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DIGITALLY VERIFIED RECORD

5000Rs.



Mrs. Viji Krishnan

Rs 5000/-

AHMED. S. MOHOMED,
LICENCE NO. A 21843/70
No. 13, Singanna Naick St.
MADRAS-600 001.
Phone No: 529404

7752
21.8.95

SALE DEED

This DEED of ABSOLUTE SALE executed at Madras this 24th day of August 1995 between M/s.(1)A.D.Balakrishnan, son of Late A.Dhanapal pillai, aged 64 years (2) D.B.Gopinath aged 31 years and (3)D.B.Balaji, sons of A.D.Balakrishnan,aged 23 year all residing at 29, Chinappa Rowther Street, Triplicane, Madras-600 005 hereinafter represended by their power ofattorney M/s.Apollo Estates & Builders Privated Ltd.,hereafter represented by its Managing director, Mr.Jamal Asan Aliyar, having its registered office at Gee Gee Plaza,First Floor, No.1, Wheat Crofts Road,Nungambakkam,Madras-600 034, vide registered as

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director

S 2386
Sh 31148
2400
30

11440/95

4930/95

Document No. 4930 of 98
Book I ..... Cash
II Book 1

Presented in the Office of the Sub-Registrar of Kodambakkam and fee of Rs. 24.30 Paid.....
between the hours of 1 & 2
and on the 24th August 1995

Aliyar

EXECUTION ADMITTED BY

Aliyar JAMAL ASAN ALIYAR S/O. JAMAL MOHIDEEN
3C EDEN APARTMENTS, KILPAUK. MS-10.

Power Agent for Vendors 1 to 3.

PERSONALLY KNOWN
TO
THE REGISTRAR

24th Day of August 1995

Sub-Registrar

Registered as No. 4930 of 1995
Of Book 1 Volume 1739.
Pages 199 to 202.
12th Day of September 1995.

Sub-Registrar

5000Rs.





Mr Viji Krishnan

Rs 5000/-

7753

21-8-95

AHMED. S. MOHOMED,
LICENCE NO. A 2[illegible]43/70
No. 13, Singarsa Naick St,
MADRAS-600 001.
Phone No: 5229404

Doc.No.256, of 93, in the files of the sub Registrar, Triplicane, Madras, hereinafter called the Vendor of the party of the first part.

TO AND IN FAVOUR OF

Mrs.Viji Krishnan,W/O.MR.Krishna,aged 27 years,residing at No.15,Gangai Amman Colony,Vadapalani,Madras-600 026 hereinafter called the purchaser of the party of the second part.

The terms Vendors, and the purchaser wherever they may occur requires to mean and include their respective heirs, legal

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director

முத்திரைத் தீர்வை ரூ. 1,12,561/- என மதிப்பிடப்பட்டு முத்திரைத் தீர்வை செலுத்தப்பட்டுள்ளது. இதைத்தவிர பதிவுக் கட்டணம் ரூ. 16436/- மதிப்பிடப்பட்டு பதிவுக் கட்டணம் செலுத்தப்பட்டுள்ளது.

தொகை இந்திய உச்ச நீதி மன்ற 27-9-1991-ம் நாளிட்ட ஐ.ஏ.எண். 2-265 90 ஐ.ஏ.எண்.1/91 மற்றும் ஐ. ஏ. எண். 266-529 / 91 ஆணைப்படி இச்சொத்தின் மீது தமிழ்நாடு அரசுக்கு முதல்வைப்பு உரிமை (FIRST CHARGE) ஏற்படுத்தப்படுகிறது.

இந்த வழக்கில் உச்ச நீதி மன்ற இறுதி ஆணைக்குட்பட்டு சொத்து பின்னர் எந்தவை தரப்புக்கு மாற்றப்பட்டாலும் இத்தொடர்பை சொத்தை பெறுபவர்கள் ஏற்றுத்த வேண்டும்.

இந்த குறிப்பாணை இந்திய உச்ச நீதி மன்ற 12-4-1991-ம் நாளிட்ட சி.ஏ.எண். 5656-5914 /90 மற்றும் சி.ஏ.எண். 5914 @ 90 5914@ 90-ன் இ.ஏ.எண். 2-265/90 ஐ.ஏ.எண். 1/91 மற்றும் இ.ஏ.எண். 266-529/91 ஆணைகளின்படி இச் சொத்தின் மீது எழுதப்பட்டது.

4930 95

Book I 1

II 2

5000Rs.



Rs 5000/-

Mrs. Vijaya Krishnan.

AHMED. S. MOHOMED,
LICENCE NO. A... 43/70
No. 13, Singa... Stock St,
MADRAS-600 001.
Phone No: 522404

1754
21-8-95

representative, executors, administrators in interest and assigns:

Whereas A.D.Balakrishnan being the only legal heir of late A.Dhanapal pillai who died on 15th Jan. 1972 and that the children of A.D.Balakrishanan, namely, D.B.Gopinath and D.B.Balaji became co-owners along with A.D.Balakrishnan, their father by virtue of succession and have been in possession and enjoyment of the land bearing corporation Division No.92and 109, Pulliyur Village, Anaipallthaku, presently Periyar Pathai, Kodambakkam of an extent of 2

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director.

4930-91



2 MAY 1995

Mr. Viji Krishnan

B 5000/-

7755
21.8.95

AHMED. S. MOHOMED,
LICENCE NO. A 2[illegible]43/70
No. 13, Singanna Naick St,
MADRAS-600 001.
Phone No: 5[illegible]04

grounds and 2130sq.ft.or thereabouts, more fully described in Schedule A hereunder referred to as the said premises.

Where as the late A.Dhanapal pillai had purchased the property from one G.Ramaswami on 7th Jan 61 under a registered deed of sale vide Doc.No.54 of 61 and had been in full enjoyment of the same free from all encumbrance.

WHEREAS the vendor has put the purchaser on notice that the remaining interest in the said premises will also be similarly conveyed to all other persons who will enter into similar suitable agreements with the vendor.

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director.



2 MAY 1995

Mrs Viji Krishnan

Rs 5000/-

7770
22-8-95

AHMED. S MOHOMED.
LICENCE NO. 43/70
No. 13, Singitha Pillai Street
MADRAS-600 001.
Phone No: 5229404

Whereas the purchaser is willing to purchase the undivided portion of the land more fully described in Schedule B'hereto and that the considration having been paid in full.

The Vendor assure the purchaser that there are no claims, charges encumbrances, pendents on the said property or any part thereof herein conveyed, and further covenants with purchaser that they have not created any encumbrance over the 'B' Schedule property and the purchase may quitely enter upon the said property and hold and enjoy the same for ever absolutely.

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director.



2 MAY 1995

Mr. Vijay Krishnan

7771
22-8-95

Rs 5000/-

AHMED S. MOHOMED.
LICENCE No. A [illegible] 43/70
No. 13, Singa[illegible] Pillai St,
MADRAS-600 001.
Phone No: 52[illegible]404

The vendor assure that the purchaser is at liberty to enjoy the property free from any encumbrances whatsoever except in so far allotted to the other purchasers of similar undivided land in the said schedule 'A' mentioned property.

AND whereas the purchaser have satisfied herself the title of the vendors.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS;

1.The vendors do hereby grant, convey, transfer and sell unto the purchaser the undivided interest in the land described in

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director.

4930 qs-



Mrs. Vijaya Krishnan

NO/.

AHMED. S. MOHOMED,
LICENCE NO. A [illegible]43/70
No. 13, Singapore Back St,
MADRAS-600 001.
Phone No: 5[illegible]04

..7..

schedule'A' more particularly described in schedule'B' hereunder of an extent of 599 sq.ft. of undivided share out of total area of 2 ground & 2130 sq.ft. for a sum of Rs.2,39,600/-(Rupees Two lakh Thirty nine thousand Six hundred only) the receipt of which is hereby acknowledged.

2.The vendor covenants with the purchaser and assure that they are the absolute and exclusive owners of the property hereby conveyed and that no person or persons other than the vendor hath any right, title or interest in the same, and that the said property is free from any encumbrances what so ever.

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director

4430 qs

...2...

schedule A, more particularly described in schedule B, hereunder
of an extent of 000 sq.ft. of multiplied where one of total area
of 5 Pronud & 5130 sq.ft. for a sum of RM 5,35,000\-(Ringgit
Two Lakh Thirty nine thousand six hundred only) the receipt of
which is hereby acknowledged.

2. The Vendor covenants with the purchaser and assure that they
the absolute and exclusive owners of the property hereby
conveyed and that no person or persons other than the vendor has
or have any right, title or interest in the same, and that the said



Mrs Vijaya Kraftman.

AHMED. S. MOHOMED.
LICENCE NO [illegible] 13/70
No. 13, Stu[illegible] Beach St.
MADRAS-600 001.
Phone No: 5229404

7773
22-8-95

3.The purchaser shall not be entilted to claim partition of his/her share in the land described in schedule'A'hereunder and the same shall remain undivided and impartible.

4.The purchaser shall bear his proportionate share of the expenses incurred in maintaining the common areas of land along with the other co-owners of undivided share in the land.

5.The purchaser shall not obstruct the rights of the co-owners for entry and use over the land common passage and amenities.

6.The purchaser agree to pay all the stamp duty and documentation charges and any other incidental expenses in respect of this sale.

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director.

3.The purchaser shall not be entitled to claim partition of his/her share in the land described in schedule'A'hereunder and the same shall remain undivided and impartible.

4.The purchaser shall bear his proportionate share of the expenses incurred in maintaining the common areas of land along with the other co-owners of undivided share in the land.

5.The purchaser shall not obstruct the rights of the co-owners for entry and use over the land common passage and amenities.

6.The purchaser agree to pay all the stamp duty and documentation charges and any other incidental expenses in respect of this sale.

Document No. 4930/95 of Book I 1 Contains 11 Sheets 8 Sheet



MADRAS STAMPS 1995

7774

Mrs. Vijaya Krishnan

Rs 100/-

AHMED. S. MOHOMED.
LICENCE NO. A PHS 43/70
No. 13, Stringer Track St.
MADRAS-600 001.
Phone No: 5[illegible]04

7.The vendor convenants with the purchaser that all taxes and public dues on the said property hereby sold and delivered to the purchaser have been piad and the vendor assures that the purchaser that there are no arrears of municipal taxes, quit rents or other public dues and if the purchaser is obliged to pay any amount thereof at a future date, the vendor hereby undertakes to reimburse the same to the purchaser.

'A' SCHEDULE

All that piece and parcel of land situated in Madras Corporation Division No.92 and No.109 Puliyur village,

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director.

Document No. 4930 95
Book I ..... 1 Series
11 Book 9 Sheet

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

DISTRICT TREASURY STAMP MADRAS 1995

Mrs Viji Krishnan

Rs 100/-

AHMED. S. MOHOMED.
LICENCE NO. A - 43/70
No. 13, Sin[illegible] Lock St.
MADRAS-600 001.
Phone No: 52[illegible]

7775
22.8.95

406

..10..

Ananthakkupallam otherwise called Anaipallathaku within the Registration District of Madras-South and Registration Sub-District of Kodambakkam, bearing New survey No.78 of Block No.1, presently Periyar Pathai, and bounded on the

North by land belonging to Duraiswamy Pillai

South by Public Road

East by land belonging to Manogarammal and

West by land belonging to Kuppuswamy Naicker

admeasuring East to west on the Southern side 46 feet on the Northern side 44 feet and south to north on the eastern side

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director

158 feet and on the western side 159 feet described as house site of the extent of 2 grounds and 2130 sq.ft. as per patta.

'B' SCHEDULE

Undivided interest in the schedule 'A' land here in alotted of an extent of 599 sq.ft. The market value of the property is Rs.2,39,600/-(Rupees Two Lakhs thirty nine thousand six hundred only)

In WITNESS WHEREOF the Vendor has signed this deed on the day month and year first above written in the presence of Witness.

WITNESSES:

1. (H.SYED SHAH ALAM)

2. R. A Ashok
(R. ASHOK)

for APOLLO ESTATES & BUILDERS P.LTD

Managing Director/Director

VENDOR.

DRAFTED BY / S. Vijaya.
L.No. A 567 MS (C) / 1993.
(S. VIJAYA)

1

A3 629/2024 TP/17426493 2/2024



தமிழ்நாடு तमिलनाडु TAMILNADU 16 FEB 2024 Z 357519

Mr. D.B Gopinath
5/. Jandiramoorthy Road
Chennai-16

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 9840173096

RELEASE DEED

THIS DEED OF RELEASE EXECUTED AT CHENNAI, ON THIS THE 16th DAY OF **FEBRUARY 2024**, BY,

1. **Mrs. D.B. RENUKA THOMAS (PAN: ACZPR1281K; AADHAR No. 5143 9905 7991),** Daughter of Late A.D.Balakrishnan & Wife of (Late)Sri. D Thomas, aged about 67 years, residing at No. 5/103 Defence Colony Road, St. Thomas Mount, Chennai 600016,
2. **Mrs. D.B.JAYANTHI (PAN: ACCPJ6949B; AADHAR No.5347 4671 4684),** Daughter of Late A.D.Balakrishnan & Wife of Mr. D.Anbazhagan, aged about 65 years, residing at No. 84/252 Bharathi Salai Triplicane Chennai 600 005;
3. **Mrs. D.B. HEMALATHA (AADHAR No 3838 5860 4583),** Daughter of Late A.D.Balakrishnan & Wife of Mr. A Chandrasekharan, aged about 63 years, residing at No. 34 Ayiyer Madam Street, Vridhachalam 606 601,
4. **Mrs. D.B. USHARANI (PAN: AAAPU7319N; AADHAR No.9560 0581 9940),** Daughter of Late A.D.Balakrishnan & Wife of . Mr. S. Ravikumar, aged about 57 years, residing at No. 527/28 (2) HMA Street Triplicane, Chennai 600 005;

D.B. Renuka Thomas

D.B. Jayanthi

D.B. Hemalatha

D.B. Usharani

DOCUMENT NO 629 OF 2024
BOOK 1 CONTAINS 39 SHEETS
1 SHEET.

SUB REGISTRAR
KODAMBAKKAM



தமிழ்நாடு तमिलनाडु TAMILNADU 16 FEB 2024 Z 357520

Mr D B. Gopinath
4-96

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/81
Saidapet, Chennai-15. ☎: 9840173096

5. **Mrs. D.B. KANCHANA (PAN: AOEPK5495B; AADHAR No.3828 6577 5853),** Daughter of Late A.D.Balakrishnan & Wife of Mr. S Dayalan, aged about 55 years, residing at No. 29 Chinnappa Street, Triplicane, Chennai 600 005, **AND,**
6. **Mr. D.B. BALAJI (PAN: BRWPB7024B) (AADHAR No. 5258 8881 8307),** Son of Late A.D.Balakrishnan, aged about 51 years, residing at No. 29/16 Chinnappa Rowther Street; Triplicane, Chennai 600 005, 1 to 6 are Legal Heirs of Late A D Balakrishnan, who shall hereinafter in this Deed of Release be referred to as the **RELEASORS** OF THE ONE PART;

TO AND IN FAVOUR OF

Mr.D.B. GOPINATH (PAN: AAKPG2071P; AADHAR No. 8547 9824 2341), Son of Late A.D.Balakrishnan (Legal Heir of Late A D Balakrishnan), aged about 60 years, residing at No. Plot No 5 Janakiraman Nagar, 3rd Cross Street; Perungudi, Chennai 600 096 who shall hereinafter in this Deed of Release be referred to as the **RELEASEE** OF THE OTHER PART;

D. B. Renuka Rama
D.B. Jayanthi
D. B. Hemalatha
D.B. Usharani
D.B. Balamurugan

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SUBREGISTRAR
KODAMBAKKAM



தமிழ்நாடு तमिलनाडु TAMILNADU 16 FEB 2024 Z 357521

Mr D B Gopinath
CL 96

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 9840173091

.3.

The terms RELEASORS AND RELEASEE wherever they occur, shall mean and include themselves, their respective heirs, executors, administrators, legal representatives and assigns.

WHEREAS, the 'A' schedule mentioned property to this Release Deed, forms part of larger extent of land measuring 15 cents, comprised in T.S No. 38, Block -1 in Puliyur Village, was originally owned by Mr.G. Ramaswami Naidu, S/o. Mr.B. Govindaswami Naidu, who had purchased the said property from one Mrs. Savitri Ammal, by way of a **Sale Deed dated 24th November 1959, registered as Doc No. 3737/1959, in Book-1, Volume – 169, Pages 150 to 153, at the Office of the Sub Registrar, Thyagaraya Nagar.**

WHEREAS, the above named Mr.G.Ramaswami Naidu, in turn sold the above extent of 15 cents of land to Mr. A. Dhanapal Pillai, S/o. Sri. K. Aathimoolam Pillai, by way of a **Sale Deed dated 7th January 1961, registered as Doc No. 54/1961, in Book-1, at the Office of Sub Registrar, Thyagaraya Nagar.**

D. B. Venkatrama ..
D.B. Jayanthi ..
D.B. Hemalatha ..
D.B. Usharani ..

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SUBREGISTRAR
KODAMBAKKAM



தமிழ்நாடு तमिलनाडु TAMILNADU

16 FEB 2024

Z 357522

Mr. D. B. Gopinath
96

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 9840173096

.4.

WHEREAS, **Mr. A.Dhanapal Pillai died intestate on 15th January 1972 (Date of Death evidenced by Death Certificate dated 27th August 1980, vide Registration No.5, issued by the Corporation of Madras)** leaving behind his **only Son Mr. A. D. Balakrishnan as his only legal heir**, as evidenced by the **(Legal heirship Certificate dated 14th September 1988, vide D.Dis (B.5)/12644/88, by the Office of Taluk Office Mylapore, Triplicane, Madras)**.

Whereas the Mr. A.D. Balakrishnan herein was in continuous uninterrupted possession and enjoyment of the said land measuring 15 Cents (i.e 2 Grounds and 2130 Sq. feet) extent of land, which is more fully described in the Schedule herein below with full power of alienation.

WHEREAS, Mr. A. D. Balakrishnan has decided to construct and develop the above mentioned property, i.e. the land measuring 2 Grounds & 2130 Sq. feet (15 Cents) into residential flats and Obtained Sub Division Approval & Construction Approval from Corporation of Chennai, vide Planning Permit No. SD 240/93, dated. 28.12.1993 & Planning Permit No. 318/94, dated. 06.09.94 and PPA approved by MMDA vide Lr. No. A1/524/94, dated. 25.04.94 and entered into an Agreement for construction of dwelling units in the Schedule A Mentioned Property with M/s. Apollo Estates and Builders Private Ltd. on and Mr. A D Balakrishnan has appointed as his

D-B. Renuka Thomas
D-B. Gayathri
D-B. Hemalatha
D-B. Uthara Sekaran
D-B. [illegible]

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..4..SHEET.

SUBREGISTRAR
KODAMBAKKAM



தமிழ்நாடு तमिलनाडु TAMILNADU

16 FEB 2024

Z 357523

Mr. D. B. Gopinath
cl 96

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 9840173091

.5.

Power of Attorney Agent for to Develop the said 2 Grounds and 2130 Sq. feet (15 Cents) to construction a Residential Apartments by the Project known as "APPOLLO TWINS" and he has executed a Power of Attorney dated 20th October 1993, registered as Doc. No. 256/1993, in Book -4, at the Office of the Sub-Registrar, Triplicane. Whereas Mr. A. D. Balakrishnan was allotted **Flat No. A-3, having plinth area of 907 Sq. feet together with a Reserved Car Parking Area with Undivided share of land of 841 Sq. feet out of total land area measuring 2 Grounds and 2130 Sq. feet (ie 6930 Sq.. feet)** which is more fully described in the Schedule A mentioned property herein.

WHEREAS, **Mr. A. D. Balakrishnan died intestate on 11th March 2014 (Date of Death evidenced by Death Certificate dated 13th March 2014, vide Registration No.2014/09/119/000079/0, issued by the City Health Officer, Greater Chennai Corporation),** his wife, **Mrs. Sarojini Balakrishnan died intestate on 28th October 2015, (Date of Death evidenced by Death Certificate dated 28th October 2015, vide Registration No.2015/09/115/0020990/0, issued by the City Health Officer, Greater Chennai Corporation),** thus leaving behind

D.B Renuka Rama
D.B Gopinath
D.B. Hemalatha
D.B Uthaya
D.B.

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SUBREGISTRAR
KODAMBAKKAM



தமிழ்நாடு तमिलनाडु TAMILNADU

16 FEB 2024

Z 357524

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 9840173090

Mr. D.B Gopinath
CL 96

his children, Viz., **1) Mrs. D. B. Renuka Thomas, 2) Mrs. D. B. Jayanthi, 3) Mrs. D.B. Hemalatha, 4) Mrs. D. B. Usharani, 5)Mrs. D. B. Kanchana, 6) Mr. D. B. Balaji (Releasors 1 to 6 herein & 7) Mr. D. B. Gopinath – the release herein (6 & 7 are Sons),** as his only **7 legal heirs (1 to 5 are Daughters & 6 & 7 are Sons)**, as evidenced by the **Legal heirship Certificate dated 30th January 2024, vide Certificate No. TN-7202401231350, by the Office of Tahsildar, Mylapore.**

Thus,1) Mrs. D. B. Renuka Thomas, 2) Mrs. D. B. Jayanthi, 3) Mrs. D.B. Hemalatha, 4) Mrs. D. B. Usharani, 5) Mrs. D. B. Kanchana, 6)Mr. D. B. Balaji – Releasors 1 to 6 herein & Mr. D. B. Gopinath – the Release herein, have jointly inherited the 'A' schedule mentioned property to this Release Deed and had become the joint lawful owners of the same, **each of them entitled to 1/7rd undivided share in the 'A' schedule mentioned property** to this Release Deed.

AND WHEREAS, the RELEASORS are the sisters and brother respectively of the RELEASEE, they out of their natural love and affection towards the RELEASEE, have decided to **release and relinquish their 6/7th undivided share of land and building right, title and interest over the 'A' schedule property**, which is stated and described as 'B' schedule property to this Release

D. B. Renuka Thoma
D. B. Jayanthi
D. B. Hemalatha
D. B. Usharani
D. B. Kanchana
Dept.

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.....1.....SHEET.

SUBREGISTRAR
KODAMBAKKAM



தமிழ்நாடு तमिलनाडु TAMILNADU

16 FEB 2024

Z 357525

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 9840173096

.7.

Deed, in favour of the RELEASEE, in order make the RELEASEE, the sole, absolute lawful owner of the 'A' schedule mentioned property and with that object, the RELEASORS have decided to execute this Deed of Release, in favour of the RELEASEE and NOW THIS DEED OF RELEASE WITNESSETH as follows: -

1) That the above named RELEASORS out of their natural love and affection towards the RELEASEE – being their brother, hereby release and relinquish their 6/7th undivided share of land and building right, title and interest over the 'A' schedule property, which is stated and described as 'B' schedule property to this Release Deed, in favour of the RELEASEE absolutely, which shall come into force forthwith, on which the RELEASEE can enjoy the 'B' schedule mentioned property to this Release Deed absolutely with full powers and rights as its absolute, sole and lawful owner with immediate effect.

2) The RELEASORS do hereby covenant with the RELEASEE that they are the legal, true and absolute joint owners of the 'B' schedule property, which is hereby released and conveyed in this Release Deed in favour of the RELEASEE herein and no other person or persons other than the RELEASORS have any manner of right, title or interest whatsoever in the said 'B' schedule property or in any part thereof.

D. B. Renuka Thoma

D. B. Lakshmanth

D. B. Hemalatha

D. B. Uthara Sekaran.

DOCUMENT NO .....629.....OF 2024
BOOK .....1.....CONTAINS.....37.....SHEETS
.....7.....SHEET,

SUBREGISTRAR
KODAMBAKKAM



தமிழ்நாடு तमिलनाडु TAMILNADU 16 FEB 2024 Z 357526

Mr. D. B Gopinath
C 96

M. KAILASH CHAND
STAMP VENDOR - L.No.11727/C/91
Saidapet, Chennai-15. ☎: 9840173091

3) The RELEASORS do hereby further covenant with the RELEASEE that they have perfect title, right, power and authority to execute this Release Deed and convey the 'B' schedule property in the schedule hereunder, to and in favour of the RELEASEE and that the RELEASORS have not done or knowingly suffered any act, deed or thing whereby the said property is affected or impeached in estate, right, title or otherwise or whereby they have been hindered from conveying and transferring the 'B' schedule mentioned property to this Release Deed to the RELEASEE in the manner aforesaid.

4) The RELEASORS do hereby declare that there is no encumbrance, lien, trust, charge, claim or lispendens, whatsoever, now subsisting on the 'B' schedule mentioned property to this Release Deed and the said property is not the subject matter of any suit or attachment or other proceedings before any court or public or revenue or other authority or any acquisition proceedings.

5) The RELEASORS do hereby covenant with the RELEASEE that as far as the 'B' schedule property is concerned, on execution and registration of this Release Deed, the RELEASEE shall and may peacefully and quietly enter into and possess and enjoy the entire 'A' Schedule property, as its sole and absolute lawful owner, without any let or hindrances, interruption, disturbance from or by them or any person or persons claiming through them.

D. B. Renuka Rama
D. B. Hemalatha

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..... 8 ..... SHEET.
SUB REGISTRAR
KODAMBAKKAM

SCHEDULE - A
(Whole Property)

An undivided **841 Sq. feet**, share of land right, title and interest out of the total extent of **2 Grounds and 2130 Sq. feet (i.e. 6930 Sq. feet)** as per Patta and together **Flat Bearing No. A-3** in the **First Floor** of the building named as **"APPOLO TWINS"** having a **super built up area measuring 907 Sq. feet** (inclusive of common areas and amenities) and a **Covered Car Parking Area** in the Basements, with Situated in in **New Door No. 53/A3, Old No. 119A3, Periyar Pathai, Choolaimedu, Chennai 600094**, comprised in **Town Survey No.78, Block No -1, of PULIYUR VILLAGE,** Egmore Taluk, Chennai District, and the entire land being bounded on the:

North by	:	Land belonging to Mr. Duraiswamy Pillai;
South by	:	Public Road (PERIYAR PATHAI),
East by	:	Land belonging to Manogarammal and;
West by	:	Land belonging to Sri Kuppuswamy Naicker;

Admeasuring,

East to West on the Northern side	: 44 feet,
East to West on the Southern side	: 46 feet,
North to South on the Eastern side	: 158 feet,
North to South on the Western side	: 150 feet,

Situated within the Registration District of Chennai Central (formerly Chennai South) and Sub Registration District of KODAMBAKKAM (formerly Thiyagarayanagar), lying within the limits of Greater Chennai Corporation.

Market Value of Schedule A Property - Rs. 56,00,000/-

SCHEDULE – B
(Property hereby Released)

6/7thUndivided share of land and building right, title and interest from and out of the 'A' schedule property, as state above.

Market Value of Schedule B Property - Rs. 48,00,000/-

D. B. Renuka Thana

D. B. Hemalatha.

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.....1.....SHEET.

SUBREGISTRAR
KODAMBAKKAM

IN WITNESS WHEREOF THE RELEASORS HAVE HEREUNTO SET THEIR HANDS AND SUBSCRIBED THEIR SIGNATURE TO THIS DEED OF RELEASE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING: -

1. **D.B. RENUKA THOMAS**

2. **D.B.JAYANTHI**

3. **D.B. HEMALATHA**

4. **D.B. USHARANI**

5. **D.B. KANCHANA**

6. **D.B. BALAJI**

RELEASORS

WITNESSES:

1.	**J.GUNASEKARAN,** Son of Mr. Jaganathan, No. 130, F Block, Thanikachalam Nagar 4th Street, Ponniammanmedu, Chennai 600110, AADHAR: 6916 3870 6401	
2.	**S SARAVANAN,** Son of Late Sundaram, No. 1, Pillaiyar Koil Street, Old Pallavaram, Chennai 600043, AADHAR: 7901 4111 1149	

DRAFTED BY



S. KRISHNAN, Advocate, Enrol No. 1841/2004, No. 223, N.S.C.Bose Road, YMCA, Building, III Floor, Parrys, Chennai 600 001.

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SUBRE...

KODAMB...

ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (☐) mark the relevant item involved in the following: -

I. Description of building

(a) Construction of the structure

- Cement or lime mortar ☑
- Partly cement or lime ☐
- Partly mud mortar ☐

(b) Depth of foundation — 3 –4 feet ☑ — Above 4 feet ☐

(c) Thickness of walls in ground floor — 9" ☑ — 1' ☐ — 1'.6" ☐

(d) Whether teak wood used throughout — Yes — No ☑

(e) Flooring — Mosaic ☐ — Ordinary ☑ — Marble ☐

II. Age of the building	29 YEARS
III. Extent of the site VDS	841 Sq. feet
Cost of the land	Rs. 48,77,800 /-

IV. Built up area (each type of construction involved in each floor)

NOTE: -Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Ground floor	-	-	-	-	-	-	-	-
First floor	-	907 Sq.ft	-	-	-	-	-	-
Second floor	-	-	-	-	-	-	-	-
Third floor	-	-	-	-	-	-	-	-

V. Area of separate car gate and of construction involved, if any	Common
VI. (a) Length of compound wall, if any :	
(b) Length of barbed wire or link fence:	-
VII. Is there a separate latrine or chain septic tank	-
VIII. Well, if any, with diameter and depth	
IX. Electrical installations- (a)No. of points:	5 NOS
(b)No. of fans:	-
(c)No. of electric motor pump sets	Common - 1 NO
X. Annual rental value	Rs. (6/7 sheet)
XI. The executants' estimate of the market value of the Land and Building	LAND RS. 41,80,971/- (48,77,800/-) BUILDING RS 6,19,029/- (7,22,200/-) TOTAL RS. 48,00,000 /-

DOCUMENT NO ..... OF 20..
BOOK ..... CONTAINING ..... SHEETS
SHEETS
SUBREGISTRAR
KODAMBAKKAM

PLACE CHENNAI
DATE 16/02/2024

D. B. Uthaya
D. B. Ramatha Thomas
D. B. Jayanthi
D. B. Hemalatha

R/Kodambakkam/Book-1/629/2024

Presented in the office of the Sub Registrar of Kodambakkam and fee of ₹ 12,910/- paid at 04:43 PM on the 16/02/2024 by

Left Thumb  	D. B. Renuka Thomas 98401 68235 Additions as per recitals of document	
Execution admitted by Left Thumb  	D. B. Renuka Thomas Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:095327e890f89229864c318372a4e051301e3d **(Details from UIDAI : Renuka Thomas D B W/O Thomas D, 02-12-1957, xxxxxxxx7991)**	
Execution admitted by Left Thumb  	Jayanthi 9444938686 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:0175994e740a91aadc4498b080f076db4ac669 **(Details from UIDAI : Jayanthi D B C/O Anbazhagan, 1959, xxxxxxxx4684)**	
Execution admitted by Left Thumb  	D. B Hemalatha 9443702991 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:82957599ef0f93044d4089acc6f8722272a623 **(Details from UIDAI : Hemalatha D B W/O: Chandrasekharan, 27-11-1961, xxxxxxxx4583)**	

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SUBREGISTRAR
KODAMBAKKAM

R/Kodambakkam/Book-1/629/2024

Execution admitted by Left Thumb  	D B Usharani. 9790863576 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:2900281ff02552aa5d4dfbcd6c8d8468faaa4 **(Details from UIDAI : Usharani D B W/O: Ravikumar, 12-06-1967, xxxxxxxx9940)**	
Execution admitted by Left Thumb  	D B Kanchana E07H0T2784 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:078526e6fb4c45fd7f46eb8eb07e1a60a53410 **(Details from UIDAI : D B Kanchana W/O: Dayalan, 1969, xxxxxxxx5853)**	
Execution admitted by Left Thumb  	D B B 9940504039 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5829595a6719cc8f7b4c79b650e7037da52d85 **(Details from UIDAI : D B Balaji S/O: Balakrishnan, 1973, xxxxxxxx8307)**	

16th day of February 2024

Gandhi kanimozhi
Sub Registrar
SUB-REGISTRAR
KODAMBAKKAM

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SUBREGISTRAR
KODAMBAKKAM

R/Kodambakkam/Book-1/629/2024

Registered as Number R/Kodambakkam/Book-1/629/2024.

Date: 16/02/2024

Kodambakkam

4807/242

Gandhi kanimozhi
Sub-Registrar

SUB-REGISTRAR
KODAMBAKKAM

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SUBREGISTRAR
KODAMBAKKAM

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 2007/28410/12128

To
சரவணன் சுந்தரம்
Saravanan Sundaram
S/O: Sundaram
1
PILLAIYAR KOVIL
OLD PALLAVARAM
Nanmangalam
Old Pallavaram
Kancheepuram Tamil Nadu - 600117
9840577321

Download Date : 04/11/2017 Generation Date : 28/03/2013

Valid upto unknown

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7901 4111 1149

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



சரவணன் சுந்தரம்
Saravanan Sundaram
பிறந்த நாள்/DOB: 25/05/1969
ஆண்/ MALE

7901 4111 1149

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் ஆதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- 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

Address:
S/O: Sundaram, 1, PILLAIYAR KOVIL, OLD PALLAVARAM, Nanmangalam, Kancheepuram, Tamil Nadu - 600117

முகவரி:
S/O: சுந்தரம், 1, பிள்ளையார் கோவில், பழைய பல்லாவரம், நன்மங்கலம், காஞ்சிபுரம், தமிழ் நாடு - 600117

7901 4111 1149

DOCUMENT NO .....629.....OF 2024
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SUB REGISTRAR
KODAMBAKKAM

SAROJ BALA

D. B Ramesh Kumar

Jayanthi

D. B. Hemalatha

D. B. Ushakaumari

Balakumaran

DOCUMENT NO .....

BOOK .....CONTAINS.....

.....SHEET.

GPS Map Camera

Chennai, Tamil Nadu, India

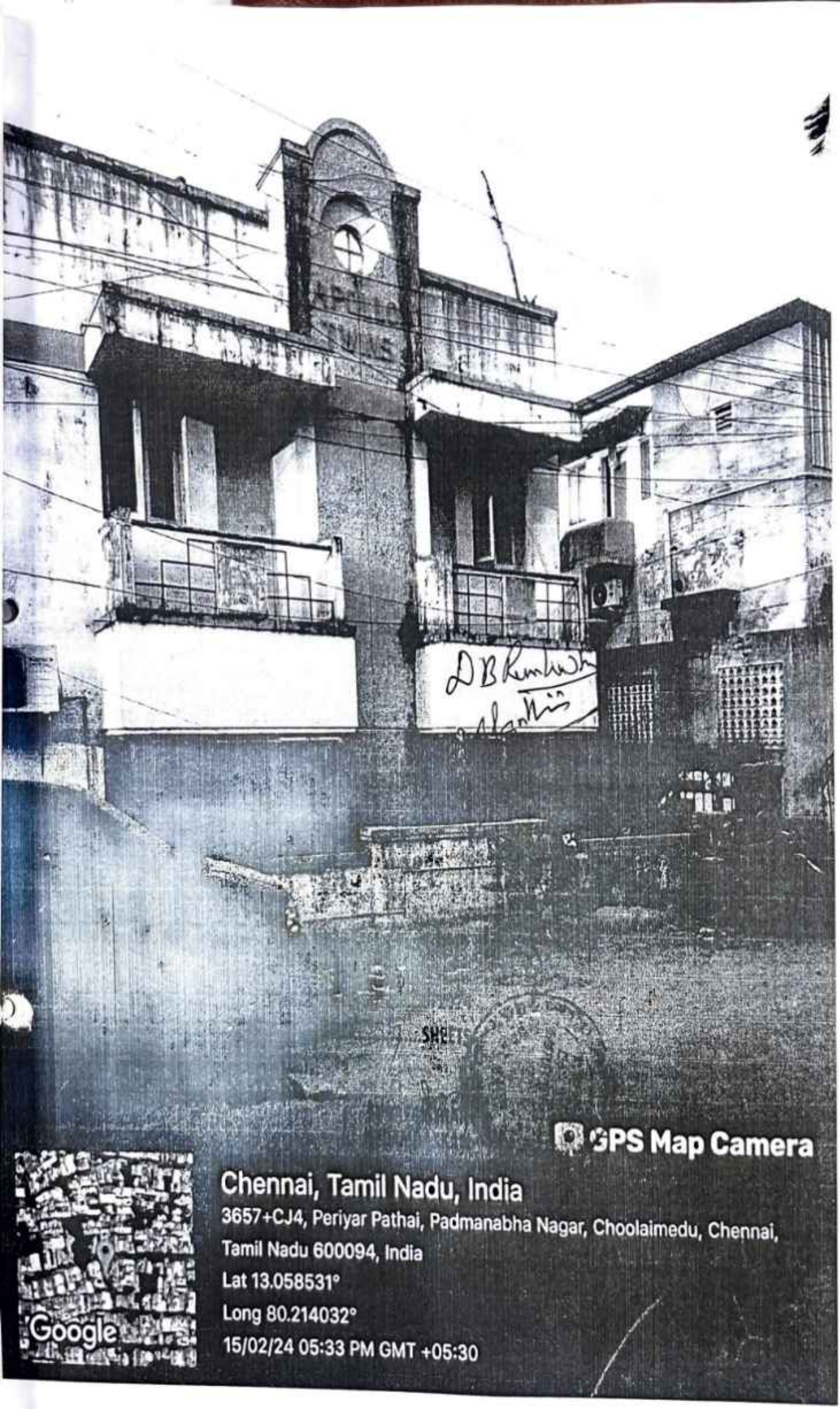
3657+CJ4, Periyar Pathai, Padmanabha Nagar, Choolaimedu, Chennai, Tamil Nadu 600094, India

Lat 13.058588°

Long 80.214115°

15/02/24 05:31 PM GMT +05:30

Google


GPS Map Camera
Chennai, Tamil Nadu, India
3657+CJ4, Periyar Pathai, Padmanabha Nagar, Choolaimedu, Chennai, Tamil Nadu 600094, India
Lat 13.058531°
Long 80.214032°
15/02/24 05:33 PM GMT +05:30
Google

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

रु.20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMIL NADU

Rs=20/- 59AA 403160

9179 27/8/10 Smt. B. Baby Janaki Ratna Chennai

PL. SOMASUNDARAM
STAMP VENDOR
L. No. 16512-13741 B/C 88-89
No: 33, ARCOT ROAD,
VIRUGAMBAKKAM, CHENNAI-92

SALE DEED

THIS DEED OF ABSOLUTE SALE IS EXECUTED AT CHENNAI ON THIS 28th DAY OF AUGUST 2010 BY : SELVI.C.BINDU, PAN No.AGCP[illegible]R, SPINSTER, Daughter of Sri.R.Balakrishnan Nair, Hindu, aged about 42 years, residing at 14, Govindasamy Street, Mugapair East, Chennai 600 037, hereinafter called the VENDOR of the ONE PART.

TO AND IN FAVOUR OF

Smt.B.BABY.JANAKI RATNA, PAN NO.AGNPB8746K, wife of Sri.R.Srinivasan, Hindu, aged about 36 years, residing at Old No.18, New No.6, Verghese Avenue, Ashok Nagar, Chennai 600 083, hereinafter called the PURCHASER of the OTHER PART.

2984

B. Baby Janaki Ratna
/ PURCHASER /

C. Bindu
VENDOR /

295 DUPLICATE

I hereby certify that on the production of the orginal Instrument: I have satisfied myself that the stamp duty of Rs..12,250/- has been paid there for

SUB-REGISTRAR
KODAMBAKKAM

Presented in the Office of the Sub-Registrar of Kodambakkam and fee of Rs.11,250/- paid.... between the hours of....1 & 2 P.M.... on the 28 AUG 2010

Document No.2954...of 2010
Book / Certified Photo

LEFT THUMB



EXECUTION ADMITTED BY

SUB-REGISTRAR
KODAMBAKKAM

B. Baby Janaki Ratna
(SMT B. BABY JANAKI RATNA) W/O Sri R Srinivasan
New No 6 Verghese Avenue, Ashok Nagar
Chennai 600 083



LEFT THUMB



B. Baby
L Sagus C. Bindu D/o Sri R. Balakrishnan No.14 Govindasamy Street, Mugappair East Chennai 600037
ID Address Proof - Indian Passport
Regional Passport office, Chennai
F0307198

SUB-REGISTRAR
KODAMBAKKAM

CLAIM ADMITTED BY

LEFT THUMB



B. Baby Janaki Ratna
(SMT B. BABY JANAKI RATNA) W/O Sri R Srinivasan
No 6 Verghese Avenue, Ashok Nagar,
Chennai 600 083
ID & Address Proof - Indian Passport
Regional Passport Office Chennai
E0452404

SUB-REGISTRAR
KODAMBAKKAM

The term VENDOR and PURCHASER wherever they occur shall mean and include themselves, their heris, legal representatives, executors, administrators, survivors and assigns.

WHEREAS the VENDOR is the ABSOLUTE OWNER of the property viz SCHEDULE MENTIONED PROPERTY FLAT A4 FIRST FLOOR, Rear side _ APOLLO TWINS with plinth area 907 Sq.ft., which consists of 2 Bed Room, Hall, Kitchen, Toilet inclusive of Common area together with Undivided share of land measuring 768 sq.ft., out of 6930 Sq.ft., i.e. 2 Ground 2130 Sq.ft., comprised in New Survey No.78, T.S.No.78 of 109, PULIYUR VILLAGE previously known as Anaithakhupallam also known as Anaipallathaku, now PERIYAR PATHAL, Door No.119, Choolaimedu, Chennai 600 094, coming under Egmore-Nungambakkam Taluk, Chennai District in which she had purchased the

B. Baby Saraswathi

C. Bindu

/ PURCHASER /

/ VENDOR /

IDENTIFIED BY

- M.IC KALGEMUSEEN, S/o. M. C. Ichede MAlikeen,
25/63, Mosque Street, M. G. Nagar, Taramani, Chennai

R. SRINIVASAN S/o K. RAMACHANDRAN
18, Varghese Ave, Ashok Nagar Ch-600083

28th Day of August 10

Before me original and duplicate to be compared) (Executant
by)
) (Examinant
SRO Kodambakkam
Date 28-8-10
Sub Registrar

REGISTERED AS No 2954 of 2010 of Book 1

28-8-10
Date

SUB-REGISTRAR
Kodambakkam

Document, No 2954 of 2010
of Book 1 Contains
14 Sheets 2 Sheet

Sub Registrar

Undivided share of land measuring 768 Sq.ft., from Sri.A.D.BALAKRISHNAN and his 2 sons (1) D.B.Gopinath (2) D.B.Balaji through their GENERAL POWER OF ATTORNEY, SRI.JAMAL ASAN ALIYAR-Managing Director, M/s.Apollo Estates & Builders Pvt Ltd on 27.07.1995 through SALE DEED DOCUMENT No.4546/1995 registered with the Office of the Sub-Registry, Kodambakkam, Chennai 600 024. In view of the AGREEMENT entered by the VENDOR with Builder/General Power of Attorney of then Vendors on 23.01.1995 the FLAT measuring 907 Sq.ft., was raised with due SANCTIONED PLAN and PERMISSION on 31.08.1994 in Permission No.2258/94 from Corporation of Chennai.

WHEREAS the VENDOR purchased the Undivided share of land and raised the Construction of the FLAT A4 APOLLO TWINS situated at Door No.119, Periyar Pathai, Choolaimedu, Chennai 600 094 through her OWN FUNDS and

B. Baby Jamal Asan

/ PURCHASER /

C. Bindu

/ VENDOR /

Document No. _____ of 20
of Book Contains
_____ Sheets _____ Sheet

the same was assessed to property Tax by Corporation of Chennai Zone 05 followed by water & Sewerage Tax by C.M.W.S.S.B. The POWER SERVICE CONNECTION NO.285-003-179 was provided by T.N.E.B and the same was paid upto date.

WHEREAS the land i.e. U.D.S. as a whole i.e. 2 Ground 2130 Sq.ft., comprised in New S.No.78 Block No.I of 109, Puliyur Village also known as Anaithakkupallam Originally Agricultural land in 0.15Cents was sold by Smt.SAVITHRI AMMAL to SRI.G.RAMASAMI on 04.11.1959 through SALE DEED DOCUMENT No.3732/59 registered with the Office of the Sub-Registry, T.Nagar, Chennai. SRI.G.RAMASAMI after enjoying it for 2 years sold it to SRI.A.DHANAPAL PILLAI on 07.06.1961 through SALE DEED DOCUMENT No.54/1961 registered with the Office of the Sub-Registry, T.Nagar, SRI.A.DHANAPAL PILLAI enjoyed the property for nearly 12 years till his

B. Baby Sarala Rama

/ PURCHASER /

C. Bindu

/ VENDOR /

Document No. ..... of ....
of Book Containing
..... Sheets ..... Sheet

demise on 15.01.1972. He died INTESTATE and the property was inherited by his one and only Son Sri.A.D.Balakirshnan under provisions of THE HINDU SUCCEESSION ACT, 1956. He had enjoyed the property as HINDU JOINT FAMILY PROPERTY jointly with his 2 sons, SRI.D.B.GOPINATH & SRI.D.B.BALAJI.

WHEREAS Sri.A.Balakrishnan jointly with his 2 sons promoted FLATS in their lands through M/s.Apollo Estates & Builders PvtLtd and gave General Power of Attorney to the Managing Director of the Company on 20.10.1993 through DOCUMENT No.256/IV/93 registered with the Office of the Sub-Registry, Triplicane. In view of the said Specific Power of Attorney he got PERMISSION AND SANCTION from Corporation of Chennai on 31.08.1994 in Permission No.2258/94 and they SOLD U.D.S. of 768 Sq.ft., to the VENDOR HEREIN – SELVI.C.BINDHU on 27.07.1995 through DOCUMENT NO.4546/95 registered with the Office of the Sub-Registry, Kodambakkam, Chennai 600 024.

B. Baby Jayalakshmi

/ PURCHASER /

C. Bindu

/ VENDOR /

Document No.....of 20
Book Contains
.....Sheets.....Sheet

WHEREAS the VENDOR is in ABSOLUTE POSSESSION AND ENJOYMENT OF THE Schedule mentioned property for the past 16 years and in ORDER TO HAVE better investment she had made up her mind to SELL the Schedule mentioned property and offered it for Rs.16,40,000/- (Rupees Sixteen Lakhs and forty thousand only) and the PURCHASER accepted the said offer and agreed to purchase the same for the said price nett free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above said agreement and in consideration of the said sum of Rs.16,40,000/- (Rupees Sixteen Lakhs and forty thousand only) paid by the PURCHASER to THE VENDOR in the following manner:

B-Baby Jasalakshmi

/ PURCHASER /

C-Bindu

/ VENDOR /



On 28.08.2010 the PURCHASER paid a sum of Rs.16,40,000/- (Rupees Sixteen Lakhs and forty thousand only) by D.D.favouring the VENDOR drawn on Indian Overseas Bank, Kodambakkam Branch, Chennai bearing No.861790, dated 27.08.2010 totaling the entire SALE CONSIDERATION IN FULL as cited above, the VENDOR hereby acknowledges the same and acquit the PURCHASER from making any further payment. In view of the SALE CONSIDERATION IN FULL, the VENDOR doth hereby SELL, CONVEY, TRANSFER GRANT AND ASSIGN unto the use of the PURCHASER by way of ABSOLUTE SALE the FLAT morefully described in the SCHEDULE HEREUNDER together with all ways, water, water courses, sewers, sewerage facilities with common rights to be enjoyed with other Co-owners of the APARTMENT and RIGHT of PARKING FOUR WHEELER AND TWO

B. Bailey Tamaleswara

/ PURCHASER /

C. Bindu

/ VENDOR /

WHEELER whatsoever of the VENDOR in and to the said SCHEDULE MENTIONED PROPERTY and every part thereof hereunder assured and expressed to be unto the PURCHASER ABSOLUTELY FOR EVER FROM GENERATION TO GENERATION.

The VENDOR hereby assures and declares that the Schedule mentioned property is her SELF EARNED and NO BODY HAS ANY MANNER OF RIGHT OVER THE SAME and there is no IMPEDIMENT or BAR of any nature to convey the same. The VENDOR further assures the PROPERTY hereby conveyed is FREE OF ALL ENCUMBRANCES.

The VENDOR declares that there are NO CHARGES, MORTGAGES, ENCUMBRANCE ATTACHMENTS, Acquisitions, proceedings, prior Agreement of Sale, Power of Attorney, Will, Lease hold right or lispendens in respect of the Schedule mentioned property hereby sold.

B. Bailey Isaac Rama

/ PURCHASER /

C. Bindu

/ VENDOR /

The VENDOR further declares that the SCHEDULE MENTIONED PROPERTY hereby conveyed has not been assigned in favour of any Trust or any other institutions or body and she is not in any way disqualified from conveying the property and the PURCHASER shall peacefully and quietly enter into and upon the property hereby sold.

The VENDOR do hereby agree and undertake to INDEMNIFY, keep indemnified and save harmless the PURCHASER herein at all times free from litigation, claim and demand whatsoever and against any losses, liability, costs, expenses or damages that may be incurred suffered or sustained by the PURFCHASER by reason of any defect or deficiency in the title of lack of power or right of the VENDOR to sell the Schedule mentioned property or by reason of any mistake, inaccuracy misstatements or deficiency in the description of the vital particulars of the said Schedule mentioned property.

B. Balaya Tarakkama

/ PURCHASER /

C. Bindu

/ VENDOR /

The VENDOR covenant with the PURCHASER that she will at the request and cost of the PURCHASER do or execute necessary documents for further and more perfectly assuring her title to the property hereby conveyed.

The VENDOR further covenant with the PURCHASER that all taxes dues and other outgoings in respect of the Schedule mentioned property hereby conveyed have been PAID till date and if the PURCHASER is called upon to pay any such dues for the period prior to this day in future the same shall be reimbursed by the VENDOR.

The VENDOR covenant with the PURCHASER, that she may effect mutation in the records of Corporation of Chennai, Water and Drainage Board, T.N.E.B.and other authorities in terms of this SALE DEED and the VENDOR hereby agree to sign necessary documents, letter, forms etc for the said purpose.

B. Baby Israel Rani
/ PURCHASER /

C. Bindu
/ VENDOR /

The VENDOR has this day put the PURCHASER in vacant possession of the Schedule mentioned property hereby conveyed and handed over title deed, SALE DEED Document No.4546/95 IN ORIGINALS & Sale Agreement dt 23.01.1995 E.B.Deposit Receipt, white Card & Property Tax Book & water and Dranage Payment book with upto date payment receipts and Photo copies of Parent documents and the originals of the same are in the custody of Sri.A.D.Balakrishnan and his son are residing in No.29, Chinnappa Rowther Street, Triplicane, Chennai 600 005, and the PURCHASER is entitled to inspect the same whenever required by her with DUE NOTICE TO HIM.

B. Balaji Tamilselvi C. Bindu

/ PURCHASER / / VENDOR /

SCHEDULE OF PROPERTY - WHOLE

All that piece and parcel of land situated in Door No.119 Periyar Pathai land to an extent of 2 Ground 2130 Sq.ft., i..e. 6930 Sq.ft., comprised in S.No.78, Block No.1 of No.109 Puliyur Village, Choolaimedu, Chennai 600 094 previously Ananthakkupallam also known as Anaipallathaku Present T.S.No.78 Egmore-Nungambakkam Taluk, Chennai District, Bounded on :

NORTH BY - Land of Duraiswamy

SOUTH BY - Public Road - Periyar Pathai

EAST BY - Land of Managorammal

WEST BY - Land of Kuppuswamy Naicker

MEASURING:

North by : 44 feet South by : 46 Feet

East by : 158 Feet West by : 159 feet

Totalling 2 GROUND 2130 Sq.ft., i.e. 6930 Sq.ft.,

Situated within the Registration District of CENTRAL CHENNAI previously South Chennai and Sub-District of KODAMBAKKAM.

SCHEDULE OF PROPERTY - HEREBY CONVEYED AND SOLD

Flat A4 FIRST FLOOR REAR SIDE APOLLO TWINS situated at No.119/4 Periyar Pathai, Choolaimedu, Chennai 600 094, together with UD.S.768 Sq.ft., in 6930 i.e 2 GROUND 2130 Sq.ft., comprised in S.No.78, Block No.I, T.S.No.78 of 109 PULIYUR VILLAGE, Choolaimedu previously Ananthakupallam also known as Anaipallathaku out of Schedule mentioned above.

Flat Plinth 907 Sq.ft., inclusive of Common area which enveloped in Sale Deed Document No.4546/95.

Property Tax Assessment Order No.

T.N.E.B.Service No.285-003-179.

B. Baby Jamaliamma

/ PURCHASER /

C. Bindu

/ VENDOR /

The property comes under CHENNAI CORPORATION Zone 05 - Division 075 Egmore Nungambakkam Taluk, Chennai District within the Registration District of CENTRAL CHENNAI and Sub-District of KODAMBAKKAM.

MARKET VALUE OF THE PROPERTY IS Rs.16,40,000/- which stamp duty is paid.

IN WITNESS WHEREOF THE VENDOR AND PURCHASER SIGNED THEIR NAME AND AFFIXED THEIR SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

B. Balaji Jawahar

PURCHASER

C. Bindu

VENDOR

WITNESSES:

1. (KALEESWARAN. MK)
25/63, Mahal St, Taramani, Ch-113.
M.G. Nagar!

2. (R. SRINIVASAN)
18, VARGHESE AVENUE,
ASHOK NAGAR
CHENNAI-600 083
Advocate
BEM 386/76

DRAFTED BY : J.SUKUMARAAN.B.A.B.L., Advocate & Legal Adviser to M/s.Indian Overseas Bank, Chennai City, residing at ARUNESHWARA APARTMENTS, F1, B Block, No.9 Swarnambigai Nagar First Main Road, Virugambakkam, Chennai 600 092.

Annexure 1-A

STATEMENT REGARDING PARTICULARS OF THE BUILDING MENTIONED IN THE DOCUMENT
PLEASE NOTE BY A TICK ( ) MARK IN THE RELEVANT ITEM IN THE FOLLOWING FROM

1. Description of building

a) Constn of the structure : Cement or line — partly cement or Lime & Partly Mud Mortar

b) Depth. of Foundation — 3 to 4 ft. — Above 4 feet

c) Thickness of walls in GF — 9" — 1" 1-1/2"

d) Whether teakwood used throught — Yes — No.

e) Flooring — Mosaic — Ordinary Plastered

2. Age of building — 15 YEARS

3. EXTENT of the Site (LAND) — Undivided share of land-768 Sq.ft — square feet

a) Value of the site (LAND) — Rs. 1650 Per Sq.ft - Rs.1650 x 768=Rs.12,67,200/-

4. BUILT UP AREA -907 Sq.ft
(EACH type of construction involved in each FLOOR)

Note Areas Open to sky such countryards etc, should be deducted from built up area if any

	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
MADRAS TERRACE	FIRST FLOOR	FLAT 907 Sq.ft with U.D.S 768 Sq.ft		
RCC ROOF				
MANGALORE TILE ROOF OVER FLAT TILES				
MANGALORE TILE ROOF PLAIN				
A.CC.SHEET				
CAR PARK IF ANY				

5. Length of compound wall if any --

6. Well --

7 Is there a separate latrine 'O' Septic tank --

8. Elec.installations
a) No.of points 10
b) No.of fan points
c) No.of Elec.Pumps

9. Annual Rental value Rs.5515

10. Land Value Rs.1650 x 768 Sq.ft= Rs.12,67,200

11. Building value 907 Sq.ft= Rs. 3,72,800

TOTAL VALUE Rs.16,40,000 To which Stamp duty Rs.1,31,200/- paid

K.B.Baley Tarakeshwara
PURCHASER

C. Bindu
VENDOR



Bhagavathi Mangaraju

J. VIJAYALAKSHMI

SALE DEED

THIS DEED OF SALE executed at chennai, on this the 10th day of OCTOBER **2002, BY Mrs.PARIMALA K.Samuel, aged about 47 years, Daughter of Mr.R.J.Samuel, residing at No.56, Fakir Sahib Street, Royapuram, Chennai 600 013,** hereinafter called the **VENDOR** (which expression shall unless repugnant to the subject or context of meaning thereof be deemed to include his heirs, executors, administrators and assigns and persons deriving title under his) of the **ONE PART:**

Bhagavathi M

Parimala K Samuel

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Bhagavathi Murugaraju

J. VIJAYALAKSHMI
STAMP VENDOR
Lic No: 29/53/2000
1, 2nd Street, Devaki Nagar,
KODAMBAKKAM,
CHENNAI - 600 024
Ph. 4722212

TO AND IN FAVOUR OF

Mrs.BHAGAVATHI MURUGARAJU, aged about 42 years, Wife of Mr.S.Murugaraju, residing at No.25/24, C.P.W.D.Quarters, K.K.Nagar, Chennai- 600 078, hereinafter called the **PURCHASERS** (which expression shall unless repugnant to the subject or context or meaning thereof be deemed to include their heirs, executors, administrators and assigns and persons deriving title under them) of the **OTHER PART:**

Bhagavathi.M

Padmavathi K. Samuel

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Bhagavathi Murugaraju
Ch.

03AA 032271

J. VIJAYALAKSHMI
STAMP VENDOR
Lic No: 29 / 53 / 2000
1, 2nd Street, Dalelu Nagar,
KODAMBAKKAM,
CHENNAI - 600 024
Ph:

3

WHEREAS the Vendor is the sole and absolute owner of Flat No.1, in Block No.A, in Ground Floor, with 768 sq.ft., undivided land out of 2 grounds 2130 sq.ft., situate in bearing T.S.No.78, Block No.1, Puliyur Village at old Door No.119, New Door No. 55, Periyarpadhai, Choolaimedu, Chennai, within the Sub Registration District of Kodambakkam more particularly described in the Schedule hereunder, she having purchased the undivided share in the land from Sri.A.D.Balakrishnan, 2.D.B.Gopinath, 3.D.B.Balaji, all represented by their

Bhagavathi M.

Parvathala K. Saeed

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Bhagavathi Murugaraja
Ch.

03AA 032273
J. VIJAYALAKSHMI
STAMP VENDOR
Lic No: 23 / 83 / 2000
1, 2nd Street, Dayalu Nagar,
KODAMBAKKAM,
CHENNAI - 600 024
Ph: 4725212

4

Power of Attorney M/s Apollo Estates & Builders Private Ltd., by its Managing Director, Mr.Jamal Asan Aliyar by a Sale deed Dated: 27.7.1995 registered as Dcoument No.4547of 1995 of Book 1, Volume 1735, Pages 73 to 77, in the Office of the Sub-Registrar Office Kodambakkam;

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the said Flat No.1, as per Corporation of Chennai in Ground floor, together with 768 sq.ft., sundivided share of the land more particularly described in the

Bhagavathi M.

Fathimala K. Sayed

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Bhagavathi Murugaraju
Un.

03AA 032121

J. VIJAYALAKSHMI
STAMP VENDOR
Lic. 23/63/2000
1, 2nd Street, Gayatri Nagar,
VADAPALANI,
CHENNAI - 600 026.
Ph: 4725212

5

Schedule hereunder for a price of Rs.5,25,000/- (Rupees five lakhs and twenty five thousand only) free from all encumbrances;

AND WHEREAS the Vendor and the Purchaser has entered into an Agreement of Sale dated 19.09.2002 for sale of the above said Flat No.1 in Ground Floor, more particularly described in the Schedule hereunder.

NOW THIS SALE DEED WITNESSETH:

that in pursuance of the aforesaid Agreement and in consideration of the sum of Rs.5,25,000/- (Rupees five lakhs and twenty five thousand only) paid by the Purchaser to the Vendor in the manner following:-

Bhagavathi.M.

Fazeenala K. Saheel

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5000Rs



Bhagavathi Murugaraja

J. Vijaya Lakshmi
J. VIJAYA LAKSHMI
STAMP VENDOR
Lic. No. 33/2001
1, 2nd Street, Ganesh Nagar,
KOLAMBAKKAM,
CHENNAI - 600 024.
Ph: 4726212

(a) Rs.1001/- (Rupees one thousand and one only) paid by the Purchaser to the Vendor on 26.8.2002 by cash as a token advance.

(b) Rs.1,23,999/- (Rupees One lakh twenty three thousand nine hundred and ninetynine only) paid in cash as advance for the purpose of releasing the property from the mortgage for loan from SBI, Saidapet Branch, Nandanam, Chennai 35. on 19.9.02.

Bhagavathi M.

Pasumalai K Samuel

5000Rs



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7/10/02

Bhagavathi Murugaraja
ch.

J. Vijaya Lakshmi

J. VIJAYALAKSHMI

1, 2nd Cross, Devaki Nagar,
KODAMBAKKAM,
CHENNAI - 600 024.
Ph. 4725212

7

© Rs.4,00,000/- (Rupees four lakhs only) the balance of amount paid by the Purchaser to the Vendor at the time of registration of this Sale Deed in all making up a sum of Rs.5,25,000/- (Rupees five lakhs and twentyfive thousand only) the receipt of which the Vendor doth hereby admit and acknowledge and of and from the same doth hereby acquit and release the Purchaser the Vendor doth hereby grant, convey, sell, transfer and assign unto the Purchasers by way of absolute sale of the property viz., Flat No. I in the Ground Floor, together with 768 sq.ft., Undivided share of

Bhagavathi.M

Parimala K. Sarma

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Book I
No. of Pages
8 | 21

1000Rs



J. VIJAYALAKSHMI
STAMP VENDOR
Lic. No. 23/33/2000
1, 2nd Street, Gandhi Nagar,
KODAMBAKKAM,
CHENNAI - 600 024.
Ph. 4:25212

land more particularly described in the Schedule hereto, together with all rights, drains, ways, easements, fixtures, erections, trees, fences, water-courses, amenities, benefits, liberties, minerals, privileges, advantages and appurtenances whatsoever attached to the said property hereby sold and all the right, interest, property, claiming and demand whatsoever of the Vendor in, to and upon the said piece of land with a building thereon TO HAVE AND TO HOLD the same and every part thereof unto the Purchasers absolutely and for ever with full rights of enjoyment

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X.
XI
S.
D.

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and possession thereof and to receive there from the rent, profits and income without any interruption, obstruction, eviction, claim or demand by the Vendor or from anybody.

NOW THIS SALE DEED FURTHER WITNESSETH and the Vendor hereby covenant with the Purchasers as follows :-

(I) THAT SHE, THE vendor has good title, right, power and authority to convey the property hereby sold by way of absolute sale to the Purchaser and the Vendor has not done or omitted to do or knowingly suffered any deed or thing whereby the said property is in any manner

1000Rs



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B|10|02

Bhagavathi Murugaraj
Ch.

J. VIJAYALAKSHMI

10

encumbered or affected in estate, title or otherwise or whereby the Vendor shall or may be prevented from conveying the property to the Purchaser absolutely;

(II) That she is the sole and absolute owner of the said property hereby conveyed and that he has been in actual possession and enjoyment and exceipt the Vendor, no other person or persons have any manner of right or interest or title whatsoever in and to the property hereby conveyed and the same is not the subject matter of any litigation or other proceedings pending before anycourt of

Bhagavathi.M

Parameela K Samuel

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Bhagavathi Murugaraja
Ch.
J. VIJAYALAKSHMI

Law, Tribunal or any other authority/authorities and the said property shall remain quietly entered into and taken upon by the Purchaser without any interruption or disturbance by the Vendor or any other persons or persons whatsoever claiming through or under the Vendor:

(III) That the Vendor has this day handed over to the Purchaser vacant possession of the property thereby conveyed and the Purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the

Bhagavathi.M
Parameshwari Saravanan
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8/10/02

Bhagavathi Murugaraja
Ch.

J. VIJAYALAKSHMI
STAMP VENDOR
1, 2nd ... Layout, Nagar,
KODAMBAKKAM,
CHENNAI - 600 024.
Ph: 4725212

property free from all encumbrances and receive the rents and profits thereof without any interruption or claim or demand whatsoever from or at the instance of any person or persons through whom the Vendor derived title, subject however to the conditions laid down in the Sale Deed referred to above;

(IV) That there are no mortgages, charges, lien, maintenance or lispendence or encumbrances whatsoever on the said property hereby conveyed absolutely;

Bhagavathi M

Padmavathi K Saravanan

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Bhagavathi Murugaraja

J. V[illegible]

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CHE[illegible] 024
PH: 47[illegible]

(V) That there is no suits, appeals, legal or petitions or any other proceedings pending before any court of law or other authorities in which the property hereby conveyed or any portion thereof is an issue and that the Vendor has done no act or omitted to do any act or has not entered into any Agreement or offered the property hereby conveyed as security for performance of any Agreement whereby the property in any way be affected in title, estate, possession or enjoyment of the Purchaser by virtue of this DEED OF ABSOLUTE SALE;

Bhagavathi .J

Parimala K Saravanan

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8/10/02

Bhagarathi Nungarayan

J. VIJAYALAKSHMI
STAMP VENDOR
Lic No 23/B/1/2000
1, 2nd Street Bayilu Nagar,
KODAMBAKKAM,
CHENNAI - 600 024
Ph:

(VI) That she, the Vendor hereby undertake to indemnify the Purchaser against all claims, demands damages, action at law and other proceedings in respect of the property hereby conveyed at the instance of any person and all losses, damages, costs, and expenses which the Purchaser may sustain, incur, or be put to an account of such claims, demands or action-at-law or any other proceedings;

Bhagavathy

P. Saraswathi K Samuel

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Bhagavathi Murugarajan

J. VIJAYALAKSHMI
CHENNAI - 600 024
Ph: 4725212

15

(VII) That she, the Vendor and all persons lawfully claiming under his, shall and will from time to time and at all times hereafter at the cost of the Purchaser execute and register or cause to be done, executed and registered such acts, deeds and things for further and more perfectly assuring the title to the property and every part thereof unto the Purchaser by way of absolute sale as shall be by the Purchaser be reasonably required.

Bhagavathi.M.

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Bhagavathi Murugaraja
Ch.

J. VIJAYALAKSHMI

(VIII) That she does not possess vacant land with a dwelling unit thereon within the limits of Urban Agglomeration to which the Tamil Nadu Urban Land (Ceiling and Regulations) Act, 1978, applies affecting the alienation of the property under this Sale Deed

(IX) That she has paid and has caused to be paid upto date all the rates, rents, taxes and electricity charges in respect of the said property hereby conveyed and should any claimarises in respect of the property thereof he agrees to pay the same herself

Bhagavathi M

Parimala K Samuel

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100 Rs

INDIA NON JUDICIAL

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Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

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8/10/02

Bhagavathi Murugaraju
Ch.

J. VIJAYALAKSHMI
STAMP VENDOR
Lic. No. 33/63/2000
1, 2nd Street, Bovilu Nagar,
KODAMBAKKAM,
CHENNAI - 600 024
Ph: 4725212

17

SCHEDULE OF PROPERTY

Flat No.1, Ground floor together with 768 sq.ft., undivided share of the land in situate in Door No.119/A1 Periyar Pathai, Choolaimedu, Chennai 600 094 measuring about 2 grounds 2130 sq.ft., or thereabouts bearing T.S.No.78, Block No.1, PULIYUR VILLAGE, Corporation Division No.92, Ananthakkupallam otherwise called Anaipalathaku.

Bhagavathi.M

Parimala K Samuel

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Bhagavathi Murugaraja
Ch.

J. VIJAYALAKSHMI
STAMP VENDOR
Lic. No. 23/97/2000
1, 2nd Street, Dayala Nagar,
KODAMBAKKAM,
CHENNAI - 600 024
Ph. 4742212

BOUNDED ON THE

NORTH BY: Land belonging to Duraisamy Pillai

SOUTH BY: Periyar Pathai,

EAST BY: Land belonging to Manogrammal and

WEST BY: Land belonging to Kuppuswamy Naicker of the Periyar Pathai, Choolaimedu, Chennai 600 094.

Bhagavathi.M

Padmavala K Samuel

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8/10/02

Bhagavathi Murugaraja
CH

J. Vijayalakshmi

J. VIJAYALAKSHMI
STAMP VENDOR
Lic. No. 25/94/CGL
1, 2nd Street, Gandhi Nagar,
KODAMBAKKAM,
CHENNAI - 600 024.
Ph: 472 2412

Registration District of Kodambakkam, and Registration District of Central Chennai.

The Market Value of the property is Rs 7,00,000/-

IN WITNESSES WHEREOF THE VENDOR AND PURCHASER HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF

Bhagavathi.M
PURCHASER.

Parimala K Samuel
VENDOR.

WITNESSES:

1. (GRACE RUPADIANA) 3594 2
D/o Parimala Samuel.
2. S-DAVID BALACHANDRAN 20 21

Drafted by:
J. e. Vijay
J.C. VIJAYALAKSHMI,
Lic. No. A 179/CGL/93
SIVA SAKTHI ENTERPRISES
CHENNAI - 600 024
(S.R.O. KODAMBAKKAM)



10981
8/10/02

Bhagavathi Murugavel

On

J. VIJAYALAKSHMI

19

Registration District of Kodambakkam, and Registration District of Central Chennai.

The Market Value of the property is Rs 7,00,000/-

IN WITNESSES WHEREOF THE VENDOR AND PURCHASER HAVE SET THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF

Bhagavathi.M
PURCHASER.

Parvala K Samuel
VENDOR.

WITNESSES:

1 (GRACE PUPADIANA) 3594
D/o Parvala Samuel.

2 D/o Balakrishnan

Drafted by:
J. E. Vijay

J.E. VIJAYALAKSHMI
LAW GRADUATE
BIVA BAKTHI ENTERPRISES
CHENNAI-600 024.
(S.R.O. KODAMBAKKAM)

ANNEXURE (1-A)

...l regarding particulars of the building mentioned in the document ... note by tick(✓) mark the relevant item in the following form :

I Description of building :

(a) Construction of the structure : Cement or partly Cement or Lime and Lime Mortar Partly Mud Mortar
3 to 4ft ✓ Above 4 ft.

(b) Depth of Foundation :

(c) Thickness of walls in ground floor : 9" ✓ 1' 1-½"

(d) Whether teak wood used throughout : Yes No ✓

(e) Flooring : Mosaic ✓ Ordinary plastered

II Age of the building : 10 Years

III Extent of the Site : 768 Sq.Ft. UDS. out of Or Sq.ft. ...

IV Built up Area : 907 Sq.Ft
(Each type of construction involved in each floor)

Note : Areas open to sky such as courtyards etc; should be deducted from built-up area if any

	G Floor	Ist Floor	2nd Floor	3rd Floor
Madras Terrace				
R.C.C. Roof	907 Sq.Ft.			
Mangalore tile roof over flat tiles				
Mangalore tile roof plain				
Pantile roof over flat tiles				
Pantile roof plain				
A.C.C. Sheet				

V. Area of Separate garage if any :

VI. a) Length of Compound wall if any :

b) Lenfth of barbed wire or chain link fence :

VII. Well with diameter and depth : Ft. Diameter Ft. Depth

VIII. Is there a separate latrine or Septic Tank :

IX. Electrical Installations :
1. No. of Points : 2. No. of Fans : 3. Electrical Pumpset.

X. Annual Rental Value :

XI Executants estimate of the Market value of the land and building : Rs.

2
in all amenities Common

LAND VALUE	Rs.	6,10,660/-
BUILDING VALUE	Rs.	89,410/-
TOTAL VALUE	Rs.	7,00,000/-

Station : Chennai
Date : 10.10.05

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21

Paravale. K. Saeed
Signature of Executant

- Bhagavathy

1332466 V. ARUNACHALAM 6800



141
30/3/2004

Rs 2500/-
V. ARUNACHALAM

03DD 262635

Gopalakrishnan
கோபால கிருஷ்ணன்
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமம் எண். 18760/04/89 தேதி, 13-6-1998

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS 31st DAY OF MARCH, 2004 BY:

Dr. K.NATARAJAN, Son of Mr.V.Krishna Iyer, aged about 57 years, residing at C-2, Abhinav Kailash, 19A, Velachery Road, Little Mount, Saidapet, Chennai - 600 015, hereinafter called the "VENDOR" which term shall mean and include his heirs, executors, administrators, legal representatives and assignees OF THE ONE PART: (PAN NO. AANPN6379G).

TO AND IN FAVOUR OF

Mr. V. ARUNACHALAM
S/o. Mr.P.S. Velayudha Mudaliar,
Hindu, aged about 38 years
PAN NO.AACPA5931A

residing at No.68, KCP Staff Quarters Colony II, Thiruvottiyur, Chennai - 600 019, hereinafter called the 'PURCHASER' which term shall mean and include her/his heirs, executors, administrators, legal representatives and assignees OF THE SECOND PART:

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No. 1385 /2004
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V. Arunachalam

1385 2004 8,000 1,00,000 26

Presented in the Office of the Sub-Registrar of Kodambakkam and fee of Rs. 8780/- Paid..... between the hours of 3-4..... on the 31st March 2004

DOCUMENT No. 1385/2004 Page No 2 Total Pages 16

. V. Annamalai

EXECUTION ADMITTED BY

LEFT THUMB



S/o. M.V. Krishna Iyer
C-2, Abhinav Kailash. 19A, Velachery Road Little Mount, Saidapet, Chennai-15.

Identification of V.V. NATARAJAN
Confirmed by document Family card.
No. 01/4/1998 Date 1998-2004.
Office C.S.S. Chl. Dept.

V. Annamalam S/o. M.V.P.S. Velayudha Mudaliar
No: 68, KC7 Stark, Quantas Colony, II Thiruvotriyur, Chennai-19.



Identification of D.V. ANANDHAN
Confirmed by document Family card
No. 01/4/1998 Date 1998-2003.
Office C.S.S. Chl. Dept.

IDENTIFIED BY

Hema Natarajan HEMA NATARAJAN W/o Dr. K. Natarajan C-2 Abhinav Kailash, 19A Velachery Rd. Little Mount, Saidapet. Chennai-15

D. Anandhan (D. ELANGO) S/o M.V.T.V. DEVARAJAN, No.50, West Mada St., Thiruvotriyur, Ch-19.

31st Day of March 2004

REGISTERED As No. 1385 of 2004 of Book 1

Sub-Registrar

Date 31/3/2004

SUB REGISTRAR Kodambakkam

Note: Number of Copies Registered with the Original.....

Sub-Registrar



142
30/3/2004

Rs 15000/-
V. ARUNACHALAM

01BB 961126

கோபால கிருஷ்ணன்
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண் 18760/04/89 தேதி 13-8-1998

..2..

WHEREAS in New Survey No.78 of Block No.1, an extent of 606 Sq.ft., Undivided Share of Land Out of Schedule 'A' mentioned property, situated at Periyar Pathai, Choolaimedu, Chennai - 600 094, in PULIYUR VILLAGE, Egmore-Nungambakkam Taluk, Chennai District, which is morefully described in the above said Undivided Share Purchased by the Vendor by way of Sale Deed, Dated: 15.12.1995, Registered as Document No.7125 of 1995, Book No.I, Volume No.1773, Pages 241 to 244, at S.R.O. Kodambakkam, from Mr.A.D. Balakrishnan and others represented by their Power Agent, M/s. Appollo Estates & Builders Private Ltd., Mr.Jamal Asan Aliyar.

Whereas the Vendor has entrusted the construction of Building to one M/s.Apollo Estates & Builders Private Ltd., represented by its Managing director Mr.Jamal Asan Aliyar,

V. Arunachalam

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Doc.no: 1385/2004.

பொருள்: அ.பு. கோயம்பாக்கம் தாலுகா
எல்லை: 325/04 நாள்: 3.4.04 -ன்படி



8.4.04.

5000Rs.



2 JANUARY 2004
691
GREAMS ROAD
CHENNAI-600 001

111
29/3/2004

V. ARUNACHALAM

முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமம் எண்: 18760/64/89 தேதி: 19.8.1998

also gave a Power of Attorney, Registered Document No.256 of 1993, in the files of the sub Registrar, Triplicane, Chennai in favour of him.

Whereas the Vendor sole and absolute owner of the Schedule 'B' mentioned property.

WHEREAS the VENDOR offered to sell the 606 Sq.ft., Undivided Share of Land Out of 2 Grounds 2130 Sq.ft., Land with 736 Sq.ft., Building in Ground Floor, Flat No.A, in Block 'B', Appollo Twins Apartments bearing New Door No.53, Old Door No.119, Periyarpathai, Choolaimedu, Chennai - 600 094, Comprised in New Survey No.78 of Block No.1, situated at PULIYUR VILLAGE, Egmore-Nungambakkam Taluk, Chennai District, which is morefully described in the Schedule 'B' hereunder free from all encumbrances for a

V. Arunachalam

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5000Rs.



112
29/3/2004

V. ARUNACHALAM

கோபால கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண் 18760/64/89 தேதி 19.6.199

consideration of Rs.6,80,000/- (Rupees Six Lakhs Eighty Thousand Only).

WHEREAS the PURCHASER has agreed to purchase the Schedule 'B' mentioned Property free from encumbrances for the said agreed consideration of Rs.6,80,000/- (Rupees Six Lakhs Eighty Thousand Only).

NOW THEREFORE THIS DEED OF SALE WITNESSETH :

In pursuance of the above agreement and in consideration of the sum of Rs.6,80,000/- (Rupees Six Lakhs Eighty Thousand Only) paid by the Purchaser to the Vendor in the following manner:

a) Rs.1,00,000/- (Rupees One Lakh Only) paid by the Purchaser to the Vendor, as advance on 13.03.2004, bearing Cheque No.809853, Drawn on State Bank of India, Thiruvotriyur Branch, Chennai - 600 019.

V. Arunachalam

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5000Rs.



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29/3/2004

Rs 5000/-
V. ARUNACHALAM

கோபால கிருஷ்ணன்
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண்: 18760/34/89 தேதி: 19-6-1989

b) Rs.30,000/- (Rupees Thirty Thousand Only) paid by the Purchaser to the Vendor, as part payment on 26.03.2004, bearing Cheque No.809855, Drawn on State Bank of India, Thiruvotriyur Branch, Chennai - 600 019.

c) Rs.5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) being the balance sale consideration paid by way of Cheque No.563812....., Dated.30.03.04 drawn on HDFC Bank Issued by Housing Development Finance Corporation Limited favouring Vendor, by way of Housing Loan to the Purchaser herein on the scheduled mentioned property.

The receipt of which amount the VENDOR hereby admits and acknowledges and discharges the PURCHASER of all further payments, and the VENDOR doth hereby sell, transfer assign, release unto the PURCHASER the Property more particularly

V. Arunachalam

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5000Rs.



Rs 500/-dy

V. ARUNACHALAM

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29/3/2004

கோபால் கிருஷ்ணசாமி
மத்திய அரசு விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமம் எண், 18760/d4/89 தேதி, 19.6.1999

described in the Schedule 'B' hereunder with all rights of easements, privileges, liberties, estate, right, title, interest benefit claim and demand whatsoever to the Schedule 'B' Property TO HAVE AND to HOLD THE same and every party thereof unto and to the use of the PURCHASER absolutely and for ever free from all encumbrances whatsoever.

The VENDOR further covenants with the PURCHASER that the PURCHASER shall and may at all times hereafter peacefully and quietly possess and enjoy the said schedule 'B' mentioned Property hereby sold without any let or lawful interruption, claim or demand whatsoever by the VENDOR or any person claiming through him.

The VENDOR declares that the Property hereby sold is free from all encumbrances and that the same is not attached

V. Arunachalam

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L. Ramesh

5000Rs.



115
29/3/2004

V. ARUNACHALAM

கோபால் கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண்: 18760/34/89 தேதி: 19-8-1998

and that there are no suits or legal proceedings before courts or any other authorities whereby the title of the VENDOR or his predecessor- in- title stand challenged. The VENDOR covenants that the PURCHASER shall hereafter enjoy all rights and privileges as he himself and hitherto enjoyed in regard to the use of common area and other amenities available and forming part of the property hereby sold along with other flat owners so as to live in harmony and in a spirit of peaceful co-existence.

The VENDOR declares that he has paid all taxes, public outgoings, cess etc., relating to the Schedule 'B' mentioned Property up to the date of this Sale, and that no amount whatsoever is due by way of any such claim, demand or action comes to light hereafter, the Vendor doth hereby undertakes

V. Arunachalam

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29 மார் 2004
600 001

116
29/3/2004

Rs1000/-

V. ARUNACHALAM

கோபால கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண்: 18760/d4/99 தேதி: 18.6.1999

to indemnify the PURCHASER to the extent of such loss at any time hereafter.

The VENDOR further covenants with the PURCHASER that he shall from time to time and all times hereafter at the request of the PURCHASER execute all acts, deeds and things for more perfectly assuring the title to the Schedule 'B' property hereby sold and every part thereof unto the use of the Purchaser.

The VENDOR declares that the Schedule 'B' mentioned Property is not the subject matter of any pending proceedings under any Central or State Statutes or attachment of Court, Corporation or Revenue Authority and the VENDOR further agrees that the PURCHASER may effect mutation in her name in the public registry as the owner of the schedule 'B' Property hereby sold and conveyed.

V. Arunachalam

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1000Rs.



117
29/3/2004

Rs 1000/-

V. ARUNACHALAM

G. Gopalakrishnan

கோபால் கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண்: 18760/64/89 தேதி: 19-8-1999

..9..

THE VENDOR has this day delivered vacant possession of the Schedule 'B' mentioned Property to the PURCHASER and has this day handed over original title deeds relating to the Schedule 'B' mentioned Property.

WHEREAS THE PURCHASER is hereby authorised to obtain changes in favour of his name from corporation for property tax assessment for water and drainage tax receipts, for water charges receipts and for M.E.S. Service connection including the security deposits with M.E.S. in respect of this Schedule 'B' mentioned Property.

V. Arunachalam

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1000Rs



118
29/3/2004

V. ARUNACHALAM

கோபால் கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண்: 1870/ப4/89 தேதி: 19-8-1996

873

..10..

SCHEDULE 'A' PROPERTY
(TOTAL PROPERTY)

All that piece and parcel of land situated in Chennai Corporation Division No.92 and No.109, PULIYUR VILLAGE, Anaithakkupallam otherwise called Anaipallathakku within the Registration District of Chennai-Central and Registration Sub-District of Kodambakkam, bearing New Survey No.78 of Block No.1, presently periyar Pathai, Choolaimedu, Chennai - 600 094, and

V. Arunachalam

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500Rs.



119
29.3.2004

V. ARUNACHALAM

Rs 500/-

கோபால் கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண்: 18760/64/89 தேதி. 13-6-1999

bounded on the:

NORTH BY : land belonging to Duraiswamy Pillai

SOUTH BY : Public Road,

EAST BY : Land belonging to Manogarammal and

WEST BY : Land belonging to Kuppuswamy Naicker

V. Arunachalam

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100 Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रूपये ONE HUNDRED RUPEES

120
29/3/2004

V ARUNACHALAM

கோபால கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண் 18760/64/89 தேதி, 13-8-1999

admeasuring East to West on the Southern side 46 feet on the Northern side 44 feet and south to north on the eastern side 158 feet and on the western side 150 feet described as house site of the extent of 2 Grounds and 2130 Sq.ft., as per patta.

V. Arunachalam

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121
29/12/2004

V. ARUNACHALAM

கோபால் கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண், 18760/64/89 தேதி, 13-6-1996

SCHEDULE 'B' PROPERTY
(PROPERTY HEREBY CONVEYED)

All that piece and parcel of 606 Sq.ft., Undivided Share Out of Schedule 'A' mentioned Property Land with 736 Sq.ft., Building in Ground Floor, Appollo Twins Apartment, bearing Flat No.A, in Block 'B', New Door No.53, Old Door No.119, Periyarpathai, Choolaimedu, Chennai - 600 094, comprised in New Survey No.78 of Block No.1, situated at NO.109, PULIYUR VILLAGE, Egmore-Nungambakkam Taluk, Chennai District, within the Registration District of Central Chennai and Registration Sub-District of Kodambakkam.

This Property's Present Market Value is Rs.8,60,000/-

V. Arunachalam

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100 Rs.



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29/3/2004

V. ARUNACHALAM

கோபால் கிருஷ்ணசாமி
முத்திரைதாள் விற்பனையாளர்
திருவொற்றியூர், சென்னை-19.
உரிமை எண் 18760/54/89 தேதி 13-8-1999

..14..

IN WITNESSES WHEREOF THE VENDOR AND PURCHASER HAVE SIGNED IN THIS DEED OF SALE ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES:

1. Hema Natarajan
HEMA NATARAJAN
W/o Dr. K. Natarajan

2. D. Elango (D. ELANGO).
S/o. MV. T.V. DEVARAJAN
No. 50, West Mada St;
Thiruvottiyur, Chen-19.

V. Arunachalam

Drafted by:

M. B. VINOD KUMAR
DOCUMENT WRITER
LICE NO. A/1239/MS:C)
No. 62, Shop No. 6,
Perambur Barracks road,
PURASAWALKKAM, CHENNAI 600007.

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ANNEXURE 1A

Statement regarding particulars of the building mentioned in the document:

Note by a tick (✓) mark in the relevant item in the following form :

(i) Description of building :

a) Construction of the structure: ☐ ~~Cement or Lime Mortar~~ ☑ Partly Cement or Lime ~~and Partly Mud~~

b) Depth of foundation: ☑ ~~3 to 4 ft.~~ ☐ ~~Above 4 feet~~

c) Thickness of walls in Ground floor: ☑ ~~9"~~ ☐ ~~1"-1½"~~

d) Whether teakwood used throughout ☐ ~~YES~~ ☑ NO

e) Flooring ☑ Mosaic ☐ ~~Ordinary Plastered~~

(ii) Age of the building : .....10.....years.... ~~Years~~

(iii) Extent of the site : 606 Sqft, UNDIVIDED SHARE LAND. ..... Gr. Sq. ft.

(iv) Build up area:
(Each type of construction involved in each floor) 736 Sqft;

Note: Areas open to sky such as courtyards etc., should be deducted from built-uparea, if any.

	G. Floor Sq. ft.	1st Floor Sq. ft.	2nd Floor Sq. ft.	3rd Floor Sq. ft.
Madras Terrace	↓			
R.C.C. Roof	736 Sqft.,			
Mangalore Tile Roof Over Ceiling Tiles				
Pantile Roof Over Flat Tiles				
Pantile Roof Plain				
A.C.C. Sheet				
Tatched House				

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(v) Area of Separate Garage if any : Nil Sq. ft.

(vi) a) Length of Compound Wall if any : Nil Feet

b) Length of Barbed Wire or Chain or Link Fence: Nil Feet

(vii) Well with diameter and depth : Dia: Nil Ft. Depth: Nil Ft.

(viii) Is there a separate Latrine or Septic Tank : Nil

(ix) Electrical Installations: 1. No. of Points 10 2. No. of Fans Nil 3. Electrical Pumpsets Nil

(x) Annual Rental Value : Rs .....1,000/-.....

(xi) Executant's estimate of the Market Value of the Building and Site : Rs ....8,60,000/-.....

Land Value : 5,29,050/- ✓

Building Value : 3,30,950/-

8,60,000/-

Station: Chennai

Date : 13/04.

V. Sridharan

Signature of the Executant

Contact: **VINOD ENTERPRISES, DOCUMENT WRITERS - R. SRIDHARAN** B.A., B.L.,
No.62, Shop No.6, Perambur Barracks Road, (Near S.R.O. Pursawalkam) Chennai - 600 007. Ph : 661 3291



742
20/1/04

R. Mahalingam.
Ch.

03DD 841916

J. Vijayalakshmi
J. VIJAYALAKSHMI
STAMP VENDOR
L.No.29 / B3 / 2000
1, 2nd Street, Dayalu Nagar
Kodambakkam, Chennai - 600 024
Ph 24725212

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai on this the ..21st day of JANUARY 2004 by;

Mrs.RENUKA ANURADHAN, W/o. Anuradhan, aged about 60 years, residing at Flat No.B-6, Old Door No.119-B, New Door No.53, Apollo Twins, Periyar Pathai, Choolaimedu, Chennai 600 094, hereinafter called the VENDOR of the ONE PART;

TO AND IN FAVOUR OF

Mr.R.MAHALINGAM, S/o.Sri.S.Raju, aged about 28 years, residing at No.47, North Gangai Amman Koil I Street, Vadapalani, Chennai 600 026, hereinafter called the "PURCHASER" of the OTHER PART;

The terms VENDOR and PURCHASER shall wherever it may occur, shall mean and include themselves their heirs,legal representatives, executors, nominees and assigns WITNESSETH AS FOLLOWS;

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N. Renuga Anuradhan

188/2004

Presented in the Office of the Sub-Registrar of Kodambakkam and fee of Rs. 1030/- Paid..... between the hours of..... on the 21st Jan 2004

DOCUMENT No. 188/2004

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2	13

EXECUTION ADMITTED BY

LEFT THUMB



Identification of N. Ramya
Confirmed by document Family Card
No. 01 IV/540 212 Date 19.8.2002
Office C.S.C.P.D

N - Ramya Anuradha w/o. Anuradha, No: 53, Apollo Twin's, Periyar pathai, Choolaimedu, Chennai - 600 094.

LEFT THUMB



Identification of M. Mahalakshmi
Confirmed by document Passport
No A 6511477 Date 28.10.98
Office Govt of India Trichy

s/o. S. Raja, No: 47, North Gangai Amman Koil Street, Vadapalani, Chennai - 600 026,

IDENTIFIED BY

21/1/04
N. Anuradha.

s/o. N. Appu, No: 53, Appollo Twin's, Periyar pathai, Choolaimedu, Ch. 600 094.

21/1/04
MC. PRABAKAR.

s/o. M. Chandia Lakshman, No: 25 A, Sonai Street, Sth lane, Royapuram, Ch. 13.

21st Day of Jan 2004

Sub-Registrar

REGISTERED As No. 188 of 2004 of Book 1

Date 21/1/2004

SUB-REGISTRAR
Kodambakkam

Note: Number of Copies Registered with the Original Nil

Sub-Registrar.



967
21/1/04

R. Mahalingam.

03DD 841917

J. Vijayalakshmi
J. VIJAYALAKSHMI
STAMP VENDOR
L.No.29 / B3 / 2000
1, 2nd Street, Dayalu Nagar
Kodambakkam, Chennai - 600 024
Ph: 24725212

WHEREAS the Schedule mentioned property bearing Old Door No.119-B, New Door No.53, Flat No.C-1 at present B-6, First Floor, Apollo Twins, Periyar Pathai, Choolaimedu, Chennai 600 094, comprised in T.S.No.78, Block No.1, of PULIYUR VILLAGE, Egmore Nungambakkam Taluk, Chennai District, measuring an extent of 667 Sq.ft.,Undivided share of land in and out of 2 Grounds and 2130 Sq.ft., together with 788 Sq.ft., of building the Vendor having Purchased the Undivided Share of Land from Mr.Jamal Asan Aliyar, Managing Director of M/s.Apollo Estates & Builders (P) .Ltd, and Power Agent of 1) A.D.Balakrishnan, 2) D.B.Gopinath 3) D.B.Balaji, in and by way of Sale Deed dated 26.10.1995, and Registered as Document No.6027/1995 in Book-1, Volume 1752 Pages from 91 to 94 in the S.R.O.Kodambakkam later entered into an agreement of construction for constructing a Flat in that property.

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N. Ramya Ammadham

S1P1a8 0020

ஸ்ரீ ப. சுதாகரன்
சாவகச்சேரி 30/04/21.1.04

இ மு சு. பிரிவு 70 (2)ன் கீழ்
ஆணை எண் 17432 ஆம் ஆண்டு 2 ஆம் பிரிவின்
கீழ் 88 ஆம் ஆண்டு 19 ஆம் இலக்கமுடையதாக
வழங்கப்பட்டது

திகதி: 28/11/04 சார்பதிவாளர்

1000Rs.



968
21/11/04
R. Mahalingam.

J. VIJAYALAKSHMI
STAMP VENDOR
L.No.29 / 83 / 2000
1, 2nd Street, Dayalu Nagar
Kodambakkam Chennai - 600 024
Ph 24725212

AND WHEREAS the Vendor enjoyed the Schedule mentioned property as her own paying all the taxes thereto the Schedule mentioned property from the date of her purchase.

AND WHEREAS the Vendors is in need of funds so she decided to dispose of the Schedule mentioned property to the prospective purchaser and the Purchaser herein also agreed to purchase the same for a total sale consideration of Rs.6,85,000/- (Rupees Six lakhs Eighty five thousand only) together with land and building free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS;

That in pursuance of the above said agreement and in consideration of Rs.6,85,000/- (Rupees Six Lakhs Eighty five thousand only) paid by the Purchasers to the Vendor in the following manner:

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N. Ramya Sriradha

1000Rs.



969
21/1/04
R. Mahalingam.

J. VIJAYALAKSHMI
STAMP VENDOR
L.No.29 / B3 / 2000
1, 2nd Street, Dayalu Nagar
Kodambakkam, Chennai - 600 024
Ph 24725212

1. Rs.2,25,000/- (Rupees Two lakhs Twenty five thousand only) by way of Cash on 15.12.2003,as an advance paid by the Purchaser to the Vendor.

2. Rs.4,60,000/- (Rupees four lakhs sixty thousand only) being the balance sale consideration paid by the Purchaser to the Vendor by way of Cheque bearing No.097350....Dt.20:01:04..Drawn on.ICICI Bank, Mumbai Branch.....in all totalling a sum of Rs.6,85,000/- (Rupees six lakhs eighty Five thousand only) paid by the Purchaser to the Vendor in the above said manner the receipt of which sum the Vendor do hereby admit and acknowlege and release the purchaser from further pay ment thereof and the Vendor do hereby grant, convey, assigns unto the Purchaser by way of absolute sale of the property more fully described in the Schedule

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N. Ramya Annadhani

1000Rs.



970
21/1/04
R. Mahalingam.

J. VIJAYALAKSHMI
STAMP VENDOR
L No.29 / B3 / 2000
1, 2nd Street, Dayalu Nagar
Kodambakkam Chennai - 600 024
Ph 24725212

hereunder together with all rights in the common with the purchaser or owner of the other undivided shares of the property lawfully entitled to possess and enjoy all common roads, ways, drains, water, water courses, lights, fences liberties, privileges, easements, advantages, and appurtenances whatsoever pertaining to the said Schedule mentioned Property with all the estate, right, title, interest of the vendor in the said property and any part thereof **TO HAVE AND TO HOLD** the said undivided share of the property by the purchaser absolutely forever free from all encumbrances.

THE VENDOR doth hereby assures and covenant with the purchaser that she is the sole and absolute owners having good and subsisting marketable title, right, and interest to convey the property more particularly described in the Schedule hereunder.

DOCUMENT
No. 98 /2004
Page No. 6
Total Pages 13

N. Ramya Ammadhan

500Rs.



971
21/1/04

R. Mahalingam.

J. vijayalakshmi

J. VIJAYALAKSHMI
STAMP VENDOR
L.No.29 / B3 / 2000
1. 2nd Street, Dayalu Nagar
Kolambakkam Chennai - 600 034
Ph 24725212

THE VENDOR doth hereby covenant with the Purchaser that the purchaser shall peacefully and quietly possess and enter into, retain, hold use and enjoy the Schedule mentioned Property hereby conveyed as his own property without any let, hindrance, interruption, claim, or damage from the Vendor or any other person claiming trust for the Vendor.

THE VENDOR herein doth hereby further covenants with the purchaser that the vendor has not done or knowingly suffered any act, deed or thing, where by the property conveyed hereunder may be encumbered, affected or impeached in title or otherwise and the Vendor hereby assures and declares that the Schedule mentioned property is not subject to any let, lispendens, charge or attachement.

DOCUMENT
No. 188 /2004
Page No 7
Total Pages 13

N. Ramya Ammadhan

500 Rs.



972
21/1/04

R. Mahalingam.
ch.

J. VIJAYALAKSHMI
STAMP VENDOR
L.No.28 / B3 / 2000
1, 2nd Street, Dayalu Nagar,
Kodambakkam, Chennai - 600 024
Ph 24720212

THE VENDOR herein do hereby covenant with the Purchaser that the Vendor at all times will indemnify and save harmless and keep the Purchaser well and sufficiently indemnified against all taxes, rents, and other expenses which the Purchaser may sustain or put to be reasons of encumbrances or defect in title to the Schedule property conveyed hereunder until the date of signing of this Sale Deed.

THE VENDOR herein doth hereby assures the Purchaser that the Vendor has duly paid and discharged all the taxes, rates and any other public charged due and they have accrued due on the Schedule

N. Ramya Ammathan

DOCUMENT
No. 188 /2004
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Total Pages 13

500Rs.



973
21/1/04

R. Mahalingam.

J. VIJAYALAKSHMI
STAMP VENDOR
L No.29 / B3 / 2000
1, 2nd Street, Dayalu Nagar
Kolambakkam, Chennai - 600 084
Ph 24725212

property hereby conveyed upto the date of this sale and the Vendor doth hereby covenant with the Purchaser to indemnify the Purchaser against any expenses losses damage he may be put to or suffered by reason of any non payment of the same.

THE VENDOR hereby agree with the Purchaser that the Vendor hand over all the Documents pertaining to the Schedule mentioned property. AND THE VENDOR put the Purchaser in vacant possession on 5th February 2004.

N. Ramya Srinadhan

DOCUMENT
No. 188 /2004
Page No 9
Total Pages 13

100Rs.



974
21/1/04

R. Mahalingam.

J. Vijayalakshmi

J. VIJAYALAKSHMI
STAMP VENDOR
L.No.29 / 83 / 2000
1, 2nd Street, Dayalu Nagar
Kodambakkam, Chennai - 600 024
Ph 24725212

SCHEDULE

ALL THAT PIECE AND PARCEL OF LAND AND BUILDING bearing Door Old 119-B, New No.53, Flat No.C1 at present 8-6, First Floor, Apollo Twins, Periyar Pathai, Choolaimedu, Chennai 600 094, comprised in T.S.No.78, Block No.1, of Puliyur Village, measuring an extent of 667 Sq.ft., Undivided Share of Land in and out of 2 Grounds and 2130 Sq.ft., together with 788 Sq.ft., of building being bounded on the

N. Ramesh Ammadhan

DOCUMENT
No. 188 /2004
Page No 10
Total Pages 12

100Rs.



975
21/1/04

R. Mahalingam.

J. Vijayalakshmi

J. VIJAYALAKSHMI
STAMP VENDOR
L.No.29 / B3 / 2000
1, 2nd Street, Dayalu Nagar
Kodambakkam, Chennai - 600 024
Ph 24725212

NORTH BY : Land belonging to Duraisamy Pillai,

SOUTH BY : Public Road,

EAST BY : Land belonging to Manoharammal,

WEST BY : Land belonging to Kuppusamy Naicker,

lying within the Registration District of Chennai Central and Registration Sub District of Kodambakkam.

N. Ramya Ammadhan

DOCUMENT
No. 188 /2004
Page No 11
Total Pages 12

100 Rs.



976.
21/1/04

R. Mahalingam.
Ch.

J. Vijayalakshmi
J. VIJAYALAKSHMI
STAMP VENDOR
L.No.29 / 83 / 2000
1, 2nd Street, Dayalu Nagar
Kodambakkam, Chennai - 600 024
Ph. 24725212

Market Value of the Property is Rs.6,85,000/-

IN WITNESSES WHEREOF THE VENDOR AND THE PURCHASER HAVE HEREUN TO SET THEIR HANDS IN THIS SALE DEED ON THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES

1. 21/1/04
N. ANURADHAN,

2. 21/1/04
(MC. PRABAKAR)

N. Ramya Anuradha
VENDOR.

PURCHASER.

DOCUMENT
No. 158 /2004
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Total Pages 13

ANNEXTURE 1A

Statement regarding particulars of the building mentioned in the document :

Please note by a tick (√) mark it the relevant item in the following form :

(I) Description of building :

a) Construction of the structure : ☐ Cement or Lime Mortar — ☑ Partly Cement or Lime and partly Mud Mortar

b) Depth of fouudation : ☑ 3 to 4 ft. — ☐ Above 4 feet

c) Thickness of walls in Ground floor : ☑ 9" — ☐ 1" - 1½"

b) Whether teakwood used throughout ☒ YES — ☑ NO

e) Flooring : ☑ Mosaic — ☐ Ordinary Plastered

(ii) Age of the building : 9 ..... Years

(iii) Extent of the site : 667 Sq.ft., UDS out of 2 grounds and 2130 Sq.ft., ... Gr. Sq. Ft.

(iv) Build up area : 788 Sq.ft.,
(Each type of construction involved in each floor)

Note : Areas open to sky such as courtyards etc., should be deducted from built-up area, if any.

	G. Floor Sq. ft.	1st Floor Sq. ft.	2nd Floor Sq. ft.	3rd Floor Sq. ft.
Madras Terrace				
R. C. C. Roof	788 Sq.ft.,			
Mangalore Tile Roof Over Ceiling Tiles				
Pantile Roof Over Flat Tiles				
Pantile Roof Plain				
A. C. C. Sheet				
Tatched House.				

(v) Area of Separate Garage if any : Nil Sq. ft.

(vi) a) Length of Compount Wall if any : Nil Feet

b) Length of Barbed Wire or Chain or Link Fence : Nil Feet

(vii) Well with diameter and depth : Dia : - Ft - Depth: - Ft.

(viii) Is there a separate Latrine or Sep'ic Tank : Nil

(ix) Electrical Installations :. 1. No. of points 7 2. No. of Fans 1 3. Electrial Pumpsets -

(x) Annual Rental Value : Rs. 1,000/-

(xi) Executant's estimate of the Market Value ot the Building and Site : Rs. 6,85,000/-

Land Value : 5,82,291.00

Building Value : 1,02,709.00

6,85,000.00

N. Ramya Ananth

DOCUMENT
No. 198/2004
Page No 12 | Total Pages 12

Station : Chennai

Date : 21/01/2004

Signature of the Executant

600751217 84000/ 1HR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000
पच्चीस हजार रुपये

Rs. 25000
TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते
INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

567338

M.G. NAAGESH

S.P. VELUSAMY
Stamp Vender
Licence No. : 15 / B3/
K.K. Nagar, Chennai -

AH 052
19.11.10

SALE DEED

THIS DEED OF ABSOLUTE SALE IS EXECUTED at Chennai on this 22nd day of NOVEMBER 2010, between : Mr.N.MUTHUKARUPPAN, Son of Mr.Nagappa Chettiar, Hindu, aged about 60 years, and residing at Flat No.A-2, Ground Floor, Apollo Twins, Old No.119, New No.53, Periyar Pathai, Choolaimedu, Chennai 600094, hereinafter called the 'VENDOR' of the ONE PART.

TO AND IN FAVOUR OF

Mr.M.G.NAAGESH, Son of Late.M.N.Gopal, Hindu, aged about 42 years, residing at No.6/2, Sri Ramar Street, Devaraj Nagar, Phasarathapuram, Saligramam, Chennai 600093, represented by his General Power of Attorney Agent

M.M. Bhuvaneshwari

DOCUMENT No. 3978/10 BOOK 1 1/19

3978

ORIGINAL

I. No. 1346 2010

I hereby certify that a sum of Rs. 100000/- (Rupee one lakh only)

on account of proper/deficit stamp duty has been levied under Section 41 of the Stamp Act in respect of this instrument (free copy) Thirumathi Bhuwaneeswari residing at Chennai-93

Sub-Registrar Office Kodambakkam

Signature of Sub-Registrar or Collector under Section No. 3978 of 2010 of the Indian Stamp Act. Certified

Sheet Sheets

22-11-2010

Presented in the Office of the Sub-Registrar of Kodambakkam and fee of Rs. 23120/- Paid between the hours of 12 and 1 on the 22 NOV 2010

SEAL OF THE SUB REGISTRAR OF KODAMBAKKAM

Sub Registrar

LEFT THUMB



SUB-REGISTRAR KODAMBAKKAM

V.M. Bhuwaneeswari

V.M. BHUWANEESVARI W/O M.G. NAAGESH.
P.A. HOLDER, 6/2, SRI RAMAR STREET,
DEVARAJ NAGAR, DASARADHA PURAM.
SALIGRAMAM, CHENNAI-93
PASSPORT NO H 4947190

SECURITY
No. 3978/2010
Postal Fee Rs.
Postal Peon
2/19

EXECUTION ADMITTED BY

LEFT THUMB



SUB-REGISTRAR KODAMBAKKAM

N. Muthukaruppan

N. MUTHUKARUPPAN, S/O NACHAPPA CHETTIAR.
FLAT A-2, GR FLOOR, APOLLO TWINS,
19/53, PERIYAR PATHAI, CHOOLAIMEDU,
CHENNAI - AAMPM9014C

LEFT THUMB

V.M. Bhuwaneeswari

V.M. BHUWANEESVARI
W/O M.G. NAAGESH, (P.A. HOLDER) 6/2, SRI RAMAR STREET,
DEVARAJ NAGAR, DASARADHAPURAM. SALIGRAMAM, CH-93

1) M.N. SRINIVASAN S/O M. NAGABHOSHANAM
12, Rajaji St, Gandhi Nagar saligramam, Chennai-93



04AA 539657

44028
19.11.10

M.G. NAAGESH

S.D. VELUSAMY
Stamp Vender
Licence No. 15/B3/97
K.K. Nagar, Chennai - 78.

Mrs.V.M.BHUWANEESVARI, Wife of Mr.M.G.Naagesh, Hindu, aged about 35 years, residing at No.6/2, Sri Ramar Street, Devaraj Nagar, Dasarathapuram, Saligramam, Chennai 600093, (which deed of Power was duly registered under document No.1698 of 2010, dated 03.11.2010, registered with SRO Virugambakkam) hereinafter called the 'PURCHASER' of the OTHER PART.

The terms 'VENDOR' and the PURCHASER shall mean and include their heirs, legal representatives, executors, administrators, nominees and assignees of the witnesseth as follows.

WHEREAS the schedule mentioned property situated at No.109 Puliyur Village, Egmore Nungambakkam Taluk, Chennai District, Ananthakkupallam otherwise called Anaipallathakku

V.M. Bhuwaneesvari

DOCUMENT
No. 3978/10
Pages No. 3
Total Pages 19

2, P. Rajagopalan

R. RAJAGOPALAN S/o S.P. SWAMY. 70/6I. Second Cross St. CHROMEPET

22nd November 10

3978/10

REGISTERED As No. ... of 20 ... of Book 1

22-11-10

Date ... 20

SUB REGISTRAR
Kodambakkam

Note: Number of Copies Registered with the Original ... is one

Sub-Registrar

3978/10

4/19

Document No. 3978 of 2010
of Book 1 Containing
17 Sheets 2 Sheets

Sub Registrar



04AA 539658

S.P. VELUSAMY
Stamp Vendor
Licence No.: 75/133/97
K.K. Nagar, Chennai - 78

44029
19.11.10

M.G. NAAGESH

bearing new survey No.78 of Block No.1 presently Periyar Pathai, land measuring an extent of 768 sq.ft, of undivided share of land in Two Grounds and 2130 sq.ft, was purchased by the Vendor herein out of his self earned funds from (1) A.D.BALAKRISHNAN (2) D.B.GOPINATH and (3) D.B.BALAJI represented by their General Power of Attorney Agent M/s.APOLLO ESTATES AND BUILDERS PRIVATE LTD, represented by their Power of Attorney Agent Mr.JAMAL ASAN ALIYAR, and the same was registered under document No.7126 of 1995, dated 14.12.1995, registered on the file of SRO Kodambakkam.

And thereafter the Vendor herein had put up construction along with other undivided share co owners with the help of the builder M/s.APOLLO ESTATES AND BUILDERS PRIVATE LTD,

N.M. Ghulam Haneefa Khan

DOCUMENT 3998 10 FOR VALUE PURPOSE 5 19

தமிழ்நாடு கட்டணம் மற்
றும் வ. சொத்துகள்
துணை வரி அலுவலர்
சென்னை-10.

Document No. 3978 of 2010
of Book I Serial
Number 3 Sheet

THE SEAL OF THE SUB REGISTRAR OF KODAMBAKKAM



தமிழ்நாடு तमिलनाडु TAMILNADU

F 775237

S.D. VELUSAMY
Stamp Vender
Licence No. : 15 / B3 / 97
K.K. Nagar, Chennai - 78.

represented by its Executive Director Mr.H.SYED SHAH ALAM, and constructed a flat measuring 907 sq.ft, including common area with proportionate share situated at Chennai Corporation division No.92, No.109 Puliyur Village, Ananthakkupallam Comprised in survey No.78, Block No.I, presently Flat No.A-2, Ground Floor, Apollo Twins, Old No.119, New No.53, Periyar Pathai, Choolaimedu, Chennai 600094, as more fully described in the schedule hereunder.

And whereas the Vendor after obtaining the property has been in possession and enjoyment of the same ever since the date of said purchase.

WHEREAS the Vendor intends to sell the schedule property for a sale consideration of Rs.23,00,000/- (Rupees twenty three lakhs only)

Document No. ... of Bill
of Book Contains
... Sheets ... Sheet



தமிழ்நாடு தமிழ்நாடு TAMILNADU

F 775238

M.G.NAAGESH.

S.P.VELUSAMY
Stamp Vender
Licence No. : 15 / 03 / 97
K.K. Nagar. Chennai - 78.

WHEREAS the Purchaser offered to purchase the schedule property for the said amount free of encumbrances and the Vendor have agreed to the same.

WHEREAS the Purchaser herein has approached the HDFC LTD, Chennai, for a housing loan and got sanctioned a loan of Rs.20,00,000/- (Rupees twenty lakhs only) for purchasing the schedule mentioned property.

NOW THEREFORE THIS DEED OF SALE WITNESSETH THAT;

In pursuance of the above agreement and in consideration of the sum of Rs.23,00,000/- (Rupees twenty three lakhs only) paid by the PURCHASERS to the VENDOR in the following manner:-

Document No. ..... of Book Containing ..... Sheets

Sub Registrar



தமிழ்நாடு தமிழ்நாடு TAMILNADU

F 775239

S. VELUSAMY
Stamp Vender
Licence No. : 15 / 83 / 97
K.K. Nagar, Chennai - 78

HA060
19.11.10

M.G. NAAGESH

a. Rs.1,00,000/- (Rupees one lakh only) paid by the Purchaser to the Vendor, by way of cheque bearing No.340705, drawn on CANARA BANK, Chennai 600093, as advance on 08.09.2010.

b. Rs.2,00,000/- (Rupees two lakhs only) paid as D.D. bearing No.050740, dated 18.11.2010, drawn on CANARA BANK, Chennai.

b. Rs.20,00,000/- (Rupees twenty lakhs only) being balance sale consideration paid by way of Banker's Cheque bearing No. 005403 Dated 19.11.2010 drawn on HDFC ~~BANK~~ BANK LTD issued by Housing Development Finance Corporation Limited favouring Vendor, by way of housing loan to the Purchaser herein on the schedule mentioned property, at the time of execution of these document presents; the receipt of which sum the Vendor

N.M. Bhuvaneeshwari

N.M. Bhuvaneeshwari

DOCUMENT
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Page No. 8
Total Pages 19

Receipt No.....of 19..
of Book Serials
.....Stock.....Stock

भारतीय गैर न्यायिक INDIA NON JUDICIAL
भारत
रु.5000
Rs.5000
पाँच हजार रुपये
FIVE THOUSAND RUPEES
सत्यमेव जयते
INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU
F 775240
S. VELUSAMY
Stamp Vender
Licence No. : 15 / 83 / 97
K.K. Nagar, Chennai - 78.

AA061
8.11.10

M.G. NAAGESH

does hereby admit, acknowledge and release the Purchaser from further payment thereof.

The Vendor doth hereby convey grant, sell, transfer, assign unto and in favour of the Purchaser of the schedule mentioned property.

The VENDOR does hereby sell, convey, grant, transfer and assign unto the PURCHASER the flat-property, situated at No.109 Puliyur Village, Egmore Nungambakkam Taluk, Chennai District, Ananthakkupallam otherwise called Anaipallathakku bearing new survey No.78 of Block No.1 presently Periyar Pathai, land measuring an extent of 768 sq.ft, of undivided share of land in Two Grounds and 2130 sq.ft, together with flat measuring 907 sq.ft, including common area with

N.N. Bhuvaneeswari

3978/2010

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SUB REGISTRAR
OF THE
SUBREGISTRAR
OF
KODAMBAKKAM



தமிழ்நாடு தமிழ்நாடு TAMILNADU

F 775241

44062
19.11.10

M.G. NAAGESH

S. VELUSAMY
Stamp Vender
Licence No. : 15 / 83 / 97
K.K. Nagar, Chennai - 78.

proportionate share situated at Chennai Corporation division No.92, and No.109 Puliyur Village, Ananthakkupallam Comprised in survey No.78, Block No.I, presently Flat No.A-2, Ground Floor, Apollo Twins, Old No.119, New No.53, Periyar Pathai, Choolaimedu, Chennai 600094, as more fully described in the schedule hereunder, so as to own, possess and enjoy the same as absolute owner with all the fixtures, electrical installations, water, drainage connections, rights, easements and appurtenances of the ways, paths, liberties, advantages and privileges whatsoever belonging thereto and upon the said property, TO HAVE AND TO HOLD the same and all similar rights, title and interest in the property hereby conveyed UNTO AND TO the use of the PURCHASER to be enjoyed absolutely

V.M. Bhuvaneeswari

DOCUMENT
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10
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19

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Book Containing
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தமிழ்நாடு தமிழ்நாடு TAMILNADU

F 775242

44063
18.11.10

N.G. NAAGESH.

S.M. VELUSAMY
Stamp Vender
Licence No. : 15 / D3 / 97
K.K. Nagar, Chennai - 78.

and forever, free from all encumbrances whatsoever, subject to the covenants contained herein.

The VENDOR has this day delivered vacant possession of the property described in the schedule hereunder which is hereby transferred to the PURCHASER.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS;

That the PURCHASER shall be entitled to hold, possess and enjoy the property hereby conveyed and the rents and profits received therefrom without any interference or disturbances by the VENDOR or any person claiming under him.

That the title of the VENDOR to the property hereby conveyed is clear and marketable and subsisting and that the VENDOR has power to effect the transfer.

N.M. Bhuvaneswari

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11 19

Document No._____of 20____
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THE SEAL OF THE SUB REGISTRAR OF KODAMBAKKAM



தமிழ்நாடு தமிழ்நாடு TAMILNADU

F 775243

M. G. NAAGESH.

S.D. VELUSAMY
Stamp Vender
Licence No. : 15 / B3 / 97
K.K. Nagar, Chennai - 78.

That the property hereby conveyed is free from all encumbrances.

That the rates and taxes payable in respect of the schedule mentioned property have been paid up-to-date. The VENDOR also hereby undertakes to pay the increase in the taxes demanded by the Municipal body up to the date of this transfer from his own funds and resources and shall keep the PURCHASER indemnified against any such demand if the PURCHASER is compelled to pay the amount. The PURCHASER shall bear and pay all such taxes and rates accuring hereafter.

That the VENDOR shall keep the PURCHASER fully indemnified against any defect in or want of title on the part of the VENDOR to the property hereby conveyed.

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of Book Containg
.....Sheets.....Sheet



தமிழ்நாடு तमिलनाडु TAMILNADU

E 807540

44033
19.11.10

M.G. NAAGESH.

S.T. VELUSAMY
Stamp Vender
Licence No.: 15/03/97
K.K. Nagar, Chennai-78

That the Vendor shall keep the Purchaser fully indemnified against all claims, suits or litigation or on account of defect in title or claims or suit by any individual or statutory authorities against the Vendor or Purchaser all times with regard to the property conveyed by this deed.

The Vendor shall reimburse and make good the loss or damages that the Purchaser may suffer on account of their conduct or transaction with third parties till this date relating to the property conveyed hereunder.

That the main entrance, passage, landing and staircase of the building shall be enjoyed or used by the PURCHASER in common with the owners and lessees of the other flats.

N.M. Ghaneeswari

3978.10

Page No. 13 | Total Pages 19

of Book Containing
Sheets Sheet



தமிழ்நாடு तमिलनाडु TAMILNADU

E 808056

M.G. NAAGESH.

S.P. VELUSAMY
Stamp Vender
Licence No. : 15/03/97
K.K. Nagar, Chennai - 78.

That the PURCHASER and all persons authorised by him shall have the right and liberty to use the staircase, passages and other common areas with the other co-owners of the building or their authorised persons entitled to such rights and liberties.

That the PURCHASER shall have right to free and uninterrupted passage and running water and soil and electricity from and to the ground through sewers, drains and water courses, cables, pipes and wires which now are/or may at any time hereafter be passing through the building or any part thereof.

That the PURCHASER shall have the right at all reasonable times on notice to enter into and upon the other

Document No. of Book Covering Sheets Sheet

SEAL OF THE SUBREGISTRAR OF KODAMBAKKAM



தமிழ்நாடு TAMILNADU

E 808057

S.P. VELUSAMY
Stamp Vender
Licence No. : 15 / 03 / 97
K.K. Nagar, Chennai - 78.

parts of the building for the purpose of repairing and maintaining or renewing the portion hereby conveyed to the PURCHASER.

That the PURCHASER shall have the right of passage for himself or his agents, servants, staff or workmen to the other parts of the building at all reasonable times on notice wherever water tank, electric motor, sump is situated for the purpose of cleaning or repairing and maintaining the same.

That the PURCHASER shall be entitled to, by virtue of this sale deed to effect mutations in the records of the municipal registry and Government revenue registry in relation to the property in his name and also for transfer in his name in the records of the Chennai Electricity System

parts of the building for the purpose of repairing and maintaining or removing the portion hereby conveyed to the PURCHASER.

That the PURCHASER shall have the right of passage for himself or his agents, servants, staff or workmen to the other parts of the building at all reasonable times on notice whatever motor, electric motor, pump is situated for the purpose of cleaning or repairing and maintaining the same.

That the PURCHASER shall be entitled to, by virtue of this sale deed to effect mutations in the records of the municipal / registry and revenue registry in relation to the property hereby sold and also for transfer in his name in the Tamil Nadu Electricity Board.

Book Cortains
Sheets



தமிழ்நாடு तमिलनाडु TAMILNADU

E 808058

S.D. VELUSAMY
Stamp Vendor
Licence No. : 15 / 03 / 97
K.K. Nagar, Chennai - 78.

44087
18.11.10

M. G. NAAGESH.

together with any deposit/security amount paid with them and the VENDOR do hereby covenant with the PURCHASER that he would execute and sign all deeds and documents that may be necessary or required in that behalf and for better effectuating the title in his favour, at the cost of the PURCHASER.

That the PURCHASER shall own, possess and enjoy the property consistent with the right and interest of the owners of the flats in the building and other persons lawfully entitled thereto in the building and to use all sewers, drains and water courses, telephone and power lines with other persons and permit freely to run and pass water and

V. M. Bhuvaneswari

3978/10

16 19

Document No.
of Book Certains
Book

soil through the same and share with other co owners and persons in accordance with the general practice in use.

That the VENDOR have this day handed over physical possession of the property hereby conveyed to the PURCHASER.

That the VENDOR has also handed over the original parent documents in his possession to the PURCHASER herein.

SCHEDULE OF PROPERTY

All that piece and parcel of the property situated at No.109 Puliyur Village, Egmore Nungambakkam Taluk, Chennai District, Ananthakkupallam otherwise called Anaipallathakku bearing new survey No.78 of Block No.1 presently Periyar Pathai, land measuring an extent of 768 sq.ft, undivided share of land in Two Grounds and 2130 sq.ft, together with flat measuring 907 sq.ft, including common area with proportionate share situated at Chennai Corporation division No.92, No.109 Puliyur Village, Ananthakkupallam Comprised in survey No.78, Block No.I, presently Flat No.A-2, Ground Floor, Apollo Twins, Old No.119, New No.53, Periyar Pathai, Choolaimedu, Chennai 600094, along with TNEB Service connection No.09-285-003-181 with deposits and property tax assessment New Door No.53/A2 and Old No.119/A2, (Zone No.05, Divn.No.075, Bill No.2635, Sub.No.000042) and CMWSSB customer ID No.79090, the land being bounded on the

North by : land belonging to Duraiswamy Pillai

South by : Public Road

East by : land belonging to Manogarammal and

West by : land belonging to Kuppuswamy Naicker

N. M. Bhuvaneeswari

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Document No.....of 20
of Book Containing
Sheets Sheet

and the property situated within the sub registration district of Kodambakkam and registration district of Central Chennai.

The present market value of the property is Rs.23,00,000/- (Rupees twenty three lakhs only).

IN WITNESS WHEREOF THE Vendor's Power Agent and the Purchaser have signed this sale deed on the day, month and the year first above written.

V.M. Bhuvaneshwari

PURCHASER BY POWER AGENT

VENDOR

WITNESSES;

1. M. N. SRINIVASAN
12, Rajaji St
GANDHI NAGAR
Saligramam,
Chennai - 600093.

2. R. Rajasekaran

R. RAJASEKARAN S/O S.P.SWAMY.
7A/6F, SECOND CROSS STREET
C.I.T. NAGAR.
CHENNAI- 600035

Drafted By

N. MOHANAMBAL
DOCUMENT WRITER
L. No. A/894/MS(S)/99

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Document No._____ of 19__
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Annexure I-A

STATEMENT REGARDING PARTICULARS OF THE BUILDING MENTIONED IN THE DOCUMENT
PLEASE NOTE BY A TICK ( ) MARK IN THE RELEVANT ITEM IN THE FOLLOWING FROM

1. Description of building

a) Constn of the structure	:	Cement or line ✓	partly cement or Lime & Partly Mud Mortar
b) Depth. of Foundation		3 to 4 ft. ✓	Above 4 feet
c) Thickness of walls in GF		9" ✓	1" 1-1/2"
d) Whether teakwood used throughr		Yes	No. ✓
e) Flooring		Mosaic ✓	Ordinary Plastered
2. Age of building			15 YEARS
3. EXTENT of the Site (LAND)			768 square feet U/s Land
a) Value of the site (LAND) .		Rs.	In 2 Gr. 2130 Sq.feet

4. BUILT UP AREA

(EACH type of construction involved in each FLOOR)

Note Areas Open to sky such countryards etc, should be deducted from built up area if any

	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR
MADRAS TERRACE				
RCC ROOF	907 Sq-feet			
MANGALORE TILE ROOF OVER FLAT TILES				
MANGALORE TILE ROOF PLAIN				
A.CC.SHEET				
CAR PARK IF ANY	Common			

5. Length of compound wall if any
6. Well
7 Is there a separate latrine 'O' Septic tank } Common

8. Elec.installations
   a) No.of points 9
   b) No.of fan points Nil
   c) No.of Elec.Pumps Common

9. Annual Rental value 1800/-

10. Land Value 12,67,200/-

11. Building value 10,32,800/-

TOTAL VALUE 23,00,000/-

N. M. Thanveeruddin
PURCHASER

VENDOR

Document No.....of 20...
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பற்று ரசீது

ஆவண எண். **201003978** மு.ச.பிரிவு 41 ரசீது எண். **12220**

பெயர் :**BHUVANEVARI** முகவரி :

தன்மை : **Convevance**

சொத்து மதிப்பு	:	2,300,000.00	
தேவையான முத்திரை தீர்வை	:	184,000.00	
ஆவணம் தாங்கிய முத்திரை தீர்வை	:	84,000.00	
வித்தியாச முத்திரை தீர்வை :			
ரொக்கமாக வசூலிக்கப்பட்ட தொகை ரூ.		0.00	
DD / Challan மூலம் வசூலிக்கப்பட்ட தொகை ரூ.		100,000.00	DD / Challan No.

சார்பதிவாளர் அலுவலகம் : கோடம்பாக்கம்

நாள் : **22/11/2010**

பதிவு அலுவலர் மற்றும் இந்திய முத்திரை சட்டம் பிரிவு 41ன் கீழ் ஆட்சியர்.

பற்று சீட்டு

'A' - கணக்கு ரசீது எண். 201016747

ஆவண எண். **201003978** (Book1) க்காக கீழ்காணும் இவ்வினங்களில் வசூலிக்கப்பட வேண்டிய தொகை

ரூ **23,120.00** திரு/திருமதி **V.M.BHUWANEESVARI** இடமிருந்து வசூலிக்கப்பட்டது.

வ.எண்.	விவரம்		தொகை ரூ. பை
1	பதிவுக்கட்டணம்		23,000.00
2	பிரதி கட்டணம்	1	20.00
3	கணினி கட்டணம்		100.00
4			
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9			

21 DEC 2010

தொகை : **23,120.00**

APOLLO ESTATES & BUILDERS PVT LTD.,

10/07/2003

To,
Chief Manager,
HUDCO Bank,
T. Nagar Branch,
Chennai 600017

Sub: Flat at N.S.No. 78, Block No.1, Periyar Pathai, Chennai.

The Undivided Share of land mentioned as 694 Sq.ft in the Sale Deed dated 11/10/1995 is true & correct. The actual UDS conveyed to Mr. Ayubkhan is hereby confirmed as 694 Sq.ft only.

The flat bearing No. B4 is the Flat which has been sold to and purchased by Sri Ayubkhan vide Sale Deed dated 11/10/1995.

The UDS square feet and Flat no, mentioned in the Construction Agreement dated 24/04/1995 may be ignored as the same stands to no validity after the actual sale has been registered.

This is for your kid information.

With regards,

Aliyar

Mr. Jamal Asan Aliyar
1(Managing Director)

Gee Gee Plaza 1st Floor, No. 1, Wheat Crofts Road, (Off : Village Road), Nungambakkam, Chennai - 600 034.
✆ : 826 1762, 824 0844 E-mail : apolloes@md3.vsnl.net.in

भारतीय गैर न्यायिक

भारत

बीस रुपये

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Rs.20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMIL NADU

1-8-19 S. Shanlaxm

65AB 535891

J. VIJAYALAKSHMI
STAMP VENDOR
L.No. 29/B3/2000
No 1, 2nd Street, Dayalu Nagar
Kodambakkam, Chennai-600 024
Cell: 98418 18270

THIS COPY DOCUMENT
NO. 5772 1995

ம் தாள்N

9ரு ரூபாய்

தமிழ்நாடு

பதிவுத்துறை

1995-ம் ஆண்டு பதிவு எண் 5772

SALE Deed This DEED of ABSOLUTE sale executed atMadras this 11th day of October 1995 between M/s (1) A.D.Balakrishnan, son of Late.A.Dhanapal Pillai, aged 64 years, (2) D.B.Gopinath aged 31 ye ars and (3) D.B.Balaji, sons of A.D.Balakrishnan, aged 23 years all residing at 29, Chinnappa Rowther Street, Triplicane, Madras-600 005, hereinafter represented by their power ef attorney M/s.Apollo Estates & Builders Privated Ltd., hereafter represented by its Managing director, Mr. Jamal Asan Aliyar, having its registered office at Gee Gee Plaza, First Floor, No.1, Wheat Cro fts Road, Nungambakkam, Madras-600 034, vide registered as Doc.No.256, of 93, in the files of the sub Registrar, Triplicane, Madras, hereinafter called the Vendor of the party of the first part. for APOLLO ESTATES & BUILDERS P.LTD Jamal Asan Aliyar Managing Director/Director..

..2.. TO AND IN FAVOUR OF Mr.Ayubkhan residing at No.7, Gulam Abbas Alikhan First Street, First Lane, Thousand Lights, Madras-600 006, hereinafter called the purchaser of the party of the sec ond part. The terms Vendors, and the purchaser wherever they may occur requires to mean and in clude their respective heirs, legal representative, executors, administrators in interest and assigns. Whereas A.D.Balakrishnan being the only legal heir of late A.Dhanapal Pillai who died on 15th January 1972 and that the children of A.D.Balakrishnan, namely, D.B.Gopinath and for APOLLO ESTATES & BUILDERS P.LTD. Jamal Asan Aliyar —— Managing Director/Director..

..3..D.B.Balaji became co-owners along with A.D.Balakrishnan, their father by virtue of succes sion and have been in possession and enjoyment of the land bearing corporation Division No.92 and 109, Puliyur Village, Anaipallthaku, presently Periyar Pathar, Kodambakkam, Madras of an ex tent of 2 grounds and 2130 sq.ft. or thereabouts, more fully described in Schedule A hereunder referred to as the said prmmises. Where as the late.A.Dhanapal pillai had purchased the proper ty from one G.Ramaswami on 9th Jan 61 under a registered deed of sale vide Doc.No.54 of 61 and had been in full enjoyment of the same free from all encumbrance. for APOLLO ESTATES & BUILDERS P.LTD Jamal Asan Aliyar —Managing/Director /Director ..4.. WHEREAS the Vendor has put the purchaser on notice that the remaining interestin the said premises will alsobe simiarly co nveyed to all other persons who will enter into similarsuitable agreements with the Vendor. Whe reas the purchaser is willing to purchase the undivided portion of the land more fully describ ed in Schedule 'B' hereto and that the consideration having been paid in full. The Vendor assu re the purchaser that there are no claims, charges encumbrances, lispendentson the said property or any part thereof herein conveyed and further covenants with purchaser that they have not cr eated any encumbrance over the for APOLLO ESTATES & BUILDERS P.LTD Jamal Asan Aliyar.

Managing Director/Director..5.. 'B' Schedule property and the purchaser may quitely enter upon the said property and hold and enjoy the same for ever absolutely. The vendor assure that the

Regn. II 2-(c)—24,22,000/ Jaganr.

தமிழ்நாடு பதிவுத்துறை 1995 ஆம் ஆண்டு பதிவு எண் 5778

purchaser may quietly enter upon the said property and hold and enjoy the same for ever absolu
tely. The Vendor assure that the purchaser is at liberty to enjoy the property free from any e
cumbrances whatsoever except in so for allotted to the other purchasers of similar undivided l
nd in the said schedule 'A' mentioned property. AND whereas the purchaser have satisfied heres
lf the title of the vendors./ for APOLLO ESTATES & BILDERS P.Ltd Jamal Asan Aliyar
Managing Director/Director..6./. Now this deed of absolute sale witnesseth as follows: 1. The v
ndors do hereby grant, convey, transfer and sell unto the purchaser the undivided interest in
the land described in Schedule 'A' more particularly described in Schedule 'B' hereunder of an
extent of 694 sq.ft. of undivided share out of total area of 2 ground & 2130 sq.ft. for a sum
of Rs.2,77,600/- (Rupees Two lakhs Seventy seven Thousands and Six hundred only) the receipt o
which is hereby acknowledged. 2. The Vendor covenants with the purchaser and assure that they
are the absolute and exclusive ownersof the property hereby conveyed and that no person or per
sons other than the vendor hath any right, title on interest in the same, and that the said pro
perty is free from any encumbrances whatsoever./ for APOLLO ESTATES & BUILDERS.P.TD Jamal Asa
Aliyar Managing Director/Director..7./ 3. The purchaser shall not be
entitled to claim partition of his/her share in the land described in schedule 'A' men hereun
der and the same shall remain undivided and impartible. 4. The purchaser shall bear his proper
tionate share of the expenses incurred in maintaining the common areas of land along with the
other co-owners of undivided share in the land. 5. The purchaser shall not obstruct the rights
of the co-owners for entry and use over the land common passage and amenities. 6. The purchas
agree to pay all the stamp duty and documentation charges and any other incidental expenses in
respect of this sale./ for APOLLO ESTATES & BUILDERS. p.LTD Jamal Asan Aliyar
Managing Director/Director..8./ 7. The vendor covenants with the purchaser that all taxes and
public dues on the said property hereby sold and delivered to the purchaser have been paid and
that the vendor assures that the purchaser that there are no arrears of municipal taxes, quit
rents and if the purchaser is obliged to pay any amount thereof at a future date, the vendor h
reby undertakes to reimburse the same to the purchaser. 'A' SCHEDULE All that piece and parcel
of land situated in Madras Corporation Division No.92 and No.109, Puliyur Village, Ananthaku
pallam otherwise called Anaipallathaku within the for APOLLO ESTATES & BUILDERS P. LTD
Jamal Asan Aliyar —Managing Director/Director..9./ Registration District of Madras (c)
South and Registration Sub-District of Kodambakkam, bearing New Survey No.78 of Block No.1, p
sently Periyar Pathai, and bounded on the North by land belonging to Duraiswamy pillai South
by public Road East by land belonging to Manogarammal and West by land belonging to Kuppus

தாக்கல் செய்தவர் கையொப்பம்:

முன்னிலை செய்தவர் (பெயர்தமிழ்):
(முகவரி):

மேற்படி ஆவணம்

ஒரு முனம் தமிழ்நாடு பதிவுத்துறை

1995 ஆம் ஆண்டு பதிவு எண் 5772 (ஆறு)

Naicker admeasuring East to West on the Southern side 46 feet on the Northern side 44 feet and south to north on the eastern side 158 feet and on the western side 159 feet described as house site of the extent of 2 grounds and 2130 sq.ft. as patta. for APOLLO ESTATES & BUILDERS P. LTD. Jamal Asan Aliyar Managing Director/Director...10:. 'B' SCHEDULE Undivided interest in the schedule 'A' land here in alotted of an extent of 694 sq.ft. The market value of the property is Rs.2,77,600/- (Rupees Two lakhs Seven seven thousands and six hundredonly) In witness whereof the Vendor has signed this deed on the day month and year firstabove written in the presence of witness: for APOLLO ESTATES & BUILDERS P.LTD. Jamal Asan Aliyar

Managing Director/Director VENDOR.

WITNESSES: 1. H. Syed Shah Alam (H. Syed Shah Alam)

2. R. Ashok (R. Ashok)

Drafted by S. Vijaya L. No. A567 MS(C) 1993 (S. Vijaya).

(8)

COPY TYPED BY: D. Arun (D.ARUN KUMAR) L.NO.A55 Ms(N) of 1994.

9323/10.10.95 Rs 5000/- Ayubkhan. Mr. Ahmed S. Mohamed. Ahmed S. Mohamed Licence No A 218043/70. No. 13. Singanna Naick st. Madras-600001 Phone No: 522404. 9322/10.10.95. Rs. 5000/- Ayubkhan. Mr. Ahmed S. Mohamed No. 13. Singanna Naick st. Mr. 1. 9321/10.10.95. Rs. 5000/- Ayubkhan. Mr. Ahmed S. Mohamed. No. 13 Singanna Naick st. Mr. 1. 9246/9.10.95. Rs. 5000/- Ayubkhan. Ahmed. S. Mohamed. No. 13. Singanna Naick st. Mr-1. 9245/9.10.95 Rs. 5000/- Ayubkhan. Mr. Ahmed. S. Mohamed No. 13. Singanna Naick st. Mr-1 9244/9.10.95. Rs-5000/- Ayubkhan Mr. Ahmed. S. Mohamed. No. 13. Singanna Naick st. Mr-1. 9243/9.10.95. Rs-5000/- Ayubkhan Mr. Ahmed S. Mohamed. No. 13. Singanna Naick st. Mr-1 9324/10.10.95. Rs. 1000/- Ayubkhan Mr. Ahmed. S. Mohamed No. 13. Singanna Naick st. Mr-1. 9325/10.10.95 Rs. 100/- Ayubkhan. Mr. Ahmed. S. Mohamed. No. 13. Singanna Naick st. Mr-1 since stamps purpose thirty six thousand and one hundred copy of endorsement and certificate presented into office office for Registration of Documents and fee of Rs 10.00. Paid between the hours of 9 & 3 and on the 11th day of 1995 by. Jamal Asan Aliyar Execution admitted by Jamal Asan Aliyar (Jamal Asan Aliyar) s/o Jamal Mohideen. 3c Eden Apartments 1. Kilpauk. Garden Rd Madras-10

தரகர் செய்தவர் கையெழுத்து:

ஆய்வு செய்தவர் (பதித்தவர்): (ஆய்வாளர்):

1995 ஆம் ஆண்டு 9 ஆம் மாதம் 30 ஆம் நாள் பதிவாளரால் நகல் 2 தாள்களைக் கொண்டது 2 வது தாள் சார் பதிவாளர்

30/10/95

Regn. II 3-(c)—24,32,000/ Pages.

Asst. Registrar N1

264

தமிழ்நாடு பதிவுத்துறை 1995 ஆம் ஆண்டு பத்திர எண் 5772

personally came before the Sub Registrar 11th day of October 1995 and the Sub Registrar in Book No. 3 47-10-95 on 1995-96 Serial No. 18.10.95 on the

(2-4-1991-

Sub Registrar

In document (a)(b) erasures. (c) &c. In copy (1)(2)(4)(6)(8) (9) erasures. (3)(5)(7) Interlineations

Copy of Document Prepared by

Compared by

Examined by

Sub Registrar

Book No. 3 and Microfilmed in Film No. 5772 of 1995 of Book Volume 1749 Pages 261 to 264. 30th October 1995

Sub Registrar

தங்கள் செய்தவர் கையொழுத்து:

சாட்சி செய்தவர் {(பெயர்தான்):
(தந்தையின்):

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DATE 1/8/19

சார்பாளர்
(மாவட்டப் பதிவாளர் நிலை)
கோடம்பாக்கம், சென்னை

1174 2019 1/8/19



S. Peer Mohammed.
Chennai.

02CC 539353

N. R. VENKATRAMAN
STAMP VENDOR
L.No. 9564/ 2k 1/2K, dt. 7.9.2K
NO. 51, KAMARAJ AVENUE,
II Street, Adyar, Cb-20.

3085
13/12/03

SALE DEED

This Deed of Sale Executed at Chennai on this 19 day of December, 2003, by

Mrs.DASARI SUNITHA RANI, wife of Mr.D.Vasu Babu, aged about 29 years, residing at 8-3-318/11/32, Jayaprakash Nagar, Ameerpet, Hyderabad, hereinafter called the "VENDOR" which term shall mean and include wherever the context so requires or permits her heirs, executors, administrators, legal representatives and assigns of the ONE PART;

TO AND IN FAVOUR OF

Mr.S.PEER MOHAMMED, Son of Late Syed Sulaiman, aged about 76 years, residing at old No.98, New No.2, 11th Street, 'V' Block, Anna Nagar, Chennai 600 040, [PAN:AAFPM2686R] hereinafter called the "PURCHASER" which term shall mean and include wherever the context so requires or permits his heirs, executors, administrators, legal representatives and assigns of the OTHER PART WITNESSETH;

S. P-H

D. Sunitha Rani

DOCUMENT
No. 4229/2003
Page No. 1
Total Pages 14

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2003

CERTIFICATE UNDER SECTION 42 OF STAMP ACT

S.No. 605 Dt. 19.12.2003

I here by certify that a sum of Rs. 8000/- (Rupees Eight only)

on account of proper/deficit stamp duty has been levied under Section 41 of the Stamp Act in respect of this instrument from Thiru/Thirumathi S. Peer Mohamed residing at Ch-40

Sub-Registar Office Kodambakkam

Date 19.12.2003

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

Presented in the Office of the Sub-Registrar of Kodambakkam and fee of Rs. 8510/- Paid..... between the hours of....hrs..... on the..19.12.2003

DOCUMENT No. 4729/2003

Page No. 2 Total Pages 14

S. P. S.

EXECUTION ADMITTED BY

LEFT THUMB



• D Sunitha Rani W/o D. Vasu Babu
D.No: 8-3-318/11/3 & 33, Sri Sai Ram Residency
Jaya prakash Nagar Ameerpet, Hyderabad.

Identification of DASARI SUNITHA RANI
Confirmed by document Bank Passbook
No. 11243 Date.....
Office Allahabad Bank Hydrabad

LEFT THUMB



S. P. S. S/o Syed Sulaiman, 98/2, 11th Street V Block, Anna Nagar, Ch-40

Identification of S. PEER MOHAMED
Confirmed by document Family Card
No. 01/G/018946 Date. 1998-2003
Office Civil Supplies Chennai.

IDENTIFIED BY

D. Vasu Babu S/o Late Sri D. Rama Mohan Rao.
D.No: 8-3-318/11/3 & 33
Sri. Sai Ram Residency
Jaya Prakash Nagar
Ameerpet, Hyderabad-73.

P. Syed Sulaiman (P. SYED SULAIMAN) S/o. S. PEER MOHAMED, V-98, Annanagar, Chennai-40.

19th Day of Dec 2003

Sub-Registrar

REGISTERED As No. 4729 of 2003 of Book 1

Date 19/12/2003

SUB-REGISTRAR
Kodambakkam

Scanned with CamScanner



S. Peer Mohammed.
Chennai.

3149
18/2003

02CC 539367

N. R. VENKATRAMAN
STAMP VENDOR
L.No. 9564/98 1/2K, dt. 7.9.2K
No. 51, KAMARAJ AVENUE,
II Street, Adyar, Ch-20

WHEREAS the VENDOR is the sole, absolute owner and in possession of 610 Sq.ft. undivided share of land in 2 Grounds and 2130 Sq.feet, situated in Madras Corporation Division No.92 and No.109 Puliyur Village, Ananthakkupallam otherwise called Anaipallathaku, bearing Survey No.78, Block No.1, presently Periyar Pathai, Choolaimedu, Chennai 600 094, the same having been purchased by the VENDOR out of her self earned funds from M/s. A.D.Balakrishnan and others, represented by their Power of Attorney Agent M/s.Apollo Estates & Builders Private Ltd., represented by its Managing director Mr.Jamal Asan Aliyar, under registered sale deed dated 31.1.1996, registered as Document No.697 of 1996 of Book No.1, Volume 1790, Pages 221 to 224, filed in the Sub-Registrar's office of Kodambakkam, thus the Vendor absolutely had became entitled to the Undivided share of land.

WHEREAS the VENDOR entered into an Agreement with M/s.APOLLO ESTATES & BUILDERS (P) LTD., for Construction of Flat in the Ground Floor, Flat No.B-2 in Block 'B' having plinth area 720 sq.feet at Old Door No.119, New Door No.53, "Apollo Twins", Periyar Pathai, Choolaimedu, Chennai 600 094, more fully described in the Schedule hereunder.

D. Sunitha Rani

DOCUMENT
No. 4229/2003
Page No. 3
Total Pages 14

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2003.

அனுப்பு: கா.ம. கோடீஸ்வரன் கார்த்திக் டெல்.
எண்: 919/03 நாள்: 20.12.2003-ம்ஆ

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S. Peer Mohammed.
Owner

N. R. VENKATRAMAN
STAMP VENDOR
L.No. 9564/ 2b 1/2K, dt. 7.9.2K
No. 51, KAMARAJ AVENUE,
II Street, Adyar, Ch-20

315
18/12/03

WHEREAS by virtue of the aforesaid Agreement, the VENDOR had became absolutely entitled to the said Flat thereafter she has been in possession and enjoyment of the Flat together with Undivided share of land constructed thereon. After obtaining the Schedule mentioned property the VENDOR is paying Public Outgoings like property tax, water tax etc., which Composite Property is hereinafter referred to as "THE PROPERTY" for the sake of brevity.

AND WHEREAS the VENDOR is in possession of the Schedule mentioned property with peaceful possession and uninterrupted enjoyment.

WHEREAS the VENDOR due to discharge the some family commitments has offered to sell the Flat together with Undivided share of land more fully described in the Schedule hereunder free from all encumbrances, charges, lien, claim whatsoever and hereinafter referred to as the Schedule property to the PURCHASER herein, for a consideration of Rs.6,25,000/- (Rupees Six Lakhs and Twenty Five Thousand only).

D. Sunitha Rani

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1000Rs.



S. Peer Mohammed.

N. R. VENKATRAMAN
STAMP VENDOR
L.No. 9564/25 1/2K, dt. 7.9.2
No. 51, KAMARAJ AVENUE,
II Street, Adyar, Ch-20

3151
18/12/07

WHEREAS the PURCHASER herein accepted the said offer and agreed to purchase the said property morefully described in the schedule hereunder.

NOW THIS DEED OF SALE WITNESSETH the Flat No.B2 in Ground Floor in Block 'B' having plinth area 720 sq.feet together with undivided share of land 610 Sq.ft. at Old Door No.119, New Door No.53, "Apollo Twins", Periyar Pathai, Kodambakkam, Choolaimedu, Chennai 600 094, for total sale consideration of a sum of Rs.6,25,000/- (Rupees Six Lakhs and Twenty Five Thousand only) paid by the PURCHASER to the VENDOR, the receipt of which sum, the VENDOR doth hereby accept, admit and acknowledge and release and acquits the PURCHASER from any further payment thereoff, the VENDOR doth hereby sell, convey, transfer, grant and assigns unto the PURCHASER by way of absolute sale of the said property described in the Schedule hereunder together with all rights, privileges, obligations, covenants, restrictions, limitations, with all ways, right of ways, water, water courses, sewers, sewages, fixtures, ditches, easements, liberties, privileges, advantages, appurtenances to and of the estate, right, title and interest, claim and demand whatsoever of the VENDOR in

S. P. M.

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D. Sunitha Rani

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1000 Rs.



S. Peer Mohammed.
Chennai.

D. Rahamathullah
D. RAHAMATHULLAH
Stamp Vendor
No. 25, Flower's Street,
Saidapet, Madras-15.
Licence No. 18194 / E197

7397
19/12/03

and to the said property and every part thereof TO HAVE AND TO HOLD the said property and every part thereof hereunder assured and expressed so to be unto the PURCHASER absolutely and for ever and free from any encumbrances, claim or demand.

THE VENDOR doth hereby covenants with the PURCHASER that the said property hereby conveyed belonged to the VENDOR absolutely and no one other than the VENDOR have any right, title or interest whatsoever in the said property.

THE VENDOR doth hereby covenants with the PURCHASER that the VENDOR has good title, interest, right, power and authority to convey the said property by way of absolute sale to the PURCHASER and the VENDOR has not done, committed or suffered any act, deed or thing whereby the said property shall or may be encumbered or affected in the estate, title or otherwise or whereby the VENDOR shall or may be prevented from conveying the said property to the PURCHASER.

THE VENDOR doth hereby also covenants with the PURCHASER that the PURCHASER shall at all times, hereafter peacefully

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D. Sunitha Rani

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1000Rs.



S. Peer Mohammed.
Clerk.

D. Rahamathullah
D. RAHAMATHULLAH
Stamp Vendor
No. 25, Flower's Street,
Saidapet, Madras-15,
Licence No. 18194/E197

7398
19/1403

and quietly enter possess and enjoy the said property and receive the rents and profits thereof without any let or hindrance or suit, eviction, claim or demand whatsoever from or by the VENDOR or any other person or persons lawfully and equitably claiming through or under her.

THE VENDOR doth hereby declares and covenants with the PURCHASER that there are no suits, appeals or any legal proceedings pending in any court in which any question relating to the Schedule property is in issue and that there are no attachments, proclamations or orders on the Schedule property which in any way prevent its alienation and that the VENDOR has not entered into any prior agreement of sale with anybody else which is inforce and that the VENDOR has not done any act or thing and have not offered the Schedule property as Security whereby the said property shall and will be in any way affected in title, estate, possession and enjoyment of the PURCHASER.

THE VENDOR doth hereby declares and covenants with the PURCHASER that the said property is not subject to any subsisting mortgage legal or equitable charge, attachment,

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D. Sunitha Rani

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1000Rs.



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19/1403

S. Peer Mohamed.
Chennai.

D. Rahamathullah
D. RAHAMATHULLAH
Stamp Vendor
No. 25, Flower's Street,
Saidapet, Madras-15.
Licence No. 18194/E192

acquisition, lien, lispendens or encumbrance in favour of any person and he declare that there are no defects of any kind in the VENDOR's title to the property hereby conveyed and that the Schedule property is within the ceiling limit and that the VENDOR will indemnify the PURCHASER at all times against all the losses and damages that the PURCHASER may suffer or sustain by reason of any of the representations contained in this deed proving incorrect or false.

THE VENDOR hereby agrees and undertakes to indemnify and keep indemnified and save harmless the PURCHASER herein at all times free from all litigation claims and demands whatsoever and to indemnify the PURCHASER against any loss, liability, cost, expenses or damages that may be incurred by the PURCHASER by reason of any defect or deficiency in the title or lack of power or right on the part of the VENDOR to sell the Schedule property or by reason or any mistake in accuracy, misstatements or deficiency in the description or other vital particulars of the said property or by reason of any proceedings by the authorities acting under the Tamil Nadu Urban Land (Ceiling and Regulation) Act 1978 or under

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D. Sunitha Rani

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1000Rs.



S. Peer Mohammad.
Chennai.

D. Rahamathullah
D. RAHAMATHULLAH
Stamp Vendor
No. 25, Flower's Street,
Saidapet, Madras-15.
Licence No. 18194/B192

740/
19/1403

the Income-Tax Act or under any other law for the time being in force by the authorities of the Governments.

THE VENDOR states that if any or all the representations, assurances and covenants made in this deed of sale on the strength of which the PURCHASER have been induced to purchase the Schedule property turn out to be incorrect or untrue in part or in whole the VENDOR in addition to them being liable in damages also covenants that the PURCHASER may pursue in respect of thereof all the remedies that may be open to her.

THE VENDOR hereby further covenants with the PURCHASER that she and all the persons lawfully and equitably claiming through or under her shall and will from time to time and at all times hereafter doth execute and register or cause to be done, executed and registered at the cost of the PURCHASER all such acts, deeds or things for further and more perfectly assuring the said property and every part thereof unto the PURCHASER.

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1000Rs.



S. Peer Mohamed.

D. Rahamathullah

D. RAHAMATHULLAH
Stamp Vendor
No. 25, Flower's Street,
Saidapet, Madras-15.
Licence No. 18194/B193

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19/1403

THE VENDOR doth hereby assures the PURCHASER that the VENDOR has paid all assessments, public charges, taxes and other outgoings upto the date of sale payable to any public body or Government in respect of the said property hereby conveyed and that, if any of the said outgoings, etc., upto the date of sale due are found not to have been paid, the PURCHASER may pay the same and he will be entitled to recover the same from the VENDOR.

THE VENDOR further covenants with the PURCHASER that she will be entitled to all the benefits of Electric Service Lines connected to the Schedule property and the PURCHASER shall be entitled to apply for and obtain transfer of all connections together with security deposits in his name.

THE PURCHASER shall be at liberty to have his name entered in the property tax register, permanent land register and other public records in the place of the name of the VENDOR in pursuance of this conveyance and shall pay all public

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D. Sunitha Rani

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500Rs.

INDIA NON JUDICIAL

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Rs 500

भारत

पाँच सौ रूपये FIVE HUNDRED RUPEES

7402
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S. Peer Mohammed.
Clerk

D. Ramanathullah
D. RAMANATHULLAH
Stamp Vendor
No. 25, Flower's Street,
Saidapet, Madras-15.
License No. 18194/E197

charges, taxes, etc., in respect of the Schedule property from this day onwards.

THE VENDOR has conveyed the vacant possession of the property to the PURCHASER today and that the VENDOR and all persons claiming legally or equitably and estates, title, interest or property or right in the property hereby conveyed, shall at all times, at the request and the cost of the purchase do and execute and cause to be done executed and registered all such acts, assurances deeds documents and things for further or more perfectly assuring the property hereby conveyed and every part thereof to the PURCHASER.

THE VENDOR have this day handed over all the Original title deeds and other documents relating to the Schedule mentioned property to the PURCHASER.

S. Peer Mohammed.

D. Sunitha Rani

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50 Rs.



D. Rahamathullah
D. RAHAMATHULLAH
Stamp Vendor
No. 25, Flower's Street,
Saidapet, Madras-15.
License No. 18194/E197

7403
19/12/03

S. Pen Mohammed.
Chennai

SCHEDULE OF PROPERTY

All that piece and parcel of residential Flat bearing 'B2' in Block 'B' in Ground Floor, having plinth area 720 Sq.feet in Door No.119, New Door No.53, "Apollo Twins", Periyar Pathai, Choolaimedu, Chennai 600 094, together with 610 Sq.ft. Undivided share of land in 2 Grounds and 2130 Sq.feet, situated at Chennai Corporation Division No.92 and 109 Puliyur Village, Egmore-Nungambakkam Taluk, Chennai District, Anaithakkupallam (otherwise called Anaippallathaku), comprised in Survey No.78, Block No.1 and the land being bounded on the,

NORTH BY : Land belonging to Duraiswamy Pillai,
SOUTH BY : Public Road,
EAST BY : Land belonging to Manogarammal and
WEST BY : Land belonging to Kuppuswamy Naicker.

S. P. M.

D. Sunitha Rani

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S. Pasa Mohammed
Canvi.

B. RANAGATTOLAH
Stamp Vendor
No. 13, Flower's Street,
Saidapet, Madras-15.
Licence No. 18194/R19:

and having a liner measurement of East to West on the Southern side 40 Feet, on the Northern side 44 feet, and North to South on the Eastern side 150 Feet, on the Western side 150 feet and lying within the Registration District of South Chennai and Sub Registration District of Kodambakkam.

The present market value of the property is Rs.

IN WITNESS WHEREOF THE VENDOR AND PURCHASER HAVE HEREUNTO SET THEIR HANDS AND SIGNATURES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. D. Vasu Rao
(D. VASU RAO)

2. P. Syed Sulaiman
P. SYED SULAIMAN.

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D. Sunitha Rao
VENDOR

PURCHASER

Drafted by
V.N.A. GHOUSE GANI
ADVOCATE
18, Sunkurama Chetty Street
(First Floor)
CHENNAI-1

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ANNEXURE 1-A

Stamp Act Market value of properties Buildings particulars of buildings to be furnished in Annexure 1 revised from-instructions.

I. Description of Building	Please denote by a tick (√) Mark the relevant involved in the following	
(a) Construction of the Structure	Cement ✓ Partly cement	Lime morter Lime Partly mud morter
(b) Depth of foundation	3 to 4 feet	Above 4 feet ✓
(c) Thicknees of walls in Ground floor	9" ✓	(-1'-1'-11/2')
(d) Whether teakwood used th:oughout	Yes	No ✓
(e) Flooring	Mosaic ✓	Ordinary Plastered
II. Age of the Building	.....7.....Years	
III. Extent of the site	.....610 Undivide Share	
(a) Value of site Rs	5,32,530/-	
IV. Built up area (each type of construction involved in each floor.)	720 Sq ft (PlinthAr	
V. Value of the building	3,00,000/-	

NOTE : Area is open to sky such as court-yard etc, should be deducted from built up area if any.

	Floor	Madras Terrace Roof	RCC Roof	Mangalore tile roof over flat tiles	Mangalore tile roof Plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof Plain	A.C.C. Sheet roof
	1	2	3	4	5	6	7	8	9
In Ground Floor			✓720 Sq.ft						
In First Floor									
In Second Floor									
In Third Floor									
In Fourth Floor									

VI	Area of separate garage and of Construction involved if any	...	—
VII (a)	Length of compound wall if any	...	—
(b)	Length of barbed wire or chain or link fence	...	—
VIII	Is there a separate latrine or chain septic tank	...	—
IX	Well if any with diameter and depth	...	—
X	Electrical Installations	...	
(a)	No. of points	...	5
(b)	No. of fans	...	4
(c)	No. of electric motor pumpsets	...	
XI	Annual rental value	... Rs	36,000
XII	The Executants estimate of the Market value of the Building and land	... Rs	8,28,000/- 8,32,530/-

DOCUMENT No. 6E729/2003

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PLACE Kodambakkam .

DATE 19-12-03

D. Sunitha Rani
Signature of Executant/s

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

V. ANAND

29 JAN 2025

DF 220326

S. KAMATCHI
STAMP VENDOR
L No: 1347/B2/CH (S) 2021-24 dt. 26-02-2021
No: 57, Wintersun Flat No: 4B,
4th Floor, Naidu Street,
Kottur, Chennai - 600 085.

SETTLEMENT DEED

(Sister to Brother)

THIS DEED OF SETTLEMENT IS EXECUTED AT CHENNAI ON THIS THE 25th DAY OF FEBRUARY, 2025,

Mrs. Aruna Venkatakrishnan, (I.D. Proof : Passport No. 528229635) aged about 44 years, D/o. late Dr. P. D. Venkata Krishnan, residing at 3630 S Felix Way Chendler AZ 85248, duly represented by her Power Agent **Mr. A. ARAVIND** (I.D.Proof : Aadhar : 298889635755, PAN No : EEXPA5382E) aged about 21 years, son of Mr. V. Anand, having his permanent address at No.12, Mahandu Tharmarayar Street, Kanchipuram, Tamil Nadu - 631501, duly authorized under a Power of Attorney dated 31.01.2025 executed at City Clerk's office, Chandler, Arizonz, USA, an Adjudicated as **Power vide document No. 31 of 2025** in the office of the Sub Registrar of Kodambakkam, hereinafter called the **"SETTLOR"**.

DOCUMENT NO. 777 OF 2025

BOOK 1 CONTAINS 14 SHEETS

1 SHEETS.

1

SUB-REGISTRAR
KODAMBAKKAM

A. Aravind

SETTLOR

நிலுவை எண் : 777/2025

கட்டிடமதிப்பு சரி
மா.ப.கோடம்பாக்கம்
ஆணை எண். மூ.மு. எண் 171/2025
நாள் 04.02.2025

நாள் 05.02.2025
சார்பதிவாளர்
கோடம்பாக்கம்

TO AND IN FAVOUR OF

Dr. V. ANAND (I.D Proof: Aadhaar No.: 9751 6594 1189, PAN.: AVBPA5711C), aged about 54 years, son of Mr. Venkatakrishnan; residing at No.51/016B, Ekambaranathar Sannathi Street, Kancheepuram - 631 502 hereinafter referred to as the **"SETTLEE"**

The term SETTLOR and SETTLEE shall, wherever the context so requires or permits, mean and include themselves, their legal heirs, executors, legal representatives, administrators and assigns.

WHEREAS Originally under a deed of sale dated 27.03.1997 registered as Document No. 1032 of 1997 in the Office of the Sub-Registrar, Kodambakkam, Mrs. V. Meera and her son V. Anand jointly purchased Flat bearing No B1,having a plinth area of 800 sq.ft in 1st Floor of B- Block of building known as Apollo Twin Towers at No:78, Door No 119 B, Periyar Pathai, Padmanabhan Nagar, Choolaimedu Chennai-600094, together with 678 sq.ft of Undivided share in land from and out the land measuring 6930 Sq.ft more particularly described in Schedule - A hereunder and such flat together with Undivided share of land more particularly described in Schedule - B hereunder and hereinafter referred to as the Schedule - B property and each of them entitled to 50% share in the Schedule B Property.

WHEREAS Mrs. Meera died intestate on 03.04.2000, leaving behind her son - V. Anand and her daughter -V. Aruna as her sole surviving legal heirs, as evidenced by the death certificate dated 03.04.2000 issued by the corporation of Chennai and legal heirship certificate No. R. Dis.CA/6206/2000 dated 19.06.2000 issued by The Tahsildar, Egmore Nungambakkam Taluk, Chennai respectively.

WHEREAS Mrs. Aruna Venkatakrishnan, the SETTLOR herein and V. Anand the SETTLEE herein thus became the absolute joint owners of the Schedule - B property, viz. V. Anand is being entitled to 75% of share in the Schedule B Property and the SETTLOR herein being entitled to 25% of share in the Schedule B Property.

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2 SHEETS.

SUB-REGISTRAR
KODAMBAKKAM

A. Aravind

SETTLOR

WHEREAS the above said property was assessed to Property Tax by the competent Authority.

WHEREAS the SETTLOR herein confirms that she is entitled to 25% of Share in the Property described in the Schedule B hereunder and such 25% of share belonging to the SETTLOR herein more particularly described in Schedule C hereunder.

WHEREAS the SETTLOR herein towards the natural love affection she has for her brother Dr.V.Anand is desire to settle his 25% share in the Schedule B Property that i.e the Schedule C Property free from encumbrances.

NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:

1. That in consideration of the natural love and affection the SETTLOR bear towards the Settlee herein, the Settlee being the brother of the Settlor herein, the Settlor do hereby settle, grant, transfer and assign the property more fully described in the Schedule C hereunder in favour of the Settlee herein to have and to hold the same to the use of the Settlee absolutely with all powers of alienation. The Settlor has informed the Settlee about the present settlement and the Settlee has accepted this settlement.

2. The SETTLOR confirms that the present settlement is made by her out of her own free will and without any compulsion from anyone. The SETTLOR herein affirms that no other person/s other than the SETTLEE will have any right title or entitlement in the Schedule C Property from this day.

3. The SETTLOR hereby declares and confirms that the Settlee shall become the absolute owner of the Schedule B Property and the Settlee shall own, possess and enjoy the Schedule C Property absolutely with all powers of alienation.

4. The SETTLOR covenants that the Schedule C Property is free from all encumbrances, charges, litigations, court proceedings, securities, etc.

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SUB-REGISTRAR
KODAMBAKKAM

A. Aravind

SETTLOR

5. The SETTLOR do hereby consent for mutation of records in the name of the Settlee in respect of the Schedule C Property, without any reference to the Settlor, with Revenue and all other authorities concerned.

6. The SETTLEE shall hereafter pay the taxes and all other public charges in respect of the Schedule C Property to the authorities concerned.

7. The SETTLOR has handed over all the original title deeds pertaining to the Schedule C Property to the Settlee this day to hold jointly.

8. The SETTLOR has this day handed over put the SETTLEE in possession of the Schedule C Property.

9. This Settlement made herein is irrevocable.

SCHEDULE 'A' PROPERTY
(Total Extent of Land)

All that piece and parcel of Land measuring an total extent of 6930 Sq. ft comprised in Survey No.78 (part) of Puliyur Village, Block No.1 Anaithakkupallam otherwise called Anaipallathakku Egmore Nugambakkam Taluk, land bounded on the

North by : Land belonging to Duraiswami Land
South by : Public Road (Periyar pathai)
East by : Land belonging to Manogarammal
West by : land belonging to kuppuswamy naicker

together with the existing building thereon consisting of 2 blocks known as apollo twin apartment Old Door No. 119, New No. 53, Periyar Pathai, Choolaimedu Chennai District, Tamil Nadu, situated within the Registration District of Chennai - Central and Sub Registration district of Kodambakkam.

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SUB-REGISTRAR
KODAMBAKKAM

A. Aravind

SETTLOR

SCHEDULE - 'B' PROPERTY

(Description of the Apartment)

Residential Apartment **bearing Flat No. B1** having a plinth area of about **800 Square feet** in **FIRST Floor** of B - Block in the building known as **"Apollo Twin Towers"** at No. 78, Door No. 119B, Periyar Pathai, Padmanabhan Nagar, Choolaimedu Chennai - 600 094, together with **678 Square feet** of undivided share of land from and out of the total extent of land measuring 6930 Square feet, mentioned in the Schedule 'A' hereinabove and situated within the Registration District of Chennai-Central and Sub-Registration District of **Kodambakkam.**

SCHEDULE - 'C' PROPERTY

(Property settled in favour of the Settlee under this Deed)

25% of Undivided Share of Land and Building Out of Schedule "B" Mentioned Property.

25 % Value of the Schedule "B" mentioned Property is **Rs. 69,30,000/- [Rupees Sixty-Nine Lakhs Thirty Thousand Only].**

A. Aravind

DOCUMENT NO. 777 OF 2025

BOOK 1 CONTAINS 14 SHEETS

5 SHEETS.

SUB-REGISTRAR
KODAMBAKKAM

SETTLOR

IN WITNESS WHEREOF THE VENDORS AND THE SETLOR HEREIN HAVE SET THEIR RESPECTIVE HANDS AND SIGNATURES TO THIS SETTLEMENT DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING:

A. Aravind

SETTLOR

WITNESSES:

1		Nagarajan S/o Sekar 25, Khaji Shaip Street, Alandur, Chennai - 600 016. Aadhaar No. 6907 1720 2404
2		A. Meena W/o Mr. V. Anand No.51/016B, Ekambaranathar Sannathi Street, Kancheepuram - 631 502 Aadhaar No.: 2192 7727 0935

Drafted by

Sheila

Advocate (Roll No.911/96)

No. 35 , Rajeswari Street

Mehta Nagar , Chennai – 600 029

DOCUMENT NO. 777 OF 2025

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SUB-REGISTRAR
KODAMBAKKAM

ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

I. Description of building

(a) Construction of the structure	:	Framed structure (RCC)
(b) Depth of foundation	:	3′ to 4′ ft
(c) Thickness of walls in ground floor	:	(9″)230 mm thick wall
(d) Whether teak wood used throughout	:	Nil
(e) Flooring	:	Vitrified Tiles

II. Age of the building	27 Years
III. Extent of the site	**678 Sq. Ft. (UDS)**
Cost of the land	**Rs.42,71,400/-**
Cost of the Building	**Rs.16,00,000/-**

IV. Built up area(each type of construction involved in each floor)

NOTE:-Areas open to sky such as court- yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangal ore tile roof over flat tiles	Mangalore tile roof plain	Mangal ore tile roof over ceiling tiles	Panti le roof over flat tiles	Pantile roof plain	G.I. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
FIRST Floor		**800 Sq. Ft.**						

V. Area of separate car gate and of construction involved, if any	**One Car Parking**
VI. (a) Length of compound wall, if any :	---
(b) Length of barbed wire or link fence:	---
VII.Is there a separate latrine or chain septic tank	---
VIII. Well, if any, with diameter and depth	---
IX. Electrical installations- (a) No. of points:	---
(b) No. of fans:	---
(c) No. of electric motor pump sets	---
X. Annual rental value	
XI. The executant's estimate of the market value of the Building and land **25 % Share Value**	Land : Rs. 42,71,400/- Building : Rs. 16,00,000/- **Total : Rs.58,71,400/-** **Rs.14,67,850/-**

DOCUMENT NO.....777..... OF 2025

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.....7.....SHEETS.

SUB-REGISTRAR
KODAMBAKKAM

A. Aravind

SETTLOR
Date : 25.02.2025

R/Kodambakkam/Book-1/777/2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 591 of 2025

I hereby certify that a sum of ₹ 14,679/- (Rupees Fourteen Thousand Six Hundred and Seventy Nine only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஆ அரவிந்த் residing at No.12, Mahandu Tharmarayar Street Kanchipuram,, Kancheepuram, Tamil Nadu, India, 631502.

Sub Registrar: Kodambakkam
Date: 25/02/2025

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

SUB-REGISTRAR
KODAMBAKKAM

Presented in the office of the Sub Registrar of Kodambakkam and fee of ₹ 10,810/- paid at 01:31 PM on the 25/02/2025 by

Left Thumb





A. Aravind

9789847726

Additions as per recitals of document

Execution admitted by

Left Thumb





A. Aravind

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:468944368dbe75e1ad34923840fbf6b05f30926 **(Details from UIDAI : A Aravind C/O V Anand, 02-11-2002, xxxxxxxx5755)**



25th day of February 2025

DOCUMENT NO. 777 OF 2025

BOOK 1 CONTAINS 14 SHEETS

8 SHEETS.

SUB-REGISTRAR
KODAMBAKKAM

Gandhi kanimozhi
Sub Registrar
Kodambakkam

SUB-REGISTRAR
KODAMBAKKAM

R/Kodambakkam/Book-1/777/2025

Registered as Number **R/Kodambakkam/Book-1/777/2025.**

Date: 25/02/2025
Kodambakkam

Gandhi Kanimozhi
Sub Registrar

SUB-REGISTRAR
KODAMBAKKAM

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SUB-REGISTRAR
KODAMBAKKAM

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Egmore Town : Puliyur Ward : -

S.No	Block Code and Name Of Locality	Number: Sur. Field	Number: Sub Div.	O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare: Rs.	Rate per Acre/Hectare: Paise	Extent By Town Survey: Hectare	Extent By Town Survey: Ares	Extent By Town Survey: Sq. Meter	Assesment: Municipal	Assesment: Govt.	Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
1	Block : 0001-பெரியார் நகர்	78	0	-	53/A3	ரயத்துவாரி	மனை		-	0-		0.00		0	6	43.5	-	0.44	-	B.பேபி ஜானகிரத்னா ....., வடமியான் ஹாஜா மொகிதீன் முகமது மஸ்தான் ....., D.B.கோபிநாத் ....., பகவதி முருகராஜ் ....., V.அருணாசலம் ....., M.G.நாகேஷ் ..., விஜிபாலகிருஷ்ணன் ..., அயூபகான் ..., R.மகாலிங்கம் ..., V.ஆனந்த் ....., V.அருணா ...	—	2024/0153/02 047944TR DT. 2024-11-13 TR DT 13-11-2024

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature 13-11-2024
பெயர் / Name Manjula P
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : எழும்பூர் வட்டம் / Egmore, சென்னை மாவட்டம் / Chennai

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NO SHEETS.
SUB REGISTRAR
KODAMBAKKAM

A. Aravind

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணைய
Unique Identification Authority of India

பதிவேட்டு எண் / Enrollment No.: 0604/34284/04937

To
ஆ அரவிந்த்
A Aravind
C/O V Anand,
NO 51 / 016 B, EKAMBARANATHAR SANNATHI
STREET,
VTC: Kancheepuram,
PO: Big Kanchipuram,
Sub District: Kancheepuram, District: Kancheepuram,
State: Tamil Nadu,
PIN Code: 631502,
Mobile: 9789847726

91181309

MF911813098FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2988 8963 5755

எனது ஆதார், எனது அடையாளம்

Issue Date : 20/09/2011

ஆ அரவிந்த்
A Aravind
பிறந்த நாள் / DOB : 02/11/2002
ஆண்பால் / Male

2988 8963 5755

எனது ஆதார், எனது அடையாளம்

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SUB-REGISTRAR
KODAMBAKKAM

A. Aravind







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SUB-REGISTRAR
KODAMBAKKAM


भारत सरकार
Government of India
आधार
நாகராஜன் சே
Nagarajan S
பிறந்த நாள் / DOB: 31/05/1988
ஆண் / Male
Issue Date: 15/02/2015
6907 1720 2404
मेरा आधार, मेरी पहचान
भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
முகவரி: சே/ஆ, 25 காஜி ஷாப் தெரு, புவிருதேனாலையார்/மலையம்பாக்கம், மவு. தாமஸ் மவுன்ட், காஞ்சிபுரம், தமிழ் நாடு, 600016
Address: S/o Sekar, No 25Khaji Shop Street Alandur, St Thomas Mount Kanchepuram, St.Thomas Mount, Kancheepuram, Tamil Nadu, 600016
Print Date: 18/11/2021
6907 1720 2404
1947 help@uidai.gov.in www.uidai.gov.in


Government of India
ஆ மீனா
A Meena
பிறந்த நாள்/DOB: 14/02/1978
பெண்/ FEMALE
Issue Date: 03/12/2020
Download Date: 10/12/2020
2192 7727 0935
VID : 9146 4794 0551 3588
எனது ஆதார், எனது அடையாளம்
Unique Identification Authority of India
முகவரி:
C/O ஆனந்த், 51/16b, ஏகாம்பரநாதர் சன்னதி தெரு, காஞ்சிபுரம், காஞ்சிபுரம், தமிழ் நாடு - 631502
Address:
C/O Anand, 51/16b, Ekambaranathar sannathi street, Kancheepuram, Kancheepuram, Tamil Nadu - 631502
2192 7727 0935
VID : 9146 4794 0551 3588
1947 | help@uidai.gov.in | www.uidai.gov.in

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SHEETS
SHEETS
GPS Map Camera
Chennai, Tamil Nadu, India
New No. 114, Old No.65 B, Periyar Pa
Andavar Nagar, Vadapalani, Chennai, Tami
Lat 13.058542° Long 80.214146°
25/02/2025 11:53 AM GMT +05:30
Google

A. Aravind

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

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/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

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- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Chennai 600 097, India
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+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.