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™



7460/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

25.07.2023 GTK Foundations Chennai-600048

CY 810154

K. SARAVANAN (SV)
No.14, 2nd Cross Street, K.R. Puram,
Kizpadappai-601301.
L.No.6750/B2/CH(S)/2021. Dt.25.02.2022
Cell: 8122811382.

GENERAL POWER OF ATTORNEY

WITH SALE CONSIDERATION POWER

THIS DEED OF GENERAL POWER OF ATTORNEY executed at **PADAPPAI,** On this **25th day** of **July 2023,** by

Mr. R.C. SUNDARESWARAN (PAN ALNPS1429B, Aadhaar Card No.3628 2842 4891), aged about 76 years, Son of (late) C. Ramachandran, residing at No.9102, Sobha Daffodil, 24th Main Road, Near Ravindra Bharathi Global School, HSR Layout, Somasundara Palya, Bangalore, Karnataka 560 102, hereinafter referred as the **PRINCIPAL,** do hereby constitute and appoint **M/S. GTK FOUNDATIONS,** represented by its Proprietor **Mr. G.T. KARTHIKEYAN** (PAN ATOPK4465G, Aadhaar

For GTK FOUNDATIONS

Proprietor

Document No. 7460 of 2023 of Book 1
Contains 16 Sheets 1 Sheet

Registering Officer

Card No.6141 4821 7145), aged about 54 years, Son of (Late) G. Thirunavukkarasu, residing at No.78/10, Old State Bank Colony, West Tambaram, Chennai 600 045, as my true and lawful Attorney in my name and on my behalf to do any such acts, things and deeds herein after mentioned.

WHEREAS THE Principal is the sole and absolute owner of the **Nanjai Agriculture Land**, i.e., **1/3rd** undivided share of land, out of 'A' schedule mentioned property, i.e., measuring an extent of Ac.1.00 Cents, Comprised in **Survey No.425,** Under **Patta No.13170**, as per Patta Sub-Division **Survey No.425/1A2,** Situated at **No.10, Perungalathur** Village, Tambaram Taluk, Chengalpattu District and the same was settled upon by my wife **Mrs. GEETHA SUNDAR** by way of **SETTLEMENT DEED** and the same was registered as **Document No.7459/2023, Book 1, dated 25th day of July 2023, in the office of the Sub-Registrar of Padappai,** and the above said Principal is the absolute and uninterrupted possession and enjoyment of the above said property ever since the date of settlement and occupation.

AND WHEREAS ever since the above said of acquisition, the PRINCIPAL is in absolute, uninterrupted peaceful possession and enjoyment of the 'B' schedule of property from the date of acquisition, paying in his own right, taxes and all other public charges and thus having right, title and interest to sell the same.

WHEREAS the Principal hereby nominate, constitute and appoint **M/S. GTK FOUNDATIONS,** represented by its Proprietor **Mr. G.T. KARTHIKEYAN** the above named as my Attorney who will be to do all or any of the following acts, things and deeds herein after mentioned.

For GTK FOUNDATIONS

Proprietor

Document No. 7460 of 2023 of Book 1
Contains 16 Sheets 2 Sheet

Registering Officer

1. To negotiate for sale of the 'B' Schedule Property described in the 'A' Schedule hereunder pursuant to the agreement either in whole or in parts or in undivided share of shares to such purchase(s) of flats and as individual plots in the proposed construction over the 'B' schedule property for such sale price or consideration as the Attorney may think if fit and proper.

2. To enter into Agreements, Agreement of Sale, Construction agreement, Memorandum of Understanding with intending Purchaser(s) to receive advance (full), full sale price in respect of the 'B' Schedule property from the Purchaser(s) and to give proper and expedient receipts thereof.

3. To enter into contract, Agreements with the proposed parties for the purpose of construction and development of the Schedule property, to sign and execute on my behalf any document or document of sale or otherwise dispose of the property described in the 'B' schedule hereunder, either with or without building in favour of the prospective purchaser(s) in one or more sale deed or sale deeds, either in divided or undivided share or shares in a lot and hand over possession thereof to the purchaser(s).

4. To execute necessary sale deed/deeds or any document or documents in favour of the prospective purchaser(s), his/her/their nominee(s), assignee(s) and to present the same before the Registrar of Assurance, Registering Officer, Concerned authorities and to admit execution and rectification thereof and to register the 'B' schedule property and to get the same registered after receiving the entire sale consideration and to receive, return of the documents duly registered back the from the Registering officer/Authorities.

For GTK FOUNDATIONS

Proprietor

Document No. 7460 of 2023 of Book 1 Contains 16 Sheets 3 Sheet

Registering Officer

5. To execute Settlement Deed/s, Release Deed/s, Gift Deed/s and Rectification Deed/s in favour of family members.

6. To receive the entire amount of sale consideration from the prospective purchasers.

7. And To sign other documents such as patta transfer forms, applications and other papers, forms needs thereof and to do all such acts, deeds and things as may be necessary and reasonably required for effectively concluding the registration of the document or documents.

8. To make, sign and verify all applications of objections and exemptions to appropriate Authorities for all and get any license permission or consent etc., required by law in connection with the development and management of the 'B' Schedule property.

9. To engage Architects, Contractors and such other technical persons as may be necessary for the effective completion of the proposed construction on the 'B' schedule property.

10. To apply and make application and obtain permission from the collector of Chengalpattu or the Thasildar or from any other Competent Authority to get permission for Cement, Iron and Steel or any other building materials for construction the 'B' Schedule property.

11. To deliver possession of the 'B' Schedule property to the prospective buyer/s on receipt of the entire sale consideration and/or to develop flats or independent houses therein and/or enter into a contract for construction of flat with the prospective buyer/s.

For GTK FOUNDATIONS

Proprietor

Document No. 7460 of 2023 of Book 1
Contains 16 Sheets 4 Sheet

Registering Officer

12. To effect mutations and incorporate the names of the purchaser(s) in the Revenue, Municipal Corporation Records, or Local Authorities, (in respect of water, drainage & sewerage, EB and properties tax transfer etc) and to give necessary statements, affidavits, objection etc in respect of the same and also to apply and make applications, proposals, and correspondence to get electricity Power Supply to the building or buildings to be constructed or for transfer of the existing supply of the 'B' Schedule property to the Tamil Nadu Electricity Board or any such other Competent authorities as desired by the purchaser(s).
13. To create Mortgage Simple or Equitable Mortgage by Deposit of Title deeds over the 'B' schedule property and borrow funds on such mortgage from any financier, like HDFC Bank LTD, LICHFL, SBI, other Banking Institutions, HFC's, NBFC's, Mortgage bank, Societies and or other financial institutions and admit execution and register the Mortgage deed before the Sub Register of Assurances.
14. To sign all forms, applications, affidavits, connected papers, letters, undertakings, indemnities, authorizations, corrections, deeds and declarations in connection with development of the 'B' schedule property and to enter into contract for any my behalf the Chennai Metropolitan Development Authority, Town panchayats, Collector of Chengalpattu and/or with Local Authorities, ULT, Tamil Nadu Electricity Board, Water & Sewerage Board, Drainage Board etc or any other necessary competent authorities of the respective department as the case may be for the purpose of obtaining necessary sanctions connected with the 'B' schedule property in respect of any or all of the following matters.

For GTK FOUNDATIONS

Proprietor

Document No. 7460 of 2023 of Book 1 Contains 16 Sheets 5 Sheet

Registering Officer

a. Sub-Division, Re-union, Consolidation, Amalgamation or Reclassification of the Plot.

b. Apply submit and obtain sanction of plan in respect of the proposed construction of the building or buildings.

c. Apply for additions, revisions and alterations to the existing building or buildings that may be constructed thereon.

d. To apply for demolition of the existing building / superstructures and obtain sanction thereof.

e. Intimate the Revenue Department for cancellation of the properties tax assessment in case of demolition and to obtain necessary tax exemption.

f. Apply and obtain Legal Heirship Certificates, Patta from the Thasildar or any other competent Authorities.

g. To apply and obtain exemption and no objections from the Competent Authorities and also under the Urban Land Ceiling and Regulation Act, as and when required.

h. To effect publication in the dailies, newspapers (English & Tamil) for the sale of apartments and also for any act, statements, and deeds if any pertaining to the 'B' Schedule property in case of loss of documents, misplace of any important deeds.

i. To effect publication in newspapers calling for traders, tenders, regotiation, notices with respect to the 'B' schedule property.

15. To settle, adjust, compound, compromise, or submit to Arbitration all action, suits, accounts, claims, and disputes if any with the prospective purchaser(s), his/her/their nominees and any other person or persons to compound and compromise the same and also to admit finalization of any business transaction with any party.

For GTK FOUNDATIONS

Proprietor

Document No. 7460 of 2023 of Book 1

Contains 16 Sheets 6 Sheet

Registering Officer

16. To appear, act and represent in all Courts, Civil, Criminal, Revenue, Labour Courts, Registering Authorities, Income tax authorities, Insurance authorities, and to engage Advocates, Sign Vakalat, execute, verify and present Plaints, Written Statements, Petitions, Counter, Claims, Objections, Appeals, Revisions and to accept services of all notices, summons, processes of law, orders and judgments.

17. The Principal hereby agrees to ratify and confirm all and whatever act or acts, the power agent shall lawfully execute or cause to be have done, executed or performed in connection with the sale of schedule property/flat/independent house developed in favour of the prospective buyer/s by virtue of this presents.

18. To accept bills, cheques, drafts, pay orders, money orders and to open account or accounts in the name and on my behalf.

19. The power of attorney holder shall however maintain true, proper and faithful account of all monies collected and expenses incurred by furnishing periodical income and expenditure account as may be directed from time to time, this power is irrevocable.

20. The Power of Attorney is authorized do any other acts, deeds which is of prudent, appropriate in nature and is deemed to execute the same in course of action.

21. That in pursuance of the aforesaid Sale Consideration of the said amount of **Rs.5,00,000/- (Rupees Five Lakhs Only)** paid by the Power Agent to the PRINCIPAL by way of Cheque., bearing No.003404, dated 25.07.2023, issued by ICICI Bank, West Tambaram Branch.

For GTK FOUNDATIONS

Proprietor

Document No. 7460 of 2023 of Book 1
Contains 16 Sheets 7 Sheet

Registering Officer

SCHEDULE 'A' PROPERTY
(Total Property)

All that piece and parcel of **Nanjai Agriculture Land,** measuring an extent of Ac.1.00 Cents, Comprised in **Survey No.425,** Under **Patta No.13170**, as per Patta Sub-Division **Survey No.425/1A2,** Situated at **No.10, Perungalathur** Village, Tambaram Taluk, Chengalpattu District.

BOUNDED ON THE

North by	:	Land belongs to Kanni Ammal (Existing 20 Feet Road),
South by	:	Land belongs to Lakshmi Narayanan Chettiyar,
East by	:	Land belongs to T. Lakshmi Kutty Ammal,
West by	:	Land belongs to R.N. Ananda Valli Ammal.

The above property is situated within the **Tambaram City Municipal Corporation Limits**, and within the Registration District of **Chennai South** and Registration Sub-District of **Padappai.**

SCHEDULE 'B' PROPERTY
(Property hereby Power)

1/3rd undivided share (33.33 Cents) of land in 'A' schedule mentioned property.

For GTK FOUNDATIONS

Proprietor

Document No. 7460 of 2023 of Book
Contains 16 Sheets 8 Sheet

Registering Officer

The Guideline Value Per Square Feet Rs.1800/-

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

For GTK FOUNDATIONS

Proprietor

POWER AGENT

PRINCIPAL

WITNESSESS :-

1. [NITIN SUNDAR]
S/O R.C. Sundareswaran, 2041, Sobha Daffodil, 24th main Road, Near Ravindra Bharathi Global School, Bengalore, Karnataka - 560 102.

2. [RAJA] S/O Manikkam,
No.1/48A, Mugamaiyamman Kovil Street, melarangunam, Villuppuram - 604 151.



S. Selvi

Drafted By:- **S. SELVI, B.Sc., LL.B.,**
Advocate Enroll No.2229/2016,
Deepam Associates,
Sub Registrar Office opposite,
K.R.Puram, Keelpadappai 601 301.

Document No. 7460 of 2023 of Book 1
Contains 16 Sheets 9 Sheet
Registering Officer

R/Padappai/Book-1/7460/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5482 of 2023

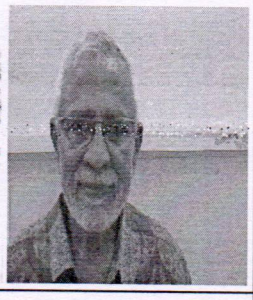
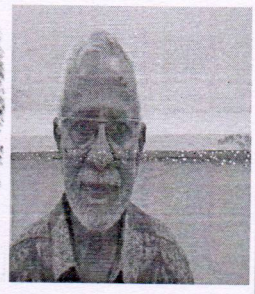
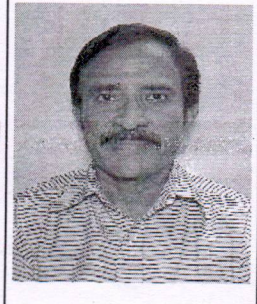
I hereby certify that a sum of ₹ 20,000/- (Rupees Twenty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஆர்.சி. சுந்தரேஸ்வரன் residing at No.9102, Sobha Daffodil, 24th Main Road, Near Ravindra Bharathi Global School, HSR Layout, Somasundara Palya, Bangalore, Karnataka, India, 560102.

SUB REGISTRAR
PADAPPAI

Sub Registrar: Padappai
Date: 25/07/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Padappai and fee of ₹ 2,63,190/- paid at 12:14 PM on the 25/07/2023 by

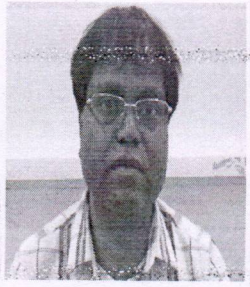
Left Thumb  	9282112612 Additions as per recitals of document	
Execution admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:998064c3393931a0a844a38d235a5576eea2d7 **(Details from UIDAI : Sundareswaran S/O Ramachandran, 03-06-1947, xxxxxxxx4891)**	

Document No. 7460 of 2023 of Book 1
Contains 16 Sheets 10 Sheet

Registering Officer

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:471392203829413c5b42808431f17084e194e8 **(Details from UIDAI : Karthikeyan G T S/O: Thirunavukkarasu, 28-01-1969, xxxxxxxx7145)**



25th day of July 2023

MOHANRAJ CHINNAIYAN
Sub Registrar
Padappai

SUB REGISTRAR
PADAPPAI

Registered as Number **R/Padappai/Book-1/7460/2023**.

Date: 25/07/2023
Padappai

MOHANRAJ CHINNAIYAN
Sub Registrar

SUB REGISTRAR
PADAPPAI

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

SUB REGISTRAR
PADAPPAI

Document No. 7460 of 2023 of Book 1
Contains 16 Sheets 11 Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India



கார்த்திகேயன் கோ தி
Karthikeyan G T
பிறந்த நாள் / DOB : 28/01/1969
ஆண்பால் / Male

6141 4821 7145

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

ஆதார்
முகவரி:
தந்தை / தாய் பெயர்:
திருநாவுக்கரசு, 78/10, ஓல்ட் ஸ்டேட் பேங்க் காலனி, கிஷ்கிந்தா ரோடு, மேற்கு தம்பரம், தாம்பரம், காஞ்சிபுரம், தம்பரம், தமிழ் நாடு, 600045

Address:
S/O: Thirunavukkarasu, 78/10, Old State bank Colony, Kishkinda Road, West Tambaram, Tambaram, Kancheepuram, Tambaram, Tamil Nadu, 600045

6141 4821 7145

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

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

G T KARTHIKEYAN
THIRUNAVUKARASU
28/01/1969
Permanent Account Number
ATOPK4465G



Signature

For GTK FOUNDATIONS

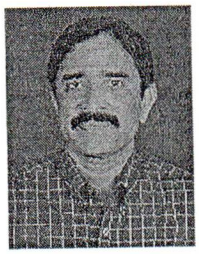
Proprietor

Document No. 7460 of 2023 of Book 1
Contains 16 Sheets 12 Sheet

Registering Officer

நிரந்தர கணக்கு எண் /PERMANENT ACCOUNT NUMBER

ALNPS1429B



பெயர் /NAME

RAMACAHNDRAN CHARANATH SUNDARESWARAN

தந்தை பெயர் /FATHER'S NAME

RAMACHANDRAN

பிறந்த தேதி /DATE OF BIRTH

03-06-1947

கையொப்பம்/SIGNATURE

வருமானவரி ஆணையர் (கணிப்பொறி இயக்கம்)

Commissioner of Income-tax(Computer Operations)

For GTK FOUNDATIONS

Proprietor

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனித்துவ அடையாள ஆணையம்

Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 0000/00725/12771

To

Sundareswaran

சுந்தரேசுவரன்

S/O Ramachandran,
9102 Sobha Daffodil,
24th Main Road,
Near Ravindra Bharati Global School,
H.S.R Layout,
VTC: Somasundara Palya, PO: Hsr Layout,
District: Bengaluru,
State: Karnataka, PIN Code: 560102.
Mobile: 9282112612

44961689

KF449616893FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3628 2842 4891

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India

ஆதார்



Issue Date: 30/10/2013

சுந்தரேசுவரன்

Sundareswaran

பிறந்த நாள் / DOB: 03/06/1947

ஆண்பால் / Male

3628 2842 4891

எனது ஆதார், எனது அடையாளம்

Document No. 7460 of 2022 of Bo

Contains 16 Sheets 13 Sheet

Registering Officer

ಭಾರತ ಸರ್ಕಾರ
Government of India

ಆಧಾರ್



ನಿತಿನ್ ಸುಂದರ್
Nitin Sundar
ಜನ್ಮ ದಿನಾಂಕ / DOB : 29/05/1985
ಪುರುಷ / Male

Issue Date : 22/09/2016

6966 7415 5815

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

AADHAAR

ವಿಳಾಸ: ಎಸ್/ಒ ಆರ್ ಸಿ ಸುಂದರೇಶ್ವರನ್, 2041
ಶೋಭಾ ಡಫೋಡಿಲ್, 24ನೇ ಮುಖ್ಯ ರಸ್ತೆ, ರವೀಂದ್ರ
ಭಾರತಿ ಗ್ಲೋಬಲ್ ಶಾಲೆಯ ಹತ್ತಿರ, ಹೆಚ್.ಎಸ್.ಆರ್.
ಬಡಾವಣೆ, ಸೋಮಸುಂದರ ಪಾಳ್ಯ, ಬೆಂಗಳೂರು,
ಕರ್ನಾಟಕ, 560102

Address: S/O R C Sundareswaran, 2041 Sobha
Daffodil, 24th Main Road, Near Ravindra Bharati
Global School, H.S.R. Layout, Somasundara
Palya, Bengaluru, Karnataka, 560102

Print Date : 24/03/2021

6966 7415 5815

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

For GTK FOUNDATIONS

Proprietor

Document No. 7460 of 1023 of Book 1 Contains 16 Sheets 14 Sheet

Registering Officer

भारत सरकार

आधार

இந்திய அரசாங்கம்

Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00237/03061

To
ராஜா
Raja
S/O: Manikkam
1/48A
MUGAMARIYAMMAN KOVIL STREET
Melarangunam
Viluppuram Tamil Nadu - 604151
9585695133

Signature Not Verified
Digitally signed by DS UNIQUE IDENTIFICATION AUTHORITY OF INDIA 05
Date: 2023.09.09 10:54:32 UTC

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3259 9199 5071

VID : 9137 5978 3701 9920

எனது ஆதார், எனது அடையாளம்

Issue Date: 08/09/2013



ராஜா
Raja
பிறந்த நாள்/DOB: 08/07/1985
ஆண்/ MALE

3259 9199 5071

VID : 9137 5978 3701 9920

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளச் சான்று, குடியுரிமைக்கான சான்று அல்ல
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது.
- பாதுகாப்பான QR குறியீடு/ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தைச் சரிபார்க்கவும்
- ஆதார் கடிதம், பிவிசி கார்டுகள், இ ஆதார் மற்றும் எம் ஆதார் போன்ற அனைத்து வகையான ஆதார்களும் சமமாக செல்லுபடியாகும். 12 இலக்க ஆதார் எண்ணுக்கு பதிலாக மெய்நிகர் ஆதார் அடையாளத்தை (VID) பயன்படுத்தலாம்.
- 10 ஆண்டுகளுக்கு ஒரு முறையாவது ஆதாரை புதுப்பிக்கவும்
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- ஆதார் சேவைகளைப் பெற உங்கள் ஸ்மார்ட் போன்களில் எம் ஆதார் செயலியைப் பதிவிறக்கவும்
- பாதுகாப்பை உறுதிப்படுத்த ஆதார் / பயோமெட்ரிக்ஸ் லாக் / அன்லாக் அம்சத்தைப் பயன்படுத்தவும்
- ஆதார் கோரும் நிறுவனங்கள் உரிய ஒப்புதலைப் பெற வேண்டும்

- **Aadhaar** is a proof of identity, not of citizenship.
- **Aadhaar** is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of **Aadhaar** like **Aadhaar** letter, PVC Cards, **eAadhaar** and **mAadhaar** are equally valid. Virtual **Aadhaar** Identity (VID) can also be used in place of 12 digit **Aadhaar** number.
- Update **Aadhaar** at least once in 10 years.
- **Aadhaar** helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in **Aadhaar**.
- Download **mAadhaar** app on smart phones to avail **Aadhaar** Services.
- Use the feature of lock/unlock **Aadhaar**/biometrics to ensure security.
- Entities seeking **Aadhaar** are obligated to seek due consent.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

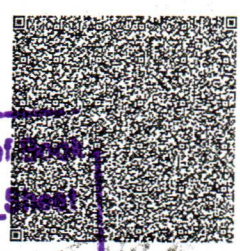
Unique Identification Authority of India

ஆதார்

முகவரி:
S/O: மாணிக்கம், 1/48ஏ, முகமாரியம்மன் கோயில் தெரு, மேலரங்குணம், விழுப்புரம், தமிழ் நாடு - 604151

Address:
S/O: Manikkam, 1/48A, MUGAMARIYAMMAN KOVIL STREET, Melarangunam, Viluppuram, Tamil Nadu - 604151

Download Date: 09/03/2023



3259 9199 5071

VID : 9137 5978 3701 9920

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

Document No. 1060 of 2023 of Book 1
Contains 16 Sheets 15 Sheet
Registering Officer

For GTK FOUNDATIONS

Proprietor

பதிவுத்துறைத்தலைவர் அவர்களின் ந.க.எண். 35083/சி1/2021, நாள். 07.02.2022

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று / உறுதிமொழி (Declaration)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்புபகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான் / நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன் / அறிவோம்.

For GTK FOUNDATIONS

Proprietor

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக்கொடுப்பவர்களின் கையொப்பம்

Document No. 7460 of 2022 of Bo..
Contains 16 Sheets 16 Sheet

Registering Officer



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

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

NRI & Investment Services

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

Compliance & Special Services

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



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

Ownership, Compliance & Legal Verification

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

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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