P328/2026 1366/2026 TP/25777003/2026

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

FC 632775

ஆ.சரவணன்
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-7
நாள்:19-12-08 எண்.11, 5வது அவின்யூ
பகம்பொல் நகர் விரிவாக்கம், கள்ளிக்குப்பம்
அம்பத்தூர், சென்னை-600 053.

M/s. YOGAM DEVELOPERS

06 MAR 2026

GENERAL POWER OF ATTORNEY

KNOW ALL PERSON BY THESE PRESENTS that at **CHEYYUR** on this **9TH day of MARCH 2026**, We **(1) Mr. GEORGE B CHERIAN** (Aadhaar : 4561 9342 8579, PAN : ABDPC0497P) aged about 46 years Son of Mr. Benjamin Cherian residing at Flat No.1C, Swarnalok Apartments, Old No.19/8, New No.34/8, Melony Road, T.Nagar, Chennai – 600 017 and **(2) M/s. RAJ WATERSCAPE PROPERTIES PRIVATE LIMITED** (PAN: AACCR6584K) the company registered under the companies act 2012, having its office at No.38, Malony Road, T.Nagar, Chennai – 600 017, represented by its Managing Director **Mr. GEORGE B CHERIAN** (Aadhaar : 4561 9342 8579, Pan : ABDPC0497P) aged

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

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1 Page Registering Officer Cheyyur

about 46 years S/o. Mr. Benjamin Cherian residing at Flat No.1C, Swarnalok Apartments, Old No.19/8, New No.34/8, Melony Road, T.Nagar, Chennai – 600 017, vide Board Resolution dated13.08.2025, hereinafter called the **"PRINCIPALS"** do hereby Appoint, Retain and Constitute

M/s. YOGAM DEVELOPERS (PAN : AADFY0343F) a partnership registered under Indian Partnership act 1932, having its office at No.315 M, 2ND Floor, Ten Square Mall, Koyambedu, Chennai – 600 107, represented by its Managing Partner **Mr. N. SENTHILKUMAR (Aadhaar No : 2385 8701 1260, PAN: ATLPS6772P)** Son of Mr. C. Nandagopal, aged about **53** years, residing at No.D2/D3, Baba Nagar, Jeshwanth Nagar Extension, Mugappair West, Chennai – 600 037, Vide Letter of Authorization dated 03.03.2026, hereinafter called the **AGENT** as my true and lawful Power of Attorney and I intend to give this power.

The terms **PRINCIPALS** and **AGENT** shall wherever the context, so permits or admits, mean and include themselves, their respective heirs, legal and personal representatives, executors, administrators, successors and assigns.

We, does hereby declare that our power agent will exercise any or all of the following powers conferred on them in respect of the below mentioned **Schedule Property**.

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

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8 Page Registering Officer Cheyyur 8

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR

Whereas the **FIRST PRINCIPAL Mr. George B Cherian** herein is an absolute Owner of Vacant Land measuring an Extent, Survey Nos., Patta Nos., Document Nos. mentioned below is situated at formerly **Thenpattinam** Village, presently **Mugaiyur Revenue Village**, **Cheyyur** Taluk, **Chengalpet** District, Registration District of **Chenglpet,** Sub-Registration District of **Cheyyur**;

SL. NO.	SURVEY NO.	EXTENT IN CENTS	DOCUMENT NO.	DATED	PURCHASED FROM	PATTA NO.
1	624/3B	0 Acre 25 out of 1 Acre 78 Cents	1626/2006	30.05.2006	T.A. Ragu and 6 others	1135 & 2455
2	624/7	0.17 out of 0.70 Cents				
3.	624/3B	0 Acre16 Cents + 0 Acre 23 Cents = 0 Acre 39 Cents out of 1 Acre 78 Cents	1627/ 2006	30.05.2006	P. Krishnan and 8 others	1135 & 2455
4.	624/7	0 Acre 24 Cents out of 0 Acre 70 Cents				
5.	624/3B	0 Acre 11 Cents + 0 Acre 9 Cents + 0 Acre 9 Cents = 0 Acre 29 Cents out of 1 Acre 77 Cents	5097/2006	18.12.2006	M. Elumalai and 23 others	1135
6.	624/3B	0 Acre 22 Cents out of 1 Acre 79 Cents	5098/2006	18.12.2006	K. Narasimaraj and 17 others	1135 & 2455
7.	624/6	0 Acre 24 Cents				
8.	624/7	0 Acre 23 Cents + 0 Acre 06 Cents = 0 Acre 29 Cents out of 0 Acre 70 Cents				

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3 Page Registering Officer Cheyyur

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

9.	**624/3A**	**0 Acre 16 Cents**	**3301/ 2007**	**24.05.2007**	C. Arumuga Naicker and 16 others	2455
10.	**624/3B**	**0 Acre 8 Cents** out of **1 Acre 78 Cents**	**1525/ 2011**	**28.04.2011**	Azhagammal and 3 others	1135

Whereas the **SECOND PRINCIPAL M/s. Raj Waterscape Properties Private Limited** herein is an absolute Owner of Vacant Land measuring an Extent, Survey Nos., Patta Nos., Document Nos. mentioned below is situated at formerly **Thenpattinam** Village, presently **Mugaiyur Revenue** Village, **Cheyyur** Taluk, **Chengalpet** District, Registration District of **Chenglpet,** Sub-Registration District of **Cheyyur**;

SL. NO.	SURVEY NO.	EXTENT IN CENTS	DOCUMENT NO.	DATED	PURCHASED FROM	PATTA NO.
1.	**624/3B**	**0 Acre 40 Cents**	**2194/ 2013**	**17.06.2013**	K. Vedhammal and 3 others	1135
2.	**624/3B**	**0 Acre 16 Cents** out of **1 Acre 78 Cents**	**2195/ 2013**	**17.06.2013**	R. Kanniyappa Grahmani and another	1135
3.	**624/9A**	**2 Acres 89 Cents**	**2224/ 2013**	**19.06.2013**	J. Udhayaraja	3522

The principals herein through the facilitator **M/s.Yogam Developers (Power agent)** herein developed the land into residential plots and got approved by **DIRECTORATE OF TOWN AND COUNTRY PLANNING** Authority vide Approval No.**336/2025** dated **19.12.2025**, issued by Asst. Director, Chengalpet and DTCP Proceedings Letter issued by Town and Country Planning Department (Planning Permission), Vide Roc No. 01/2025/PO, 18.02.2026, issued by Village Panchayat President, Chengalpet.

We, the principals are engaged in personnel works and travelling all over the world. We decided to sell the below mentioned

THE SEAL OF THE REGISTRATION DISTRICT OF CHEYYUR

For YOGAM DEVELOPERS

Partner

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4 Page Registering Officer Cheyyur

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

Schedule Property, So through this deed **We** appoint **M/s.Yogam Developers** represented by its Managing Partner **Mr. N. SENTHILKUMAR** as our Lawful Attorney to do and exercise the following acts, deeds and things on behalf of us in respect of the **Schedule Property**.

1. To take Possession of the **Schedule Property**.
2. To Maintain, Manage and Administer the **Schedule Property**.
3. To have possession of the original title documents and sketches relating to the **Schedule Property**.
4. To receive sectioned plans or other communications, notices, receipts and challans from any authorities in respect of the **Schedule Property.**
5. To pay taxes or fees in respect of anything done or to be done in these presents in respect of the **Schedule Property.**
6. To initiate such proceeding as our Attorney may deem fit in respect of any deposits paid/to be paid for any sanction, permit, license or approval that may be applied for in pursuance of the powers hereby conferred in respect of the **Schedule Property.**
7. To receive rental money and pay money on our behalf and to issue receipts for the amounts received in respect of the **Schedule Property**.
8. To find purchaser/s for selling the **Schedule Property.** To negotiate and fix the sale consideration amount in respect of the **Schedule Property.**

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5 Page Registering Officer Chetpet

For YOGAM DEVELOPERS

Partner

THE SEAL OF THE SUBREGISTRAR OF CHETPET

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

9. To enter into agreements for sale, receive sale consideration in parts or full on behalf of us. To execute the sale deed and present it for registration in the concerned sub registrar office in respect of the **Schedule Property**.

10. To execute any deeds like gift deed, settlement deed, rectification deed, cancellation deed, etc. and present it for registration in the concerned sub-registrar office in respect of the **Schedule Property**.

11. To sign any papers, declarations, forms, statements, documents on behalf of us in respect of the **Schedule Property**.

12. To create all type of mortgage, collateral, pledge, deposit of title deeds and to create equitable mortgage in respect of the **Schedule Property**. To sign all documents in respect of above documents in respect of the **Schedule Property**.

13. To pay all taxes on our behalf and to co-ordinate and represent us before Income Tax Offices, Greater Chennai Corporation and in all other public offices in respect of the **Schedule Property**.

14. To represent us before statutory authorities such as income tax department, corporation, DTCP, CMDA, Water Sewerage Board, Electricity Board and other local authorities for the purpose of carrying out mutation of records in favour of the purchaser/s in respect of the **Schedule Property**.

15. To negotiate with any Government Authorities on behalf of us in respect of the **Schedule Property**.

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Registering Officer Cheyyar

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

THE SEAL OF THE SUBREGISTRAR OF CHEYYUR

16. To appear in any court of law on behalf of us and for that purpose to engage advocates, to execute petitions, affidavits, claims and to answer summons and notices and to tender evidence on our behalf and to apply for judgments and decrees and to prefer appeals and revisions on our behalf in respect of the **Schedule Property**.

17. To apply to the concerned authorities for refund of stamp duty and to appear before such authorities on our behalf in respect of the **Schedule Property.**

18. To receive refunds and to sign any receipt or acknowledgement therefore in respect of the **Schedule Property.**

19. To authorize agents and appoint persons to do any works in respect of the **Schedule Property**.

20. We have not received any consideration from our power of attorney to execute this power of attorney and there is no transfer of property.

21. Our power agent has to render true accounts of transactions when called by us in respect of the **Schedule Property**.

22. In general, our power agent will be entitled to do all lawful acts on our behalf in respect of the **Schedule Property**.

23. We hereby agree that all deeds, acts and things lawfully done by our Attorney shall be construed as acts, deeds and things as if done by us and We undertake to ratify and confirm all and whatsoever the Attorney herein named shall do or cause to be done for us by virtue of the powers hereby conferred.

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7 Page Registering Officer Cheyyur

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR

The **Principals** hereby assure that as the **Principals** are not able to personally attend before the Sub – Registrar Office, **Cheyyur** for admitting execution of Sale Deeds, General Power of Attorney and in order to admit execution of the said conveyance by the Principals and to attend all the registering formalities before the Sub – Registrar, **Cheyyur**, the Principals had appointed **Mr. ARUNACHALAM SOOCHUDAYAR** (AADHAR NO. 9330 3070 6996, PAN:EEMPS8475D) Son of Mr. Soochudayar aged about 32 years, residing at No. 21, Vinayagar Street, Alwarkurichi, Ambasamudram, Tirunelveli – 627 412, as their attorney to do the acts vide Special **Power of Attorney dated 04.03.2026 vide Doc. No. 39/2026, Book IV** registered at S.R.O. **T. NAGAR**.

SCHEDULE OF PROPERTY

All that piece and parcel of **Vacant House Site Plots bearing Nos. 1 to 105 totally measuring to an extent of 117952 square feet, Patta Nos. 1135, 2455** comprised in **Survey Nos.624/3A, 624/3B, 624/6, 624/7 and Old S.No. 624/9A, Patta No. 3522 in New Survey No. 624/9A1,** in the layout known as **"VANAVIL BALA BEACH"** which is approved by **DIRECTORATE OF TOWN AND COUNTRY PLANNING** Authority vide Approval No.**336/2025** dated **19.12.2025**, issued by Asst. Director, Chengalpet and DTCP Proceedings Letter issued by Town and Country Planning Department (Planning Permission), Vide Roc No. 01/2025/PO, 18.02.2026, issued by Village Panchayat President, formerly **THENPATTINAM VILLAGE**, presently **MUGAIYUR REVENUE VILLAGE**, Cheyyur Taluk, Chengalpet District:

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8 Page Registering Officer Cheyyur

For YOGAM DEVELOPERS

Partner

THE SEAL OF THE SUBREGISTRAR OF CHEYYUR

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

SL.NO.	PLOT NO.	EXTENT	SURVEY NO.	Boundaries	Measuring
1	1	948	624/3A & 3B	North by: TANGEDCO South by: 24 Feet Road East by: Plot No. 2, West By: Vacant Land	North: 8.9 Feet South :37.6 Feet East : 41 Feet West : 50 Feet
2	2	1230	624/3A & 3B	North by: TANGEDCO South by: 24 Feet Road East by: Plot No. 3, West By: Plot No. 1	North: 30 Feet South :30 Feet East : 41 Feet West : 41 Feet
3	3	1218	624/3A & 3B	North by: TANGEDCO South by: 24 Feet Road East by: 33 Feet Road West By: Plot No. 2	North: 30 Feet South :30 Feet (5 Feet splay) East : 41 Feet (5 Feet splay) West : 41 Feet
4	4	840	624/3A & 3B	North by: Local body South by: Plot No. 5 East by: Park-1 West By: 33 Feet Road	North: 40 Feet South :40 Feet East : 21 Feet West : 21 Feet
5	5	948	624/3A & 3B	North by: Plot No. 4 South by: 24 Feet Road East by: Park-1 West By: 33 Feet Road	North: 40 Feet South :40 Feet (5 Feet splay) East : 24 Feet West : 24 Feet (5 Feet splay)
6	6	1028	624/3B	North by: 24 Feet Road South by: Plot No.7 East by: Park-2 West By: 33 Feet Road	North: 40 Feet (5 Feet splay) South :40 Feet East : 26 Feet West : 26 Feet (5 Feet splay)
7	7	1040	624/3B	North by: Plot No.6 South by: Plot No.8 East by: Park-2 West By: 33 Feet Road	North: 40 Feet South :40 Feet East : 26 Feet West : 26 Feet
8	8	1108	624/3B	North by: Plot No.7 South by: 24 Feet Road East by: Park-2 West By: 33 Feet Road	North: 40 Feet South :40 Feet (5 Feet splay) East : 28 Feet West : 28 Feet (5 Feet splay)
9	9	1188	624/3B	North by: 24 Feet Road South by: Plot No.17 East by: 33 Feet Road West By: Plot No.10	North: 30 Feet (5 Feet splay) South :30 Feet East : 40 Feet (5 Feet splay) West : 40 Feet

THE SEAL OF THE REGISTRAR OF CHEYYAR

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9 Page Registering Officer Cheyyar

For YOGAM DEVELOPERS
Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.
Managing Director

10	10	1200	624/3B	North by: 24 Feet Road South by: Plot No.16 East by: Plot No.9 West By: Plot No.11	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
11	11	1200	624/3B	North by: 24 Feet Road South by: Plot No.15 East by: Plot No.10 West By: Plot No.12	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
12	12	1410	624/3B	North by: 24 Feet Road South by: Plot No.13 &14 East by: Plot No.11 West By: Vacant Land	North: 22.6 Feet South :48 Feet East : 40 Feet West : 47.5 Feet
13	13	1225	624/3B	North by:Plot No.12 South by: 24 Feet Road East by: Plot No.14 West By: Vacant Land	North: 18 Feet South :43.3 Feet East : 40 Feet West : 47.5 Feet
14	14	1200	624/3B	North by:Plot No.12 South by: 24 Feet Road East by: Plot No.15 West By: Plot No.13	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
15	15	1200	624/3B	North by:Plot No.11 South by: 24 Feet Road East by: Plot No.16 West By: Plot No.14	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
16	16	1200	624/3B	North by:Plot No.10 South by: 24 Feet Road East by: Plot No.17 West By: Plot No.15	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
17	17	1188	624/3B	North by:Plot No.9 South by: 24 Feet Road East by: 33 Feet Road West By: Plot No.16	North: 30 Feet South :30 Feet (5 Feet splay) East : 40 Feet (5 Feet splay) West : 40 Feet
18	18	1200	624/3B & 624/9A1	North by: 24 Feet Road South by: Plot No.39 East by: Park - 3 West By: Plot No.19	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
19	19	1200	624/3B	North by: 24 Feet Road South by: Plot No.38 East by: Plot No.18 West By: Plot No.20	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
20	20	1188	624/3B	North by: 24 Feet Road South by: Plot No.37 East by: Plot No.19 West By: 33 Feet Road	North: 30 Feet (5 Feet splay) South :30 Feet East : 40 Feet West : 40 Feet (5 Feet splay)

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Sub-Registering Officer Cheyyur

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR

21	21	2004	624/3B	North by: 24 Feet Road South by: Plot No.36 East by: 33 Feet Road West By: Plot No.22	North: 42 Feet (5 Feet splay) South :42 Feet East : 48 Feet (5 Feet splay) West : 48 Feet
22	22	1440	624/3B	North by: 24 Feet Road South by: Plot No.35 East by: Plot No.21 West By: Plot No.23	North: 30 Feet South :30 Feet East : 48 Feet West : 48 Feet
23	23	1440	624/3B	North by: 24 Feet Road South by: Plot No.34 East by: Plot No.22 West By: Plot No.24	North: 30 Feet South :30 Feet East : 48 Feet West : 48 Feet
24	24	1440	624/3B	North by: 24 Feet Road South by: Plot No.33 East by: Plot No.23 West By: Plot No.25	North: 30 Feet South :30 Feet East : 48 Feet West : 48 Feet
25	25	1440	624/3B	North by: 24 Feet Road South by: Plot No.32 East by: Plot No.24 West By: Plot No.26	North: 30 Feet South :30 Feet East : 48 Feet West : 48 Feet
26	26	1427	624/3B	North by: 24 Feet Road South by: Plot No.31 East by: Plot No.25 West By: Plot No.30 and Vacant Land	North: 16 Feet South :36.6 Feet East : 48 Feet West : 37.9 + 16.3 Feet
27	27	1621	624/9A1	North by: Vacant Land South by: 33 Feet Road East by: Plot No.28 West By: Vacant Land	North: 29.6 Feet South :30 Feet East : 55 Feet West : 54 Feet
28	28	1669	624/9A1	North by: Vacant Land South by: 33 Feet Road East by: Plot No.29 West By: Plot No.27	North: 30 Feet South :30 Feet East : 56.3 Feet West : 55 Feet
29	29	1706	624/9A1	North by: Vacant Land South by: 33 Feet Road East by: Plot No.30 West By: Plot No.28	North: 30 Feet South :30 Feet East : 57.6 Feet West : 56.3 Feet
30	30	2802	624/3B & 624/9A1	North by: Vacant Land South by: 33 Feet Road East by: Plot Nos.26 &31 West By: Plot No.29	North: 48 Feet South :48 Feet East : 59.3 Feet West : 57.6 Feet
31	31	1570	624/3B	North by: Plot No.26 South by: 33 Feet Road East by: Plot No.32 West By: Plot No.30	North: 36.6 Feet South : 36.6 Feet East : 43 Feet West : 43 Feet

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Registering Officer Chennai

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

32	32	1290	624/3B	North by: Plot No.25 South by: 33 Feet Road East by: Plot No.33 West By: Plot No.31	North: 30 Feet South :30 Feet East : 43 Feet West : 43 Feet
33	33	1290	624/3B	North by: Plot No.24 South by: 33 Feet Road East by: Plot No.34 West By: Plot No.32	North: 30 Feet South :30 Feet East : 43 Feet West : 43 Feet
34	34	1290	624/3B	North by: Plot No.23 South by: 33 Feet Road East by: Plot No.35 West By: Plot No.33	North: 30 Feet South :30 Feet East : 43 Feet West : 43 Feet
35	35	1290	624/3B	North by: Plot No.22 South by: 33 Feet Road East by: Plot No.36 West By: Plot No.34	North: 30 Feet South :30 Feet East : 43 Feet West : 43 Feet
36	36	1794	624/3B	North by: Plot No.21 South by: 33 Feet Road East by: 33 Feet Road West By: Plot No.35	North: 42 Feet South :42 Feet (5 Feet splay) East : 43 Feet (5 Feet splay) West : 43 Feet
37	37	1518	624/3B	North by: Plot No.20 South by: 33 Feet Road East by: Plot No.38 West By: 33 Feet Road	North: 30 Feet South :30 Feet (5 Feet splay) East : 51 Feet West : 51 Feet (5 Feet splay)
38	38	1530	624/3B	North by: Plot No.19 South by: 33 Feet Road East by: Plot No.39 West By: Plot No.37	North: 30 Feet South :30 Feet East : 51 Feet West : 51 Feet
39	39	1530	624/3B & 624/9A1	North by: Plot No.18 South by: 33 Feet Road East by: Plot No.40 & Park -3 West By: Plot No.38	North: 30 Feet South :30 Feet East : 51 Feet West : 51 Feet
40	40	1440	624/9A1	North by: Park - 3 South by: 33 Feet Road East by: Plot No.41 West By: Plot No.39	North: 30 Feet South :30 Feet East : 48 Feet West : 48 Feet
41	41	1440	624/9A1	North by: Park - 3 South by: 33 Feet Road East by: Plot No.42 West By: Plot No.40	North: 30 Feet South :30 Feet East : 48 Feet West : 48 Feet

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Page Registering Officer Cheyyur

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

42	42	1428	624/9A1	North by: Park - 3 South by: 33 Feet Road East by: 30 Feet Road West By: Plot No.41	North: 30 Feet South :30 Feet (5 Feet splay) East : 48 Feet (5 Feet splay) West : 48 Feet
43	43	1620	624/9A1	North by: Park - 4 South by: 33 Feet Road East by: Plot No.44 West By: 30 Feet Road	North: 34 Feet South :34 Feet (5 Feet splay) East : 48 Feet West : 48 Feet (5 Feet splay)
44	44	1440	624/9A1	North by: Park - 4 South by: 33 Feet Road East by: Plot No.45 West By: Plot No.43	North: 30 Feet South :30 Feet East : 48 Feet West : 48 Feet
45	45	1440	624/9A1	North by: Park - 4 South by: 33 Feet Road East by: Plot No.46 & 47 West By: Plot No.44	North: 30 Feet South :30 Feet East : 48 Feet West : 48 Feet
46	46	672	624/9A1	North by: Plot No. 47 South by: 33 Feet Road East by: 24 Feet Road West By: Plot No.45	North: 28.6 Feet South :28.6 Feet (5 Feet splay) East : 24 Feet (5 Feet splay) West : 24 Feet
47	47	684	624/9A1	North by: Park - 4 South by: Plot No.46 East by: 24 Feet Road West By: Plot No.45	North: 28.6 Feet South :28.6 Feet East : 24 Feet West : 24 Feet
48	48	608	624/7 & 624/9A1	North by: Open Space South by: Plot No.49 East by: Plot No.55 West By: 24 Feet Road	North: 30 Feet South :30 Feet East : 19.3 Feet West : 21.3 Feet
49	49	600	624/7 & 624/9A1	North by: Plot no. 48 South by: Plot No.50 East by: Plot No. 54 West By: 24 Feet Road	North: 30 Feet South :30 Feet East : 20 Feet West : 20 Feet
50	50	600	624/7 & 624/9A1	North by: Plot no. 49 South by: Plot No.51 East by: Plot No. 53 West By: 24 Feet Road	North: 30 Feet South :30 Feet East : 20 Feet West : 20 Feet
51	51	588	624/7 & 624/9A1	North by: Plot no. 50 South by: 33 Feet Road East by: Plot No. 52 West By: 24 Feet Road	North: 30 Feet South :30 Feet (5 Feet splay) East : 20 Feet West : 20 Feet (5 Feet splay)

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13 Page Registration Officer Chandigarh

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

52	52	588	624/7	North by: Plot no. 53 South by: 33 Feet Road East by: 24 Feet Road West By: Plot No. 51	North: 30 Feet South :30 Feet (5 Feet splay) East : 20 Feet (5 Feet splay) West : 20 Feet
53	53	600	624/7	North by: Plot no. 54 South by: Plot No.52 East by: 24 Feet Road West By: Plot No. 50	North: 30 Feet South :30 Feet East : 20 Feet West : 20 Feet
54	54	600	624/7	North by: Plot no. 55 South by: Plot No.53 East by: 24 Feet Road West By: Plot No. 49	North: 30 Feet South :30 Feet East : 20 Feet West : 20 Feet
55	55	544	624/7	North by: Open Space South by: Plot No.54 East by: 24 Feet Road West By: Plot No. 48	North: 30 Feet South :30 Feet East : 17 Feet West : 19.3 Feet
56	56	645	624/7	North by: Open Space South by: Plot No.57 East by: Plot No. 63 West By: 24 Feet Road	North: 30 Feet South :30 Feet East : 20.3 Feet West : 22.9 Feet
57	57	480	624/7	North by: Plot no. 56 South by: Plot No.58 East by: Plot No. 62 West By: 24 Feet Road	North: 30 Feet South :30 Feet East : 16 Feet West : 16 Feet
58	58	495	624/7	North by: Plot no. 57 South by: Plot No.59 East by: Plot No. 61 West By: 24 Feet Road	North: 30 Feet South :30 Feet East : 16.6 Feet West : 16.6 Feet
59	59	588	624/7	North by: Plot no. 58 South by: 33 Feet Road East by: Plot No. 60 West By: 24 Feet Road	North: 30 Feet South :30 Feet (5 Feet splay) East : 20 Feet West : 20 Feet (5 Feet splay)
60	60	588	624/7	North by: Plot no. 61 South by: 33 Feet Road East by: 24 Feet Road West By: Plot No. 59	North: 30 Feet South :30 Feet (5 Feet splay) East : 20 Feet (5 Feet splay) West : 20 Feet
61	61	495	624/7	North by: Plot no. 62 South by: Plot No.60 East by: 24 Feet Road West By: Plot No. 58	North: 30 Feet South :30 Feet East : 16.6 Feet West : 16.6 Feet
62	62	480	624/7	North by: Plot no. 63 South by: Plot No.61 East by: 24 Feet Road West By: Plot No. 57	North: 30 Feet South :30 Feet East : 16 Feet West : 16 Feet

For YOGAM DEVELOPERS

Partner

Document No. 1366 of 2026
of Book-1 Contains 42 Pages.
14 Page Registration Officer Cheyyar

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

63	63	570	624/7	North by: Open Space South by: Plot No.62 East by: 24 Feet Road West By: Plot No. 56	North: 30 Feet South :30 Feet East : 17.9 Feet West : 20.3 Feet
64	64	843	624/7	North by: Open Space and Plot no. 70 South by: Plot No.65 East by: Plot No. 69 West By: 24 Feet Road	North: 20.3 Feet + 10 Feet South :30 Feet East : 28 Feet West : 28.6 Feet + 2.9 Feet
65	65	600	624/7	North by: Plot no. 64 South by: Plot No.66 East by: Plot No. 68 West By: 24 Feet Road	North: 30 Feet South :30 Feet East : 20 Feet West : 20 Feet
66	66	588	624/7	North by: Plot no. 65 South by: 33 Feet Road East by: Plot No. 67 West By: 24 Feet Road	North: 30 Feet South :30 Feet (5 Feet splay) East : 20 Feet West : 20 Feet (5 Feet splay)
67	67	283	624/7	North by: Plot no. 68 South by: 33 Feet Road East by: 24 Feet Road West By: Plot No. 66	North: 16.9 Feet South :12.9 Feet (5 Feet splay) East : 20.4 Feet (5 Feet splay) West : 20 Feet
68	68	373	624/7	North by: Plot no. 69 South by: Plot No.67 East by: 24 Feet Road West By: Plot No. 65	North: 20.6 Feet South :16.9 Feet East : 20.4 Feet West : 20 Feet
69	69	593	624/7	North by: Plot no. 70 South by: Plot No.68 East by: 24 Feet Road West By: Plot No. 64	North: 25.6 Feet South :20.6 Feet East : 24 Feet West : 28 Feet
70	70	689	624/7	North by: Plot no. 71 South by: Plot Nos. 64 and 69 East by: 24 Feet Road West By: Open Space	North: 41 Feet South :35.6 Feet East : 18 Feet West : 18.6 Feet
71	71	759	624/6 & 624/7	North by: Plot no. 72 South by: Plot No.70 East by: 24 Feet Road West By: Open Space and Vacant Land	North: 36.6 + 9.6 Feet South :41 Feet East : 18 Feet West : 16 + 3.3 Feet
72	72	693	624/6	North by: Plot no. 73 South by: Plot No.71 East by: 24 Feet Road West By: Vacant Land	North: 40.6 Feet South :36.6 Feet East : 18 Feet West : 18.3 Feet

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of Book-1 Contains 48 Pages.
Page Registering Officer Chennai

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

73	73	725	624/6	North by: Plot no. 74 South by: Plot No.72 East by: 24 Feet Road West By: Vacant Land	North: 44.9 Feet South :40.6 Feet East : 17 Feet West : 17.3 Feet
74	74	744	624/6	North by: Plot no. 75 South by: Plot No.73 East by: 24 Feet Road West By: Vacant Land	North: 48.3 Feet South :44.9 Feet East : 16 Feet West : 16.3 Feet
75	75	750	624/6	North by: Plot no. 76 South by: Plot No.74 East by: 24 Feet Road West By: Vacant Land	North: 51.9 Feet South :48.3 Feet East : 15 Feet West : 15.3 Feet
76	76	1051	624/6	North by: Plot no. 77 South by: Plot No.75 East by: 24 Feet Road West By: Vacant Land	North: 56 Feet South :51.9 Feet East : 19.6 Feet West : 19.9 Feet
77	77	1785	624/6	North by: Plot no. 78 South by: Plot No.76 East by: 24 Feet Road West By: Vacant Land	North: 63 Feet South :56 Feet East : 30 Feet West : 30.6 Feet
78	78	1468	624/6	North by: Vacant Land South by: Plot No.77 East by: 24 Feet Road West By: Vacant Land	North: 68 Feet South :63 Feet East : 26.9 Feet West : 18.6 Feet
79	79	1633	624/7 & 624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Vacant Land West By: Plot No. 80	North: 34 Feet South :22.3 Feet East : 62 Feet West : 55.6 Feet
80	80	1560	624/7 & 624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 79 West By: Plot No. 81	North: 30 Feet South :30.9 Feet East : 55.6 Feet West : 48.6 Feet
81	81	1350	624/7 & 624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 80 West By: Plot No. 82	North: 30 Feet South :30.9 Feet East : 48.6 Feet West : 41.6 Feet
82	82	1242	624/7 & 624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 81 West By: Plot No. 83	North: 33 Feet South :33.9 Feet East : 41.6 Feet West : 33.9 Feet
83	83	1388	624/7 & 624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 82 West By: Plot No. 84	North: 50 Feet South :51.6 Feet East : 33.9 Feet West : 21.9 Feet
84	84	1011	624/7 & 624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 83 and Vacant Land West By: Plot No. 85	North: 25.6 Feet South :24.6 Feet East : 21.9 + 18.3 Feet West : 40 Feet

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of Book-1 Contains 42 Pages.
Page Registering Officer Olavur

For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

85	85	988	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 84 West By: 24 Feet Road	North: 25 Feet (5 Feet splay) South :25 Feet East : 40 Feet West : 40 Feet (5 Feet splay)
86	86	1048	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: 24 Feet Road West By: Plot No. 87	North: 26.6 Feet (5 Feet splay) South :26.6 Feet East : 40 Feet (5 Feet splay) West : 40 Feet
87	87	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 86 West By: Plot No. 88	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
88	88	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 87 West By: Plot No. 89	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
89	89	1428	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 88 West By: 30 Feet Road	North: 36 Feet (5 Feet splay) South :36 Feet East : 40 Feet West : 40 Feet (5 Feet splay)
90	90	1188	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: 30 Feet Road West By: Plot No. 91	North: 30 Feet (5 Feet splay) South :30 Feet East : 40 Feet (5 Feet splay) West : 40 Feet
91	91	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 90 West By: Plot No. 92	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
92	92	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 91 West By: Plot No. 93	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
93	93	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 92 West By: Plot No. 94	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
94	94	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 93 West By: Plot No. 95	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet

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of Book-1 Contains 42 Pages.
Page Registering Officer Cuddalore

For YOGAM DEVELOPERS
Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.
Managing Director

95	95	1188	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 94 West By: 33 Feet Road	North: 30 Feet (5 Feet splay) South :30 Feet East : 40 Feet West : 40 Feet (5 Feet splay)
96	96	1188	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: 33 Feet Road West By: Plot No. 97	North: 30 Feet (5 Feet splay) South :30 Feet East : 40 Feet (5 Feet splay) West : 40 Feet
97	97	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 96 West By: Plot No. 98	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
98	98	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 97 West By: Plot No. 99	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
99	99	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 98 West By: Plot No. 100	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
100	100	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 99 West By: Plot No. 101	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
101	101	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 100 West By: Plot No. 102	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
102	102	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 101 West By: Plot No. 103	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
103	103	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 102 West By: Plot No. 104	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet
104	104	1200	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 103 West By: Plot No. 105	North: 30 Feet South :30 Feet East : 40 Feet West : 40 Feet

THE SEAL OF THE REGISTRAR OF CHENNAI

For YOGAM DEVELOPERS

Partner

Document No. 1366 of 2026
of Book-1 Contains 112 Pages.
18 Page Registering Officer

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

105	105	1713	624/9A1	North by: 33 Feet Road South by: Vacant Land East by: Plot No. 104 West By: 24 Feet Road	North: 43 Feet (5 Feet splay) South :43.3 Feet East : 40 Feet West : 40 Feet (5 Feet splay)
	TOTAL	**117952**			

total extent of **117952 Sq.ft.** lying within the Registration District of **Chengalpet** & Sub-Registration District of **Cheyyur.**

The present market value of the property **Rs. 4,71,80,800/-.**

IN WITNESS WHEREOF BOTH THE PRINCIPALS AND POWER OF ATTORNEY AGENT ABOVE NAMED HAVE SIGNED THIS POWER OF ATTORNEY IN THE PRESENCE OF THE FOLLOWING WITNESSES:

FOR RAJ GRAM DEVELOPERS

Partner

POWER AGENT

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

PRINCIPALS

Managing Director

WITNESSES:-

1.

Mr. Subramani Son of Mr. Ramasamy,
No. 23, Corporation Colony, Kodambakka,
Chennai – 600 024.

2.

Mr. Elango M Son of Mr. Muthusamy,
No. MIG 6240, Brindhavanam Street,
TNHB, Ayappakka, Tiruvallur,
Chennai – 600 077.

DRAFTED BY



I. ANAND, Advocate,
M/s. 1018/2000
No. 3, Duraisamy Street,
West Tambaram, Chennai - 600045.
Mobile: 9444272923

Document No. 1366 of 2026
of Book-1 Contains 48 Pages.
19 Page Registering Officer

THE SEAL OF THE REGISTRAR OF CHEYYUR

P/ செய்யூர்/ 328 / 2026

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2026ம் ஆண்டு வரிசை எண் 1103

எண். டி.2/டி.3, பாபா நகர், ஜஸ்வவ்வந்த நகர் விரிவாக்கம், முகப்பேர் வேஸ்ட், சென்னை, தமிழ்நாடு, இந்தியா, 600037-ல் வசிக்கும் திரு செந்தில்குமார் என்பவரிடமிருந்து ₹ 4,71,810/- (ரூபாய் நான்கு இலட்சத்து எழுபத்தொன்றாயிரத்து எண்ணூற்று பத்து மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டதை நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : செய்யூர்
நாள்: 09/03/2026

சார்பதிவாளர் மற்றும் இந்திய முத்திரை சட்டம் பிரிவு 41ன் படி ஆட்சியர்

SUB REGISTRAR
CEYYUR - 603 302

2026 ஆம் ஆண்டு மார்ச் மாதம் 09ம் தேதி பி.ப. 12:24 மணியளவில் செய்யூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 4,74,920/- செலுத்தியவர்.

இடது பெருவிரல்





9840833844

Document No. 1366 of 2026
of Book-1 Contains 48 Pages.
20 Page Registering Officer Ceyyur

கூடுதல் விவரங்கள் ஆவண வழக்கத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





அருணாசலம் த/பெ சூச்சுடையார், 32/2, எண். 21, விநாயகர் தெரு, அஞ்சுவார்குறிச்சி, அம்பாசமுத்திரம், திருநெல்வேலி, தமிழ்நாடு, இந்தியா, 627412

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் கருவிழிப்படலம் மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:47181255e7103550d2c476293ff0818bbe725a2.
(Details from UIDAI : Arunachalam S S/O: Soochudayar, 18-04-1993, xxxxxxxx6996)



எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





அருணாசலம் சூச்சுடையார், 32
என். 21, விநாயகர் தெரு, ஆழ்வார்குறிச்சி,
அம்பாசமுத்திரம், திருநெல்வேலி,
தமிழ்நாடு, இந்தியா, 627412

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் கருவிழிப்படலம் மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:6946424afabd5cba7ee43918b87ce2e6f537256.
(Details from UIDAI : Arunachalam S S/O: Soochudayar, 18-04-1993, xxxxxxxx6996)



எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது.
ஒப்பீட்டு எண் :
UKC:5762175b74fd2eed8bc48d1a59d910657738e0b
(Details from UIDAI : N.Senthilkumar S/O: Nandagopal, 20-11-1972, xxxxxxxx1260)



அடையாளம் தெரிவித்தவர்கள்
சாட்சிகள் 1
இடது பெருவிரல்





R. சுபாமணி S/o ராமசாமி
No. 23 கோட்டைமேடு தெரு
மேல் அனுமந்தை போஸ்ட்

Document No. 1366 of 2026
of Book- 1 Contains 42 Pages.
81 Page Registering Officer Cheyyur

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

அடையாளம் தெரிவித்தவர்கள்
சாட்சிகள் 2
இடது பெருவிரல்





M. Elango S/o A. Muthusamy
M1G. 6240, Brindhavanam Street
TNHB, Ayapakkam
Chennai - 600077

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

THE SEAL OF THE REGISTRAR OF CHEYYUR

2026 ஆம் ஆண்டு மார்ச் மாதம் 9ம் நாள்

Ramesh G
சார்பதிவாளர்
செய்யூர்

SUB REGISTRAR
CEYYUR - 603 302

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

SUB REGISTRAR
CEYYUR - 603 302

Document No. 1366 of 2026
of Book-1 Contains 42 Pages.
Page Registering Officer Cheyyur

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR

R/செய்யூர்/புத்தகம்-1/1366/2026

R/செய்யூர்/புத்தகம்-1/1366/2026 எண்ணாகப் பதிவு செய்யப்பட்டது

நாள்: 18/03/2026
செய்யூர்

கிருஷ்ணமூர்த்தி ம
சார்பதிவாளர்
SUB REGISTRAR
CEYYUR - 603 302

Document No. 1366 of 2026
of Book-1 Contains 29 Pages.
Page Registering Officer Cheyyur

THE SEAL OF THE REGISTRAR OF CHEYYUR

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : செய்யூர்

வருவாய் இராமம் : முகையூர் பட்டா எண் : 1135

உரிமையாளர்கள் பெயர்

1. -- ... ராஜ் வாட்டர்ஸ்கேப் ப்ராப்பர்ட்டீஸ் பி லிட்

2. பெஞ்சமின் செரியன் மகன் ஜார்ஜ் பி.செரியன்

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	
624	3B	0 - 72.00	1.34	--	--	--	--	2022/0103/35/263689-- ------- Digitally signed:SUGUMAR G Zonal Deputy Tahsildar 26/05/2022 12:23:36:PM
		0 - 72.00	1.34					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/35/08/121/01135/40130** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-03-2026 அன்று 10:13:25 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 1366 of 2026
of Book-1 Contains 42 Pages.
Page Registering Officer Cheyyur

THE SEAL OF THE REGISTERING OF CHEYYUR

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செய்யூர்

வருவாய் கிராமம் : முகையூர்

பட்டா எண் : 2455

உரிமையாளர்கள் பெயர்

1. பெஞ்சமின் செரியன் மகன் ஜார்ஜ் பி செரியன்

Document No. 1366 of 2026
of Book-1 Contains 19 Pages.
25 Page Registering Officer Cheyyur

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR

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	
624	17	0 - 0.21	0.10	--	--	--	--	2025/0105/35/552125--2025/35/08/000962SD ------ Digitally signed:Ganesan C Tahsildar 27/08/2025 10:35:46:PM
624	3A	0 - 6.50	0.12	--	--	--	--	1458/10--- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
624	6	0 - 9.50	0.18	--	--	--	--	---- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
624	7	0 - 28.50	0.53	--	--	--	--	---- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
624	9B1A1A	0 - 4.75	0.09	--	--	--	--	2025/0105/35/552125--2025/35/08/000962SD ------ Digitally signed:Ganesan C Tahsildar 27/08/2025 10:35:46:PM
625	10	0 - 11.50	0.22	--	--	--	--	1458/10--- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
625	9A	0 - 6.00	0.11	--	--	--	--	2016/0103/03/006108--- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
628	1A	0 - 3.50	0.06	--	--	--	--	---- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
628	1B	0 - 2.50	0.06	--	--	--	--	1458/10--- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
		0 - 72.96	1.47					

Document No. 1366 of 2026
of Book-1 Contains 18 Pages.
Page Registering Officer Cheyyur

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இதனை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/35/08/121/02455/50136** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-03-2026 அன்று 10:22:28 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : செய்யூர்

வருவாய் கிராமம் : முகையூர் பட்டா எண் : 3522

உரிமையாளர்கள் பெயர்

1. -- ... ராஜ் வாட்டர்ஸ்கேப் பிராபர்ட்மஸ் பி லிட்

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	
624	21	0 - 4.33	0.10	--	--	--	--	2026/0105/3S/002262--2026/3S/08/001035SD ------ Digitally signed:RAJAN S Tahsildar 04/02/2026 07:56:30:PM
624	9A1	0 - 97.74	1.90	--	--	--	--	2026/0105/3S/002262--2026/3S/08/001035SD ------ Digitally signed:RAJAN S Tahsildar 04/02/2026 07:56:30:PM
632	14	0 - 3.64	0.20	--	--	--	--	2022/0105/3S/400469--2022/3S/08/000572SD ------ Digitally signed:PERUMAL E Tahsildar 07/11/2022 05:42:22:PM
		1 - 5.71	2.20					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/35/08/121/03522/60102** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-03-2026 அன்று 10:18:15 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 1366 of 2026
of Book-1 Contains 49 Pages.
97 Page Registering Officer Chengalpattu

THE SEAL OF THE REGISTRAR OF CHENGALPATTU

YOGAM DEVELOPERS

9600014404
yogamestate@gmail.com
No 315 M, Ten Square Mall, Jawaharlal
Nehru Road, Koyambedu, Chennai-600107

Date : 03.03.2026

LETTER OF AUTHORIZATION

I, **Mr. B. PRABHU (Aadhaar No : 4722 5523 3035, Mobile : 9600014404)** aged about 41 years S/o. Mr. Bakthavatsalam, residing at No.19, Officers Colony Extension, 4th Street, Padi, Chennai - 600050, hereby authorize **Mr. N. SENTHILKUMAR (Aadhaar : 2385 8701 1260)** aged about 53 years S/o. Mr. C. Nandagopal, residing at No.D2/D3, Baba Nagar, Jeshwanth Nagar Extension, Mugappair West, Chennai - 600037, to represent on behalf of the partnership firm to sign all the documents, forms, letters, deeds like sale deed, power of attorney, mortgage, rectification and all other deeds, to give explanations in all offices to get Land Approval, Rera Approval and other Approvals for conversion of the land into house sites in respect of the all the lands, house sites, etc.

For YOGAM DEVELOPERS

Partner

Document No. 1366 of 2026
of Book-1 Contains 48 Pages.
98 Page Registering Officer Chennai

THE SEAL OF THE REGISTRAR OF CHENNAI

Raj Waterscape
Properties Pvt. Ltd.

DATE: 13th AUGUST 2025

COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING WITH DIRECTORS OF RAJ WATERSCAPE PROPERTIES PVT LTD. HELD AT ITS REGISTERED OFFICE IN T.NAGAR ON 13th AUGUST 2025.

IT IS HEREBY RESOLVED THAT the board has approved company's Managing Director Mr. George B Cherian to represent the company in all matters relating to the land & vacant plots in Phase I, II, III together admeasuring 22 acres comprised in survey nos. 624/3A, 624/3B, 624/6, 624/7, 624/9A, 624/9B, 624/10, 624/11, 625/1, 625/2, 625/3, 625/5, 625/6, 625/7, 625/8, 625/9A, 625/10, 625/11, 625/12A, 625/13, 625/14, 625/15, 625/16, 628/1A, 628/1B, 628/1C, 632/6C, 632/7C, 632/8, 632/9A1A2, 632/9A1B & 635/6 situated at No.121, Thenpattinam Village, Cheyyur Taluk, (Within the limits of Mugaiyur Revenue Village) Chengalpattu District, SRO Cheyyur.

RESOLVED FURTHER THAT Mr. George B Cherian, Managing Director has been authorised to negotiate the terms and enter into Sale Agreement and sign, execute such Agreements, Sale Deed/s. General Power of Attorney etc., and to do all such acts, deeds and things in the name and on behalf of the company and to sell transfer and register, to survey and to hand over vacant possession of the said Property in favour of intending Purchaser/s and effectuate the transfer of the said property to the said Purchaser/s".

RESOLVED FURTHER THAT a copy of this resolution is certified as true by the Directors and be given to the concerned authorities and persons for their information and records.

"CERTIFIED AS TRUE COPY"

FOR RAJ WATERSCAPE PROPERTIES PVT LTD.

VALSA BENJAMIN CHERIAN
DIRECTOR
DIN NO: 03523145

GEORGE B CHEIRAN
MANAGING DIRECOTR
DIN NO: 01139463

Document No. 1366 of 2026
of Book-1 Contains 10 Pages.
Sub Registrar Officer Cheyyur

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR



Document No. 1366 of 2026
of Book-1 Contains 42 Pages.
30 Page Registering Officer Cheyyur

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR

Signature valid Signature valid

Layout Application - Final Approval Letter

Roc No: 01/2025/PO **Date:** 2/18/26 4:26 PM

From:

Village Panchayat

"Panchayat office Building
School Street
Thenpattinam Village
Cheyyur Taluk
Chengalpattu Dist
Pin Code - 603305"

To :

Thiru. George Benjamin Cherian and Others,
Old No.19/8, New No.34/8,
IC Swaranalok Apartment,
Melony Road, T.Nagar,
Guindy,
Chennai – 600 017

Online Application Number: 68IGKB5C

Sir/ Madam,

Sub :

Residential Layout –Chengalpattu District- Cheyyur Taluk-Lathur Panchayat Union-Thenpattiam Panchayat- Thenpattinam Village, S.F.Nos.624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m– Technical Approval already issued -Final approval - Reg

Ref :

1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC NO : 68IGKB5C/2025/TCP /2025/TCP Dated.19.12.2025
2. Gift deed document No.5635/2025 Dated.01.12.2025

Document No. 1366 of 2026
of Book-1 Contains 49 Pages.
31 Page Registering Officer Cheyyur

Body:

As per ref 1&2-cited, Chengalpattu District, Lathur panchayat union, Thenpattianam panchayat, Thenpattinam Village, Thiru. George Benjamin Cherian and Others,, S.F.Nos. 624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m, land area for residential layout Planning permission according to the Gift deed document No.5635/2025, Road area- 6718.90 Sq.m, Park-1685.35 Sq.m, Localboby area- 82.60 Sq.m, TNEB- 98.19 -Sq.m Total area 8585.04 Sqm,

has been handed over to the local Body.

As Per Ref 1-cited, Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC NO : 68IGKB5C/2025/TCP /2025/TCP Dated.19.12.2025 - has given the final technical approval and forwarded to the local body to issue final approval before the approval to collect the following fees based the instructions, below mentioned the fees are collected the fee details follow.

Collected Fees Details :

3% Government guideline value (400 Per Sqft) Dated11.02.2026	Rs.1887084 /-	Challan No. 20260211017351
Scrutiny Fees per Plot Rs.1000 (105 Plots) Online Mode.	Rs.105000/-	Paid SNA Account Through to
Inspection Charges Rs.1000 Per acre (5.7 Acre) to Online Mode.	Rs. 6000/-	Paid SNA Account Through
Layout Approval Fees Rs.2 (Per Sqft) to Online Mode.	Rs. 314604/-	Paid SNA Account Through

Above mentioned the fees are collected from Thiru. George Benjamin Cherian and Others, and the Ref- 1 dated 19/12/2025 based on technical approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.336/2025, following terms and Special conditions the layout approval orders issued and Conditions as follows.

Terms Conditions:

1) Based on survey No.624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m– documents are submitted and approval is given, if any false document is submitted after this approval is found out this approval is automatically cancelled, and the final decision is based on the court's direction.

Village

Document No. 1366 of 2026
of Book-1 Contains 142 Pages.
38 Page Registering Officer Cheyyur

THE SEAL OF THE REGISTRAR OF CHEYYUR

Signature valid
Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2026.02.19 16:26:20

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 10/02/2026

Applicant Name : GEORGE BENJAMIN CHERIAN AND OTHERS

Application No : 68IGKB5C

Fees Type : **Demand Fees**

Receipt Number : 2026021054745

Transaction ID : 11000349519002

Purpose

S.No	Description	Amount
1	Layout Approval Fees	314604.00
2	Layout Inspection Fees	111000.00

Total Amount : 425604

Amount In Words : Rupees Four Lakh Twenty Five Thousand Six Hundred Four Only

Document No. 1366 of 2026
of Book-1 Contains 49 Pages.
33 Page Registering Officer Chevyur

THE SEAL OF THE SUBREGISTRAR OF CHEVYUR

With Regards,
DTCP

आयकर विभाग
INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AADFY0343F

नाम/ Name
YOGAM DEVELOPERS

07072022

निगमन / गठन की तारीख
Date of Incorporation / Formation
24/05/2022

For YOGAM DEVELOPERS

Partner

Document No. 1360 of 2026
of Book 1 Contains 02 Pages.
Nago Registering Officer Chennai


Government of India

N.Senthilkumar

DOB: 20/11/1972

MALE

Issue Date: 03/12/2019

Download Date: 31/01/2020

2385 8701 1260

VID : 9191 7819 9057 0875


Unique Identification Authority of India

Address:
S/O: Nandagopal, D2/D3, BABA NAGAR
JESHWANTH NAGAR EXTN, MUGAPPAIR
WEST CHENNAI, Mogappair, Tiruvallur.
Tamil Nadu - 600037

2385 8701 1260

VID : 9191 7819 9057 0875

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


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ATLPS6772P

N SENTHILKUMAR

Father's Name
NANDAGOPAL

20/11/1972

Signature

Document No. 1366 of 2026
of Book-1 Contains 42 Pages.
35 Page Registering Officer Cheyyur

THE SEAL OF THE SUBREGISTRAR OF CHEYYUR

For YOGAM DEVELOPERS

Partner



For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

Document No. 1366 of 2026
of Book-1 Contains 12 Pages.
36 Page Registering Officer Cheyyur 8

THE SEAL OF THE REGISTRAR OF CHEYYUR

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 1183/61035/03976

To

ஜார்ஜ் பெஞ்சமின் செரியன்

George Benjamin Cherian

S/O: Benjamin Cherian

D 19/8 N 34/8 1 C SWARANALOK APARTMENTS

MELONY ROAD

T NAGAR

Thiyagaraya Nagar

Thiyagaraya Nagar

Chennai Chennai

Tamil Nadu 600017

30/11/2013

6/960136

MN6296021366F7

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4561 9342 8579

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India

ஜார்ஜ் பெஞ்சமின் செரியன்

George Benjamin Cherian

பிறந்த நாள் / DOB: 29/05/1979

ஆண்/மை / Male



4561 9342 8579

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- 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 .

ஆதார்

Unique Identification Authority of India

முகவரி:

S/O: பெஞ்சமின் செரியன், D 19/8 N 34/8 1 C SWARANALOK APARTMENTS, MELONY ROAD, T NAGAR, Thiyagaraya Nagar, Thiyagaraya Nagar, Chennai, Tamil Nadu, 600017

Address:

S/O: Benjamin Cherian, D 19/8 N 34/8 1 C SWARANALOK APARTMENTS, MELONY ROAD, T NAGAR, Thiyagaraya Nagar, Thiyagaraya Nagar, Chennai, Tamil Nadu, 600017

4561 9342 8579

1947

help@uidai.gov.in

www.uidai.gov.in

Document No. 1366 of 2026

of Book-1 Contains 42 Pages.

37 Page Jor

Senior Clerk

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

THE SEAL OF THE REGISTRATION OF CHENNAI


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
RAJ WATERSCAPE PROPERTIES PRIVATE LIMITED
14/01/2004
Permanent Account Number
AACCR6584K

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

Document No. 1366 of 2026
of Book-1 Contains 42 Pages.
38 Page Registering Officer Cheyyur

THE SEAL OF THE REGISTRAR OF CHEYYUR

भारत सरकार
GOVERNMENT OF INDIA



அருணாசலம் சூச்சுடையார்
Arunachalam Soochudayar
பிறந்த நாள் / DOB : 18/04/1993
ஆண் / MALE

9330 3070 6996

- ஆதார் பொதுவான அடையாளத்திற்கான ஆதாரமாகும்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: சூச்சுடையார், 21,
விநாயகர் தெரு,
ஆழ்வார்குறிச்சி,
அம்பாசமுத்திரம்,
திருநெல்வேலி, தமிழ் நாடு,
627412

Address:
S/O: Soochudayar, 21,
VINAYAGAR STREET,
ALWARKURICHI,
Ambasamudram, Tirunelveli,
Tamil Nadu, 627412

1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EEMPS8475D



Name
ARUNACHALAM S

Father's Name
SOOCHUDAYAR

Date of Birth
18/04/1993

Signature

Document No. 1366 of 2026
of Book-1 Contains 42 Pages.
39 Page Registering Officer Cheyyur

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR





ர. சுப்ரமணி





Document No. 1366 of 2026
of Book-1 Contains 40 Pages.
40 Page Registering Officer Chengalpattu

THE SEAL OF THE REGISTRAR OF CHENGALPATTU

பதிவுத் துறை

பார்வை (1) பதிவுத் துறைத் தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021
நாள் 07.02.2022
பார்வை(2) சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை
எண். W.P.No. 22163/2018 உள்ளிட்ட வழக்குகள் மீதான
தீர்ப்பாணை நாள் 27.10.2022

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள். நீர்வழிப்பாதைகள். நீர் பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

ஆவணத்தை எழுதிப் கொடுப்பவர்களின் கையொப்பம்

For YOGAM DEVELOPERS

Partner

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

Document No. 1366 of 2026
of Book-1 Contains 48 Pages.
41 Page Registration Officer Chevyur

THE SEAL OF THE SUB REGISTRAR OF CHEYYUR



For YOGAM DEVELOPERS

Partner

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

Document No. 1366 of 2026
of Book-1 Contains 49 Pages.
49 Page Registering Officer Cheyyur

THE SEAL OF THE SUBREGISTRAR OF CHEYYUR

P/ செய்யூர்/ 328 / 2026

இவ்வாவணத்தில் குறிப்பிட்ட மதிப்பிற்கு ஏற்கனவே வசூலிக்கப்பட்ட பதிவுக் கட்டணத்திற்கும் தற்போது நிர்ணயிக்கப்பட்டுள்ள மதிப்பிற்குரிய பதிவுக் கட்டணத்திற்கும் உள்ள வித்தியாசப் பதிவுக் கட்டணம் ₹ 0/- (ரூபாய் மட்டும்) 18/03/2026-ல் வசூலிக்கப்பட்டது.

நாள்: 18/03/2026

பதிவு அலுவலர் கையொப்பம்

SUB REGISTRAR
CEYYUR - 603 302

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2026ம் ஆண்டு வரிசை எண் 1290

ல் வசிக்கும் என்பவரிடமிருந்து ₹ 0/- (ரூபாய் மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் - செய்யூர்
நாள்: 18/03/2026

சார் பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு நிலை அலுவலர்

SUB REGISTRAR
CEYYUR - 603 302

இவ்வாவணத்தில் கண்ட சொத்தின் சந்தை மதிப்பு ₹ 4,90,85,536/- (ரூபாய் நான்கு கோடியே தொண்ணூறு இலட்சத்து என்பத்தைந்தாயிரத்து ஐந்நூற்று முப்பத்தாறு மட்டும்) க்கு ஏற்கனவே வசூலிக்கப்பட்ட முத்திரைக் கட்டணம் போக மீதி முத்திரைக் கட்டணமாகிய ₹ 0/- (ரூபாய் மட்டும்) திரு செந்தில்குமார் என்பவரிடமிருந்து 18/03/2026 தேதியில் வசூலிக்கப்பட்டது.

நாள்: 18/03/2026

பதிவு அலுவலர் கையொப்பம்

SUB REGISTRAR
CEYYUR - 603 302

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

N 695938

K. KALYANI (S.V.)
Lic.NO.17437/...
No.1 / 1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347696

Raj Waterscape properties Pvt Ltd

SALE DEED

THIS DEED OF SALE executed at Chennai on this 17th day of June, 2013, BY

1) Mrs.K.VEDHAMMAL, wife of Mr.Kuppan, aged about 50 years,
2) Mr.K.MOHAN, son of Mr.Kuppan aged about 30 years,
3) Ms.SARANYA, daughter of Mr.Kuppan aged about 20 years and
4) Mr.BALAJI, son of Mr.Kuppan aged about 15 Years

all residing at Thenpattinam Village, Cheyyur Taluk, Kanchipuram District, represented herein by their lawfully constituted power of attorney agent Mr.P.KRISHNAN, son of Mr.Perumal, aged about 57 years, residing at No.1/24, Gangai Amman Kovil Street, Muttukadu Village, Chengelpet Taluk, Kanchipuram District, vide general power of attorney dated 18-10-2010, registered as Document No.381 of 2010 in Book IV of the office of the Sub-Registrar at Cheyyur, hereinafter called the VENDORS

TO AND IN FAVOUR

M/s.RAJ WATERSCAPE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act of 1956, having its registered office at No.38,

RAJ WATERSCAPE PROPERTIES PVT. LTD.

Authorized Signatory

DOCT. NO. 2194/2013
Total Page 11
Page 1

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Raj Waterscape Properties Pvt Ltd

Chennai

11723

15.6.13

W 695941

K. KALYANI (S.P.)

Lic NO 17437/ 96/96

1A2, MOTILAL STREET,

KR, CHENNAI - 17.

Phone : 24347696

SALE DEED

THIS DEED OF SALE executed at Chennai on this the 17th day of June, 2013, BY

1)Mr.R.KANNIYAPPA GRAHMANI, son of late Mr.Chinna Raji Gramani, aged about 60 years, and

2) Mr.K.MAGESH, son of Mr.R.Kanniyappa Grahmani aged about 35 years, both residing at Thenpattinam Village, Cheyyur Taluk, Kanchipuram District, represented herein by their lawfully constituted power of attorney agent Mr.P.KRISHNAN, son of Mr.Perumal, aged about 57 years, residing at No.1/24, Gangai Amman Kovil Street, Muttukadu Village, Chengelpet Taluk, Kanchipuram District, vide general power of attorney dated 01-11-2010, registered as Document No.398 of 2010 in Book IV of the office of the Sub-Registrar at Cheyyur, hereinafter called the VENDORS

TO AND IN FAVOUR

M/s.RAJ WATERSCAPE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act of 1956, having its registered office at No.38,

RAJ WATERSCAPE PROPERTIES PVT. LTD.

Authorized Signatory

2195/2013

DOCT. NO.

Page 1 Total Page 12

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

W 698230

K. KALYANI (B.V.)
Lic.No 17437/ 2/98
NO.1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347695

12067
18.6.13

Raj water Scape properties pvt. Ltd
(2.1)

SALE DEED

THIS DEED OF SALE executed at Chennai on this 19th day of June, 2013, BY

Mr.J.UDHAYARAJA, (PAN: AAAPU 1237F) son of Mr.K.P.Jayaraman, aged about 55 years, residing at No.12, New Giri Road, T.Nagar, Chennai-600 017, hereinafter called the VENDOR

TO AND IN FAVOUR

M/s.RAJ WATERSCAPE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act of 1956, having its registered office at No.38, Malony Road, T.Nagar, Chennai – 600 017 (PAN- AACCR6584K) represented herein by its **Senior Executive, Ms.Kavitha Padmanabhan** duly authorized to execute this deed, hereinafter called the PURCHASER.

RAJ WATERSCAPE PROPERTIES PVT. LTD.

Authorized Signatory

DOCT. NO. 2224/2013
Page 1 Total Pages 12

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU

704417

V. சுந்தரவல்லி, மு.தர.வி.
உ.சு. 13008/02 காலம் 24.2.02
செய்யூர்-603302.

Mr. George. B. Cherian
Chennai - 17

10317
28.4.2011

SALE DEED

This Deed of absolute sale executed at Cheyyur on this **28th** day of April **2011** by

(1) MRS. AZHAGAMMAL W/o. Dhanusu Gramani, **(2) MR. D. MAHENDIRAN** S/o. Dhanusu Gramani, **(3) MR. D. SUGUMAR** S/o. Dhanusu Gramani, **(4) MR. D. JAISANKAR** S/o. Dhanusu Gramani, all are residing at No. 121 Thenpattinam Village, Cheyyur Taluk, Kancheepuram District represented by their General Power of Attorney Agent Mr. **K. NARASIMARAJ** (D.L.No: F/TN/21X/000353/2002) Son of P. Krishnan residing at No. 1/24 Gengaiammal Koil street, Muttukadu Village, Kovalam, Chengalpattu Taluk, Kancheepuram District (Vide Power of Attorney Deed dated **11.09.2008** and registered as document No. **612/2008**, in Book IV, in the office of the SRO, Cheyyur) hereinafter called the **VENDORS** which term shall wherever the context mean and include the Vendors, their heirs, executors, legal representatives, administrators, and assigns of the **I PART.**

K. Narasimaraj

ஆவண எண் 1 அசல்/நகல்

3301/2007.

भारतीय गैर न्यायिक

भारत INDIA.

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Rs 500/- A 538567

13584
10/4/2007

George B. Cherian.

T.ANANTHA RAMAN
STAMP VENDOR
No:14, Narayani Apts,
R.A. Puram, Chennai - 28
L.No: 44/B/V2000
Ph: 24640790

SALE DEED

This Deed of Sale executed at Cheyyur this the 24th day of MAY 2007 showeth:-

(1) **Mr.C.ARUMUGA NAICKER,** son of Mr.Chokkalingam, Hindu, residing at Thenpattinam village, Cheyyur Taluk, Kanchipuram District,

(2) **Mr.C.PACHIYAPPA NAICKER,** son of Mr.Chokkalingam, Hindu, residing at Thenpattinam village, Cheyyur Taluk, Kanchipuram District,

DOCT. No. 3301
Page: 1 Total: 14 Pages

(PURCHASER) (POWER AGENT)

5098/06

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

Rs 100/-

192971

K. Narasimmaraj

7203

17/3/2006.

SALE DEED

This Deed of Sale executed at Cheyyur this the 18th day of December 2006 showeth:-

(1) **Mr.K.NARASIMARAJ**, son of Mr.P.Krishnan, Hindu, aged about 23 years residing at 1/24 Gangai Amman Koil Street, Muttukkadu, Kovalam Post, Kanchipuram District,

(2) **Mr.A.CHANDRAN,** son of late Mr.Arumuga Gramani, Hindu, residing at Thenpattinam village, Cheyyur Taluk, Kanchipuram District,

(FOR HIMSELF AS A FIRST VENDOR AND AS POWER AGENT FOR VENDORS 2 TO 18)

[DOCT. NO. 5098/06 Page: 1 Page: 16

1626/06.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

तमिलनाडु TAMILNADU

Rs1000/- A 003558

12298
26/5/2006.

George B. Cherian.

T. ANANTHA SAYANAM.
No: 14, National Apts,
R.A. Puram, Chennai 28
PH: 4940790

SALE DEED

This Deed of Sale executed at Chennai this the 30th day of May 2006 showeth:-

(1) **Mr.T.A.RAGU**, son of Mr.Angamuthu Gramani, Hindu, aged about 48 years, residing at Thenpattinam Village, Cheyyur Taluk, Kanchipuram District,

(2) **Mr.T.G.ANGAMUTHU GRAMANI**, son of Mr.Ganapathi Gramani, Hindu, aged about 60 years, residing at Thenpattinam Village, Cheyyur Taluk, Kanchipuram District,

G. B. C.

Doct. No 1626/06.
Page 1 Vol. Page 14



तमिलनाडु TAMILNADU

Rs 1000/-

A 003559

12299
26/5/2006

George B. Cherian.

T. ANANTHA RAMAN.
STAMP VENDOR
No: 14, Nelavendi Apts,
R.A. Puram, Chennai-28
L.No: 44/83/2000
PH: 4940790

SALE DEED

This Deed of Sale executed at Chennai this the 30th day of May 2006 showeth:-

(1) **Mr.P.KRISHNAN**, son of Mr.M.Perumal, Hindu, aged about 51 years, residing at No.1/24 Gangai Amman Koil Street, Muttukadu village, Kovalam, Chengalpattu Taluk, Kanchipuram District,

(2) **Mr.S.KANDHASAMY CHETTIAR,** son of Mr.Subramani Chettiar, Hindu, aged about 42 years, residing at Thenpattinam Village, Cheyyur Taluk, Kanchipuram District

Doct. No. 1627/06
Page No. 1 Total Page 16

5094/06

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

तमिलनाडु TAMILNADU

Rs 1000/- 565241

29946
15/12/2006.

George R. Cherian.

T. ANANTHA RAMAN
STAMP VENDOR
No: 14, Narayani Apts.
R.A. Puram, Chennai-28
L.No: 44 83 2000
PH: 4940790

SALE DEED

This Deed of Sale executed at Cheyyur this the 18th day of December 2006 showeth:-

(1) **Mr.M.ELUMALAI,** son of Mr.Muruvan, Hindu, Thenpattinam village, Cheyyur Taluk, Kanchipuram District,

(2) **Mrs.S.KASTHURI,** wife of Mr.Sammandha Gramani, Hindu, aged about 50 years, residing at Thenpattinam village, Cheyyur Taluk, Kanchipuram District,

(POWER AGENT FOR VENDORS 1 to 24)

DOCT. No. 5094/06
Page : 1 of 18

39/BK-IV/2026

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

04 MAR 2026

DG 272572

S. சக்திவேல்

S. SAKTHIVEL

STAMP VENDOR

No. 112/50, Gandhi Road, West Tambaram, Chennai - 600 045.

Lic No: 1247/B2/CH(S)/2021-29/Dt. 26-02-2021

Arunachalam

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS;

(1) **Mr. GEORGE B CHERIAN** (Aadhaar : 4561 9342 8579, PAN : ABDPC0497P) aged about 46 years Son of Mr. Benjamin Cherian residing at Flat No.1C, Swarnalok Apartments, Old No.19/8, New No.34/8, Melony Road, T.Nagar, Chennai – 600 017 and

(2) **M/s. RAJ WATERSCAPE PROPERTIES PRIVATE LIMITED** (PAN: AACCR6584K) the company registered under the companies act 2012, having its office at No.38, Malony Road, T.Nagar, Chennai – 600017, represented by its Managing Director **Mr. GEORGE B CHERIAN** (Aadhaar : 4561 9342 8579, Pan : ABDPC0497P) aged about 46 years

Document No. 39 of 2026 Book IV Consisting of 24 Sheets 1

Registering Officer

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

S/o. Mr. Benjamin Cherian residing at Flat No.1C, Swarnalok Apartments, Old No.19/8, New No.34/8, Melony Road, T.Nagar, Chennai – 600 017, vide Board Resolution dated 13.08.2025

No. 1 and 2 Hereinafter called as the **"PRINCIPALS"**, Do hereby appoint, constitute, nominate and retain to **Mr. ARUNACHALAM SOOCHUDAYAR** (AADHAR NO. 9330 3070 6996, PAN:EEMPS8475D) Son of Mr. Soochudayar aged about 32 years, residing at No. 21, Vinayagar Street, Alwarkurichi, Ambasamudram, Tirunelveli – 627 412, as our attorney on our behalf to do the following acts with respect to the **DESCRIPTION OF PROPERTY** described hereunder.

Whereas the **FIRST VENDOR Mr. George B Cherian** herein is an absolute Owner of Vacant Land measuring an Extent, Survey Nos., Patta Nos., Document Nos. mentioned below is situated at formerly **Thenpattinam** Village, presently **Mugaiyur** Village, **Cheyyur** Taluk, **Chengalpet** District, Registration District of **Chengipet,** Sub-Registration District of **Cheyyur**;

SL. NO.	SURVEY NO.	EXTENT IN CENTS	DOCUMENT NO.	DATED	PURCHASED FROM	PATTA NO.
1	**624/3B**	**0 Acre 25 out of 1 Acre 78 Cents**	**1626/2006**	**30.05.2006**	T.A. Ragu and 6 others	1135 & 2455
2	**624/7**	**0 Acre 17 out of 0.70 Cents**				

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Registering Officer
T.Nagar

For RAJ WATERSCAPE PROPERTIES PVT LTD.

Managing Director

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3.	624/3B	0 Acre16 Cents + 0 Acre 23 Cents = 0 Acre 39 Cents out of 1 Acre 78 Cents	1627/2006	30.05.2006	P. Krishnan and 8 others	1135 & 2455
4.	624/7	0 Acre 24 Cents out of 0 Acre 70 Cents				
5.	624/3B	0 Acre 11 Cents + 0 Acre 9 Cents + 0 Acre 9 Cents = 0 Acre 29 Cents out of 1 Acre 77 Cents	5097/2006	18.12.2006	M. Elumalai and 23 others	1135
6.	624/3B	0 Acre 22 Cents out of 1 Acre 79 Cents	5098/2006	18.12.2006	K. Narasimaraj and 17 others	1135 & 2455
7.	624/6	0 Acre 24 Cents				
8.	624/7	0 Acre 23 Cents + 0 Acre 06 Cents = 0 Acre 29 Cents out of 0 Acre 70 Cents				
9.	624/3A	0 Acre 16 Cents	3301/2007	24.05.2007	C. Arumuga Naicker and 16 others	2455
10.	624/3B	0 Acre 8 Cents out of 1 Acre 78 Cents	1525/2011	28.04.2011	Azhagammal and 3 others	1135

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

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Certified 24 Sheets 3 Sheet

Registering Officer
T.Nagar

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Whereas the **SECOND VENDOR M/s. Raj Waterscape Properties Private Limited** herein is an absolute Owner of Vacant Land measuring an Extent, Survey Nos., Patta Nos., Document Nos. mentioned below is situated at formerly **Thenpattinam** Village, presently **Mugaiyur** Village, **Cheyyur** Taluk, **Chengalpet** District, Registration District of **Chenglpet,** Sub-Registration District of **Cheyyur**;

SL. NO.	SURVEY NO.	EXTENT IN CENTS	DOCUMENT NO.	DATED	PURCHASED FROM	PATTA NO.
1.	624/3B	0 Acre 40 Cents	2194/ 2013	17.06.2013	K. Vedhammal and 3 others	1135
2.	624/3B	0 Acre 16 Cents out of 1 Acre 78 Cents	2195/ 2013	17.06.2013	R. Kanniyappa Grahmani and another	1135
3.	624/9A	2 Acres 89 Cents	2224/ 2013	19.06.2013	J. Udhayaraja	3522

The Principals herein applied and obtained the land into Residential plots and got approved by **DIRECTORATE OF TOWN AND COUNTRY PLANNING** Authority vide Approval No.**336/2025** dated **19.12.2025**, issued by Asst. Director, Chengalpet and DTCP Proceedings Letter issued by Town and Country Planning Department (Planning Permission), Vide Roc No. 01/2025/PO, 18.02.2026, issued by Village Panchayat President, Chengalpet.

Whereas due to Principals pre – occupation, we are unable to personally attend before the Sub – Registrar office, **Cheyyur** for admitting the Sale Deed/s, General power of attorney, Rectification Deed, Ratification Deed or any other necessary Documents and the Principals desirous of appointing fit

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Registering Officer
T.Nagar

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

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and proper person to attend the office of the Sub - Registrar, **Cheyyur** to and to present the Deeds, executed by us and admit execution and sign on the endorsement of the said Sale Deed/s, General power of attorney, or any other documents before the office of Sub-Registrar **Cheyyur** and to do any act thing as may be necessary to complete the registration of the Aforesaid Deeds in the Manner as required by law.

Hence We hereby appoint the above said **Mr. ARUNACHALAM SOOCHUDAYAR,** to do the following acts, deeds and things on our behalf.

1. To appear, present, submit and place the deed or deeds of Sale to be executed by me and to admit and affirm execution before The Sub-Registrar, **Cheyyur** and register Sale Deed/s, General power of attorney signed by us, as vendor/s with respect to Description of Property in favour of prospective purchaser/s.
2. To lodge the Sale Deed, General power of attorney, Rectification Deed, Ratification Deed or any other necessary Documents with the Sub-Registrar Office **Cheyyur**, for the purpose of the registration of the same, admit execution and attend to all registering formalities etc., on me behalf in the manner required by law and to do any act, deed or thing that may be necessary for effectively registering the deed of conveyance/s.
3. We hereby agree and declare that all acts, deeds and things done or performed by our attorney with regard to registration of Sale Deed, General power of attorney shall be valid and binding on us to all intents and purpose as if done by us personally which we undertake to confirm whenever required.

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Registering Officer
T.Nagar

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

THE SEAL OF THE SUBREGISTRAR OF T.NAGAR

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4. We hereby agree to ratify and confirm all and whatsoever our Attorney shall lawfully or purport to do or cause to be done by virtue of these presents.
5. We are executing this Special Power of Attorney before the **Office of Sub-Registrar, T.NAGAR** within whose jurisdiction us reside.
6. We have not received any consideration for Registering this Special Power of Attorney.

SCHEDULE OF PROPERTY

All that piece and parcel of **Vacant House Site Plots bearing Nos. 1 to 105 totally measuring to an extent of 117952 square feet, Patta Nos. 1135, 2455** comprised in **Survey Nos.624/3A, 624/3B, 624/6, 624/7 and Old S.No. 624/9A, Patta No. 3522 in New Survey No. 624/9A1,** in the layout known as **"VANAVIL BALA BEACH"** which is approved by **DIRECTORATE OF TOWN AND COUNTRY PLANNING** Authority vide Approval No.**336/2025** dated **19.12.2025**, issued by Asst. Director, Chengalpet and DTCP Proceedings Letter issued by Town and Country Planning Department (Planning Permission), Vide Roc No. 01/2025/PO, 18.02.2026, issued by Village Panchayat President, formerly **THENPATTINAM VILLAGE**, presently **MUGAIYUR VILLAGE**, Cheyyur Taluk, Chengalpet District: **AND**

BOUNDED ON THE

NORTH BY : Land in Survey Nos. 632, 624/2, 622, 624/4, 624/5, 622

SOUTH BY : Land in Survey Nos. 624/9B2, 624/12, 624/9B3 and 8 Meter Wide Road

EAST BY : Land in Survey Nos. 623 and 624/4

WEST BY : Land in Survey Nos. 632, 624/2 and 624/5

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Contain 24 Sheets 6 Sheet
Registering Officer
T.Nagar

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

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MEASURING

NORTH BY : 1132.748 Square Feet
SOUTH BY : 945.788 Square Feet
EAST BY : 562.61 Square Feet
WEST BY : 534.60 Square Feet

total extent of **117952 Sq.ft.** lying within the Registration District of **Chengalpet** & Sub-Registration District of **Cheyyur.**

IN WITNESS WHEREOF WE, HAVE SET MY HANDS AND SIGNATURES IN THIS DEED AT T.NAGAR ON THIS 4TH DAY OF MARCH, 2026 AND THIS POWER STARTS TO OPERATE FROM THE DATE OF EXECUTION:

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

SPECIMEN SIGNATURE OF THE POWER AGENT

PRINCIPALS Managing Director

WITNESSES:-

1. R. சுப்பிரமணி

Mr. Subramani Son of Mr. Ramasamy,
No. 23, Corporation Colony, Kodambakka,
Chennai – 600 024.

2.

Mr. Elango M Son of Mr. Muthusamy,
No. MIG 6240, Brindhavanam Street,
TNHB, Ayappakka, Tiruvallur,
Chennai – 600 077.

DRAFTED BY



I. ANAND Advocate,
M/s. 1018/2000
No. 3, Duraisamy Street, West
Tambaram, Chennai - 600045.
Mobile: 9444272923

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Registering Officer
T.Nagar

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தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செய்யூர்

வருவாய் கிராமம் : முகையூர்

பட்டா எண் : 3522

உரிமையாளர்கள் பெயர்

1. -- ... ராஜ் வாட்டர்ஸ்கேப் பிராபர்ட்டீஸ் பி லிட்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	
624	21	0 - 4.33	0.10	--	--	--	--	2026/0105/35/002262-2026/35/08/001035SD ------ Digitally signed:RAJAN S Tahsildar 04/02/2026 07:56:30:PM
624	9A1	0 - 97.74	1.90	--	--	--	--	2026/0105/35/002262-2026/35/08/001035SD ------ Digitally signed:RAJAN S Tahsildar 04/02/2026 07:56:30:PM
632	14	0 - 3.64	0.20	--	--	--	--	2022/0105/35/400469-2022/35/08/000572SD ------ Digitally signed:PERUMAL E Tahsildar 07/11/2022 05:42:22:PM
		1 - 5.71	2.20					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை நாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் P/35/08/121/03522/60102 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-03-2026 அன்று 10:18:15 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. மைப்பேசி கேமராவில்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Registering Officer
T.Nagar

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தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செய்யூர்

வருவாய் இராமம் : முகையூர்

பட்டா எண் : 2455

உரிமையாளர்கள் பெயர்

1. பெஞ்சமின் செரியன் மகன் ஜார்ஜ் பி செரியன்

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Registering Officer
T.Nagar

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புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	நீர்வை	பரப்பு	நீர்வை	பரப்பு	நீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
624	17	0 - 0.21	0.10	--	--	--	--	2025/0105/35/552125--2025/35/08/000962SD ------ Digitally signed:Ganesan C Tahsildar 27/08/2025 10:35:46:PM
624	3A	0 - 6.50	0.12	--	--	--	--	1458/10--- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
624	6	0 - 9.50	0.18	--	--	--	--	---- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
624	7	0 - 28.50	0.53	--	--	--	--	---- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
624	9B1A1A	0 - 4.75	0.09	--	--	--	--	2025/0105/35/552125--2025/35/08/000962SD ------ Digitally signed:Ganesan C Tahsildar 27/08/2025 10:35:46:PM
625	10	0 - 11.50	0.22	--	--	--	--	1458/10--- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
625	9A	0 - 6.00	0.11	--	--	--	--	2016/0103/03/006108--- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
628	1A	0 - 3.50	0.06	--	--	--	--	---- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
628	1B	0 - 2.50	0.06	--	--	--	--	1458/10--- ------ Digitally signed:SUNDAR R Tahsildar 14/01/2020 06:36:24:AM
		0 - 72.96	1.47					

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Registering Officer
T.Nagar

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் P/35/08/121/02455/50136 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-03-2026 அன்று 10:17:13 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : செய்யூர்

வருவாய் கிராமம் : முகையூர்

பட்டா எண் : 1135

உரிமையாளர்கள் பெயர்

1. -- ... ராஜ் வாட்டர்ஸ்கேப் ப்ராப்பர்ட்டீஸ் பி லிட்

2. பெஞ்சமின் செரியன் மகன் ஜார்ஜ் பி.செரியன்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	நீர்வை	பரப்பு	நீர்வை	பரப்பு	நீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
524	3B	0 - 72.00	1.34	--	--	--	--	2022/0103/35/263689-- ------- Digitally signed:SUGUMAR G Zonal Deputy Tahslider 26/05/2022 12:23:36:PM
		0 - 72.00	1.34					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **P/35/08/121/01135/40130** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 04-03-2026 அன்று 10:13:25 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Registering Officer
T.Nagar

THE SEAL OF THE REGISTRAR OF ASSURANCES

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Raj Waterscape
Properties Pvt. Ltd.

DATE: 13th AUGUST 2025

COPY OF THE RESOLUTION PASSED AT THE BOARD MEETING WITH DIRECTORS OF RAJ WATERSCAPE PROPERTIES PVT LTD. HELD AT ITS REGISTERED OFFICE IN T.NAGAR ON 13th AUGUST 2025.

IT IS HEREBY RESOLVED THAT the board has approved company's Managing Director Mr. George B Cherian to represent the company in all matters relating to the land & vacant plots in Phase I, II, III together admeasuring 22 acres comprised in survey nos. 624/3A, 624/3B, 624/6, 624/7, 624/9A, 624/9B, 624/10, 624/11, 625/1, 625/2, 625/3, 625/5, 625/6, 625/7, 625/8, 625/9A, 625/10, 625/11, 625/12A, 625/13, 625/14, 625/15, 625/16, 628/1A, 628/1B, 628/1C, 632/6C, 632/7C, 632/8, 632/9A1A2, 632/9A1B & 635/6 situated at No.121, Thenpattinam Village, Cheyyur Taluk, (Within the limits of Mugaiyur Revenue Village) Chengalpattu District, SRO Cheyyur.

RESOLVED FURTHER THAT Mr. George B Cherian, Managing Director has been authorised to negotiate the terms and enter into Sale Agreement and sign, execute such Agreements, Sale Deed/s. General Power of Attorney etc., and to do all such acts, deeds and things in the name and on behalf of the company and to sell transfer and register, to survey and to hand over vacant possession of the said Property in favour of intending Purchaser/s and effectuate the transfer of the said property to the said Purchaser/s".

RESOLVED FURTHER THAT a copy of this resolution is certified as true by the Directors and be given to the concerned authorities and persons for their information and records.

"CERTIFIED AS TRUE COPY"

FOR RAJ WATERSCAPE PROPERTIES PVT LTD.

VALSA BENJAMIN CHERIAN
DIRECTOR
DIN NO: 03523145

GEORGE B CHEIRAN
MANAGING DIRECOTR
DIN NO: 01139463

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Registering Officer
T.Nagar

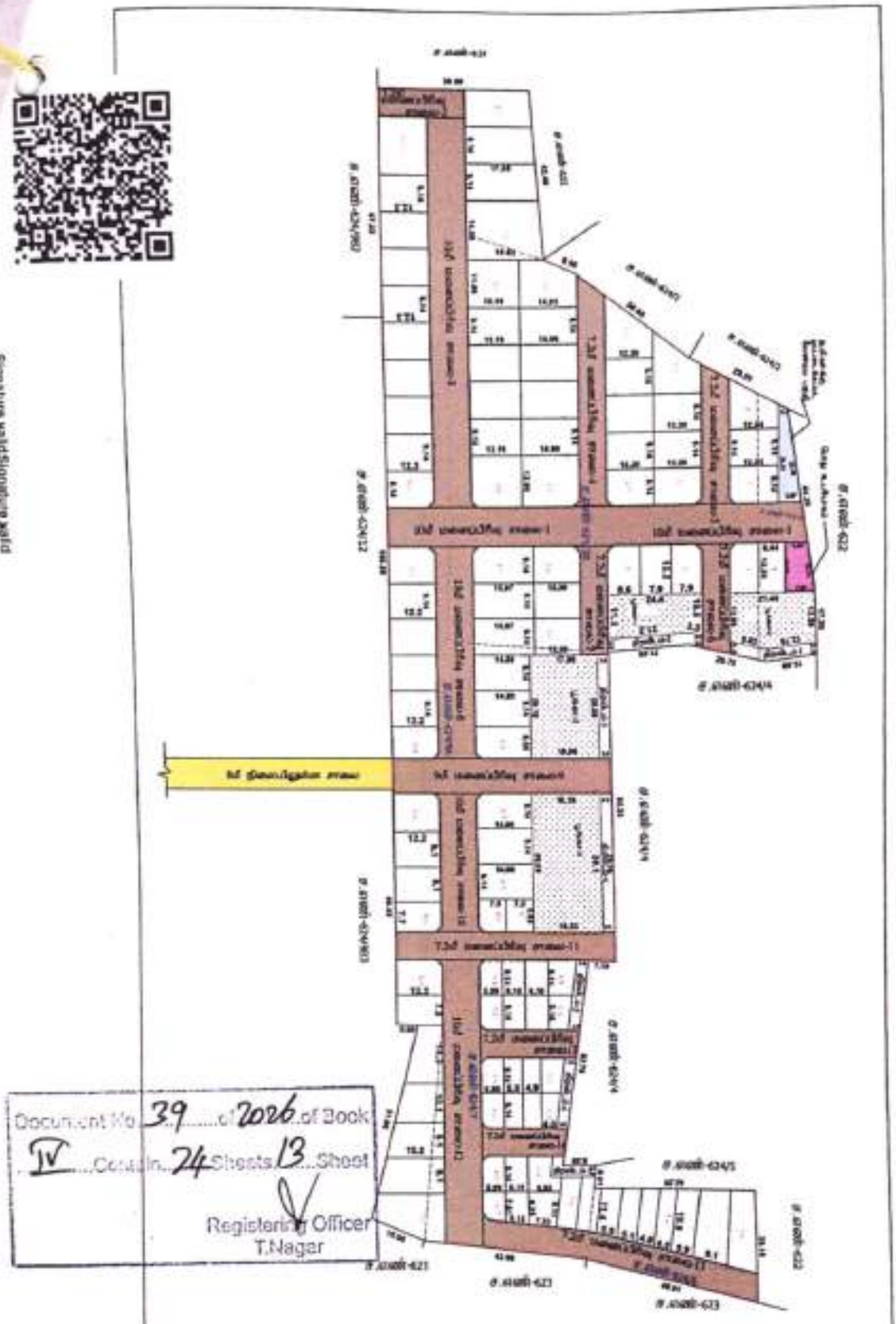
THE SEAL OF THE SUB REGISTRAR OF THIRUPORUR

No. 38, Melony Road, T. Nagar, Chennai - 600 017
Phone: +91 44 4040 4444
Email: contactus@rajwaterscape.com

CIN: U 70101 TN 2004 PTC 052332
GST No.: 33AACCR6584K1Z0
www.rajwaterscape.com

Member of
RAJ GLOBAL HOLDINGS

Scanned with OKEN Scanner



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Registering Officer
T.Nagar

THE SEAL OF THE SUB-REGISTRAR OFFICE T.NAGAR

Signature Valid Signature Valid

Scanned with OKEN Scanner

DEPARTMENT OF TOWN AND COUNTRY PLANNING

Payment Receipt

Date : 10/02/2026

Applicant Name : GEORGE BENJAMIN CHERIAN AND OTHERS

Application No : 68IGKB5C

Fees Type : Demand Fees

Receipt Number : 2026021054745

Transaction ID : 11000349519002

Purpose

S.No	Description	Amount
1	Layout Approval Fees	314604.00
2	Layout Inspection Fees	111000.00

Total Amount : 425604

Amount In Words : Rupees Four Lakh Twenty Five Thousand Six Hundred Four Only

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Registering Officer
T.Nagar

With Regards,
DTCP

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Layout Application - Final Approval Letter

Roc No: 01/2025/PO

Date: 2/18/26 4:26 PM

From:

Village Panchayat

"Panchayat office Building
School Street
Thenpattinam Village
Cheyyur Taluk
Chengalpattu Dist
Pin Code - 603305"

To :

Thiru. George Benjamin Cherian and Others,
Old No.19/8, New No.34/8,
IC Swaranalok Apartment,
Melony Road, T.Nagar,
Guindy,
Chennai – 600 017

Online Application Number: 68IGKB5C

Sir/ Madam,

Sub :

Residential Layout –Chengalpattu District- Cheyyur Taluk-Lathur Panchayat Union-Thenpattiam Panchayat- Thenpattinam Village, S.F.Nos.624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m– Technical Approval already issued -Final approval - Reg

Ref :

1 .Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC NO : 68IGKB5C/2025/TCP /2025/TCP Dated.19.12.2025
2. Gift deed document No.5635/2025 Dated.01.12.2025

Document No.39 of 2026 of Book
IV Contain 24 Sheets 15 Sheet
Registering Officer

Body:

As per ref 1&2-cited, Chengalpattu District, Lathur panchayat union, Thenpattianam panchayat, Thenpattinam Village, Thiru. George Benjamin Cherian and Others,, S.F.Nos. 624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m, land area for residential layout Planning permission according to the Gift deed document No.5635/2025, Road area- 6718.90 Sq.m, Park-1685.35 Sq.m, Localboby area- 82.60 Sq.m, TNEB- 98.19 -Sq.m Total area 8585.04 Sqm,

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has been handed over to the local Body.

As Per Ref 1-cited, Joint Director / Deputy Director / Assistant Director, Town and Country Planning Department (Planning Permission) ROC NO : 68IGKB5C/2025/TCP /2025/TCP Dated.19.12.2025 - has given the final technical approval and forwarded to the local body to issue final approval before the approval to collect the following fees based the instructions, below mentioned the fees are collected the fee details follow.

Collected Fees Details :

3% Government guideline value (400 Per Sqft) Dated11.02.2026	Rs.1887084 /-	Challan No. 20260211017351
Scrutiny Fees per Plot Rs.1000 (105 Plots) Online Mode.	Rs.105000/-	Paid SNA Account Through to
Inspection Charges Rs.1000 Per acre (5.7 Acre) to Online Mode.	Rs. 6000/-	Paid SNA Account Through
Layout Approval Fees Rs.2 (Per Sqft) to Online Mode.	Rs. 314604/-	Paid SNA Account Through

Above mentioned the fees are collected from Thiru. George Benjamin Cherian and Others, and the Ref- 1 dated 19/12/2025 based on technical approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.336/2025, following terms and Special conditions the layout approval orders issued and Conditions as follows.

Terms Conditions:

1) Based on survey No.624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m– documents are submitted and approval is given, if any false document is submitted after this approval is found out this approval is automatically cancelled, and the final decision is based on the court's direction.

Village

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IV Contain 24 Sheets. 16 Sheet
Registering Officer
T.Nagar

THE SEAL OF THE SUBREGISTRAR OF SIRUSERI

Signature valid
Signed by: Village Panchayat President
Location: Chengalpattu
Date: 2026.02.18 16:26:20

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R/தியாகராய நகர்/புத்தகம்-4/39/2026

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2026ம் ஆண்டு வரிசை எண் 561

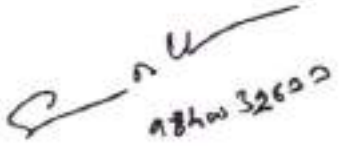
No.44, Malony RoadT.NagarChennai, தி நகர், கிண்டி, சென்னை, தமிழ்நாடு, இந்தியா, 600017-ல் வசிக்கும் திரு ஜார்ஜ் பி செரியன் என்பவரிடமிருந்து ₹ 405/- (ரூபாய் நானூற்று ஐந்து மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : தியாகராய நகர்
நாள்: 04/03/2026

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

SUB REGISTRAR
THIYAGARAYA NAGAR

2026 ஆம் ஆண்டு மார்ச் மாதம் 04ம் தேதி பி.ப. 04:14 மணியளவில் தியாகராய நகர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 3,110/- 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:63888258c59dfc98deb406c838946fc95c571de	
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	 "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் :	

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Registration Officer
T.Nagar

1 / 2

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R/தியாகராய நகர்/புத்தகம்-4/39/2026

	UKC:67697248174132 4dl644f788e69c8d25963f9d2	
எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல் 	9500602500 "சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் கருவிழிப்படலம் மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது ஒப்பீட்டு எண் : UKC:9748324d210ed7d72344672a4635d7dbdd97f1f.	
அடையாளம் தெரிவித்தவர்கள் சாட்சிகள் 1 இடது பெருவிரல் 	R. சுபரமணி 9003031929 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி	
அடையாளம் தெரிவித்தவர்கள் சாட்சிகள் 2 இடது பெருவிரல் 	9092831238 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி	

2026 ஆம் ஆண்டு மார்ச் மாதம் 4ம் நாள்



கார்த்திக் S U K VALANICHAMY
சார்பதிவாளர்
தியாகராய நகர்
SUB REGISTRAR
THIYAGARAYA NAGAR

R/தியாகராய நகர்/புத்தகம்-4/39/2026 எண்ணாகப் பதிவு செய்யப்பட்டது

நாள்: 04/03/2026
தியாகராய நகர்

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Registering Officer
T.Nagar

கார்த்திக் S U K VALANICHAMY
சார்பதிவாளர்
SUB REGISTRAR
THIYAGARAYA NAGAR

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भारत सरकार
GOVERNMENT OF INDIA



அருணாசலம் சூச்சுடையார்
Arunachalam Soochudayar
பிறந்த நாள் / DOB : 18/04/1993
ஆண் / MALE

9330 3070 6996

- சாதாரண மனிதனின் அதிகாரம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: சூச்சுடையார், 21,
விநாயகர் தெரு,
ஆழ்வார் குறிச்சி,
அம்பாசமுத்திரம்,
திருநெல்வேலி, தமிழ் நாடு,
627412

Address:
S/O: Soochudayar, 21,
VINAYAGAR STREET,
ALWARKURICHI,
Ambasamudram, Tirunelveli,
Tamil Nadu, 627412

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947,

भारत सरकार
INCOME TAX DEPARTMENT
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
EEMPS8475D



ARUNACHALAM S

Father's Name
SOOCHUDAYAR

18/04/1993

Signature



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Registering Officer
T.Nagar



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आयकर विभाग
INCOME TAX DEPARTMENT
GEORGE B CHERIAN

BENJAMIN CHERIAN

29/05/1979
Permanent Account Number
ABDPC0497P

Signature

भारत सरकार
GOVT. OF INDIA

21062011

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

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T.Nagar

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இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1183/61035/03976

To
ஜார்ஜ் பெஞ்சமின் செரியன்
George Benjamin Cherian
S/O Benjamin Cherian
O 19/8 N 34/8 1 C SWARANALOK APARTMENTS
MELONY ROAD
T NAGAR
Thiyagaraya Nagar
Thiyagaraya Nagar
Chennai Chennai
Tamil Nadu 600017

30/11/2013

MN829021366FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4561 9342 8579

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



ஜார்ஜ் பெஞ்சமின் செரியன்
George Benjamin Cherian
பிறந்த தேதி / DOB: 25/05/1979
ஆண்/Male

4561 9342 8579

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல .
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும் .

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- 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

முகவரி:
S/O: பெஞ்சமின் செரியன், O 19/8 N 34/8 1 C ஸ்வரனாலோக் அப்பார்ட்மெண்ட், மெலோனி ரோடு, டி நகர், தியாகராய நகர், தியாகராய நகர், சென்னை, தமிழ் நாடு, 600017

Address:
S/O: Benjamin Cherian, O 19/8 N 34/8 1 C SWARANALOK APARTMENTS, MELONY ROAD, T NAGAR, Thiyagaraya Nagar, Thiyagaraya Nagar, Chennai, Tamil Nadu, 600017

4561 9342 8579

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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Registering Officer
T.Nagar

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJ WATERSCAPE PROPERTIES
PRIVATE LIMITED

14/01/2004

Permanent Account Number

AACCR6584K

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

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Registration Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR OF T.NAGAR

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ர. சுப்பமணி





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Registering Officer
T.Nagar

பதிவுத் துறை

பார்வை (1) பதிவுத் துறைத் தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021 நாள் 07.02.2022

பார்வை(2) சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை எண். W.P.No. 22163/2018 உள்ளிட்ட வழக்குகள் மீதான தீர்ப்பாணை நாள் 27.10.2022

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள். நீர்வழிப்பாதைகள். நீர் பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For RAJ WATERSCAPE PROPERTIES PVT. LTD.

Managing Director

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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Registering Officer
T.Nagar

THE SEAL OF THE SUB REGISTRAR

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Town and Country Planning Department(Planning Permission)

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

ROC No. 68IGKB5C/2025/TCP /2025/TCP Date : 19/12/2025

From:

Joint Director / Deputy Director / Assistant Director

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

To :

The President,
Thenpattinam Panchayat,
Lathur Panchayat Union,
Cheyyur Taluk,
Chengalpattu District.

Sir/ Madam,

Sub : District Town and Country Planning office Chengalpattu District- Residential Layout –Chengalpattu District, CheyyurTaluk, LathurPanchayatUnion,MugaiyurPanchayat, Thenpattinam Village, S.F.Nos.624/3A, 3B, 6, 7, 9A, Extent of 23200.00 Sq.m– Technical Approval issued - Forwarded for further action - Reg.

Ref :
1.Application (Reference No.68IGKB5C) received through Single Window Portal from Thiru.GEORGE BENJAMIN CHERIAN AND OTHER, Dated:26.09.2025.
2.Joint Director, Agriculture and Welfare Department, Chengalpattu NOC Letter Mu.Mu.Ka.No.E2/6968/2025 Dt: 12-09-2025
3.Road pattern plan approved by the District Town and country planning Office, dated: 15.10.2025.
4.Letter Roc. No.19799/2020, Dated: 24.12.2020 of Director of Town and Country Planning, Chennai (Circular).
5.Gift deed document No.5635/2025 Dated.01.12.2025 Uploaded by the Applicant Thiru. Grorge B Cherian,Dt: 04-12-2025
6.G.O. No.138, Housing and Urban Development Department, Dated: 04.06.2004
7.G.O. No.79, Housing and Urban Development Department, Dated: 04.05.2017.
8.G.O. No.18, Department of Municipal Administration and Water supply, Dated:04.02.2019,G.O.16 Department of Municipal Administration and Water Supply, dated: 31.01.2020 and G.O. No.181, Housing and Urban Development Department, Dated: 09.12.2020.
9.G.O. No.141, Housing and Urban Development Department, Dated: 23.09.2020
10.Government Letter No.19113 / Nov 4 (3) / 2017-1, Housing and Urban Development Department, Dated: 30.08.2017.
11.Letter no.13686/2017/LA1, Dated: 08.09.2017 of Commissioner of Town and Country Planning, Chennai (Circular).
12.Letter Roc No.320/2022/TCP3, Dated:07.01.2022 of Director of Town and Country Planning, Chennai. (Circular).
13.G.O. No.53, Housing and Urban Development Department[UD4(1)], Dated: 28.02.2024
14.Tamil Nadu Government Gazette No.28] Part – II, Section 2 Dt: 10.07.2024
15.Demand raised for payment of Centage, display board charges, Sub-division charges, Development Charges and Flag day Fund Charge and respectively dated on Dt:18-12-2025
16.Payment of Scrutiny Fee Dt: 26-09-2025, Centage, display board charges, Sub-division charges, Development Charges and Flag day Fund Chargereceived from the applicant respectively on Dt :19-12-2025
17.Letter Roc No. 4367/2019/TCP2, Dated: 14.08.2021 of Director of Town and Country Planning, Chennai (Circular).

ORDER:-

The online application received for the issuance of Technical approval for the residential layout vide under reference 1st cited above. The application was processed and letter issued directing applicant to handover the land earmarked for road, Public purpose of local body and TANGEDCO to the appropriate authority vide reference 3nd cited above.

On receiving the gift deed soft copy vide reference 5th cited above and On receipt of payment of charges such as Scrutiny Charge, Centage charges, Display board charges, Sub-division charges, Development Charges and Flag day fund charges vide reference 16th cited above, the technical Approval is assigned as SWP/DTCP/Chengalpattu District - LAYOUT No.336/2025.

The approved Layout plan is enclosed herewith for taking further action in the regard. The applicant should submit the original Gift deed of 5th cited above to the concerned local body.

The Technical Approval is issued to the mentioned layout subject to the following conditions:

1. The local authority shall accord permission duly following the rules /regulations/Orders issued from time to time under the respective Acts.

2. The local authority shall accord permission/approval after collecting requisite fees/charges as applicable and the copy of the approval issued shall be forwarded to this office for record.

3. Also, the local authority shall forward the copy of such permission/approval to the office of the Sub registrar of Registration department and the office of the Assistant Director of Survey and land records concerned for information and for making mutation in their records.

4. Also, the local authority shall forward the copy of such permission/approval to the Tahsildhar concerned with a direction to the applicant to pay the requisite charges for making mutation in the TamilNilam / Collabland website.

5. As per the G.O in the reference 7th cited the layout proposed in Non Planning Area, the final Approval shall be given by the local authority only after collecting Rs.1000/- as scrutiny fees as per rule 3 and 3% of the market value of the site as land use change fees as per rule 9 should be collected before issue of final Approval.

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

SPECIAL CONDITIONS:

1. With reference to the 8th, 9th and 10th cited Government orders, "The Owners / developers shall be allowed either to carry out infrastructure development works as per the standards specified by the local body concerned or to pay the estimate cost to the local body. Concerned local body shall prescribe the standards for the provisions of basic infrastructure like roads, drains, water supply etc. for the layout, as per existing rules. Before taking over the infrastructure developed by the owners/developers, the local bodies shall ensure the quality of the works done by the owners / developers. Reasonable period to be prescribed for up keep/maintenance of the roads and drains by the owners / developers. Wherever layouts develop at a slow pace, the maintenance period shall be extended till 60% of the plots developed in the layout or 5 years whichever is later".

2. (EWS) Plots reserved for Economically Weaker Section should not be amalgamated or rearranged. But in rural areas, if the EWS plots are not sold after more than 3 years, after the plot approval, as per G.O.16, Municipal Administration and Water Supply Department, Dated:

31.01.2020, should be applied in appropriate permission for amalgamation of EWS plots.

3. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval Aftertransfer of earmarked road, Public purpose of local body areas S.F. No sub-division in favor concern local body.

4. 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.

5. 20% centage charge for flag day fund in the name of "Armed Forced Flag Day Fund" should be payable by the applicant at Nationalized bank draft as Payable at Chennai.

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

ALLOTMENT DETAILS OF APPROVED LAYOUT PLAN

Site Extent : 23200.00Sq.m
No. of Plots : 105 Nos.
EWS : 29 Nos. (47-75)
EWS Plots Extent : 1705.47 Sq.m (10.34 %)

Gifted over to Local Body :
Layout Road & Splay Extent : 6718.90Sq.m
Public Purpose : 82.60Sq.m (0.50 %)
TANGEDCO Purpose : 98.19Sq.m (0.59 %)
Park : 1685.35 Sq.m (10.23%)
The fees/charges collected from the applicant are as follows:

1. Scrutiny Fee - Rs.34,800/- Payment Receipt No. 2025092654745
Transaction ID :0650885727129 Dt: 26-09-2025

2. Display Board Charges – Rs.10,000/- Payment Receipt No. 2025121954745
Transaction ID :7004447766623 Dt:19-12-2025

3. Centage Fee – Rs.33,000/- E-Challan No.20251219011897
SBI Collect Bank ref No. IK0DMSWUC7Dt: 19-12-2025

4. Sub-division Fee – Rs.44,000/- Payment Receipt No. 2025121954745
Transaction ID :7004447766623Dt: 19-12-2025

5. Development Fee – Rs.92,800/- Payment Receipt No.2025121954745
Transaction ID :7004447766623Dt: 19-12-2025

6. Flag Day Fund Fee –Rs.6,600/- Receipt No: FD/FUND/1822800
Bank Ref. No:IP253536604115 Dt: 19.12.2025

Assistant Director
District Town and Country Planning Office,
Chengalpattu District.

Copy to :-

1.Thiru. George Benjamin Cherian and Others,
Old No.19/8, New No.34/8,
IC Swaranalok Apartment,
Melony Road, T.Nagar,
Guindy,
Chennai – 600 017

2. Tahsildar concerned (TamilNilam).
CheyyurTaluk Office,
Chengalpattu District.

3. The Chairman,
Tamil Nadu Real Estate Regularity Authority,
I & II Avenue, Annanagar (East),
(Near Valliammal School),
Chennai - 600 102.

4. Sub Registrar,
CheyyurRegistrar Office,
Chengalpattu District.

5. Assistant Director (Land Survey)
No.67, Varadharav Street,
NGGO Nagar,
Chengalpattu – 603 001.

S.No	Description of Charges	Amount	Receipt No and Date
1	Scrutiny fee	34800	26/09/2025
2	OSR Fee		
3	Centage Charges	33000.00	19/12/2025
4	Development Charges	92800.00	19/12/2025
5	Display Board Charges	10000.00	19/12/2025
6	Satellite town charge		
7	Sub Division Charge	44000.00	19/12/2025

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

Chengalpattu District.

Enclosure

1.Layout original map and Condition – 2 set

Signature Not Verified
Signed by: Assistant Director
Location: Chengalpattu
Date: 2025.12.19 19:16:48