Verified RealEstate™

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

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





தமிழ்நாடு तमिलनाडु TAMIL NADU

Rs 20/-

Prithivi Realtors (P) Ltd

05AA 168100

24871
30/5/2006

C.P. GOPALAN
STAMP VENDOR / 10913 / B1 / 86
198, V.K. HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
☎ :28273919

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai on this 22nd day of November 2006

BY

SHRI.K.MURUGAN, S/.o Shri..Kannapillai, aged about 55 years, residing at No.29, Kambar Street, Old Pallavaram, Chennai 600 117, and **SHRI.S.JAYAPAL,** S/o.Shri.Saravanan aged about 52 years, residing at No.57, 4th Cross Street, Perumal Nagar, Old Pallavaram, Chennai-600117, duly

For PRITHIVI REALTORS PRIVATE LIMITED

P. Lakshmi.
Director

Director

10087 / 2006

1-17

2009 ஆம் ஆண்டு

திங்கள் 21 ம்நாள் 11 மணிக்குக்கிடையில்
திருப்போரூர் சார்பதிவாளர் அலுவலகத்தில்
தாக்கல் செய்து கட்டணம் ரூ 5260/-
செலுத்தியவர்.



நா. குலசேகரன்
சார்பதிவாளர்
திருப்போரூர்

எழுதிக்கொடுத்ததாக ஒப்புக்கொண்டவர்

இடது பெருவிரல்



நா. குலசேகரன்
சார்பதிவாளர்
திருப்போரூர்

இடது பெருவிரல்



நா. குலசேகரன்
சார்பதிவாளர்
திருப்போரூர்

எழுதி வாங்குவதாக ஒப்புக்கொண்டவர்

இடது பெருவிரல்



நா. குலசேகரன்
சார்பதிவாளர்
திருப்போரூர்

இடது பெருவிரல்



நா. குலசேகரன்
சார்பதிவாளர்
திருப்போரூர்

என்னிடம் தாக்கல் செய்யப்பட்ட இ
ஆவணத்திற்கு முத்திரைக் கட்டணமாக
ரூ. 10800 செலுத்தப்பட்டுவிட்டதென
இன்றைறவு உளதாக ஆவ இதன் மூலம்
ரசீது அளிக்கிறேன்

ஆவண எண்
1008 / 2006
மக்க மொத்த
எண் 18/19 பக்கங்கள்

A. Perumal Samy S/o G. A. Thimmalam
27, Abdul Rayan Street, Saidap
Chennai - 15
D.L. R/TN 009/010969/2003

Achimuthu
S/o Late Kuttalarathnam
199, B.V. Rabrae Sai
G.G. Nagar
CHENNAI - 107
D.L. R.TN/002/012636/2006.

R. Balakrishnan S/o R. Balakrishnan
No: 90 Moore Street
Chennai - 600001
F/TN/004/008417/2002

P. Lakshmi W/o A. Perumal Samy
N.No: 18 2nd Street, Vadhachalam
Nagar, Kodambakkam. ch-24
F/TN/009/009484/1998.

duly represented by their Power of Attorney Agent **Mr.A.PERUMAL SAMY,** S/o.G.Athimulam, aged about 43 years, residing at No.27, Abdul Razack Street, Chennai –600 015 and **Mr. B.CHINNI BABU,** S/o.B.Venkatratnam aged about 66 years having address at Saroja Towers, Old No.90, New No.46, Moore Street, Chennai-600 001 residing hereinafter called the **"VENDOR"** which term shall mean and include their heirs, executors, administrators, legal representatives and assigns;

For PRITHIVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.

Director

10087 / 2006

3/10

என்னால் ஒரு சான்றொன்று கூறப்பட்டவாறு

E. Gunasekar S/o. Ellumalai Naicker No.60 IInd St,
Viswanathapuram, Kudiyanandhur.

S. Akila S. AKILA W/o. S. RAVI No.15, I Main Road, Dhandeeswaram
Nagar, Velachery, Chennai-42.

2006 ஆம் ஆண்டு டிசம்பர் மாதம் 21 ஆம் நாள்

சார்பதிவாளர்

1 பத்திரம் 2006 ஆம் ஆண்டின்
1008 எண்ணாகப் பதிவு
செய்யப்பெற்றது 2006 ஆம் ஆண்டு
டிசம்பர் மாதம் 21 ஆம் நாள்

சார்பதிவாளர்

ஆவண எண்
1008 / 2006
பக்க எண்
மொத்த பக்கங்கள்
19119

TO AND IN FAVOUR OF

M/s. PRITHIVI REALTORS PRIVATE LIMITED, a private limited company registered under the Companies Act, (PAN No. AADCP 5402 H) having its registered office at Saroja Towers, Old No.90, New No.46, Moore Street, Chennai-600 001 represented by its Directors Mr.B.LOGANATHAN, S/o R.BALAKRISHNAN and Mrs.P.LAKSHMI W/o A.PERUMAL SAMY, hereinafter called the **"PURCHASER"**, which term shall mean and include their heirs, executors, administrators, legal representatives and assigns, WITNESSETH:-

For PRITHIVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.

Director

1008 / 2006

5/17

WHEREAS the VENDOR represented to the PURCHASER that they are the sole, legal, true and absolute owners of the following lands in 16, Pandur Village, Perumattur Nallur Village Panchayat, Kattangkulathur Panchayat Union, Chenglepet Taluk, Kancheepuram District with in the limits of Registrar of Chenglepet Dist and Sub-Registrar of Thiruporur having purchased the same in our name from Mr.I.Narayanan S/o.Sri.Iyamulunadu (Late) and Mr.I.Thirumalai S/o.Sri.Iyamulu Naidu(Late) through their Power Agent Mrs.Malarkodi Ammal D/o.Sri.Iyamulu Naidu (Late) by means of sale deed dated 10/05/2006 and registered the same as Doc. No.4216/2006 at the sub-registrars office Thiruporur.

For PRITHIVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.

Director

10087/2006

6/12

S.No.	Extent	Total PATTA
4/4D	0.42	434
11/5B	0.43	434
	0.85	

And has been continuous, uninterrupted, peaceful possession and enjoyment having valid and marketable title ever since the date of purchase of the above mentioned properties.

For PRITHIVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.

Director

(1008) / 2006

7/17

AND WHEREAS Shri.K.Murugan S/.o Shri..Kannapillai, aged about 55 years, residing at No.29, Kambar Street, Old Pallavaram, Chennai 600 117, and Shri.S.Jayapal S/o.Shri.Saravanan aged about 52 years, residing at No.57, 4th Cross Street, Perumal Nagar, Old Pallavaram, Chennai – 600 117 due to their inability they appointed Mr.A.Perumal Samy, S/o.G.Athimulam, aged about 43 years, residing at No.27, Abdul Razack Street, Chennai –600 015 and B.Chinni Babu, S/o.B.Venkatratnam aged about 66years having address at Saroja Towers, Old No.90, Moore Street, Chennai-600 001 as our true and lawful **POWER OF ATTORNEY AND AGENTS,** and registered the same document No.551 of 2006 on 8th June, 2006 with the Saidapet sub- registrar Office.

For PRITHIVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.

Director

1087 / 2006

8/17

THE VENDOR has agreed to sell the property morefully described in the schedule hereunder to the PURCHASER for a net sale consideration of Rs.5,10,000/- (Rupees FIVE LAKHS TEN THOUSAND ONLY) free from all encumbrances, and the PURCHASER agreed to purchase the same for the said price.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH: That in pursuance of the said agreement and in consideration of the sum of Rs. 5,10,000/- (Rupees FIVE LAKHS TEN THOUSAND ONLY) paid by the PURCHASER to the VENDOR the receipt of which sum of Rs. 5,10,000/- (Rupees FIVE LAKHS TEN THOUSAND ONLY) the VENDOR doth hereby admit, acknowledge and acquit the PURCHASER from further payments thereof and the VENDOR doth hereby

For PRITHIVI REALTORS PRIVATE LIMITED

Director

Director

10087/2006

9117

grant, convey, sell, transfer and assign unto the PURCHASER all that vacant piece of land more fully described above and in the Schedule hereunder, together with all trees, fences, ditches, hedges, ways , waters, water courses, liberties, privileges, easements and appurtenances whatsoever to the said property or in any way appertaining thereto and all the estate, right, title and interest, claims and demand whatsoever of the VENDOR in the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD THE SAME UNTO THE PURCHASER ABSOLUTESLY.

For PRITHVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.

Director

10087 / 2006

10/17

AND the VENDOR doth hereby covenant with PURCHASER that they are the sole and absolute owner of the said property hereby conveyed and have perfect right, title and authority to convey the said property to the PURCHASER and that the VENDOR has not done or knowingly suffered any act, deed or things whereby the said property is affected or impeached in title or otherwise or hindered from conveying and transferring the said property to the PURCHASER.

The VENDOR hereby agrees to save harmless and keep indemnified the PURCHASER from all losses, damages, costs and expenses which the PURCHASER may sustain or incur by reason of any claim being made by anybody whomsoever to the said property.

For PRITHVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.
Director

(0087) / 2006

11/1

The VENDOR hereby further declares that they have not been party or privy to anything whereby the property is or may be impeached in title and that the said property is not subject to any encumbrance and that the property is free from attachment, claim for maintenance or any other manner of encumbrance and that the property is not the subject matter of any Will or dispute now pending in any Court of Law.

AND the VENDOR doth hereby covenant with the PURCHASER that the VENDOR shall at all times, indemnify and keep indemnified the PURCHASER against all claims and demands whatsoever in respect of the property hereby conveyed and every part thereof and make good to the PURCHASER all losses, damages, costs, and expenses which the PURCHASER may incur or suffer by reason of any claim or any defect, flaw or deficiency in the title of the

For PRITHIVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.

Director

1008 / 2006

12/17

VENDOR to the property, or any deficiency in the description of the extent or any other particulars of the property hereby conveyed and assures the PURCHASER that at any later date if anything wrong is found out they will hold themselves responsible and compensate the PURCHASER fully at the cost of the VENDOR.

And the vendor have put the purchaser in vacant possession of the property this day.

AND the VENDOR doth hereby covenant with the PURCHASER that the PURCHASER shall and may henceforth peacefully and quietly enter into, possess and enjoy the said property and receive rents and profits thereof without any let or hindrance, interruption or disturbance from or through the VENDOR or from any person claiming through or under them.

For PRITHVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.

Director

10087/2006

13/17

AND the VENDOR doth hereby declare that all taxes and other charges payable to the Government and to the Local authority in respect of the said property have been paid till date and further covenant with the PURCHASER that if at any later date anything is found out as remains unpaid, the VENDOR shall from and out of their funds discharge the same and also agree to reimburse the PURCHASER if anything is paid by them.

The VENDOR hereby covenant with the PURCHASER that they have good title and full power to sell the vacant land and agree that at all times and upon any reasonable request and at the cost of the PURCHASER they will do and execute or caused to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly assuring the said property unto the PURCHASER.

For PRITHVI REALTORS PRIVATE LIMITED

P. Lakshmi.

Director

10087 / 2006

1417

The VENDOR further covenants that they have not executed any Testament/WILL infavour of any one for the Schedule mentioned properties. If any Testament had been executed the same shall have no effect and shall stand cancelled.

SCHEDULE OF PROPERTY

All that piece and parcel of lands in the following survey nos.

S.No.	Extent	Total PATTA
4/4D	0.42	434
11/5B	0.43	434
	0.85	

For PRITHIVI REALTORS PRIVATE LIMITED

Director

P. Lakshmi.

Director

1005 / 2006

15/17

Situated in 16, Pandur Village, Perumattur Nallur Village Panchayat, Kattankulathur Panchayat Union, Chenglepet Taluk, Kancheepuram District in all total measuring 0.85 acres or thereabouts in the property with in the limits of Registrar of Chenglepet District and Sub-Registration District of Thiruporur.

For PRITHIVI REALTORS PRIVATE LIMITED

Director

Director

1008 / 2006

1611

The present market value of Schedule property is **Rs.5,10,000/-**

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE HEREUNTO SET THEIR HANDS AND SUBSCRIBED THEIR SIGNATURES TO THIS DEED OF ABSOLUTE SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

POWER AGENT OF VENDORS

For PRITHIVI REALTORS PRIVATE LIMITED

P. Lakshmi.

PURCHASER

Director Director

IN THE PRESENCE OF WITNESSES:

1. S. Akila S. AKILA W/o S. RAVI
No. 5, I Main Road,
Dhandeswari Nagar. Velachery,
Ch-42

2.

DRAFTED BY:

1005 / 2006

17/1D



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

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

NRI & Investment Services

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

Compliance & Special Services

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



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

Ownership, Compliance & Legal Verification

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

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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

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