Madhav Daga S/O: Anil Kumar
Daga, 1991, xxxxxxxx0643)



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Registering Officer

R/ஆவடி/புத்தகம்-1/7391/2024

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



T. Karthik

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்"
என்ற வழி இந்த நபரின் அடையாளம்
விரல் ரேகை மூலம் ஆதார்
ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:2049231564e6ac086e4430af4557d3fc6a2ca2
(Details from UIDAI : T Karthik Prakash , 1981,
xxxxxxx0146)



2024 ஆம் ஆண்டு மே மாதம் 24ம் நாள்

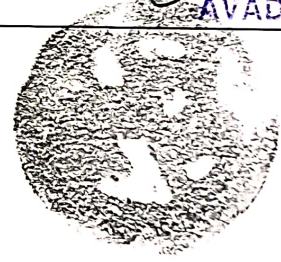
பாண்டிநகன் ரராமசாமி
சார்பதிவாளர்
ஆவடி
SUB-REGISTRAR
AVADI

R/ஆவடி/புத்தகம்-1/7391/2024 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 24/05/2024
ஆவடி



பாண்டிநகன் ரராமசாமி
சார்பதிவாளர்
ஆவடி
SUB-REGISTRAR
AVADI



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இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

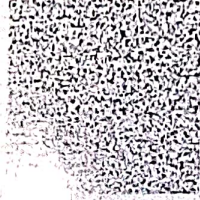
பதிவு அடையாளம் / Enrolment No. : 2192/50347/39452

To
T Karthik Prakash
தி கார்த்திக் பிரகாஷ்
PLOT NO 30,
CHOKKAMMAL NAGAR,
POONAMALLEE POST,
VTC: Senneerkuppam, PO: Poonamallee,
Sub District: Poonamallee, District: Tiruvallur,
State: Tamil Nadu, PIN Code: 600056,
Mobile: 9841225401

25/8/2012



KF254810727F1



உங்கள் ஆதார் எண் / Your Aadhaar No. :

9870 2581 0146

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India



தி கார்த்திக் பிரகாஷ்
T Karthik Prakash
மேற்கு புள்ளி / DDB: 14/07/1981
புணர்ச்சி / Male

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Registering Officer

9870 2581 0146

எனது ஆதார், எனது அடையாளம்

For EMPIRE ESTATES

T. Karthik

Partner

[Handwritten signature]



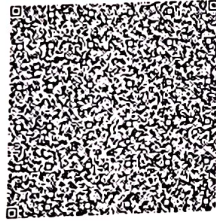
இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 1111/66104/05267

To
மாதவ் டாகா
Madhav Daga
S/O: Anil Kumar Daga
19 CBLOCK, ANUGRAHA APTS , 3RD FLOOR
NUNGAMBAKKAM HIGH ROAD
Nungambakkam
Chennai Tamil Nadu - 600034
9962420710

Signature
Valid
AUTHENTICATION
Date: 2022/02/15 11:41:13
UTC



உங்கள் ஆதார் எண் / Your Aadhaar No. :
8267 4617 0643
VID : 9189 9981 6511 8430

எனது ஆதார். எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India



மாதவ் டாகா
Madhav Daga
பிறந்த நாள்/DOB: 27/05/1991
ஆண்/ MALE

8267 4617 0643
VID : 9189 9981 6511 8430

எனது ஆதார். எனது அடையாளம்



Government of India



தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியறிமைக்கு அல்ல
- பாதுகாப்பான OP குறியீடு/ ஆப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் 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 இடையை ஆதாரில் புதுப்பிக்கவும்.
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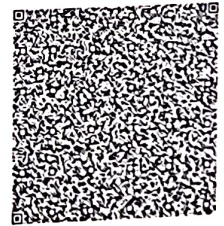


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முகவரி:
தந்தை / தாய் பெயர்: அனில் குமார் டாகா, 19
31 பிளாக் அனுகிரகா அபார்ட்மெண்ட், 3
வது மாடி, நுங்கம்பாக்கம் நெடுஞ்சாலை,
நுங்கம்பாக்கம், சென்னை,
தமிழ் நாடு - 600034

Address:
S/O: Anil Kumar Daga, 19 CBLOCK,
ANUGRAHA APTS , 3RD FLOOR,
NUNGAMBAKKAM HIGH ROAD,
Nungambakkam, Chennai,
Tamil Nadu - 600034



8267 4617 0643
VID : 9189 9981 6511 8430

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Partner

Registering Officer

புகள்

 இந்திய அரசாங்கம்
Government of India



கிஸர் அகமத் பி ஜெ
Kisan Ahamed P J
பிறந்த நாள்/DOB: 02/12/1968
ஆண்/ MALE



6884 7118 0423
VID: 9136 0444 5789 1500

எனது ஆதார். எனது அடையாளம்

 இந்திய அரசாங்கம்
Government of India



அன்வர்தின் ஹா
Anverdeen H

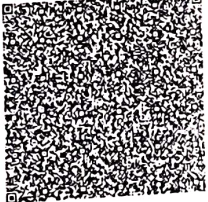
பிறந்த நாள்/DOB: 05/05/1970
ஆண்/ Male



8088 3349 4158

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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முகவரி:
11/133, 7வது தெரு, பெரியார் நகர்,
சென்னைக்குப்பம், திருவள்ளூர்,
தமிழ் நாடு - 600056

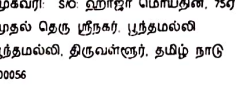
Address:
11/133, 7TH STREET, PERIYAR NAGAR,
Senneerkuppam, Tiruvallur,
Tamil Nadu - 600056

QR Code with Photograph

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VID: 9136 0444 5789 1500

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முகவரி: S/O: Haja Moideen, 75A,
முதல் தெரு ஸ்ரீநகர், பூந்தமல்லி
பூந்தமல்லி, திருவள்ளூர், தமிழ் நாடு
600056

Address: S/O: Haja Moideen,
75A, 1ST STREET
SRINAGAR, Poonamallee,
Tiruvallur, Poonamallee,
Tamil Nadu, 600056

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சென்னை

Anura

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தமிழ்நாடு சமீலநாடு TAMILNADU

23 MAY 2024

MADHAV DAGA
Chennai-600034

பிர. தணிகதகவேல்

முத்திரைதாள் எழுப்பண்பாளர்
பெண் எண். 5930/23/06-2
12-08 எண். 20, நீர்மது வ
பாக்கல், அம்பத்தூர், சென்னை

99999 88888/99772 677

SALE DEED

This **DEED OF SALE** is executed at Chennai on this the **23rd** day of **MAY 2024 (23-05-2024)**.

BY

Mrs.R.KALAMANI (Aadhaar:2473 6487 7065 / PAN BIUPK5427Q), wife of Mr. N.Karunakaran, aged about 49 years, residing at No.10, Vijayaragavachari Street, Vijayalakshmpuram, Ambattur, Chennai-600053, hereinafter called as The "**VENDOR**" [which term shall, wherever the context admits, shall mean and include her legal heirs, legal representatives, executors, administrators and permitted assigns of the one part]

R.Kalamani

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Registering Officer

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமில்நாடு TAMILNADU

23 MAY 2024

MADHAV DAGA
Chennai-600034

SALE DEED

This DEED OF SALE is executed at Chennai on this the 23rd day of MAY 2024 (23-05-2024).

BY

1. Mr.KESAVAN PERUMAL (Aadhaar:8890 2682 9845 / PAN AERPK6595F), son of Late.Perumal and Late.Pachaiammal, aged about 78 years, residing at No. 24/11, North High Road, Srinivasa Nagar, Kamaraj Nagar, Avadi, Chennai-600071, the 1st Vendor;
2. Mr.P.VENUGOPAL (Aadhaar:5499 7917 5575 / PAN ABMPV2134M) son of Late.Perumal and Late.Pachaiammal, aged about 76 years, residing at No. 25, 4/1, Vinayakar Koil Street, Srinivasa Nagar, Govarthanagiri, Avadi, Chennai-600071, the 2nd Vendor;

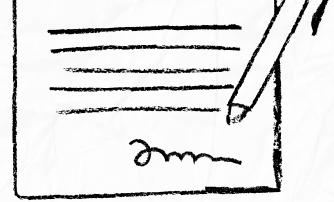
[Handwritten signatures of Mr. Kesavan Perumal and Mr. P. Venugopal]

[Handwritten signatures of witnesses: P. Kesavan, P. Venugopal, P. Deveney, P. Srinivasan, P. Srinivasan, P. Srinivasan, D. Suresh, P. Neelam, E. Ram]

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I Contains 36 Sheets

Registering Officer

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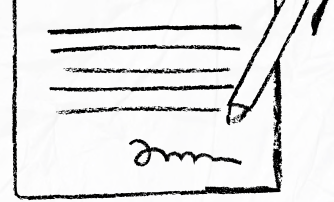
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