

RE

REGULATORY RECORD

RERA Document

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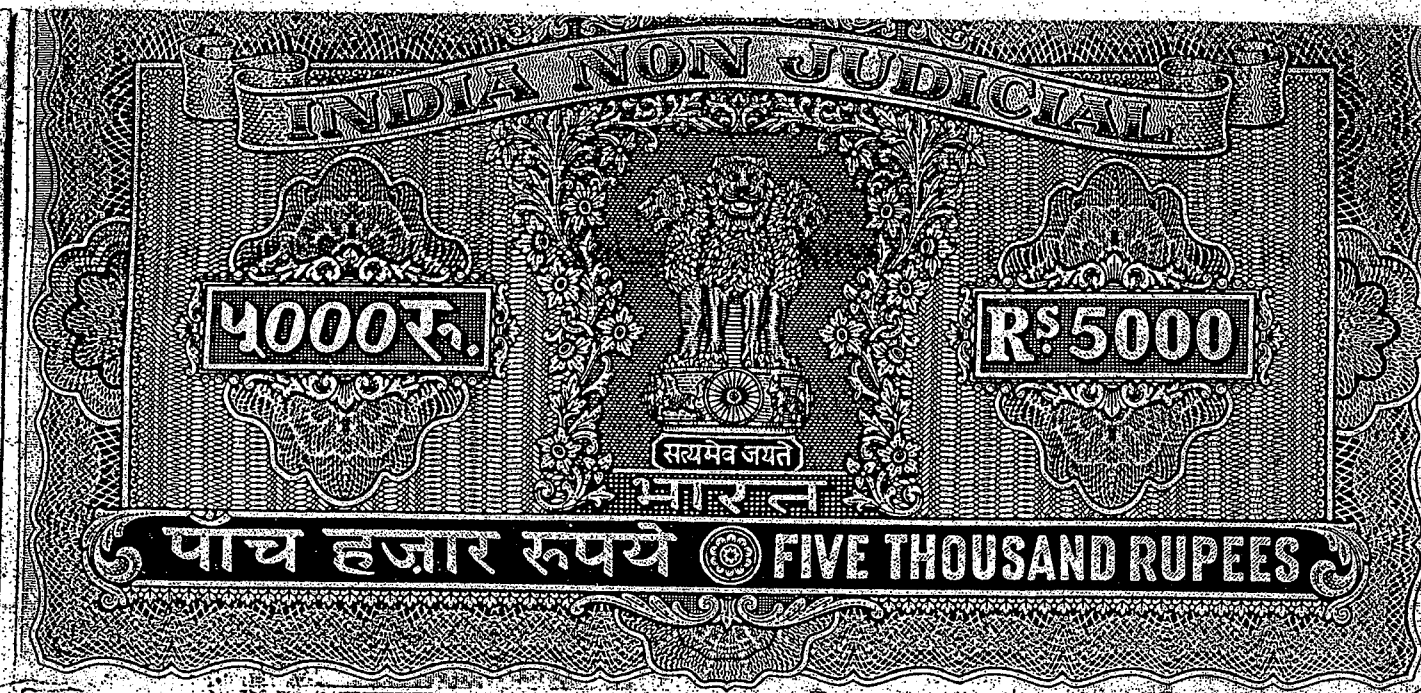
9525
14/1/99

Nisha Purushothaman

K.V. GANESAN
STAMP VENDOR
HIGH COURT CAMPUS
CHENNAI - 600 008
LAND. NO. 10/30/78

SETTLEMENT DEED

THIS DEED OF SETTLEMENT executed at CHENNAI
this 21st day of January 1999 by Mr. M.P. PURUSHOTHAMAN,
son of Mr. Kumaran, Hindu, aged 61 years, residing
at 346-A, Pantheon Road, Chennai 600 008, hereinafter
called the 'SETTLOR' of the ONE PART, TO AND IN
FAVOUR OF Ms. NISHA PURUSHOTHAMAN, daughter of
M.P. Purushothaman, aged 24 years, residing at
No. 346-A, Pantheon Road, Chennai 600 008, hereinafter
called the 'SETTLEE' of the Other Part, the terms
'Settlor' and 'Settlee' shall mean and include wherever
occurring herein and the context admits, requires or



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Nisha Panrhotthaman
K.V. GANESAN
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permits their respective legal heirs, executors, administrators, legal representatives, nominees and assigns, WITNESSETH:-

WHEREAS the Settlor is the sole and absolute owner of the land together with superstructure in Periyakudal Village, Egmore Nungambakkam Taluk, Chennai District bearing Plot No.663, door No.103, Block 'D' in Arignar Anna Nagar and more particularly described in the Schedule "A" hereunder, he having purchased the land from out of his own resources and without any ancestral nucleus from T.C.Charly in and by a sale deed registered as document No.739 of 1978 dated 14/7/1978 at the Office of the Sub-Registrar, Periamet and constructed the superstructure out of his own resources;

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Imim

Presented in the Office of the Sub-Registrar
Annunagar and fee of Rs. 4930 Paid between the
years of 3+484 on the 21st
January 1999

DOCUMENT NO. 362
CONTAINS 10 SHEETS
SHEET.

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EXECUTION ADMITTED BY

LEFT THUMB

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Mr. Kumaran,
346 A, Pantheon Road,
Chennai 600008



IDENTIFIED BY

Lat. - Mr. (V.K. VESUDARAN) S/o. T.C. Bhaskaran
18. School Road. Madras 35

d. Duran (A. NARAYANAN) S/o. R. Arunach
1, Maruthi St., Krishna Nagar, Chennai, 6

21st January 1999

100 SUB REGISTRAR

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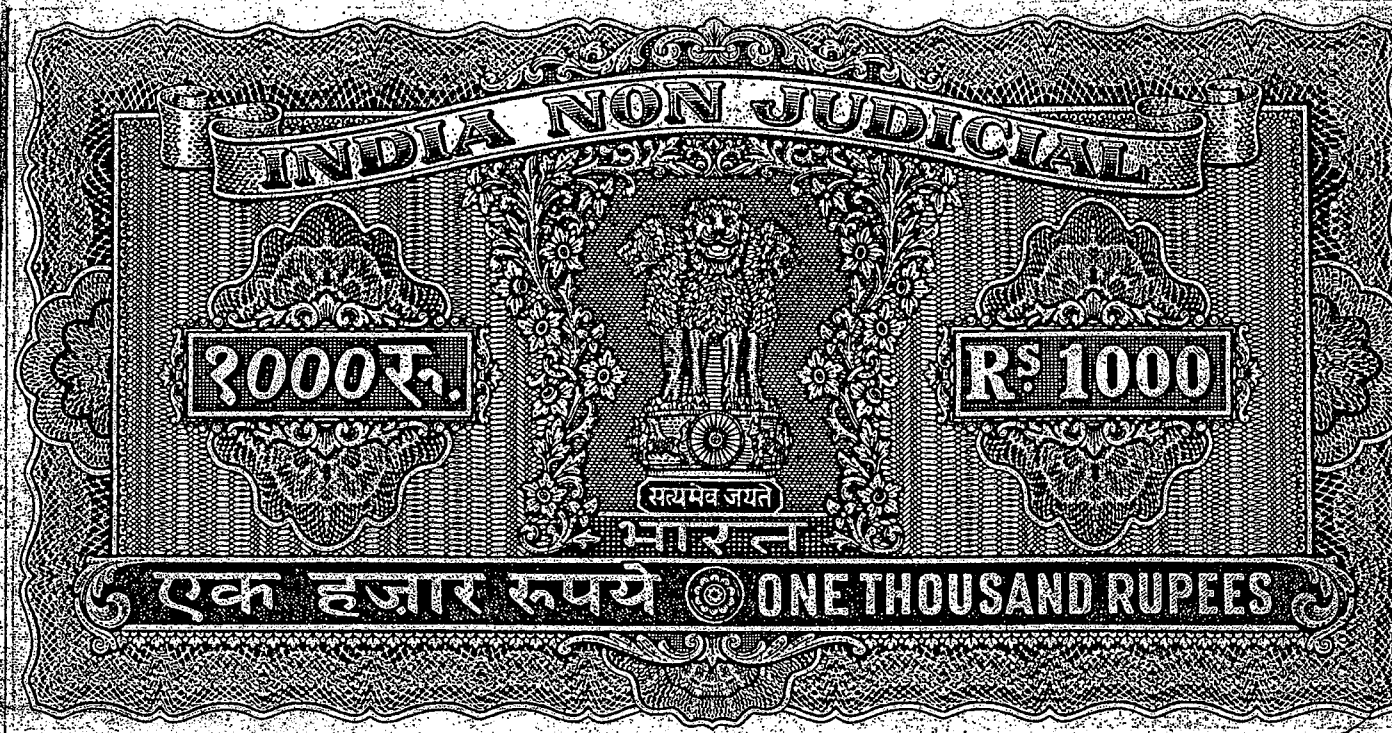


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WHEREAS the Settlor has been in absolute possession, occupation, ownership and enjoyment of the Schedule "A" property uninterruptedly paying all taxes thereon and enjoying all benefits thereof;

WHEREAS the Settlee is the daughter of the Settlor and for whom the Settlor is desirous of settling one four Undivided share of land in the Schedule "A" property together with One fourth Undivided share in the superstructure and more particularly described in the Schedule 'B' hereunder by this deed of Settlement to make provision for a residential place for the Settlee out of natural love and affection;

[Signature]



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15-11-1999

Nisha Parashothaman

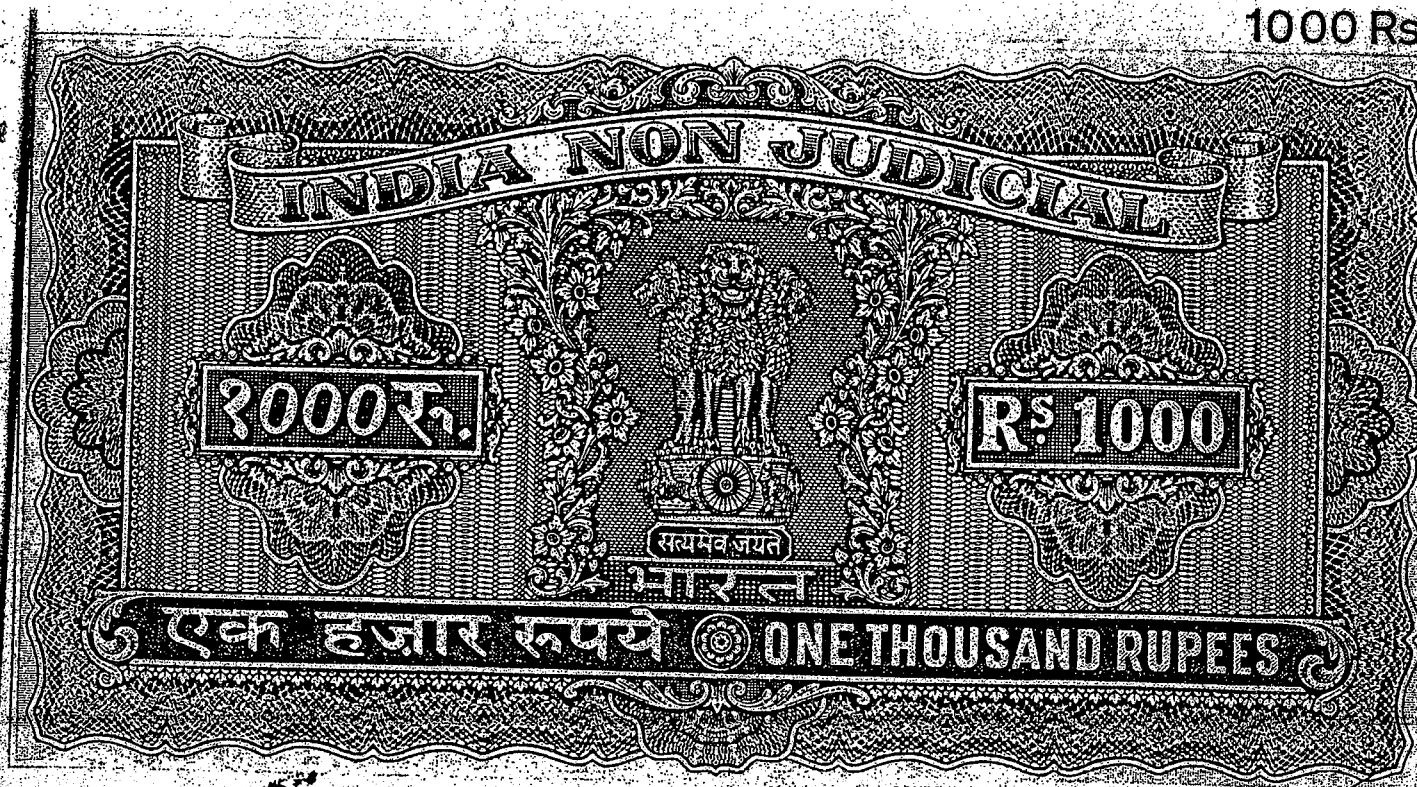
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K. V. GANESAM
STAMP VENDOR
HIGH COURT CAMPUS
CHENNAI - 600 134
L.N. 15/10536/78

NOW THIS DEED OF SETTLEMENT WITNESSETH

that to make provision out of natural love and affection of the Settlor for the Settlee, the Settlor doth hereby settle absolutely upon the Settlee One fourth Undivided share of land in the Schedule "A" property together with One fourth Undivided share in the superstructure and more particularly described in the Schedule 'B' hereunder, together with water, water courses, easements, privileges and appurtenances whatsoever pertaining thereto or enjoyed therewith and all the estate, right, title, interest, property claim and demand whatsoever of the Settlor into and upon the property and TO HAVE and TO HOLD the same unto the use of the Settlee for ever with full and absolute power of alienation and disposal and without any lawful disturbance or interruption and to possess and

[Signature]



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enjoy the same as absolute owner for ever and without any claim, dispute or objections by the Settlor or by any one claiming under him.

THE Settlor hereby declares that the Schedule "A" property is free from all encumbrances and not subject to any charge, mortgage, lien, attachment, testamentary disposition, distraint or maintenance and that there is absolutely no claim or litigation pending in respect of the same;

THE Settlor hereby gives consent for mutation of records in the name of the Purchaser in respect of the Schedule 'B' mentioned property with Revenue, corporation and other appropriate and concerned authorities;

[Signature]



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THE Settlor has delivered vacant possession of the Schedule 'B' property to the Settlee.

SCHEDULE "A"

All that piece and parcel of land together with superstructure in Arignar Anna Nagar, Periyakudal Village, Egmore Nungambakkam Taluk, Chennai District, comprised in Survey No.7 part, TS No.3, Block No.6 having an admeasurement of 2 grounds and 2087 sqfeet bearing Plot No.663, door No.103 Block "D" in Arignar Anna Nagar first Main Road and bounded

[Signature]



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15-199

Nisha Purnothaman

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on the

North by - 50 feet wide Road

East by - Plot Nos. 679 and 680

South by - Plot No. 664

and West by - 80 feet wide Road (first Main Road)

having a linear measurement of

East to West on the Northern side 80 feet

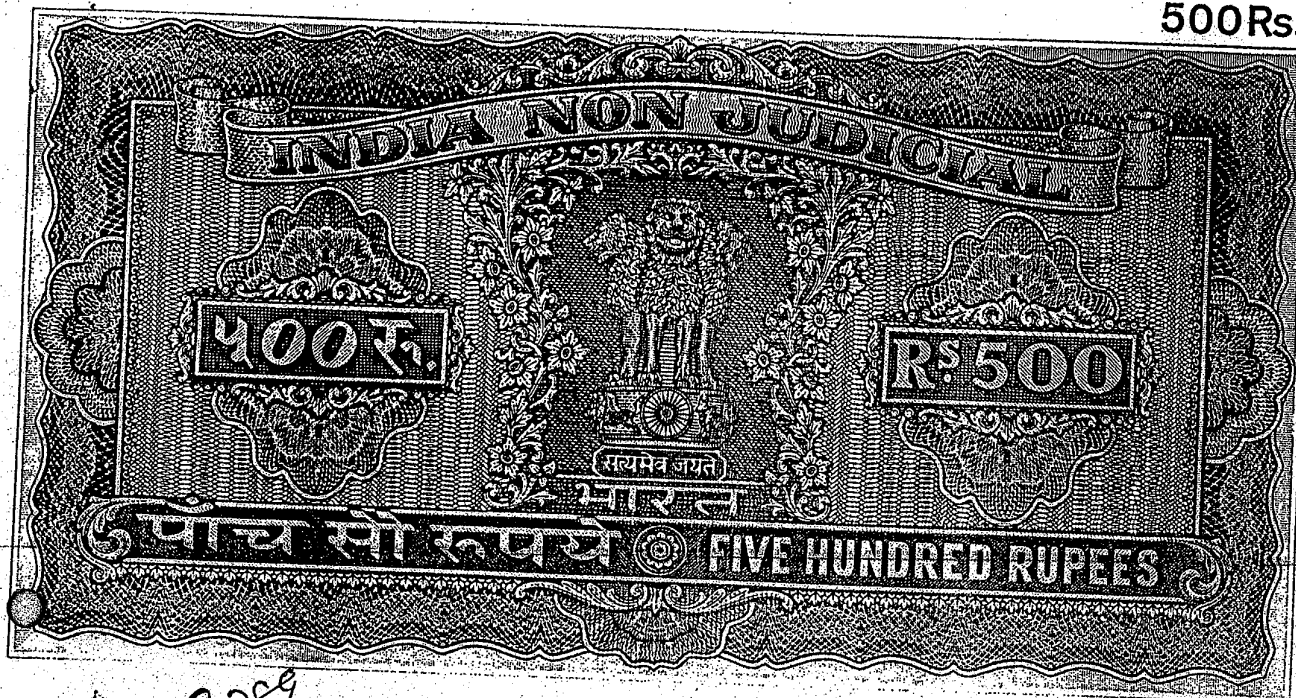
on the Southern side 100 feet

North to South on the Eastern side 70 feet

on the Western side 55 feet

in all 2 grounds and 2087 sq. feet and situate within
the Sub-Registration District of Anna Nagar and
Registration District of Central Madras.

500Rs.



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Nisha Panshothaman.

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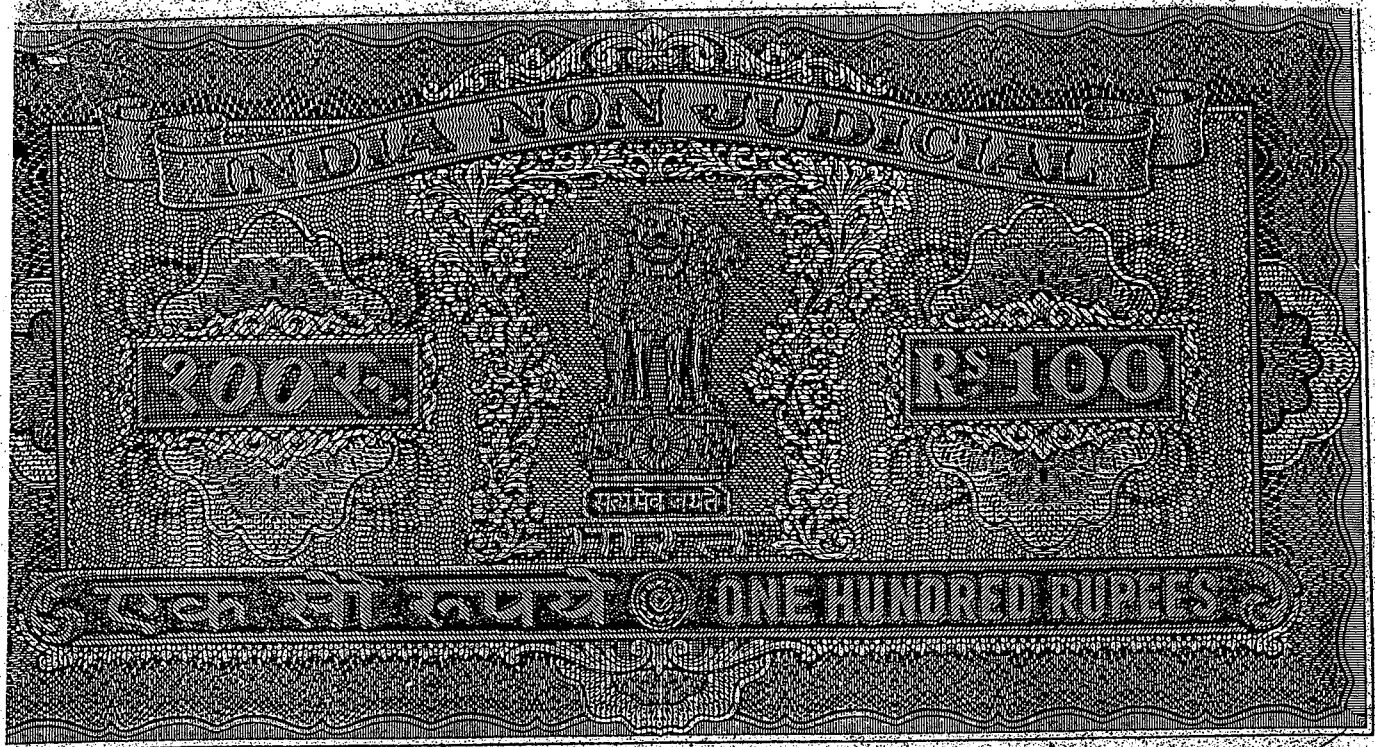
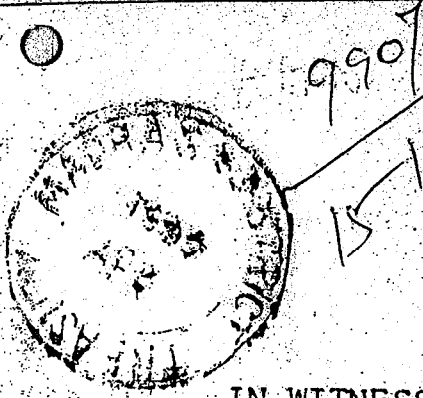
SCHEDULE "B"

(Property settled under this deed)

One fourth Undivided share of land together with One fourth Undivided share in the entire superstructure in the Schedule "A" property. (i.e., 1721.75 sq.feet of Undivided share of land with One fourth share in the entire building).

The market value of Schedule 'B' is Rs.4,90,000/-

X Amma



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15-1-59 Nisha Purnothaman

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K.V. GANESAN
STAMP VENDOR
HIGH COURT CAMPUS
CHENNAI 600 004
INDIA

IN WITNESS WHEREOF the Settlor has set
his hand the day month and year first abovewritten
in the presence of witnesses:-

WITNESSES :-

1. V.K. Vasudevan Nair

(V.K. Vasudevan Nair)

Nisha Purnothaman
SETTLOR

2. A. Narayanan

(A. Narayanan)

K. Rajagopalan

Statement regarding Particulars of the building mentioned in the document:
Note by a tick (✓) mark the relevant item involved in the 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 Foundation

: 3 to 4 feet; 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

Mud Floor

21 Years.

II. Age of the Building

III. Extent of the site:

1721.75 sq ft

III (a) Market Value of the site: Rs. 30,000/-

IV. Built up area

One fourth share

(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.

Particulars	Ground Floor	First Floor	Second Floor	Third Floor
1. Madras Terrace Roof	1000	1000	1000	1000
2. RCC Roof	sq ft	sq ft	sq ft	sq ft
3. Mangalore tiles roof over flat tiles				
4. Mangalore tiles roof Plain				
5. Mangalore tile roof over ceiling tiles				
6. Pantile roof over flat tiles				
7. Pantile roof Plain				
8. TIN/ACC Sheet roof/Thatched leaf				

V. Area of separate garage if any

: NIL

VI. (a) Length of compound wall if any

: NIL

(b) Length of barbed wire or chain or Link fence:

: NIL

VII. Is there a separate Latrine or Septic Tank

: NIL

VIII. Well, if any, with diameter and depth

: 4' x 20' (1/4 share)

IX. Electrical Installations

: one fourth share

(a) No. of Points

: 50

(b) No. of Fans: ni

(c) No. of electric Motor

Pumps & Horse Power

: ni

X. Annual rental value

: Rs. 30,000/- (1/4 share)

XI. The Executant's estimate of the

Market value of the site : Rs. 3,00,000/-

Building : Rs. 1,90,000/-

Total Rs. 4,90,000/-

thinner

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](#)



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



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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
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.

