

RE

REGULATORY RECORD

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133-2,34

TP/114146484/2022



தமிழ்நாடு தமிழ்நாடு TAMILNADU

Hitsh Kumar Jain
Madurai.

1,6 MAR 2022

B 443980

M. சுப்புராஜன்

முத்திரைத்தாள்: விற்பலகை
உரிமம் எண்: 7492/88
21, கிழ வண்ணத்தாயன் கோவிலுக்கு
நேதாஜி ரோடு, மதுரை-1, தமிழ்நாடு**ABSOLUTE SALE DEED**

THIS DEED OF ABSOLUTE SALE is made and executed at Madurai on
this the 16th day of March 2022

By

(1) Mrs. **M. RAJARAJESWARI** (Aadhar No. 5544 1788 2511) w/o
Mr. Muthuramalingam aged about 74 years residing at Door No. 2/295 Pannai
Veedu, Green Garden, Keelamathur, Madurai-625 234.

(2) Mrs. **KALARANI** (Aadhar No. 7449 1924 6848) W/o
Mr. Balasubramanian, aged about 65 years residing at Door No. 851, Plot
No. 3, Arunachalam Street, S.S. Colony, Madurai-625 016.

VENDORS

1. **M. Raja Rajeswari**
2. **பஞ்சாபி ராணி**
3. **B. Pandiyarani**

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PAGES 14157

PURCHASER

Hitsh Kumar Jain



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133-2,34



தமிழ்நாடு தமில்நாடு TAMILNADU

B 066877

16 MAR 2022 Hitesh Kumar Jain
madurai

M. சுப்புராயன்

முத்திரைத்தாள்: விநியோகம்
உரிமம் எண்: 7492/08

21, கீழ் ஹனுமந்தராயன் கோவில் தெரு
நேதாஜி ரோடு, மதுரை-1, தமிழ்நாடு

-2-

(3) Mrs.B.PANDIRANI (Aadhar No. ⁴⁵4812 2865 0252) W/o Mr.Balasubramanian, aged about 61 years residing at Door No.64, Meenakshi Nagar, Vilangudi, Madurai-625 018 (hereinafter called the VENDORS which term shall wherever the context so applies shall mean and include their respective heirs, legal representatives, successors, administrators, executors and other lawful assigns)

TO AND IN FAVOUR OF

Mr.P.HITESH KUMAR JAIN (Aadhar No.2437 1338 0381) (Mobile No.98436 53000)S/o Mr.Prakashchand Jain aged about 35 years Jain residing at Door No.10/C, Gopalan Kothan Street, opp: Central Cinema Madurai-

VENDORS

1. M. Raja Rajeswari

2. B. P. Pandirani

3. B. Pandirani

DOCUMENT No. 13/48 OF 2022
OF BOOK... CONTAINS...
SHEETS... 27

PURCHASER

Hitesh







தமிழ்நாடு தமிழ்நாடு TAMILNADU

16 MAR 2022

Himal Kumar Jain
Madurai

CN 040249

M. ச. பட்டாபாண்டி

முத்திரைத்தாள் விற்பனையாளர்

உரிமம் எண்: 7499288

21 கீழ் ஒதுமந்தராயன் கோவில் தெரு
நேதாஜி ரோடு, மதுரை - 625 002

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Registrar, and registered the same as Document No.4/2013 in Book III, in the office of the District Registrar's Office Madurai North.

Further the abovesaid Mrs.Petchiammal purchased the below mentioned property found in item No.II from one Angammal vagayara on 18.7.1970 and registered the same as Document No.1073/1970 in Book I, in the Office of the District Registrar's Office, Madurai North. From that date onwards the above said Mrs.Petchiammal was keeping the property in her peaceful possession and enjoyment by paying Kisti in her name till her death.

After the demise of Mrs.Petchiammal on 24.12.2010 the property was inherited by the Vendors as her legal heirs and the Legal Heirship Certificate

VENDORS

1. H. Raja Rajeswari

2. B. Govindaraj

3. B. Pandiyan

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தமிழ்நாடு தமில்நாடு TAMILNADU

CN 04Q250

16 MAR 2022

Hites Kumar Jha
Madurai,

M. ச. ப. பாரதவாசுதேவன்

மதுரைத்தாண்டின் விரிப்புகளையுடைய
உரிமம் எண்: 748/2021
21. சிறு ஓய்வூதியத்தரையன் கொடுக்கல் தெரு
தேவதாண்டி ரோடு, மதுரை - தமிழ்நாடு

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Issued by the Deputy Tahsildar of Madurai South Taluk vide Pa.Mu.No.333/2011/C1 dated 11.1.2011. From that day onwards the Vendors were keeping the properties mentioned hereunder in their uninterrupted possession and enjoyment without any hindrance, with absolute rights therein by transferring patta in their names and paying taxes.

WHEREAS the VENDORS herein having acquired right, title and continuing to have interest and possession of the SCHEDULE PROPERTIES as mentioned above and the Vendors have offered to sell the SCHEDULE PROPERTIES to the Purchaser herein for a sale consideration of Rs.5,10,000/-

VENDORS

1. H. Raja Rajeswari
2. B. Bogan Rajeswari
3. B. Sankar Rajeswari

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PURCHASER



(Rupees Five Lakhs and Ten Thousand only only) free and discharged of all encumbrances claims, and all other types of charges.

And Whereas the Purchaser herein has agreed to purchase the Schedule properties for the said sale consideration of **Rs.5,10,000/-(Rupees Five Lakhs and Ten Thousand only only)** subject to free and discharged of all encumbrances claims, and all other types of charges and on the specific covenants and assurances hereinafter contained.

NOW THEREFORE, THIS DEED OF ABSOLUTE SALE WITNESSETH:

That in pursuance of **Rs.5,10,000/-(Rupees Five Lakhs and Ten Thousand only only)** which is paid by the PURCHASER To the VENDORS through Vendors' Bank A/cs by means of RTGS, as mentioned in the Particulars of Payment and the receipt of which amounts the Vendors herein is hereby acknowledge, acquit and release the PURCHASER herein from payment of the same and do hereby sell, convey, set over, transfer and assign unto and to the use of the PURCHASER all that piece and parcel of the SCHEDULE PROPERTIES with all its hereditaments and claims whatever kind and advances from and on behalf of whomsoever appurtenant thereto on the schedule property belonging to the VENDORS TO HAVE AND TO HOLD the same absolutely by the Purchaser for EVER AND EVER as their sole and ABSOLUTE PROPERTIES.

The VENDORS further covenant with the PURCHASER as follows:

VENDORS

1. H. Raja Rajesewari

2. B. Govindarajan

3. B. Pandiyarajan

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PURCHASER

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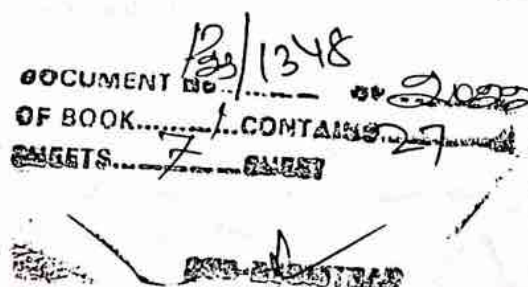
1. That the title of the VENDORS over the schedule properties hereby conveyed is good, perfect and marketable and the VENDORS have subsisting absolute right, title, interest and power to convey the schedule properties to the PURCHASER in the manner herein. Also the VENDORS assure the PURCHASER that the Schedule Properties are their own properties and that none else except them have any right or title over the same and that they are free to sell the same to the PURCHASER in the manner herein.
2. That the schedule properties hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.
3. That the PURCHASER shall be entitled to hold, possess and enjoy the schedule properties hereby conveyed absolutely without any manner of let or hindrance interruption or disturbances either by the VENDORS or any person or persons claiming under them from whomsoever at all times herein after wards.
4. The Vendors assure the PURCHASER that they have not alienated the schedule properties to anyone or encumbered the same in favour of anybody in whatsoever manner at any point of time.
5. The VENDORS shall do and execute or cause to be done or executed at their own costs all such further acts, deeds and things that may be necessary for more fully and perfectly assuring the title of the schedule properties hereby conveyed.

VENDORS

1. H. Raja Rajeswari
2. B. Boudhanand
3. B. Pandiyarani

PURCHASER

Interk-



6. The Vendors have delivered physical vacant possession of the schedule properties for the use and enjoyment of the PURCHASER at the time of execution of this Deed.

7. In support of this Document, the Certified Copy of the abovesaid Will dated 08.01.2013, and the Certified copy of the Sale Deed Dated 18.7.1970 and the Death and Legal Heir Certificate of Mrs.Petchiammal, and Pattas are handed over to the Purchaser. Further, Missing Certificate issued by Inspector of Police, D2 Sellur Police Station (Crime) Madurai City, for missing the original Documents of the below mentioned properties and Advertisement published in Daily News Paper are also handed over to the Purchaser by the Vendors.

8. The Vendors further assure the Purchaser that they have paid all the taxes and other cess/taxes payable on the schedule properties upto date of this sale. Further the Vendors at all times here afterwards undertake to execute such of the documents, applications required to enable the Purchasers to seek transfer of tax registry of the Schedule Properties to their names from the office of the competent authority and enjoy the schedule properties as absolute owner.

PARTICULARS OF PAYMENT

1) Whereas the Vendor No.1 received a Cheque in the name of the Vendor No.1, in person, from the Purchaser dated 16.3.2022 vide Cheque No.000090 of City Union Bank, Madurai for

Rs.1,70,000/-

2) Whereas the Vendor No.2 received Cheques in the name of the Vendor No.2, in person, from the Purchaser dated 16.3.2022 vide Cheque No.000091 of City Union Bank, Madurai for

Rs.1,70,000/-

VENDORS

1. H. Raja Rajeswari
2. B. Narayana
3. B. Pandiyarani

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OF BOOK.....1.....CONTAINS.....27.....
SHEETS.....8.....



- Rs.1,70,000/-**

Rs.5,10,000/-

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- 65.50

1000



ITEM No.II

697	133/4	0.26.5	0.66	1,38,600/-
Total				7.27
				15,30,000/-

As such, the total extent of properties Acre 7 Cent 27 in which an **undivided 1/3 Share** of properties i.e. **Acre 2 Cent 42.33** of Nanjai Lands hereby sold to the Purchaser.

The abovesaid properties are lying within the limitation of Pottapalayam Village Panchayat.

In witness whereof the Vendors and Purchaser hereto have set their hands and subscribed their signatures to this Indenture on the day, month and year first above written before the undersigned witness.

The present market value of the properties are **Rs.5,10,000/-**

VENDORS

1. H. Raja Rajeswari
2. B. B. S. S. S. S. S.
3. B. Pandiyarani

PURCHASER

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OF BOOK.....CONTAINS.....
SHEETS 10.....

Witnesses:

1) B. Palani, S/o B. Balasubramanian, 39/1, North Street,
K. 1 Street, Madurai.

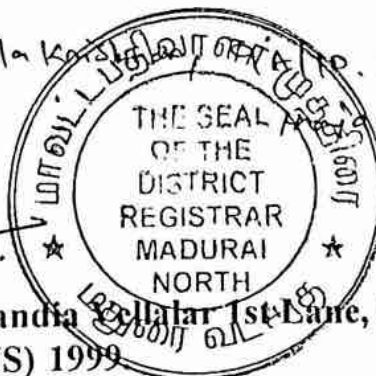
G. O. S.

S/o V. Gopala Krishna, 1st Floor, Singanathoppu Street,
K. 1 Street, Madurai.

PREPARED BY:



(P. SRINIVASAN) 22, Pandia Cellalar 1st Lane, Madurai-1.
L.No.A.1954 MDU(S) 1999
Cell:72000 95992 & 86820 39869



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

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

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

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.

