Verified RealEstate™

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

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU CU 490898

D. RAVEENDIRAN
STAMP VENDOR
L. No : 16627 / B - 1 / 95/
SINGANALLUR
CBE, TAMILNADU

21/03/2023 D Asokan Coimbatore

GENERAL POWER OF ATTORNEY.

Know all men by these presents I, **Dr.R.NEELAVENI** W/o. Mr.D.Asokan, (Aadhaar No.3973 0157 0929) (Passport No.P8977306) (Visa No.M8789903) (PAN.ACQPN2593P) residing at 6, Srinivasa Garden Extension-1, Uppilipalayam Post, Coimbatore-641 015, do hereby appoint, nominate and constitute my husband **Mr. D.ASOKAN** (Aadhar No.6465 8439 9959) (PAN.AKMPA3072E) (Cell No.8608449585) S/o. K.V.Dhamotharan, residing at 6, Srinivasa Garden Extension-1, Uppilipalayam Post, Coimbatore-641 015 as my lawful attorney witnesseth as follows:

R. Neelay

Principal

Power of Attorney holder.

Document No. 77 8523 of Book
4 Contains 9 Sheets 1 Sheet

Registering Officer

Whereas I intend to purchase immovable properties in Tamil Nadu, India, now I will be shortly moving to USA in probably one month. I may be back to India only after 6 months and I could not be able to look after the affairs pertaining to purchase of immovable properties etc, Hence I hereby appoint My husband Mr. **D.ASOKAN** being my lawful attorney to do the following deeds, things and acts :

1. to negotiate with intending vendors towards purchase of immovable properties within India either flat or constructed house or vacant sites/land or any other form as my attorney deems fit and proper on behalf and in my name.

2. to complete the purchase on my behalf with respect to immovable properties, to enter and execute necessary purchase agreement with proposed vendors towards purchase of immovable properties in my name and on my behalf , to pay advance money towards purchase of such property ,to negotiate terms and Conditions towards purchase of said immovable properties, to appear before appropriate Registrar's office towards completion of said purchase, by getting Sale Deed in my favor and on my behalf to sign such of those documents as to be required by Registration authority.

3. to pay the entire sale consideration on my behalf with respect of property to be purchased, to get necessary receipts to that effect, to sign all other and connected documents for completion of sale on my behalf;

4. to look after and manage the affairs of the property to be purchased after its purchase and to pay all taxes, electricity charges, water charges and to obtain receipt for the same.

R. Neelan

Principal

Power of Attorney holder.

Document No. 77 of 2023 of Book 4
Contains 9 Sheets 2 Sheet

Registering Officer

5. to obtain loans from any Nationalized Bank / Scheduled Banks / Corporate Banks or any financial institution, housing development banks, on my behalf towards purchase of such immovable properties or for construction over immovable properties of vacant site and to execute and enter into an agreement for construction of building and by mortgaging my such property to be purchased as aforesaid as security, to deposit original title deeds pertaining to such of my property after its purchase either through bank loan or otherwise, with an intention of creating a security towards obtaining the said loan or the loan availed and thereby to execute necessary memorandum of deposit of title deeds evidencing deposit of title deeds over my property , to sign necessary loan agreements on my behalf as to be demanded by the banks, to execute any other documents pertaining to availing loans from the banks, if necessary to execute simple mortgage in favour of the bank by registering it before the concerned registrar's office on my behalf, to receive loan amount from banks, to discharge the same, in generally to execute all other and connected loan documents to the banks effectively as to be demanded by the bank in order to avail the said mortgage loan on our behalf, to execute necessary loan revival letter if any needed in due course;

6. to apply and get the Telephone connection, Gas connection ,Electricity connection etc in my name and also for getting property assessed for property tax accounts as and when required on my behalf during my absence from India;

7. to lease out the property to be purchased after its purchase either in part or full to any person by fixing rent and advance, to receive rents and advance and to give valid receipts for the same.

8. to execute and sign in my name and on my behalf of any purchase deed that stands whatsoever in my name and to lease, exchange, surrender lease or dispose of any house , building, land or other property belonging to me now or hereafter or held by me and to transfer, lease any mortgage, or also to execute or enforce any powers of sale or other powers under any such mortgages or charges or otherwise to realize or obtain the benefit thereof in such manner as may be necessary or expedient.

Registering Officer

R. Neelam

Principal

Power of Attorney holder.

9. to engage advocates for conducting any proceedings before civil or criminal courts in respect of my properties to sign vakalath, Plaint, Petitions, Affidavits, appeals and other documents, to give evidence which are required for defending or prosecuting the above cases;

10. to appear and present necessary applications before any Government offices, local bodies and others in my name etc.

11. to invest any of my moneys upon such investments as my attorney in his absolute discretion think fit with power, from time to time, to vary investments and pending investment or otherwise to deposit any of my moneys at any bank or banks.

12. to operate any bank account whether in my name or opened by her to issue cheques and to otherwise deal with my accounts, current, Savings bank or fixed deposit or any other kind.

13. And generally to do all acts, deeds and things which my said attorney think fit and necessary for the purposes aforesaid as fully and effectually in all respects as I could do the same myself.

14. Proper Accounts should be maintained and produced whenever needed.

15. I have not received any consideration for executing this power of attorney.

And I DECLARE that all acts, deeds and things done executed or performed under or by virtue of this deed, by my said attorney shall be binding on me as if the same were done, executed or performed by me personally.

R. Neelan
Principal

Power of Attorney holder.

Document No. 77 2023 of Book 4
Contains 9 Sheets 4 Sheet

Registering Officer

IN WITNESS WHEREOF I HAVE SIGNED THIS POWER OF ATTORNEY AT COIMBATORE ON THIS 21st day of MARCH 2023.

R. Neelan
Principal

Power of Attorney holder.

WITNESSES:

1. T. Radhakrishnan — (**Radhakrishnan Thiruvenkatasamy**) (Aadhar No.3169 1073 7222) S/o.Thiruvenkatasamy, No.43, Muthu Nagar, Masakalipaliyam, Uppilipalyam Post, Coimbatore-641 015.

2. — **(Mr.D.Aravindan)** (Aadhar No.2128 9992 3979) S/o.Dhamodaran, 2, Sri Balasubramania Nagar, 60 Feet Scheme Road, Peelamedu Post, Coimbatore-641 004.

Prepared By: -



R. Ilangovan

R. ILANGOVAN, B.Sc.,
Document Writer,
L.No. B/1198/CBE/91
Coimbatore - 641005
Ph.No. 9842203452
ilangovan170465@gmail.com

Document No. 77 of 2023 Book 4
Contains 9 Sheets 5 Sheet

Registering Officer

இந்திய தனிப்பட்ட அடையாள ஆணையமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 1178/06004/02835

To
அசோகன் தா
Asokan D
S/O K V Dhamotharan
No 6 Srinivasa Gardens Extn 1
Coimbatore East
Uppilipalayam Coimbatore
Tamil Nadu 641015

24/11/2011

2588075

UG2588077541N

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6465 8439 9959

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारत सरकार
GOVERNMENT OF INDIA



அசோகன் தா
Asokan D
பிறந்தவருடம் / Year of Birth : 1961
ஆண்பால் / Male

6465 8439 9959

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணையமைப்பு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrolment No.: 1178/06036/00521

To
டாக்டர் இரா நீலவேணி
Dr R Neelaveni
W/O D Asokan
6 SRINIVASA GARDEN EXTN 1
UPPILIPALAYAM COIMBATORE EAST
Uppilipalayam Coimbatore
Tamil Nadu 641015
9894365195

19/01/2012

2612274

UG0261227491N

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3973 0157 0929

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारत सरकार
GOVERNMENT OF INDIA



டாக்டர் இரா நீலவேணி
Dr R Neelaveni
பிறந்தவருடம் / Year of Birth : 1964
பெண்பால் / Female

3973 0157 0929

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

R. Neela

Document No. 77 of 2023 of Book 4
Contains 9 Sheets 6 Sheet

Registering Officer

இந்திய தனிநபர் அடையாள ஆணைய அரசு

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 0000/00113/97821

To
தா அரவிந்தன்
D Aravindan
S/O Dhamodaran
2 Sri Balasubramania Nagar, 60Feet Scheme Road
Peelamedu
Coimbatore South
Peelamedu
Coimbatore
Tamil Nadu 641004

17/11/2011

232417564

MP324175645FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2128 9992 3979

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



தா அரவிந்தன்
D Aravindan
பிறந்த நாள் / DOB : 21/04/1957
ஆண்பால் / Male

2128 9992 3979

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



Radhakrishnan Thiruvenkatasamy

DOB: 29/05/1958
Male

3169 1073 7222

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

Address: S/O:
Thiruvenkatasamy, NO 43,
MUTHUNAGAR,
MASAKALIPALAYAM,
Coimbatore South,
Uppilipalayam, Coimbatore,
Tamil Nadu, 641015

3169 1073 7222

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

T. Radhakrishnan

Document No. 77 2823 of Book 4
Contains 4 Sheets 7 Sheet

Registering Officer

Presented in the office of the Sub Registrar of Singanallur and fee of ₹ 260/- paid at 11:35 AM on the 21/03/2023 by

Left Thumb  	R. Neelaz Additions as per recitals of document	
Execution admitted by Left Thumb  	R. Neelaz Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:195032eed64aa25f8143449e512047e81f1462 **(Details from UIDAI : Dr R Neelaveni W/O D Asokan, 11-01-1964, xxxxxxxx0929)**	
Claim admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:111535e09527ab89a744f3804bb0ae1f2c019d **(Details from UIDAI : Asokan D S/O K V Dhamotharan, 28-02-1961, xxxxxxxx9959)**	

21st day of March 2023

Incertt Reetha I
Sub Registrar
Singanallur

Document No. 77 2023 of Book 1
Contains 9 Sheets 8 Sheet

Registering Officer

Registered as Number **R/Singanallur/Book-4/77/2023**.

Date: 21/03/2023
Singanallur

Vincent Reetha I
Sub Registrar

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

Document No. 77 of 2023 of Book 4
Contains 9 Sheets 9 Sheet

Registering Officer



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

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

NRI & Investment Services

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

Compliance & Special Services

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



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

Ownership, Compliance & Legal Verification

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

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate