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SCANED 7212 / 2022

[1]

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

ANAND EMMANUEL JOHN DOSS
MABEL ANJELINA

2/9/2022

AL 650815

K.R.V. RAJES KUMAR
STAMP VENDOR
L. No. 54 / B8 / 2008
No. 27, TNHB Shopping Complex
Chromepet, Chennai - 600 10

VERIFIED
SUB REGISTRAR
VILLIVAKKAM

SETTLEMENT DEED

(1) This **DEED OF SETTLEMENT** is executed at Chennai on this the 06th day of September, 2022 by **Mr. MANOHAR DOSS**, S/o. Mr. Jairaj Mohandoss, {PAN AGNPM5079J & Aadhaar No. 8896 5164 0768} Indian, aged about 70 years, residing at No. H-68/1, East Avenue, Korattur, Chennai – 600 080, hereinafter called as **SETTLOR,** the term SETTLOR shall mean and include wherever the context so permits his heirs, legal representatives, assigns executors, etc. on the ONE PART:

TO AND IN FAVOUR OF

(X)

LTI Manohar Doss

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REGISTERING OFFICER

(1) Mr. ANAND EMMANUEL JOHN DOSS, S/o. Mr. Manohar Doss, {PAN ALMPD6005F & Aadhar No. 9490 7056 6227}, Indian, Christian, aged about 38 years;
(2) Mrs. MABEL ANGELINA, W/o. Mr. Manohar Doss, {PAN AANPM0076D & Aadhar No. 3230 4295 3127}, Indian, Christian, aged about 67 years, both residing at No. H-68/1, East Avenue, Korattur, Chennai – 600 080, hereinafter called as **SETTLEES**, the term SETTLEES shall mean and include wherever the context so permits their respective heirs, legal representatives, assigns executors, etc. on the OTHER part

(i) WHEREAS the SETTLEES herein are the SON & WIFE OF SETTLOR;

(ii) WHEREAS the SETTLOR is the sole and absolute owner of All that piece and parcel of land and building bearing Flats bearing No. 1, Ground floor, in Block No. H–68, East Avenue, Korattur, Chennai – 600 080, flat measuring an extent of 720 sq. ft. together with 1/6th undivided share on the total land measuring an extent of 4 grounds and 888 sq. ft. {10488 sq. ft.} comprised in old Survey No. 1191/1A part, 1215/1 part, situated at KORATTUR Village, Ambattur Taluk, Chennai District, (previously Thiruvallur District) lying within the Registration District of Chennai central and Sub Registration District of Villivakkam more fully described in Schedule hereunder;

(iii) WHEREAS the SETTLOR purchased the schedule mentioned property vide sale deed dated 09/01/2014 registered as document No. 112 of 2014 on the file of SRO Villivakkam;

(iv) WHEREAS the SETTLOR is in uninterrupted possession and enjoyment of the schedule mentioned property as absolute, undisputed and exclusive owner of the same;

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REGISTERING OFFICER

LTI Manohar Doss

(v) WHEREAS the SETTLOR has decided to settle the schedule mentioned property in favour of the SETTLEES herein in order for them to enjoy the same.

NOW THIS DEED OF SETTLEMENT WITNESSETH THAT:

(01) In consideration of LOVE AND AFFECTION the SETTLOR doth hereby settle the schedule mentioned property in favour of the SETTLEES jointly together with compounds, drains, water courses, easements, advantages, appurtenances whatsoever in and to the said property or in any way appertaining thereto or usually held, occupied or enjoyed and all estate, rights, title, claim and demands whatsoever of the SETTLOR into and upon the said property and every part thereof to the intent that the said property shall become immediately vested in and be held and enjoyed by the SETTLEES as absolute owner of the said property without any let or hindrance.

(02) The SETTLOR hereby assures the SETTLEES that none, but the SETTLOR has the absolute title, rights, claim and demands in any manner into and upon the said property.

(03) The SETTLOR further declares and assures the SETTLEES that there is no attachment, charges, lien, pending legal proceedings or other claims or any kind whatsoever including any claim for maintenance touching the said property that may in any way derogate from the full and absolute settlement of the said property.

(04) The SETTLOR covenants with the SETTLEES that SETTLEES shall be entitled by virtue of this deed of Settlement to effect mutation in the Revenue, local body, government agencies, TNEB, etc., in respect of the said property in his name and if necessary, the SETTLOR would execute and sign all such deeds that may be necessary or required in that behalf at the cost of the SETTLEES.

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1 Contain 10 SHEETS, 3 SHEET
REGISTERING OFFICER

LTI Manohar Doss

(05) The SETTLOR doth hereby covenant that he has paid all taxes up to date in respect of the schedule mentioned property. The SETTLOR has today delivered vacant possession of the schedule mentioned property and handed over all originals Documents pertaining to the schedule mentioned property to the SETTLEES.

(06) The SETTLEES from this date shall continue in joint possession and enjoyment of the schedule mentioned property and enjoy the same.

(07) The SETTLOR hereby covenants that this Settlement is irrevocable in nature.

SCHEDULE

All that piece and parcel of land and building bearing Flats bearing No. 1, Ground floor, in Block No. H–68, East Avenue, Korattur, Chennai – 600 080, flat measuring an extent of ~~708~~ 720 sq. ft. together with 1/6th undivided share on the total land measuring an extent of 4 grounds and 888 sq. ft. {10488 sq. ft.} comprised in T. S. No. 32 part, Block No. 81, Ward-E, (old Survey No. 1191/1A part, 1215/1 part) situated at KORATTUR Village, Ambattur Taluk, Chennai district, (previously Thiruvallur District) lying within the Registration District of Chennai central and Sub Registration District of Villivakkam, land bounded on the

North by : TNHB Land;

South by : TNHB Block No. 67, T. S. No. 32/3;

East by : Private Land owned by TVS group, T. S. No. 31;

West by : East Avenue (100 ft. road).

The present market value of the schedule mentioned property hereby settled is Rs.50,00,000/- (Rupees Fifty Lakhs only).

LTI Manohar Doss

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REGISTERING OFFICER

IN WITNESS WHEREOF, THE SETTLOR HAS SET HER HANDS, SIGNED HER NAME AND EXECUTED THIS SETTLEMENT DEED ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE **WITNESSES**:

1] N.M

N.Mohanned hussain
S/o. S.Nazzeem
No.62. O.Block
Anna nagar
Chennai-102

LTI MANOHAR DOSS

Mr. MANOHAR DOSS

SETTLOR.

2] S.

Prabhu Kumar S
S/o. Srinivasan
349. 12th cross
Street TP
Chatiram
Kilpauk
Chennai-10

DRAFTED BY:

Mr. G. VIJAYAKUMAR
ADVOCATE
Enrollment No. 232 of 2000
Off: Flat No. G1, Kasi Vinayaka Flats, New No. 142, Old No. 130, Lake View Road, West Mambalam, Chennai - 600 033.
Mobile: + 91 94443 88111.
Phone: +91 44 2485 3113,
Email: advocates.attorneys@gmail.com,
web: www.advocates-attorneys.com.

GVK



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REGISTERING OFFICER

இந்திய அரசாங்கம்
Government of India

மோகன் தாஸ்
Mohan Doss
பிறந்த நாள் / DOB : 16/02/1962
ஆண்மகன் / Male

8896 5164 0768

சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்: மோகன் தாஸ், ஏச்68/1, கொரட்டூர், டீ என் ஏச் பீ , கொரட்டூர், கொரட்டூர், திருவள்ளூர், கொரட்டூர், தமிழ் நாடு, 600080

Address: S/O: Mohan Doss, H68/1, KORATTUR, T N H B , KORATTUR, Korattur, Tiruvallur, Korattur, Tamil Nadu, 600080

8896 5164 0768

1947
1800 300 1947

help@uidai.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT

[illegible]
[illegible]
16/02/1962
[illegible]
AKHPM5078J

भारत सरकार
GOVT. OF INDIA



31122016

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

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
e-mail: tinfo@nsdl.co.in

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R/Villivakkam/Book-1/7212/2022

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4821 of 2022

I hereby certify that a sum of ₹ 24,500/- (Rupees Twenty Four Thousand Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. மனோகர் தாஸ் residing at No. H-68/1, East Avenue, Korattur, Chennai, Chennai, Tamil Nadu, India, 600008.

Sub Registrar: Villivakkam
Date: 06/09/2022

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

Presented in the office of the Sub Registrar of Villivakkam and fee of ₹ 4,250/- paid at 01:56 PM on the 06/09/2022 by

Left Thumb 	LTI - Manohar Doss Additions as per recitals of document	
Execution admitted by Left Thumb 	LTI - Manohar Doss Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:163353711f7083d71e49a8be697b2b327a32e9 **(Details from UIDAI : Manohar Doss S/O: Mohan Doss, 16-02-1952, xxxxxxxx0768)**	

6th day of September 2022

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REGISTERING OFFICER

RAJAMANICKAM A
Sub Registrar
Villivakkam

Registered as Number **R/Villivakkam/Book-1/7212/2022.**

Date: 06/09/2022
Villivakkam

RAJAMANICKAM A
Sub Registrar

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N. Mohd



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இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. : 2017/49434/05209

To
Prabhukumar S
பிரபுகுமார் சி
S/O: Srinivasan
349
12TH CROSS STREET T P CHATHIRAM
Kilpauk
Kilpauk,Chennai
Tamil Nadu - 600010
9841102706

20/12/2015

KH609378652FT

60937865

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3757 8356 2447

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



பிரபுகுமார் சி
Prabhukumar S

பிறந்த நாள் / DOB: 06/12/1998
ஆண்மகன் / Male

3757 8356 2447

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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

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OMR Thoraipakkam,
Chennai, India

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