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DIGITALLY VERIFIED RECORD

12567/2026 TP/28838 2027/2026



தமிழ்நாடு तमिलनाडु TAMILNADU 13 JUL 2026

BM 012944

K. BANKAR (S.V
L. No. 1481/94
Nagar Chennai-17

PKR ESTATES LLP

CHENNAI 600 016

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI ON THIS 16TH DAY OF JULY, 2026, BY

Mr.S.PRABHU, son of Late S.Sambandam, aged about 66 years, Partner **M/s. SRINIVASA FOUNDATION** holding Income Tax PAN:ABAFS7944N, having its office at Old No.52, New No.121, Luz Church Road, Mylapore, Chennai–600004, (Earlier at No. 7, Vidyodaya 1st Cross Street, T.Nagar, Chennai - 600017), hereinafter called to as **'VENDOR'**, which term shall mean and include their heirs, executors, administrators, legal representatives and assigns of the **ONE PART:-**

PURCHASER

For PKR Estates LLP

Designated Partner

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Registering Officer

VENDOR

THE SEAL OF THE JOINT SUB REGISTRAR II



தமிழ்நாடு तमिलनाडु TAMILNADU 13 JUL 2026

BM 012942

R. SANKAR (S.V
L. No: 1481/94
Nagar Chennai-17

27 APR 2026

WHEREAS the Vendor **Mr.S.PRABHU,** son of Late S.Sambandam, Partner, M/s. Srinivasa Foundation, hereby authorized **Mr.K.VIKASH BABURAO,** (AADHAAR NO.4658 9432 2852) son of Mr.K.Surendra Kumar, aged about 33 years, to present this document before the Sub-Registrar on his behalf, vide Authenticated Special Power of Attorney **Document No.09 of 2020**, vide dated **31.01.2020**, in the Office of the Sub Registrar, Thiyagaraya Nagar.

PURCHASER **VENDOR**

For PKR Estates LLP

Designated Partner

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TO AND IN FAVOUR OF

M/s.PKR ESTATES LLP (PAN:AAVFP2113N), a partnership firm registered under the Indian Partnership Act,1932, having its principal place of business at A10 Archana Castle 4/23,Patrick church road, St. Thomas mount Chennai-600016, represented by its Designated Partner **Mr. R.PRASANNAKUMAR** (AADHAAR NO.8705 9250 7288) son of Mr. K.S. Radhakrishnan, aged about 45 years, having office at A10 Archana Castle at No.4/23, Patrick Church Road, St. Thomas Mount, Chennai–600016,(hereinafter called the **'PURCHASER'** which term shall mean and include their heirs, executors, administrators, legal representatives and assigns of the **OTHER PART WITNESSETH:-**

WHEREAS the **VENDOR** is the sole and absolute owner of **1.45 acres** of land comprised in **Survey No.51/3C2 (25Cents,** out of 36 Cents**),Survey No.102/1 (1.18 Acres)**and **Survey No.102/2A (2Cents),**situated at **PERUMATTUNALLUR VILLAGE,** Chengalpattu Taluk, Kancheepuram District, Now Vandalur Taluk and Chengalpattu District, he having purchased from Mrs.Kothainayagi wife of Mr.V.Singaram represented herein by her authorized Power of Attorney Agent Mr.A.Muralidharan son of Mr.Appukuttan, through a **SALE DEED**dated 19.10.2005, registered as **Document No.9873/2005,** in the office of the Sub-Registrar of Chengalpattu Joint-II.

WHEREAS some typing mistakes in reference of survey Numbers had crept in the aforesaid Sale Deed Document No.9873 of 2005 and the same were corrected under a Deed of Rectification dated 30.04.2012, registered asDocument No.7223 of 2012in the office of the Sub-Registrar of Chengalpattu Joint-II.

WHEREAS the **VENDOR**is the sole and absolute owner of **2.5 Cents** of land comprised in **Survey No.102/2A** situated at **PERUMATTUNALLUR VILLAGE,** Vandalur Taluk and Chengalpattu District, he having purchased

PURCHASER **VENDOR**

For PKR Estates LLP

Designated Partner

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from Mrs.S.Radha alias Radhammal wife of Mr.V.Selvaraj through a **SALE DEED** dated 24.03.2022, registered as **Document No.4174/2022,** in the office of the Sub-Registrar of Chengalpattu Joint-II and amicably settled the title to the Survey No.102/2A.

The Schedule property forms stock of M/s. SRINIVASA FOUNDATION's business. This is further strengthened by the fact that the Schedule A property hereunder has been mentioned in the tax returns of M/s. SRINIVASA FOUNDATION.

The VENDOR is the absolute owner in continuous possession and enjoyment of the total extent of land measuring 1.45 acres, more particularly described in the Schedule A property hereunder, paying Kist and other public outgoings as per **Patta No.3886** in respect thereof.

WHEREAS THE VENDOR has offered to sell and the purchaser has agreed to purchase the 'B' schedule mentioned property admeasuring a total extent of **1.31 acres** more fully described in the schedule hereunder for a total sum of **Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only)** free from all encumbrances

NOW THEREFORE THIS DEED OF SALE WITNESSETH THAT:-

That in pursuant to the above said recitals and the total Sale consideration of sum of **Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs Only)** paid by the **PURCHASER** to the **VENDOR** in the following manner:-

Rs.2,47,50,000/- (Rupees Two Crores Forty Seven Lakhs Fifty Thousand Only) Vide Cheque No.320656, from IndusInd Bank, T-Nagar Branch.

PURCHASER **VENDOR**

For PKR Estates LLP

Designated Partner

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Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only) TDS deducted and paid,the receipt of which sum in full the **VENDOR** doth hereby admit and acknowledge and hereby releases the **PURCHASER** from any further payment thereof and the **VENDOR** doth hereby convey, sell, grant and transfer to and unto the **PURCHASER** the said 'B' schedule mentioned property, i.e., measuring an extent of **1.31 Acres**, more fully described in the schedule hereunder with all the rights, title and interest of the **VENDOR** on the said land TO HAVE AND TO HOLD the same as absolute owner thereof, together with all rights easements, privileges and all other benefits attached to the said land and enjoyed therewith.

THE VENDOR doth hereby declare and covenant with the **PURCHASER** that there are no encumbrances on the said property and it is not subject matter of any suit, litigation or proceedings and there are no encumbrances, charges, liens, trusts, attachments, claims or demands, will or attachment, maintenance charges, whatsoever now subsisting on the said property and it has not been offered or given as security or mortgage by any court, tribunal or revenue or other authorities.

THE VENDOR doth hereby declare and covenant with the **PURCHASER** that the **VENDOR** shall and will at all times indemnify the **PURCHASER** against all claims and demands whatsoever in respect of the said property and make good to the **PURCHASER** all losses, damages, costs and expenses which the **PURCHASER** may be put to, incur or suffer by reasons of any defect, deficiency in the title of the **VENDOR** to the property.

THE VENDOR have put the **PURCHASER** in vacant possession of the said 'B' scheduled property and the **PURCHASER** shall peacefully and quietly

PURCHASER **VENDOR**

For PKR Estates LLP

Designated Partner

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enter into, possess and enjoy the scheduled property without any let or hindrance, interruption or disturbances from or under or from any other persons lawfully claiming through or under him.

THE VENDOR hereby assures and covenants that all the dues, charges, taxes, rates, rents and outgoings levies by the Revenue and other appropriate authorities in respect of the property hereby conveyed have been paid up to the date of this sale and that if any remains unpaid the **VENDOR** shall pay out of their own funds.

THE VENDOR doth hereby agree and undertake to execute further deed or deeds as may be reasonably required to assure better and perfect title to the **PURCHASER**.

THE PURCHASER is entitled to apply for mutation of records in its name in respect of the schedule property with Revenue, Panchayat and other authorities concerned on the strength of the Sale Deed without any future reference to the **VENDOR**.

THE VENDOR has this day delivered all the available Original Documents relating to the schedule mentioned property to the **PURCHASER.**

A-SCHEDULE

(Total Property)

All that piece and parcel of land admeasuring **1.45 acres** of land comprised in **Survey No.51/3C2, New Survey No.51/3C2A (25Cents,** out of 36 Cents**), Survey No.102/1, New Survey No.102/1B1 (1.18 Acres as per Sale Deed) (1.16 Acres as per Patta)** and **Survey No.102/2A (2Cents),** as per **Patta No.3886**, situated at **PERUMATTUNALLUR VILLAGE,** Vandalur Taluk and Chengalpattu District

The above Properties situated within the Registration District of Chengalpattu and Sub-Registration District of Joint-II, Chengalpattu.

PURCHASER **VENDOR**

For PKR Estates LLP

Designated Partner

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THE SEAL OF THE JOINT SUB-REGISTRAR II

B-SCHEDULE

(Property hereby Conveyed)

All that piece and parcel of land admeasuring **1.31 acres** of land comprised in **Survey No.51/3C2, New Survey No.51/3C2A (25Cents,** out of 36 Cents**), Survey No.102/1, New Survey No.102/1B1 (1.06 Acres as per Sale Deed) (1.04 Acres as per Patta)** as per **Patta No.3886**, situated at **PERUMATTUNALLUR VILLAGE,** Vandalur Taluk and Chengalpattu District.

The above Properties situated within the Registration District of Chengalpattu and Sub-Registration District of Joint-II, Chengalpattu.

The Market Value of the Property is **Rs.2,50,00,000/-**

IN WITNESS WHERE OF THE VENDOR'S POWER AGENT AND THE PURCHASER HAVE SIGNED AND SET THEIR HANDS ON THE DAY, MONTH AND YEAR, FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES:

PURCHASER **VENDOR**

For PKR Estates LLP

Designated Partner

WITNESSES:-

1.

Ms.R.PRIYA (AADHAAR NO.4433 0520 5544) daughter of Mr.Ramachandran, aged about 42 years, residing at No.12/1, Gandhi Street, Vivekanandha Nagar, Avadi, Chennai-600054.

2.

Mr.E.YUVARAJ (AADHAAR NO.7591 8888 5961, Mobile No.9994188864) son of Mr.Elumalai, aged about 37 years, residing at No.876/1, Nagathamman Kovil Street, Pudupattinam Village, Melperumalcheri Post, Thirukazhukundram Taluk, Chengalpattu District-603102.

Drafted by:

J.Rajendiran,
State Document writer,
Lic No.A/98/CGL/98,
Omsakthi Documentation Centre,
Chengalpattu, Mobile No.9380469928,
Mail ID:-'omsakthidoc@gmail.com'.

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration)
(நீதிபேராணை எண்.22163/2018ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நிர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை எனவும், மற்றும் அரசு நிலம், இந்து சமய அறநிலையத்துறை, வக்போர்ட் நிலம் பகுதியில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்

For PKR Estates LLP

Designated Partner

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : வண்டலூர்

வருவாய் கிராமம் : பெருமாட்டுநல்லூர்

பட்டா எண் : 3886

உரிமையாளர்கள் பெயர்

1.

புல எண்	உட்பிரிவு	சம்பந்தம் S	புன்செய்		மகன் நன்செய்		பிறபு S மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை				
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை		
102	2A	0 - 1.00	0.06	--	--	--	--		2018/0103/03/079274---- Digitally signed: SENTHIL V Tahsildar 24/01/2020 03:16:24 PM 2022/0105/35/408033--2023/35/15/00070SSD Digitally signed: BALAJI K Tahsildar 18/02/2023 01:29:00 PM
102	1B1	--	--	0 - 42.10	2.30	--	--		
51	3C2A	--	--	0 - 10.00	1.56	--	--		2018/0103/03/079274---- Digitally signed: SENTHIL V Tahsildar 24/01/2020 02:53:02 PM
		0 - 1.00	0.06	0 - 52.10	3.86				

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இல்லை தாங்கள் தகவலில் P/35/15/014/03886/00415 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும். https://eservices.tn.gov.in என்ற இணைய

2. இச் சான்று 14-07-2026 அன்று 03:33:42 PM நேரத்தில் அச்சடிக்கப்பட்டது.

3. கைப்பேசி வேரானில்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கலாம்

For PKR Estates LLP

Designated Partner

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Registering Officer

District : Chengalpattu

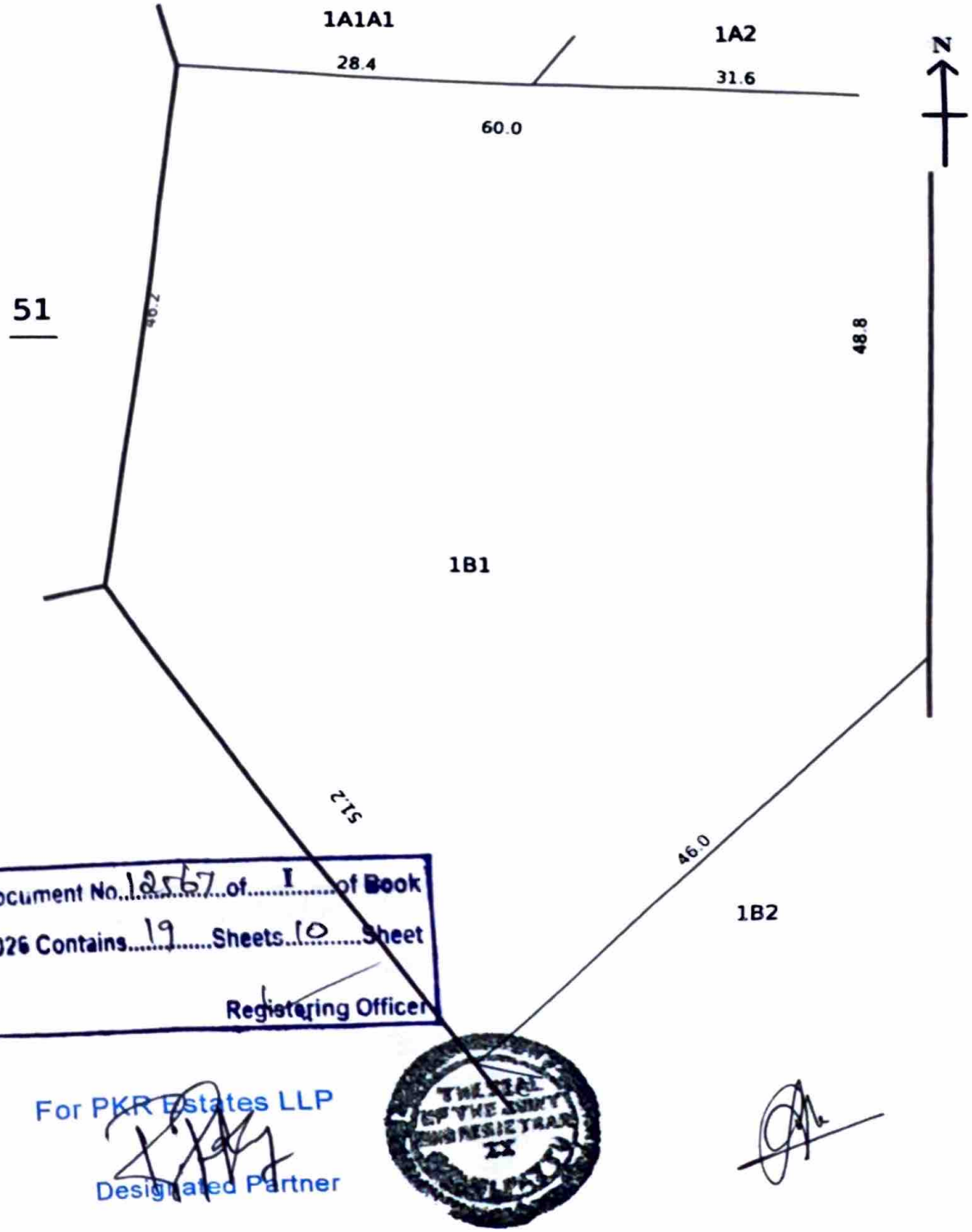
Taluk : Vandalur

Village : Perumattunallur [14]

Survey No : 102/1B1

Area : Hect 00 Ares 42.10

Scale : 1 : 501



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Registering Officer

For PKR Estates LLP

Designated Partner

Signed By Tahsildar

Name of approver : cpt_p di

Date of Approval : 16-12-2025

Date of Issue: 14-07-2026 15:42:34

District : Chengalpattu

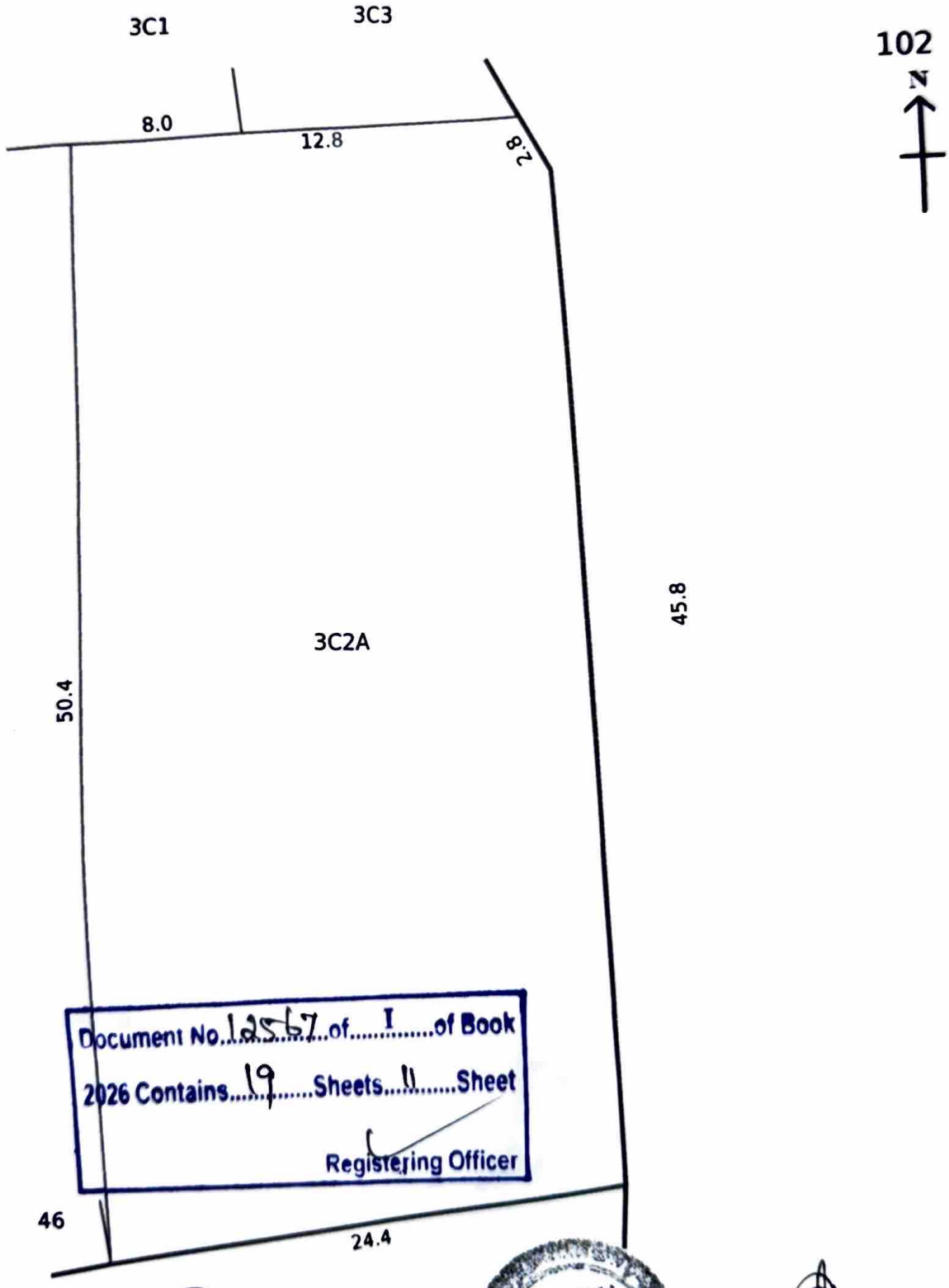
Taluk : Vandalur

Village : Perumattunallur [14]

Survey No : 51/3C2A

Area : Hect 00 Ares 11.40

Scale : 1 : 279



Document No.1257 of I of Book
2026 Contains 19 Sheets 11 Sheet
Registering Officer

For PKR Estates LLP

Designated Partner

Signed By Tahsildar

Name of approver : cpt_p[illegible]di

Date of Issue: 14-07-2026 15:43:57

Date of Approval : 16-12-2025

Survey and Settlement Department, Government of TamilNadu

270 fv.14

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 2193/13384/00422

To
K Vikash Baburao
கே விகாஷ் பாபுராவ்
C/O. Surendra Kumar K,
No 9/15,
Veerabadran Street,
VTC: Nungambakkam, PO: Nungambakkam,
Sub District: Chennai, District: Chennai,
State: Tamil Nadu, PIN Code: 600034,
Mobile: 9840374821

37291144

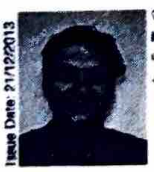
KF372911441FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4658 9432 2852

எனது ஆதார், எனது அடையாளம்

Issue Date: 21/12/2013



கே விகாஷ் பாபுராவ்
K Vikash Baburao
பிறந்த நாள் / DOB: 03/05/1988
ஆண்கள் / Male

4658 9432 2852

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல
- பாதுகாப்பான QR குறியீடு/ ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்.
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- Carry Aadhaar in your smart phone – use mAadhaar App.

Print Date: 29/01/2021

முகவரி: சி/ஓ சுரேந்திர குமார் கே, எண் 9/15, வீரபத்ரன் தெரு, நுங்கம்பாக்கம், சென்னை, தமிழ் நாடு, 600034

Address: C/O: Surendra Kumar K, No 9/15, Veerabadran Street, Nungambakkam, Chennai, Tamil Nadu, 600034



4658 9432 2852

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

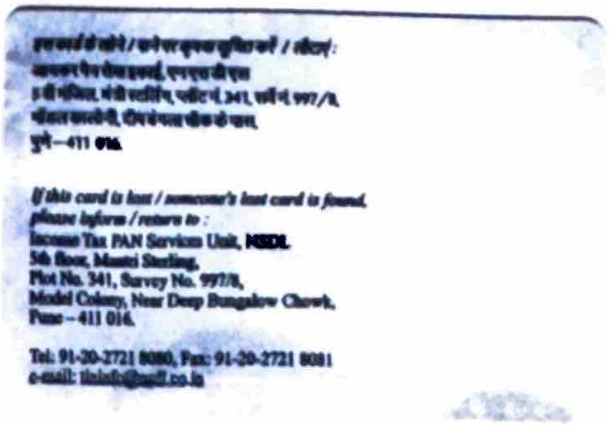
PURPOSE: FOR REGISTRATION OF LAND IN PERUNGALATHUR VILLAGE

K. Vikash Babu

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2026 Contains 19 Sheets 12 Sheet
Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR IX TAMBARAM


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAVFP2113N
PKR ESTATES LLP
12/12/2017


If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

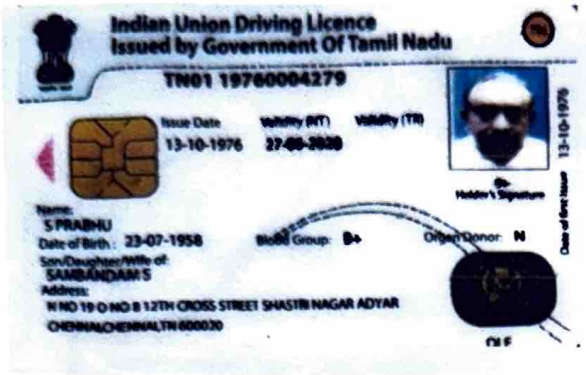
For PKR Estates LLP

Designated Partner

Document No. 1267 of ..... I ..... of Book
2026 Contains ..... 19 ..... Sheets ..... 13 ..... Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II PUNE







PURPOSE: FOR REGISTRATION OF LAND IN PERUMATTUNALLUR VILLAGE

Document No. 12567 of I of Book
2026 Contains 19 Sheets 14 Sheet
Registering Officer

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 1092/05004/10463

To
பிரசன்ன குமார்
Prasanna Kumar
S/O: K S Radhakrishnan
4/23
Patrick Church Road
St.thomas Mount
St.thomas Mount
Kancheepuram Tamil Nadu - 600016
9600055555

Download Date: 29/11/2017

Generation Date: 10/11/2017

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8705 9250 7288

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



பிரசன்ன குமார்
Prasanna Kumar
பிறந்த நாள்/DOB: 27/07/1980
ஆண்/ MALE

8705 9250 7288

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.

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

Address:
S/O: K S Radhakrishnan, 4/23, Patrick Church Road, St.thomas Mount, Kancheepuram, Tamil Nadu - 600016

முகவரி:
தந்தை / தாய் பெயர்: கே எஸ் ராதாகிருஷ்ணன், 4/23, பேட்ரிக் சர்ச் ரோடு, புனிததோமையார் மலை, காஞ்சிபுரம், தமிழ் நாடு - 600016

8705 9250 7288

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

For PKR Estates LLP

Designated Partner

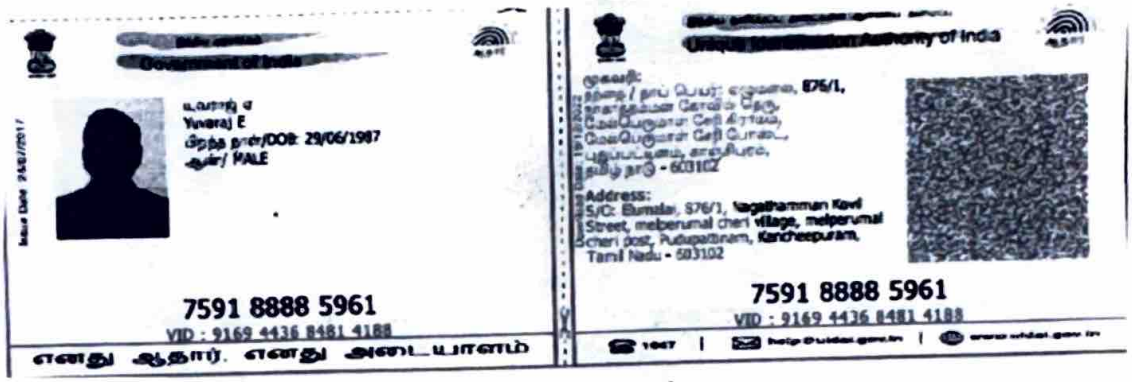
Document No. 12567 of I of Book
2026 Contains 19 Sheets 15 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II







E. Yuvaraj

R. Priya

Document No. 1267 of I of Book
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Registering Officer

R/Chengleput Joint II/Book-1/12567/2026

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 10510 of 2026

I hereby certify that a sum of ₹ 17,48,000/- (Rupees Seventeen Lakh Fourty Eight Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. PRASANNAKUMAR residing at A10 Archana Castle at No.4/23, Patrick Church Road, St. Thomas Mount, Chennai-600016, Chennai, Tamil Nadu, India, 600016.

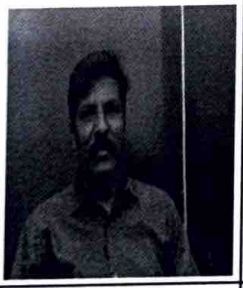
Sub Registrar: Chengleput Joint II
Date: 16/07/2026

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

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 5,01,310/- paid at 05:42 PM on the 16/07/2026 by

Left Thumb



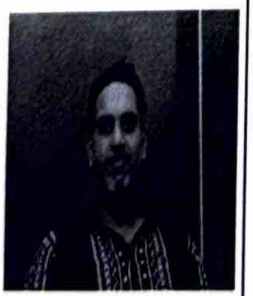


Additions as per recitals of document

Execution admitted by

Left Thumb





VIKASH BABURAO, 33
Old No.52, New No.121, Luz Church Road, Mylapore, Chennai, Tamil Nadu, India, 600004.

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:553535327daa4f9eda94db19a68615b36361bd8
(Details from UIDAI : K Vikash Baburao C/O: Surendra Kumar K, 03-05-1990, xxxxxxxx2852)



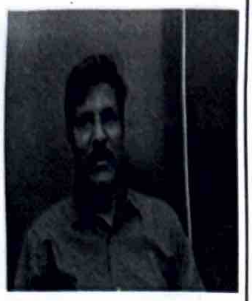
Document No.12567 of I of Book 2026 Contains 19 Sheets 17 Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II CHENNAI

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9190775e9dcd0ced2a94114bd57607ca487cd17
(Details from UIDAI : Prasanna Kumar S/O: K S Radhakrishnan, 27-07-1980, xxxxxxxx7288)



16th day of July 2026

RAJA S N
Sub Registrar
Chengleput Joint II

Registered as Number **R/Chengleput Joint II/Book-1/12567/2026.**

Date: 16/07/2026
Chengleput Joint II

RAJA S N
Sub Registrar

Document No.12567 of 1 of Book 2026 Contains 19 Sheets 18 Sheet
Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II



For PKR Estates

Designated Partner

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 16176/2026

ஆவண எண் : R/ Chengleput Joint II/ BOOK-1/ 12567 / 2026

திரு PRASANNAKUMAR அவர்களிடமிருந்து ₹ 22,49,310 (ரூபாய் இருபத்திரண்டு இலட்சத்து நாற்பத்தொன்பதாயிரத்து முந்நூற்று பத்து மட்டும்) [இணைய வழி: REG202607167732112 ₹ 398000, REG202607167731944 ₹ 951310, REG202607167731097 ₹ 900000] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	17,48,000
2	பதிவுக் கட்டணம்	5,00,000
3	கணினிக் கட்டணம்	1,200
4	விடியோ செயலாக்க கட்டணங்கள்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	22,49,310

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு PRASANNAKUMAR இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

2 எண் இணை சார்பதிவாளர் செங்கல்பட்டு

அலுவலகம்

நாள்: 16/07/2026

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
KAVITHAGUNASEKARAN (குடிமக்கள்)	Kavitha G	8610742342	09-07-26 05:20:33 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள்

19085/2022 JP/139803165/2022

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

22 DEC 2022

CW 200310

S.PRABHU

SRINIVASA FOUNDATION

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427

GIFT DEED

THIS INDENTURE OF GIFT DEED Executed at Chennai on this 29th DAY OF DECEMBER 2022.

Mr.S.PRABHU, Son of Late Mr.S.Sambandam, aged about 62 years, partner **M/S SRINIVASA FOUNDATION (PAN: ABAFS7944N)**, office at Old No.52. New No.121, Luz Church Road, Mylapore, Chennai – 600 004; Hereinafter called "**THE DONOR**" of the One Part, which term shall mean and include its executors, nominees, administrators, successors-in-interest, legal representatives and assigns of the **ONE PART**;

TO AND IN FAVOUR OF

M/s. PERUMATTUNALLUR PANCHAYAT, represented by its **PRESIDENT**, hereinafter called **"THE DONEE"** on the other part, which term shall mean and include its executors, nominees, administrators, successors-in-interest, legal representatives and assigns of the **OTHER PART**;

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2022 Contains 12 Sheets 1 Sheet
Registering Officer

THE SEAL OF THE JOINT REGISTRAR II

WHEREAS, the Donor are the absolute owner of the land comprised in **Survey No. 51/3C2A** measuring an extent of **25 Cents**, **Survey No.102/1B** measuring an extent of **1 Acre 18 Cents, Survey No. 102/2A measuring an extent of 2 Cents** totally measuring an extent of **1 acre 45 cents** situated at Perumattunallur Village, Vandalur Taluk, Chengalpattu District, which is morefully stated and described as schedule "A" property and Donor purchased the same by way of Sale Deeds as follows:

1. By way from Mrs.Kothainayaki w/o Mr. V.Singaram through her power agent Mr.Muralidharan S/o Mr.Appukuttan vide Sale deed dated **19.10.2005**, registered as Document No.**9873/2005** and Rectification Deed Document No.**7223/2012** dated 11.07.2012, in the office of the Sub-Registrar Chengalpattu Joint II.
2. By way from Mrs.Radha alias Radhammal w/o Mr.V.Selvaraj vide Sale deed dated **24.03.2022**, registered as Document No.**4174/2022**, in the office of the Sub-Registrar Chengalpattu Joint II.

WHEREAS, the DONOR herein has executed a Special Power of Attorney dated 31.01.2020, registered as Doc. No. 09/2020 at SRO T.Nagar in favour of Mr. K VIKASH BABURAO (Aadhar No.4658 9432 2852), son of Mr.K. Surendra Kumar, and registered the same on the file of the Sub-Registrar T.Nagar, to present and admit the execution of the sale deed/s executed by him.

WHEREAS The Donor appointed **M/s SPYKA HOMES PVT LTD** [CIN U45200TN2020PTC135502], [PAN NO. ABDCS7060D] represented by its Director, Mr. ANBUMATHI P Son of Mr. Pichaikaran, aged about 61 years, office at Kols Square, 4th Floor, S.No.1347/3A1, Chengalmal Road, Thaiyur, Chengalpattu – 603103, as a Power Agent to develop the schedule mentioned property.

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Registering Of

WHEREAS Donor's Power Agent **M/s SPYKA HOMES PVT LTD** submitted planning permission vide Application No. ந.க.எண்.2136/2022/ஒசமா.3, dated 15.06.2022 and to comply with the rules and regulations prevailing now, the DONOR in the interest of the public have agreed to transfer the Open Space Reservation (OSR) hereunder described through gift deed in favour of DONEE.

NOW THIS INDENTURE OF GIFT DEED WITNESSETH:

The Donor hereby Give, Grant, Covey and assign in the interest of public unto the Donee who hereby accepts the same all the lands earmarked for OSR marked as Green in the sketch attached herewith), comprised in **Survey No. 102/1B and Survey No. 102/2A**, situated at Perumattunallur Village, Vandalur Taluk, Chengalpattu District, which is more fully stated and described as schedule "B" property.

The DONOR doth hereby by covenant with the DONEE that the DONOR now does have good right to grant convey and assign the lands of OSR hereby granted, conveyed and assigned unto the DONEE with the manner aforesaid and that the DONEE shall and may at all times hereafter peacefully and quietly possess and enjoy the said land of OSR which is more fully stated and described as schedule "B" property to this gift deed, free from and encumbrances whatsoever without any lawful eviction, interruption, claims whatsoever from or by the DONOR or any persons claiming under or interest for them and further that the DONOR and all persons having lawfully or equitable claiming any rights on OSR or interest for the DONOR or from or under any of their ancestors shall and will from time to time and at all times hereafter at the request of and cost of the DONOR do execute and register or cause to be done executed and registered all such acts, deeds and things whatsoever for further and more perfectly assuring the said land every part thereof unto the DONEE in the manner aforesaid or as shall or may be reasonable required.

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2022 Contains 12 Sheets 3 She...
Registering Off...

THE SEAL OF THE JOINT SUB REGISTRAR II

SCHEDULE "A" PROPERTY

(Whole Property – Total Extent)

All that piece and parcel of land comprised in **Survey No. 51/3C2A** measuring an extent of **25 Cents**, **Survey No.102/1B** measuring an extent of **1 Acre 18 Cents** and **Survey No. 102/2A measuring an extent of 2 Cents** totally measuring an extent of **1 acre 45 cents** or thereabouts **5800 Sq.mts.** as per Patta, situated at Perumattunallur Village, Vandalur Taluk, Chengalpattu District,

Lying within the Registration District of CHENGALPATTU and Sub – Registration District of Chengalpattu.

SCHEDULE "B" PROPERTY

(Gift Portion)

Property hereby gifted as Open Space Reservation (OSR)

All that piece and parcel of land measuring an extent of **490.066 Sq.mt.,** comprised in **Survey No. 102/1B** and **100 Sq.mt.,** comprised in **Survey No.102/2A**, totally measuring an extent of **590.066 Sq.Mts** marked in Green color in the sketch enclosed herein situated at Perumattunallur Village, Vandalur Taluk, Chengalpattu District.

Lying within the Registration District of CHENGALPATTU and Sub – Registration District of Chengalpattu.

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Document No. ..... of ..... of Book

2022 Contains 12 Sheets 4 Sheets

Registrar.

THE SEAL OF THE JOINT SUB REGISTRAR II CHENGALPATTU

IN WITNESS WHEREOF THE DONOR HAS SIGNED THIS DEED, ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN, IN THE PRESENCE OF THE FOLLOWING WITNESSES:

DONOR

WITNESSES:-

1. _____

SATHIYAMANIKANDAN D S/o Dhakshina Moorthy
Aadhar No.5753 5373 1188
No.6/16, Pandiyan Street, Anbazhagan Nagar,
Perambur, Chennai – 600 011.
Ct No.9566131397.

2. _____

MADAN MAHARAJA C S/o Chithirai Sekar T
Aadhar No.3059 3481 3313
No.123-A, Thangal Ulvai Street,
Virugambakkam, Chennai – 600 092.
Ct No.9841681477.

Drafted by:



M.THANIGAIYARASU,B.A.,B.L.,
ADVOCATE
NOTARY
59,Alagesan Nagar,
G.S.T.Road.
CHENGALPATTU DT.

M.THANIGAIYARASU,B.A.,B.L., 29/12/2022
Advocate - Notary
No.59,Alagesan Nagar,G.S.T.Road,
Chengalpattu District - 603 001.
Cell : 9994495814 7/8/1991

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20.22 Contains 12 Sheets 5 Sheet
Registering Officer

அனுப்புநர்
திரு A.சிவப்பிரகாசம், A.M.I.E., M.Plan.,
இணை இயக்குநர் /உதவி இயக்குநர் (பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
124, ஜி.எஸ்.டி. ரோடு, நகராட்சி வணிக வளாகம்,
செங்கல்பட்டு மாவட்டம் – 603 001.
Email : ddcgldistrict@gmail.com

பெறுநர்
M/s. Spyka Homes Pvt. Ltd.,
Villa – 24, Vijay Raja Spruce,
Kayar Road, Thaiyur Village,
Thiruporur Taluk,
Chengalpattu Dt – 603 103.

ந.க.எண்.2136/2022/செமா.3 நாள்: .12.2022

ஐயா,

பொருள்: **தொகுப்பு குடியிருப்பு கட்டிடம்** – மாவட்ட நகர் ஊரமைப்பு அலுவலகம், செங்கல்பட்டு - செங்கல்பட்டு மாவட்டம், வண்டலூர் வட்டம், காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம், பெருமாட்டுநல்லூர் கிராமம், ச.எண்கள்.51/3C2A, 102/1B மற்றும் 102/2A-ல் Stilt + 5 Floor-ல் 5800.00 ச.மீ மனையிடத்தில் 14442.15 ச.மீ கட்டிடப் பரப்புடன் அமையும் தொகுப்பு குடியிருப்பு கட்டுமான வரைபடத்திற்கு அனுமதி கோரியது – விவரங்கள் கோருதல் – OSR தானம் அளிப்பது – தொடர்பாக.

பார்வை : 1. மனுதாரர் M/s. Spyka Homes Pvt. Ltd., அவர்களின் கடிதம் மற்றும் இணைப்புகள் நாள் : 15.06.2022

2. நகர் ஊரமைப்பு இயக்குநர், சென்னை அவர்களின் கடிதம் ந.க.எண். 20683/2022/TCP-5 நாள் : 07.12.2022

******

மேற்காண் பொருள் தொடர்பாக பார்வை 2-ல் கண்டுள்ள நகர் ஊரமைப்பு இயக்குநர் சென்னை அவர்களின் கடிதத்தில் தெரிவிக்கப்பட்ட சிறப்பு நிபந்தனை 1-ன் படி கட்டிட அனுமதிக்கு இசைவளிக்கப்பட்ட இட அமைப்பு வரைபடத்தில் கண்டுள்ள வரிசை எண். A முதல் D வரையிலான 590.66 ச.மீ பரப்புள்ள பொது உபயோக ஒதுக்கீடு திறவிடம் உள்ளாட்சிக்கு ஒப்படைக்கப்பட்டு அதன் விவரம் இவ்வலுவலகத்திற்கு சமர்ப்பிக்குமாறு தெரிவிக்கப்படுகிறது.

இணைப்பு :-
OSR அமைப்பு வரைபட நகல்.

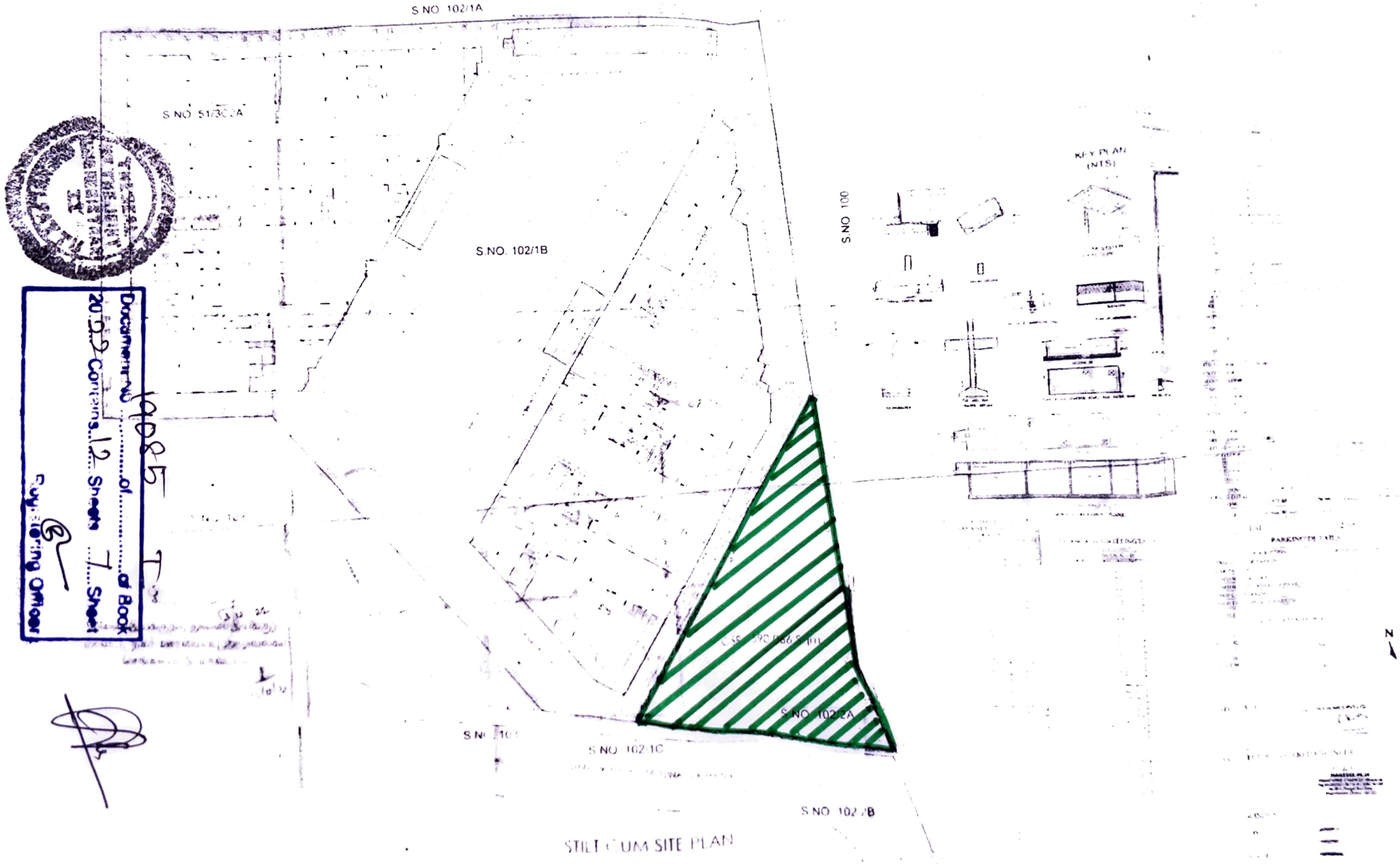
13/12/22
இணை இயக்குநர்/உதவி இயக்குநர் (பொ)
மாவட்ட நகர் ஊரமைப்பு அலுவலகம்,
செங்கல்பட்டு மாவட்டம்.

நகல் :-
தலைவர்,
பெருமாட்டுநல்லூர் ஊராட்சி,
காட்டாங்கொளத்தூர் ஊராட்சி ஒன்றியம்,
வண்டலூர் வட்டம்,
செங்கல்பட்டு மாவட்டம்.

13/12/22

19085 I
Document No ..... of ..... of Book
2022 Contains 12 Sheets 6 Sheet
Registering Officer

THE SEAL OF THE JOINT DIRECTOR OF TOWN PLANNING



STILT CUM SITE PLAN

Document No. 19085 of ..... of Book 1
2022 Containing 12 Sheets 7 Sheet

Sub Registrar Officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : வண்டலூர்

வருவாய் கிராமம் : பெருமாட்டுநல்லூர்

பட்டா எண் : 3886

உரிமையாளர்கள் பெயர்

1. சம்பந்தம் S மகன் பிரபு S

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
102	2A	0 - 1.00	0.06	--	--	--	--	2018/0103/03/079274-- -- 19-06-2018
102	1B	--	--	0 - 47.00	2.60	--	--	2018/0109/03/000701-- -- 20-09-2018
51	3C2A	--	--	0 - 10.00	1.56	--	--	2018/0103/03/079274-- -- 19-06-2018
		0 - 1.00	0.06	0 - 57.00	4.16			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/15/014/03886/80415** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 28-12-2022 அன்று 01:32:14 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Registering

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. 2193/13384/00422

To
K Vikash Baburao
கே விகாஷ் பாபுராவ்
C/O: Surendra Kumar K
No 9/15,
Veerabadran Street,
VTC: Nungambakkam, PO: Nungambakkam,
Sub District: Chennai, District: Chennai,
State: Tamil Nadu, PIN Code: 600034,
Mobile: 9840374821

372911441

KF372911441FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4658 9432 2852

எனது ஆதார், எனது அடையாளம்

Issue Date: 21/12/2013

கே விகாஷ் பாபுராவ்
K Vikash Baburao
பிறந்த நாள் / DOB: 03/07/1988
ஆண்கள் / Male

4658 9432 2852

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல
- பாதுகாப்பான QR குறியீடு/ ஆஃலைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பலவேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்.
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: சி/ஓ சுரேந்திர குமார் கே, எண் 9/15, வீரபத்ரன் தெரு, நுங்கம்பாக்கம், சென்னை, தமிழ் நாடு, 600034

Address: C/O: Surendra Kumar K, No 9/15, Veerabadran Street, Nungambakkam, Chennai, Tamil Nadu, 600034

Print Date: 29/01/2021

4658 9432 2852

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

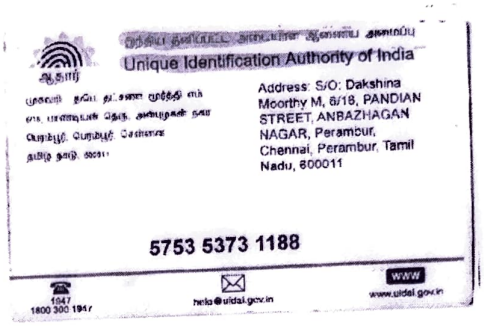
19085 T

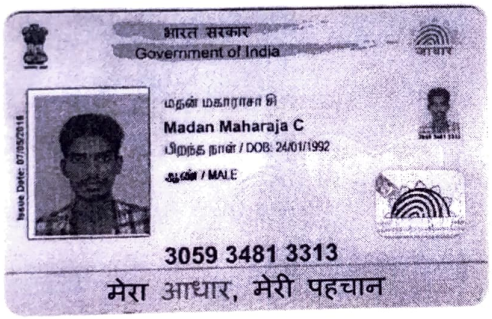
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Registering Officer

THE SEAL OF THE JOINT SUB-REGISTRAR









19085 D

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

R/Chengleput Joint II/Book-1/19085/2022

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 11992 of 2022

I hereby certify that a sum of ₹ 7/- (Rupees Seven only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. கே விகாஷ் பாபுராவ் residing at No.19, Thilak Street, T.Nagar, Chennai, Chennai, Tamil Nadu, India, 600017.

THE SEAL OF THE JOINT SUB-REGISTRAR II CHENGALPATTU

Sub Registrar: Chengleput Joint II
Date: 29/12/2022

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

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 612/- paid at 12:24 PM on the 29/12/2(

Left Thumb  	K. Vikash Baburao 9840374821	${dataMap.get("AADHAR
Execution admitted by Left Thumb  	K. Vikash Baburao கே விகாஷ் பாபுராவ், 32 No.19, Thilak Street, T.Nagar, Chennai, Chennai, Tamil Nadu, India, 600017. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:607937e1bfaf82754f4b3da4dd66217b026b2d **(Details from UIDAI : K Vikash Baburao C/O: Surendra Kumar K, 03-05-1990, xxxxxxxx2852)**	

29th day of December 2022

19085 T

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2022 Contains 12 Sheets 11 Sheet

Registering Officer

Balaji G
Sub Registrar
Chengleput Joint II

Registered as Number **R/Chengleput Joint II/Book-1/19085/2022.**

Date: 29/12/2022
Chengleput Joint II

Balaji G
Sub Registrar

19085 of 1 of Book
Document No .....of.....
20.22 Contains 12 Sheets 12 Sheet

Registering Officer

Certified Copy of R/Chengleput Joint II/BOOK 1/4174/2022

This certified copy is being issued through online and it is here by certified that the requisite Stamp Duty of ₹ 20/- (Rupees. Twenty Only) has been paid through e-payment on 13-Apr-2022 for application number CCA/Online/42442997/2022.

--------Certified Copy of R/Chengleput Joint II/BOOK 1/4174/2022--------

4174/2022

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU 23 MAR 2022

T 938891

S. PRABHU
SRINIVASA FOUNDATION
CHENNAI.

R. SHANMUGAVALLI
STAMP VENDOR L/No. 1090/B4/CH(C)2021-9
62/107, Rama Street, Nungambakkam,
Chennai - 600 034. Mobile:9445361495

SALE DEED

THIS DEED OF SALE executed at Chennai on this 24th day of March 2022 by **Smt. S. RADHA alias RADHAMMAL(AADHAAR NO:** 8163 1965 0120**)**, wife of V.Selvaraj residing at #15/1, Dharkas Road, Perumattunallur Village, Vandalur Taluk, Chengalpattu District, hereinafter called and referred to as the "**VENDOR**" of the one part

TO AND IN FAVOUR OF

Shri. S.PRABHU (PAN: ABAFS7944N), aged about 62 years, son of Shri. S.Sambandam, having the place of business at old no. 52, new no 121, Luz Church Road, Mylapore, Chennai 600 004, (Earlier place of business at no.7, vidyodaya 1st Cross street, T.Nagar, Chennai-600 017), hereinafter called and referred to as the "**PURCHASER**" of the other Part.

Partner of M/s. Srinivasa Foundation

Lr.i of RADHAMMAL

4174

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2022 Contains 12 Sheets.....1.....Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR IX

The term "THE **VENDOR**" and "THE **PURCHASER**" wherever the contest so permits mean and included their respective legal heirs, legal representatives, executors, administrators, nominees and assigns:

WHEREAS THE **PURCHASER** had already purchased the said schedule property from Smt.Kothainayaki wife of late Shri.V.Singaram through her power of attorney agent Shri A. Muralidharan son of Appukuttan, as per Sale deed vide document no.9873/2005 on 19th October 2005, registered in Sub Registrar office, Chengalpattu. Smt.Kothainayaki had inherited the property from her husband, late Shri.V.Singaram. Patta no 88 and A Register of the schedule property were found transferred and stand in the name of late Shri.V.Singaram. Ever since the day of purchase, THE **PURCHASER** is in continuous possession and enjoyment of the schedule property. All revenue records and Patta stands in the name of THE **PURCHASER**.

WHEREAS the **PURCHASER** recently came to know that the **VENDOR** had acquired the schedule mentioned property from her Husband Shri. V.Selvaraj by way of Settlement Deed registered as document no.7631/2016 dt.21-July 2016 registered at Office of the Sub Registrar, Chengalpattu Joint II, Chengalpattu.

WHEREAS THE **VENDOR** and THE **PURCHASER** agreed to settle the issue amicably within themselves. And so, THE **VENDOR** has offered to sell the schedule mentioned property of an extent of 0.01.0 are or 2.5 Cents of land more fully described in the schedule hereunder for the necessities and in interest of the family and the **PURCHASER** herein agreed to purchase the same for the total consideration of Rs. 2,72,500/- (Rupees Two Lakhs Seventy-Two Thousand Five Hundred Only) free from all encumbrances.

WHEREAS, **PURCHASER** herein has executed a Special Power of Attorney dated 31.01.2020, Registered as Doc.No.09/2020 at SRO T.Nagar in favour of Mr. K. VIKASH BABURAO, son of Mr. K. Surendra kumar, and registered the same on the file of the Sub-Registrar T. Nagar, to present and admit the execution of the sale deed/s executed by him.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the above said agreement and sale consideration of Rs. 2,72,500/- (Rupees Two Lakhs Seventy Two Thousand Five Hundred Only) paid by the **PURCHASER** by way of Cheque veering number 850749 dated 24.03.2022 drawn on Axis Bank, T. Nagar Branch, the receipt of which sum in full is hereby acknowledged by the **VENDOR**

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2022 Contains.....12.....Sheets.....2.....Sheet
Registering Officer

Lt:id RADHAMMAL

herein and releases the **PURCHASER** from any further payment, for the schedule mentioned property.

THE **VENDOR** do hereby SELL, CONVEY, TRANSFER and ASSIGN ABSOLUTELY TO THE **PURCHASER** HEREIN, the schedule mentioned property measuring about 0.01.0 are or 2.5 Cents in Perumattunallur village, Vandalur Taluk, Chengalpattu District, comprised in survey number 102/2A more fully and particularly described in the schedule hereunder TOGETHER with all ditches, water courses, easement, pathways, liberties, privileges, additions and appurtenances whatsoever to the said property hereby conveyed or expressed to be sold and any part there to belonging or reputed to belong thereto or anywise appertaining thereto or held and possessed and enjoyed therewith or reputed or known as part and parcel thereof and all the estate rights, title and interest in the property and claim, demand whatsoever of the **VENDORs** into and upon the said property TO HAVE AND TO HOLD the same and every part of thereof to the use of the **PURCHASER** herein absolutely and forever.

THE **VENDOR** assures that there are no encumbrances, charges, mortgages, lien, claims, attachments and demands whatsoever now subsisting on the property hereby conveyed and that the schedule mentioned property is not subject to any suit or court proceedings or any other adverse claim and that it is not offered as Security or charge to any court of Revenue Authorities.

The **VENDOR** further covenant that there is no legal impediment or bar to convey the schedule mentioned property and that there is no claim for maintenance or for any statute or any other acquisition proceedings.

The **VENDOR** is fully aware that the public records and patta bearing number 3886 is already in the name of the **PURCHASER** herein as the owner of the land hereby conveyed. The original documents of the title deeds with respect to the schedule mentioned property have been handed over to the **PURCHASER**.

The **VENDOR** acknowledges that the vacant possession of the schedule property is already with the **PURCHASER**.

SCHEDULE

All that piece and parcel of vacant land of an extent of 0.01.0 are or 2.5 Cents comprised in Survey number 102/2A in Perumattunallur village, Vandalur Taluk, Chengalpattu District.

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2022 Contains.....12.....Sheets.....3.....Sheet

Registering Officer

Mr. Md RAD...MAL

THE SEAL OF THE JOINT SUB REGISTRAR II

The Market value of the property is Rs.2,72,500/-

IN WITNESSES WHEREOF the **VENDOR** and the **PURCHASER** herein have set their hands on the day, month and year first above written in the presence of the Witnesses.

PURCHASER

VENDOR

L.T.I of RADHAMMAL

WITNESSES:

1. V. [illegible]
[illegible]

2. S. [illegible]
[illegible]

DRAFTED By:- K. Vikash Babu Rao

K.Vikash Babu Rao, BABL (Hons)
Advocate Roll No
MS.2848/2012
No.19, Thilak Street
T.Nagar, Chennai-17



H174
Document No. ..... of ..... I of Book
2022 Contains 12 Sheets 4 Sheet
Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு வட்டம் : வண்டலூர்

வருவாய் கிராமம் : பெருமாட்டுநல்லூர் பட்டா எண் : 3886

உரிமையாளர்கள் பெயர்

ட. சமபந்தம் S மகன் பிரபு S

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
102	2A	0 - 1.00	0.06	--	--	--	--	2018/0103/03/079274- -- -- 19-06-2018
102	1B	--	--	0 - 47.00	2.60	--	--	2018/0109/03/000701- -- -- 20-09-2018
51	3C2A	--	--	0 - 10.00	1.56	--	--	2018/0103/03/079274- -- -- 19-06-2018
		0 - 1.00	0.06	0 - 57.00	4.16			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் 35/15/014/03886/80415 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 23-03-2022 அன்று 04:30:54 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கலாம்

4174

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20.22 Contains.....12.....Sheets.....5.....Sheet

Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SRINIVASA FOUNDATION
04/10/2004
Permanent Account Number
ABAFS7944N
Signature

PURPOSE: REGISTRATION OF LAND IN PERUNATTNALLUR VILLAGE

Lt. of RADHAMMAL

4174
Document No.....of.....1.....of Book
2022 Contains..12.....Sheets.....6.....Sheet
Registering Officer

THE SEAL OF THE JOINT REGISTRAR II



இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாள / Enrollment No: 2193/13384/00422

To
K Vikash Baburao
C/O: Surendra Kumar K
No 9/13,
Veerabadran Street,
VTC: Nungambakkam, PO: Nungambakkam,
Sub District: Chennai, District: Chennai,
State: Tamil Nadu, PIN Code: 600034,
Mobile: 9840374831

KP272911441FI

உங்கள் ஆதார் எண் / Your Aadhaar No.:

4658 9432 2852

எனது ஆதார், எனது அடையாளம்

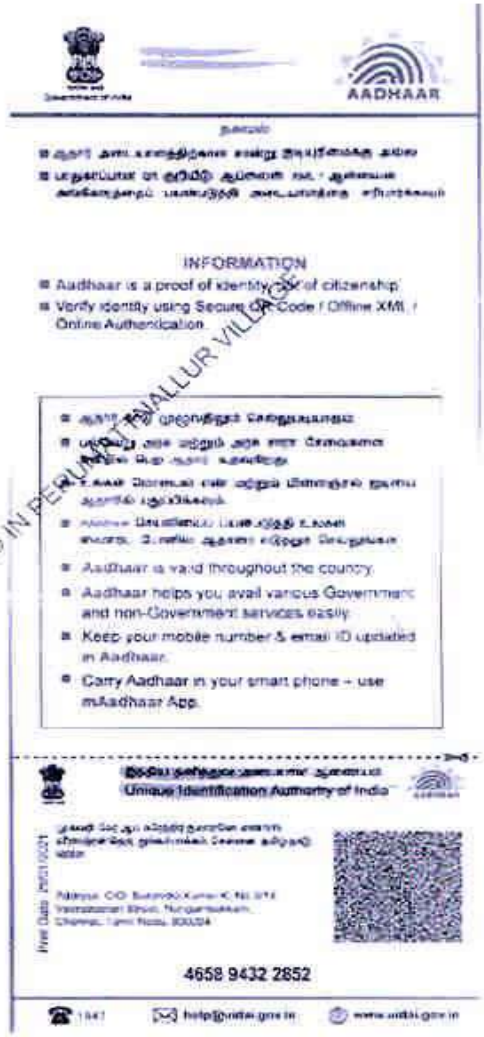


Issue Date: 21/11/2013

K Vikash Baburao
ஆண் / Male

4658 9432 2852

எனது ஆதார், எனது அடையாளம்



AADHAAR

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use mAadhaar App.

Unique Identification Authority of India

Print Date: 26/01/2021

4658 9432 2852

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

PURPOSE: FOR REGISTRATION OF LAND IN PERUMBALLINALLUR VILLAGE

K. Vikash Baburao

LTI of RADHAMMAL

4174

Document No.....of.....of Book
2022 Contains 12 Sheets 1 Sheet
Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

இந்திய அரசாங்கம்
Government of India



RADHAMMAL SELVARAJ

Year of Birth: 1955
Female

8163 1965 0920

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்
Unique Identification Authority of India

Address: W/O Selvaraj, NO 15/1, DHARKAS ROAD, PERUMATTUNALLUR KAYIRAM PEDU, CHENGALPATTU, Perumathunallur, Kayarambedu, Kancheepuram, Tamil Nadu, 603202

8163 1965 0920

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

K. Uthra Kala

L.T.I of RADHAMMAL

4174

Document No.....of.....I.....of Book
2022 Contains.....12.....Sheets.....8.....Sheet

Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II


भारत सरकार
GOVERNMENT OF INDIA

रवी सेल्वराज்
Ravi Selvaraj
பிறந்த நாள்/ DOB: 17/07/1971
ஆண் / MALE

9413 4763 4773


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O செல்வராஜ், எண் 15/1,
தர்காஸ் ரோடு,
பெருமாட்டுநல்லூர் காவ்ரம்
பேடு, செங்கல்பட்டு,
பெருமாட்டுநல்லூர்,
காஞ்சிபுரம்,
தமிழ்நாடு - 603202

Address:
S/O Selvaraj, NO 15/1, DHARKAS
ROAD, PERUMATTUNALLUR
KAVIRAM PEDU,
CHENGALPATTU,
Perumattunallur,
Kancheepuram,
Tamil Nadu - 603202

9413 4763 4773

K. Ukul Bala

S. Ravi

L.T.i of RADHAMMAL

4174
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Registering Officer


இந்திய அரசாங்கம்
Government of India

சீனுவாசன் வெ
Seenuvasan V
பிறந்த நாள்/DOB: 01/07/1975
ஆண்/ MALE

7441 7357 3977
VID : 9187 5044 9686 0936

எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: வெங்டேசன், 19,
அரிநர் அண்ணா தெரு, நந்திவரம்-
கூடுவாஞ்சேரி, காஞ்சிபுரம்,
தமிழ் நாடு - 603202

Address:
S/O: Venkatesan, 19, arignar anna
street, Nandivaram - Guduvancheri,
Kancheepuram,
Tamil Nadu - 603202

7441 7357 3977
VID : 9187 5044 9686 0936

K. Vikneshbabu V. திருவாசகன்

LTI / RADHAMMAL

4174
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Registering Officer

THE SEAL OF THE JOINT REGISTRAR II

R/Chengleput Joint II/Book-1/4174/2022

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2590 of 2022

I hereby certify that a sum of ₹ 18,075/- (Rupees Eighteen Thousand and Seventy Five only) on account of deficit stamp duty have been levied under section 41 of the Stamp Act in respect of this instrument from Mr. விகாஷ் பாபுராவ் residing at No.19, Thilak Street, T.Nagar, Chennai, Chennai, Tamil Nadu, India, 600017.

Sub Registrar Chengleput Joint II
Date: 24/03/2022

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

Presented in the office of the Sub Registrar of Chengleput Joint II and fee of ₹ 11,300/- paid at 02:26 PM on the 24/03/2022 by

Left Thumb





K. Vikash Babu
9840374821

Additions as per recitals of document

Execution admitted by

Left Thumb





திருமதி RADHAMMAL

Additions as per recitals of document
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
4163012d9cc5912609451ab8f9541c675c94b8

Claim admitted by

Left Thumb





விகாஷ் பாபுராவ், 29
No.19, Thilak Street, T.Nagar, Chennai, Chennai, Tamil Nadu, India, 600017.

K. Vikash Babu

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
869278da86819f69654ca49afcb1f955f0e5f5

4174
Document No.....of.....of Book 2
2022 Contains 12 Sheets 11 Sheet
Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II CHENGALPATTU

R/Chengleput Joint II/Book-1/4174/2022

day of March 2022

BANUMATHI V
Sub Registrar
Chengleput Joint II

Registered as Number R/Chengleput Joint II/Book-1/4174/2022

Date: 24/03/2022
Chengleput Joint II

BANUMATHI V
Sub Registrar

THE SEAL OF THE JOINT SUB REGISTRAR II CHENGALPATTU

4174
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Registering Officer

2 / 2

Certified Copy of R/Chengleput Joint II/Book1/9873/2005

This certified copy is being issued through online and it is here by certified that the requisite Stamp Duty of ₹ 20/- (Rupees. Twenty Only) has been paid through e-payment on 13-Dec-2021 for application number CCA/Online/35570681/2021.

--------Certified Copy of R/Chengleput Joint II/Book1/9873/2005--------

57200/-



25755
18 OCT 2005

S. Prabhu
Chennai

03DD 870406

S. RAVI
STAMP VENDOR
86, Mannar Reddy Street
Ch-17, Ph: 434606
L. No: C4 / 4307 / 79

SALE DEED

THIS DEED OF SALE executed at Chennai on this 19th day of October 2005 **Smt.KOTHAINAYAKI**, wife of Late Shri.V.Singaram, residing at No.1/726, Veerathamman Koil Street, Jalladianpettai, Chennai – 601 302, represented by her authorised Power of Attorney Agent **Shri. A.MURALIDHARAN,** aged about 36 years, Son of Shri.Appukuttan, residing at No.6/76, 3rd Main Road, C.I.T. Nagar, Chennai – 600 035, as per power of attorney document Nos.1783/05, dated 06/10/2005 and 14-56/05, dated 19/10/2005, both registered at the office of the District Registrar of South Madras, Asst. T. NAGAR, hereinafter called and referred to as the **"VENDOR"** of the one Part.

TO AND IN FAVOUR OF

Shri.S.PRABHU, aged about 44 years, son of Shri. S.Sambandam, having the place of business at No.7, Vidyodaya 1st Cross Street, T. Nagar, Chennai – 600 017, herein after called and referred to as the **"PURCHASER"** of the other Part.

D.L. R/TN/07/000585/95

E.C. TN/03/0141/01323/09

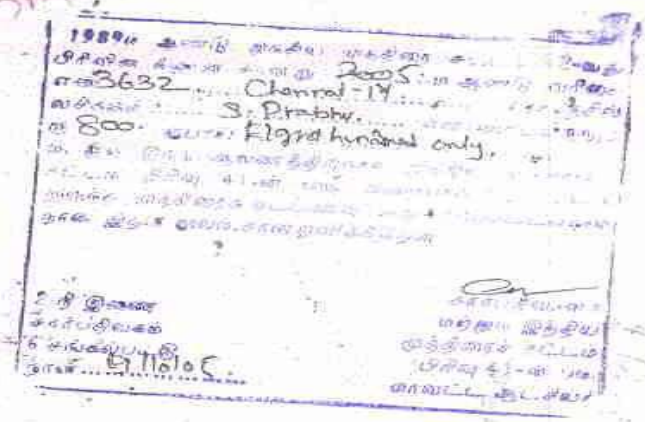
9873/1995
Gar. பக்கம் 11
10 பக்கம்

9873

05

மணிக்குள்ளடையில் செங்கல்பட்டு

7350

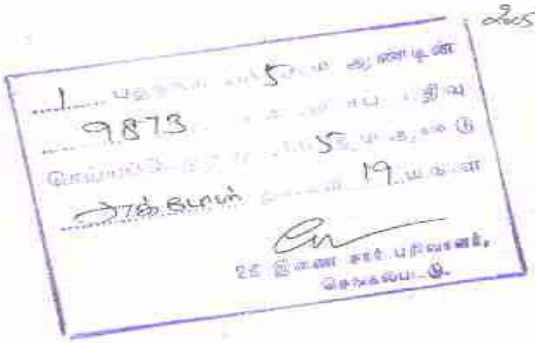


S/o: Appukuttan
No. 6/76, 3rd Main Road, CIT Nagar
Channel-35.
E.C.I.O.N-TN/03/014/2013/32319.

S/o: S. Sambandam.
No. 7, Vidyodaya, 13th Cross St.
T. Nagar, CH-17.
D.L.No: R/TN/07/2000585/1999

M.K.Md. Yunuff S/o [illegible] No-11

K. MANIMARAN S/o Shri K. KANDATIRAM, 7 VIDYODAYA 1st CROSS ST, T-NAGAR CHENNAI-17.









S. Prabhu

Chennai

03DD 870407

25756

18 OCT 2005

S. RAVI
STAMP VENDOR
86, Mannar Reddy Street
Ch-17. Ph: 43480
L. No: C4 / 4307 / 77

The term "THE VENDOR" and "THE PURCHASER" wherever the contest so permits mean and include their respective legal heiress, legal representatives, executors, administrators, nominees and assigns;

AND WHEREAS THE VENDOR herein is the sole and absolute owner of the agricultural land in S.Nos.51/3C2, 102/1 and 102/2A, more fully and particularly described in the Schedule hereunder, She having inherited the same being the sole and surviving legal heir of Late Shri.V.Singaram. Whereas the said V.Singaram, had earlier purchased the part of the schedule property from Selvaraj and his sons, as per sale deed document No.1509/82 dated 16/07/1982, in respect of the lands in survey numbers 51/3C2 & 102/1, registered at the office of the Sub-Registrar, Chengalput and the land in S.No.102/2A was inherited by the said V.Singaram.

AND WHEREAS THE VENDOR is in absolute and continuous possession and enjoyment of the property more fully and particularly described in the schedule hereunder, paying all kists and other public outgoings as per Patta No.81 And all the Revenue Records, Patta Chitta and Adangal are standing in the name of the Late Singaram.

9873 12005

5000Rs.



S. Prabhu

25765

18 OCT 2005

S. RAVI
STAMP VENDOR
86, Mannar Reddy Street
Ch-17. Ph: 4346086
L. No: C4 / 4307 / 7

AND WHEREAS the VENDOR has offered to sell the schedule mentioned property of an extent of One Acre 45 Cents of land more fully described in the schedule hereunder for the necessities and in the interest of the family and the PURCHASER herein agreed to purchase the same for the total consideration of Rs.7,25,000/- (Rupees Seven Lakhs Twenty Five Thousand Only) at the rate of Rs.5,000/- per cent of land free from all encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the above said agreement and in sale consideration of Rs.7,25,000/- (Rupees Seven Lakhs Twenty Five Thousand Only) paid by the PURCHASER to the VENDOR through her power agent, by way of Cheque bearing No.096110 dated 19/10/2005, drawn on UTI Bank Ltd, T. Nagar Branch, at the time of the execution of these presents, the receipt of which sum in full is hereby acknowledged by the VENDOR herein and releases the PURCHASER from any further payment, for the Schedule mentioned property.

The VENDORS do hereby SELL, CONVEY, TRANSFER and ASSIGN ABSOLUTELY TO THE PURCHASER HEREIN, the agricultural land measuring about one Acre 45 Cents in

9873 /2005

A. Muralee

500 Rs.



S. Prabhu

Chennai

25766

18 OCT 2005

S. RAVI
STAMP VENDOR
36, Mannar Reddy Street
Ch-17. Ph: 4346061
L. No: C4 / 4307 / 95

No.14, Perumattunallur Village, Chengalpattu Taluk, Kancheepuram District, comprised in survey numbers 51/3C2, 102/1 and 102/2A, more fully and particularly described in the schedule hereunder TOGETHER with all ditches, water coursers easement, pathways, liberties, privileges, additions and appurtenances whatsoever to the said property hereby conveyed or expressed to be sold and any part there to belonging or reputed to belong thereto or anywise appertaining thereto or held and possessed and enjoyed therewith or reputed or known as part and parcel thereof and all the estate rights, title and interest in the property and claim, demand whatsoever of the vendors into and upon the said property TO HAVE AND TO HOLD the same and every part thereof to the use of the purchaser herein absolutely and forever.

WHEREAS the VENDOR doth hereby covenant with the purchaser that the VENDOR has a good and perfect title and power to convey the property hereby conveyed or expressed to be conveyed unto the purchaser in the manner aforesaid.

9873 /2005

A. Muralee

500Rs.



S. Prabhu

25767

18 OCT 2005

S. RAVI
STAMP VENDOR
38, Manna Reddy Street
Ch-17, Ph: 434606
L. No: C4 / 4207 / 1

The VENDOR assures that there are no encumbrances, charges, mortgages, lien, claims, attachments and demands whatsoever now subsisting on the property hereby conveyed and that the schedule mentioned property is not subject to any suit or court proceedings or any other adverse claim and that it is not offered as Security or charge to any court of Revenue Authorities.

The VENDOR further covenant that there is no legal impediment or bar to convey the schedule mentioned property and that there is no claim for maintenance or for any share or life estate, lispends or any other disputes, attachments for any decree or under any statute or any other acquision proceedings.

The VENDOR covenant with the purchaser that the VENDOR has paid all the assessments or other rates and taxes and other public charges payable in respect of the schedule mentioned property up to date and that there are no arrears of such tax or any other public charges payable to the Urban Land Tax and Government or to any other Revenue or that all taxes, rates up to the date of this indenture have been paid or will be paid by the VENDOR if any such arrears are bought to the notice of VENDOR at any time.

500Rs.



S. Prabhu

Chennai

25768

18 OCT 2005

S. RAVI
STAMP VENDOR
36, Mannar Reddy Street
Ch-17, Ph: 4346061
L. No: C4 / 4307 / 77

The VENDOR doth hereby further covenant with the purchaser that he shall hereafter peacefully enter and hold use and enjoy the schedule mentioned property as the purchaser's own property without any hindrance, claim, interruption or demand by or through the VENDOR and that the property is free from any encumbrances, mortgage or charge.

The VENDOR shall at all times, at the cost of purchaser execute and do very lawful assurances and things for the further or more perfectly assuring the title of said property unto the purchaser as by himself reasonably required.

The VENDOR doth thereby covenant with the purchaser that the VENDOR will indemnify the purchaser against any damages, loss, liabilities, the Purchaser may suffer or incur in the manner of the purchaser being disturbed in the quiet and peaceful enjoyment of the said property by reason of any encumbrances, charges or mortgage in the said property or by the reason of any claim action or legal proceedings for the purpose of enforcing or defending the title under this indenture.

9873 /2005

500Rs.



S. Prabhu

Chennai

S. RAVI
STAMP VENDOR
46, Mannar Reddy Street
Ch-17, Ph: 4348081
L. No: C4 / 4307 / 99

25769

18 OCT 2005

The VENDOR expressed their consent for the Purchaser to apply for and get mutation of her name in the public records and patta as the owner of the land hereby conveyed without any reference to the VENDOR. The original documents of the title deeds with respect to the schedule mentioned property have been handed over to the purchaser.

The VENDOR has this day handed over vacant possession of the schedule mentioned property to the Purchaser.

SCHEDULE

All that piece and parcel of agricultural land of an extent of **1 Acre 45 Cents** (One Acre Forty Five Cents) comprised in Survey Numbers in the following manner;

Survey No	Extent in Acre
53/3C2	0.25 (Out of 36 Cents)
102/1	1.18
102/2A	0.02
Total	1.45

9873 /2005

S. Muralidhar

100 Rs.



S. Prabhu
Chennai

25770
18 OCT 2005

S. RAVI
STAMP VENDOR
36, Mannar Reddy St.
Ch-17, Ph: 43460
L. No: C4 / 4307 /

Page - 8

Bounded on the

North By: Land in S.No.102/1A
South By: Exiting Road
East By: Lake in S.No.100
West By: Remaining Land in S.No.51/3C2 and S.No.103

Situated in **No.14, PERUMATTUNALLUR Village,** Chengalpattu Taluk, Kancheepuram District, and Situated within the registration sub district of Chengalpattu and registration district of Chengalpattu.

9573 /2005

100 Rs.



S. Prabhu

Chennai

25771

18 OCT 2005

S. RAVI
STAMP VENDOR
56, Munnai Reddy St
Ch-17. Ph: 434686
L. No: C4 / 4307 / 7

Page - 9

The Market Value of the above said property is Rs.7,25,000/-

IN WITNESS WHEREOF the Power Agent of the VENDOR and the PURCHASER herein have executed this deed of absolute sale on the day, month and year, first above written in the presence of witnesses:

PURCHASER

VENDOR
(By Power Agent)

WITNESSES:

1. K.Manimaran, S/o.Shri.K.Kannayiram
   No.5, Lakshminagar Nagar II Cross Street
   T. Nagar, Chennai.

2. S.Ramachandran, S/o.Shri.V.Subramaniam
   C-6, Anandabhavan Apts, No.78, South Boag Road
   T. Nagar, Chennai – 600 017.

9573 /2005

STATEMENT UNDER RUE 3(1) OF THE MADRAS STAMP RULE 1968

VILLAGE: No.14, Perumattunallur
TALUK: Chengalpattu
DISTRICT: Kancheepuram

S.No	Survey No.	Extent	Nature	Market Value
1	51/3C2	0.25	Wet Agricultural Land	Rs.1,25,000/-
2	102/1	1.18	Wet Agricultural Land	Rs.5,90,000/-
3	102/2A	0.02	Wet Agricultural Land	Rs. 10,000/-
Total		1.45		Rs.7,25,000/-

PURCHASER

VENDOR
(By Power Agent)

2 நி [illegible] அலுவலர்

சான்று அலுவலகம், செங்கல்பட்டு

ஆவண எண் : 9873 /2005

ஆவணத்தில் தெரிவித்த மதிப்பு	₹ 725000/-
சார்பதிவாளர் மதிப்பு	₹ 1770160/-
செலுத்தக்கூடிய முத்திரைத் தீர்வை	₹ 141616/-
செலுத்திய முத்திரைத் தீர்வை	₹ 58400/-
வித்தியாச முத்திரைத் தீர்வை	₹ 83616/-
வித்தியாச முத்திரைத் தீர்வையில் 60%	₹ 50170/-
செலுத்தக்கூடிய பதிவுக் கட்டணம்	₹ 17705/-
செலுத்திய பதிவுக் கட்டணம்	₹ 7250/-
வித்தியாச பதிவுக் கட்டணம்	₹ 10455/-
வித்தியாச பதிவுக் கட்டணத்தில் 60%	₹ 6275/-

60% Stamp ₹ 50170/-

60% Fees ₹ 6275/-

Total ₹ 56445/-

2 நி இணை சார்பதிவாளர்
அலுவலகம், செங்கல்பட்டு
நாள்: 19.7.2007

2 நி இணை சார்பதிவாளர்
செங்கல்பட்டு

இந்த ஆவணத்திற்கு அரசாணை எண். 951
வணிகவரி மற்றும் பதிவு (31) துறை நாள்
23.04.2007 ன்படி மேற்கண்டவாறு 60%
முத்திரைத்தீர்வை ரூ. 50170/- (ரூபாய் ஐம்பதாயிரத்து
நூற்று எழுபது மட்டும்) 60% பதிவுக்
கட்டணம் ரூபாய் 6275/- (ரூபாய் ஆறாயிரத்து இருநூற்று எழுபத்தைந்து
செலுத்தப்பட்டது என சான்றளிக்கப்படுகிறது

2 நி இணைச்சார்பதிவாளர் அலுவலகம்
செங்கல்பட்டு.
நாள் 19.07.2007

2 நி இணைச்சார்பதிவாளர்
செங்கல்பட்டு.

ஆவண எண் 9873/2005

குறிப்பு:- இந்த ஆவணம் 1 புத்தகம் 2012 ம் வருடத்திய 7223 ம் ஆவணத்தால் திருத்தம் செய்யப்படுகிறது.

நாள் 11.07.2012.

உண் இணை சார்பதிவாளர்
செங்கற்பட்டு.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

- Legal opinions, due diligence and title verification
- 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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hello@verified.realestate
+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.