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TP|NO·94083706/2020

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU 14/8/2020

A. NIVAS
N. SHALINI

IC 740928
S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/347/97
6, Veerasamy Street,
Royapuram, Chennai - 600 013

-1-

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI ON THIS THE 21st DAY OF AUGUST, 2020.

BY

DR.G.R. MANIKANDA RAJA, Son of G.M. Ramachandran, Hindu aged about 51 years residing at 42585, Morning Side Court, Hemet, CA 92544, USA., (Indian Income Tax Department PAN NO. DXQPR3185F and Passport No.

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

DOCUMENT NO 2108 OF 2020

BOOK I Contains SHEETS 34

1 SHEET

SUB REGISTRAR

2108/2020

2108/2020 (original) (Anticipatory)

இன்றைய தேதி: 25/8/2020

குறிப்பு:
சார்பதிவாளர், அலுவலகம் முழு எண்: 307
நாள் 21/8/2020 -ன்படி கூடுதல் மதிப்பு சா
என அறிவிக்கப்பட்டது

26/8/2020

சார்பதிவாளர் 26/8/2020



தமிழ்நாடு तमिलनाडु TAMILNADU

14/8/2020

A. NIVAS

N. SHALINI

C 740929

S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/447/97
6, Veerasamy Street,
Royen Wells, Chennai - 600 001.

481422768 Issued on 12/05/2011 by USA), herein represented by his Power of Attorney Agent **Mr. G.M. Ramachandran** son of late G.V. Muthuswamy Chettiar, aged about 83 years residing at Flat No.2, Symrise Apartment, 25/9, Maruti Nagar, 4th Main Road, Thoraipakkam, Seevaram, Perungudi, Chennai – 600096 (Aadhaar No.6069-7185-4232) constituted vide Power of Attorney dated 21.01.2011 and adjudicated as Document No. 34 of 2011, in the Office of the Sub-Registrar, Adyar;

Hereinafter called the **"VENDOR"**, which expression and term wherever the context so occurs, appears, admits or permits shall mean and include himself, his heirs, executors, administrators, legal representatives, Power of Attorney, nominees and assigns of the ONE PART.

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

DOCUMENT NO 2108 OF 2020

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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

A. NIVAS
N. SHALINI

AC 115687

S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/547/97
6, Veerasamy Street,
Seven Wells, Chennai - 600 001

14/8/2020

-3-

TO AND IN FAVOUR OF

1. **Mr. A. NIVAS** son of K.S. Anandhakrishnan, Hindu, aged about 40 years, (PAN: AEWPN9344L; Aadhar No.470008272017)
2. **Mrs. N. SHALINI** w/o A. Nivas, Hindu aged about 34 years (PAN: AXGPS4748G; Aadhar No.268158790046)

Both are residing at No.21/2, Sundhara Vinayagar Koil 2nd Street, Perambur, Chennai- 600 011, hereinafter jointly referred to as the **PURCHASERS**, which term shall, wherever the context admits, means and includes themselves, their heirs, executors, administrators, legal representatives and assigns of the OTHER PART WITNESSETH AS FOLLOWS :

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

DOCUMENT NO 2108 **OF 2020**

BOOK I **Contains SHEETS** 34

3 **SHEET**

SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

A. NIVAS
N. SHALINI

AC 115688
S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/97/97
5, Veerasamy Street,
Seven Wells, Chennai - 600 001

14/8/2020

WHEREAS the VENDOR is the absolute owner of the property of a residential flat measuring Super plinth area of 2273.35 sq.ft or thereabouts, inclusive of all common area together with undivided share of Land measuring 1358.43 sq.ft out of 2 Grounds 810 sq.ft, and two covered car parking marked as S.No.7, in Ground Floor, in the building name known as DEJA-VU and the Flat in Fourth Floor bearing No.7, Door No.5 (Old No.F-74),Plot No.176, 2nd Street, Annanagar East, Chennai-600102, comprised in T.S.No.55/0, Block No.2, ward No.001, Periyakudal Town, Aminjikarai Taluk, Chennai District, within the Registration District of Central Chennai and Registration Sub District of Annanagar, more fully described in the Schedule mentioned below, hereinafter referred to as Schedule property, was originally forming part of large extent of vacant land acquired and allotted by Tamil Nadu Housing Board on 29/10/1966 to Mr. N.R.Goplecha under Lease cum Sale Agreement .

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

DOCUMENT NO 2108 OF 2020
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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

A. NIVAS
N. SHALINI

AC 115689

G. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/947/97
5, Veerasamy Street,
Seven Wells, Chennai - 600 001.

AND WHEREAS the said Tamil Nadu Housing Board rep by its Executive Engineer & Administrative Officer Arignar Anna Nagar Division executed a Sale Deed on 06/10/1988 to and in favour of Mr.N.R.Golecha son of B. Labhchend and conveyed the Plot No.176 at Arignar Annanagar, land measuring 2 Grounds 0988 sq.ft comprised in T.S.No.55, Block No.2, of Periyakudal village and registered as Doc No.4448 of 1988 on the file of SRO, Annanagar.

AND WHEREAS the said Mr.N.R.Golecha son of B. Labhchend executed a Pucca Sale Deed on 31/10/1988 to and in favour of Smt.Kanaka Latha Baid wife of Shri Kamal Kumar Baid and Shri Rajesh Kumar Baid and conveyed Plot No.176 at Arignar Annanagar, land measuring 2 Grounds 0988 sq.ft comprised in T.S.No.55, Block No.2, of Periyakudal village and registered as Doc No.4851 of 1988 on the file of SRO, Annanagar.

1.

2. N. Shalini

PURCHASERS

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SUB REGISTRAR

VENDOR (POA)



தமிழ்நாடு तमिलनाडु TAMILNADU 14/8/2020

A. NIVAS
N. SHALINI

AC 115690
S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/97/97
8, Veerasamy Street,
Seven Wells, Chennai - 600 001.

AND WHEREAS the said Rajesh Kumar Baid died intestate on 09/02/90 as a Bachelor as evidenced by Death certificate of Rajesh Kumar Baid bearing S.No.12885 and date of death as 09/02/90 issued by the Corporation of Madras and Legal Heir Certificate of Late Rajesh Kumar Baid bearing No.248/2004 dated 16/02/2004 issued by the Tahsildar, Egmore Nungambakkam Taluk .

AND WHEREAS the said Smt.Kanaka Latha Baid in order to develop the said property entered into a Sale Agreement on 06/01/2004 with M/s.Sky Homes, represented by its Proprietor Mr. Sukkumar George, agreeing to sell the house and ground premises in one lot or more units of the said land to the latter or his nominees and also executed a Power of Attorney on 23/06/2004 to and in

1.

2. N.Shalini

PURCHASERS

VENDOR (POA)

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SUB REGISTRAR



தமிழ்நாடு தமிழ்நாடு TAMILNADU

A. NIVAS
N. SHALINI

AC 115691

G. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/317/97
6, Veerasamy Street,
Seven Wells, Chennai - 600 001

14/8/2020

favour of Mr. Sukkumar George son of Late S.George Ratnam appointing him as her General power of Attorney to deal with her property including power to sell the land in Plot No.176 at Arignar Annanagar, measuring 2 Grounds 810 sq.ft as per site and 2 Grounds 988 sq.ft as per Document comprised in T.S.No.55, Block No.2, of Periyakudal village and registered as Document No.883 of 2004 on the file of SRO, Annanagar.

WHEREAS, Dr.G.R.Manikanda Raja son of G.M.Ramachandran, the vendor herein purchased from out of his self earnings and savings on 23/06/2004 represented by his POA Mr.G.R.Sairaj son of G.M.Ramachandran, from the above said Smt.Kanaka Latha Baid represented by her power Agent Mr. Sukkumar George son of Late S.George Ratnam, 1358.43/5610 th undivided share of land out of 2 Grounds 810 sq.ft, at Plot No.176, Door No.5(Old Door No.74) F-Block, 2nd Street, Annanagar East, Chennai-600102,

1.

2. N. Shalini

PURCHASERS

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SUB REGISTRAR

VENDOR (POA)



தமிழ்நாடு தமிழ்நாடு TAMILNADU

A-NIVAS
N. SHALINI

AC 115692

B. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/97/97
6, Veerasamy Street,
Seven Wells, Chennai - 600 001.

14/8/2020

comprised in T.S.No.55, Block No.2, of Periyakudal village and registered as Document No.2577 of 2004 on the file of SRO, Annanagr and also had a entered into Builders agreement on 17/06/2004 with M/s. Sky Homes, represented by its Proprietor Mr. Sukkumar George s/o of Late Mr. S. George Ratnam, to construct a Flat in fourth floor in the building known as "Deja-vu" measuring 2273.35 sq.ft in 1358.43/5610 th undivided share of land out of 2 Grounds 819 sq.ft, at Plot No.176 at Arignar Anna Nagar, as per site and 2 Grounds 988 sq.ft as per Document comprised in T.S.No.55, Block No.2, of Periyakudal village and the said property has been assessed to tax in his favour vide Property ID 08-101-00137-000 (New) & 05-067-1910-007 (Old) in his name and is in undisputed, un interrupted possession and enjoyment of the same till date as absolute owner.

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

DOCUMENT NO 2108 OF 2020

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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

14/8/2020

A. NIVAS
N. SHALINI

AC 115693
S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/247/97
6, Veerasamy Street,
Royan Wells, Chennai - 600 00

WHEREAS, the VENDOR herein is in imminent necessity of funds and offered to sell the said property to the PURCHASERS herein for a total sale consideration of **Rs.1,30,00,000/- (Rupees One Crore Thirty lakhs only)**. The PURCHASERS herein accepted the said offer of the VENDOR and agreed to purchase the same for the said price free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH

In pursuance of the above Agreement and in consideration of payment of **Rs.1,30,00,000/- (Rupees One Crore Thirty lakhs only)** having already paid by the PURCHASERS to the VENDOR as mentioned below:

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

A. NIVAS
N. SHALINI

14/8/2020

AC 115694

B. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/917/97
8, Veerasamy Street,
Seven Wells, Chennai - 600 001.

a) Rs. 10,00,000/- (Rupees Ten Lakhs Only) by way of Cheque Payment vide Cheque No. 960043 dated 20.02.2020 from Mr. A. Nivas through his SB A/c No. 1092000400001922, Punjab National Bank, Taylors Road, Chennai – 600010 issued in favor of Mr. G.M. Ramachandran, S.B. A/c. No. 1154155000180084, Karur Vysya Bank, Anna Nagar Branch, Chennai.

b) Rs. 10,00,000/- (Rupees Ten Lakhs Only) by way of Cheque Payment vide Cheque No. 792785 dated 20.02.2020 from Mrs. N. Shalini through her SB A/c No. 1092000400007494 Punjab National Bank, Taylors Road, Chennai – 600010 issued in favor of Mr. G.M. Ramachandran, S.B. A/c. No. 1154155000180084, Karur Vysya Bank, Anna Nagar Branch, Chennai.

1.

2. N. Shalini

G.M. Ramachandran

PURCHASERS **VENDOR (POA)**

DOCUMENT NO 2108 OF 2020
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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

A. NIVAS
N. SHALINI

AC 115695

G. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/347/97
8, Veerasamy Street,
Seven Wells, Chennai - 600 001

14/8/2020

c) Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs only) by way of Demand Draft No.126172182 dated 20/08/2020 drawn by Indian Overseas Bank, Choolaimedu Branch, issued in favour of G.R. MANIKANDA RAJA A/c No.1154152000000683.

The Vendor herein has obtained permission from Income Tax Authorities for NIL TDS exemption and hence the PURCHASERS have not deducted TDS from the sale consideration amount paid to the VENDOR.

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

DOCUMENT NO 2108 OF 2020
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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

14/8/2020

A. NIVAS
N. SHALINI

AC 115696

S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/447/97
6, Veerasamy Street,
Royapuram, Chennai - 600 001.

The total Sale consideration amount of Rs.1,30,00,000/- (Rupees One Crore Thirty lakhs only) having already paid by the PURCHASERS to the VENDOR herein, the receipt of which sum, the VENDOR doth hereby admit, acknowledge and release the PURCHASERS from any further payment. The VENDOR doth hereby sell, convey, grant, transfer and assign TO UNTO the PURCHASERS the said Property more fully described in the Schedule hereunder together with water ways, water courses, easements, advantages, liberties, rights and privileges whatsoever to the said Property hereto occupied or enjoyed or reputed or known as part and parcel of the same or appurtenant thereto and all the estate right, title, interest in property, equity claim and demands of the VENDOR UNTO AND UPON the said Property to have and to hold the same all and singular the said Property hereby granted, conveyed and sold to the PURCHASERS and his assigns absolutely forever.

1.

2. N. Shalini

Lakshmanachary Rao

PURCHASERS **VENDOR (POA)**

DOCUMENT NO 2108 OF 2020

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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

A. NIVAS
N. SHALINI

AC 115697

S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/247/97
6, Veerasamy Street,
Royen Vaelis, Chennai - 600 001.

14/8/2020

The VENDOR further covenant with the PURCHASERS that the VENDOR is absolutely entitled to convey the piece and parcel of the said Property hereby conveyed and has power to convey the said Property hereby conveyed and he has not done any act or thing whereby the said Property hereby conveyed is encumbered or charged in any manner.

The VENDOR herein declares and assure the PURCHASERS that the said Property hereby conveyed is not subject to any encumbrances, charges or lien or the subject matter of any pending suit or attachment of court by any Municipal or Revenue Authority.

The VENDOR does hereby covenant that the PURCHASERS shall and may at all times hereafter peacefully and quietly possess and enjoy the piece and parcel of the said Property hereby sold without any lawful eviction, interruption, claim or demand whatsoever from or by the VENDOR.

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

DOCUMENT NO 2108 OF 2020
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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

A. NIVAS
N. SHALINI

AC 115698
S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/387/97
6, Veerasamy Street,
Raven Wells, Chennai - 600 001.

The VENDOR does hereby covenant that he will hereafter and at all times do or cause to be done execute and register or cause to be registered all such acts, deeds, things and assurances for further or better assuring the PURCHASERS his right and title to the said Property hereby conveyed at the request and cost of the PURCHASERS.

The VENDOR hereby covenant with the PURCHASERS that he has paid all the taxes, claims, demands and charges made by any local body in respect of the said Property sold and mentioned hereunder and shall indemnify the PURCHASERS against all claims, demands, rates, taxes, levies and other charges that may be made by anybody and other local authority till date.

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

DOCUMENT NO 2108 OF 2020
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SUB REGISTRAR



தமிழ்நாடு TAMILNADU

14/8/2020

A. NIVAS
N. SHALINI

AC 115699
S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/347/97
6, Veerasamy Street,
Egmore, Chennai - 600 001.

The VENDOR covenant with the PURCHASERS that the said Property is free of all encumbrances, charges or any adverse claim or demand and that the said Property is not the subject matter of any pending legal proceeding and that the VENDOR has not done anything whereby the property hereby conveyed is subject to any attachment or lien or restrain on alienation by any court or person whatsoever.

The VENDOR hereby agrees and undertakes to indemnify and keep indemnified the PURCHASERS against all claims, damages, costs and expenses incurred due to any encumbrance or defect in title of the VENDOR whatsoever.

The VENDOR has this day handed over all the Original and Photo copies of Documents and Title Deeds including property tax book, water tax card & TNEB card pertaining to the Schedule mentioned Property to the PURCHASERS.

1.

2. N. Shalini

PURCHASERS

Lakshmanachandran

VENDOR (POA)

DOCUMENT NO 2108 OF 2020

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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

A.NIVAS
N.SHALINI

AC 115700

G. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/417/97
6, Veerasamy Street,
Seven Wells, Chennai - 600 00

The VENDOR consent for mutation of all Revenue Records including property tax, water tax and TANGEDCO power service connection with deposit in favour of the PURCHASERS.

The VENDOR has this day put the PURCHASERS in vacant possession of the Schedule mentioned Property.

The VENDOR has not cancelled the Power of Attorney dated 21.01.2011 issued in favour of Mr. G.M. Ramachandran and adjudicated as Document No. 34 of 2011, in the Office of the Sub-Registrar, Adyar and the same is still in force.

1.

2. N. Shalini

PURCHASERS

G.M.Ramachandran

VENDOR (POA)

DOCUMENT NO 2108 OF 2020
BOOK I Contains SHEETS 34
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SUB REGISTRAR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

तमिलनाडु TAMILNADU

14/8/2020

A. NIVAS
N. SHALINI

AC 115701

B. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/2017/97
6, Veerasamy Street,
Seven Wells, Chennai - 600 001.

SCHEDULE OF PROPERTY

All that piece and parcel of residential flat measuring Super plinth area of 2273.35 sq.ft or thereabouts, inclusive of all common area together with undivided share of land of 1358.43 sq.ft out of 2 Grounds 810 sq.ft, (i.e. 1358.43/5610 th undivided share of land out of 2 Grounds 810 sq.ft,) in the building name known as DEJA-VU and the entire Flat in Fourth Floor bearing No.7, Door No.5 (Old No.F-74), Plot No.176, F- Block, 2nd Street, Anna Nagar East, Chennai - 600102, comprised in T.S.No.55/0, Block No.2, ward No.001, Periyakudal village, Aminjikarai Taluk, Chennai District.

1.

2. N. Shalini

PURCHASERS

VENDOR (POA)

DOCUMENT NO 2108 OF 2020

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12 SHEET

SUB REGISTRAR



தமிழ்நாடு தமிழ்நாடு TAMILNADU 14/8/2020

A. NIVAS
N. SHALINI

AC 115702
S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/417/97
6, Veerasamy Street,
Royen Wells, Chennai - 600 00

Boundaries for the Plot.

North By : Road
East By : Plot No.177
South By : Plot No.151 and 150
West By : Plot No.175

And having linear measurement as follows:

East to West on the Northern side 37 feet 1.75 inches
East to West on the Southern side 77 feet 6.5 inches
North to South on the Eastern side 95 feet 4 inches
North to South on the Western side 107 feet 1.75inches

In all measuring 2 Grounds 810 sq.ft

within the Sub-Registration District of Anna Nagar and the Registration District of Chennai-Central.

The Market Value of the property hereby conveyed is Rs. 1,30,00,000/-

(Rupees One Crore Thirty Lakhs Only)

1.

2. N. Shalini

PURCHASERS

DOCUMENT NO 2108 **OF** 2020

BOOK I **Contains SHEETS** 17 to 18 **SHEET**

VENDOR (POA)

SUB REGISTRAR



தமிழ்நாடு தமிழ்நாடு TAMILNADU
14/8/2020

A. NIVAS
N. SHALINI

AC 115703
S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/2017/97
6, Veerasamy Street,
Seven Wells, Chennai - 600 001

IN WITNESS WHEREOF THE VENDOR AND PURCHASERS ABOVE NAMED HAVE SET THEIR HANDS AND SIGNATURE ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN.

Lakshmanachandran.

VENDOR (POA)

1.

2. N. Shalini

PURCHASERS

WITNESSES

M. A. Narasimhan

1)Mr.Narasimhan M.A. c/o Aiyengar Chetty
No.86, Perumal Mudali Street, Sowcarpet
Chennai-600 001. DOB 04/03/1954
Aadhar No.888168941506

2) Mr.Anandha krishnan s/o Seshiah
21/2-6, Sundara vinayakar Koil 2nd Street
sembiam, Perambur, Chennai-600 011
DOB: 30/06/1948 Aadhar: 896776725409

Drafted by:
M.MANI, Advocate, Enrollment No.623/2016
420-D, Malar Colony, Annanagar West, Chennai-600 040.
9841218619

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SUB REGISTRAR

ANNEXURE 1-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓)mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure — Cement or lime mortar ✓ ; Partly cement or lime ☐ ; Partly mud mortar ☐

(b) Depth of foundation — 3 –4 feet ☐ ; Above 4 feet ✓

(c) Thickness of walls in ground floor — 9" ✓ ; 1'.6" ☐

(d) Whether teak wood used throughout — Yes ☐ ; No ✓

(e) Flooring — Mosaic ; Ordinary ; Marble

II. Age of the building	**16 years**
III Extent of the site	**UDS 1358.43/5610 sq.ft**
Cost of the land	**Rs. 95,57,000/-**

IV. Built up area(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.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
In ground floor								
Fourth Floor		✓						

V. Area of separate car gate and of construction involved, if any	
VI. (a) Length of compound wall, if any :	
(b) Length of barbed wire or link fence:	
VII.Is there a separate latrine or chain septic tank	
VIII. Well, if any, with diameter and depth	
IX.Electrical installations- (a)No. of points:	
(b)No. of fans:	
(c)No. of electric motor pump sets	
X. Annual rental value	Rs. P.
XI. The executant's estimate of the market value of the LAND 1358.43 sq.ft Building 2273.35 sq.ft Total	Rs. Rs. 95,57,000 Rs. 34,43,000 Rs.1,30,00,000/-

PLACE: CHENNAI-600 040

DATE: 21/08/2020

Signature of the executant

DOCUMENT NO 2108 OF 2020

BOOK 1 Contains SHEETS 3

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SUB REGISTRAR

Original

R/AnnaNagar/Book-1/2108/2020

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1366 of 2020

I hereby certify that a sum of ₹ 8,43,000/- (Rupees Eight Lakh Fourty Three 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. தி residing at No.21/2, Sundhara Vinayagar Koil 2nd Street, Perambur, Chennai, Chennai, Tamil Nadu, India, 600011.

Sub Registrar: AnnaNagar
Date: 21/08/2020

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

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 5,20,520/- paid at 01:48 PM on the 21/08/2020 by

Left Thumb





9884885115

Additions as per recitals of document

Execution admitted by

Left Thumb





9543407007

Additions as per recitals of document

Claim admitted by

Left Thumb





DOCUMENT NO 2108 OF 2020

BOOK I Contains SHEETS 34

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SUB REGISTRAR

Additions as per recitals of document

Original

R/AnnaNagar/Book-1/2108/2020

Claim admitted by

Left Thumb





N. Shalini

8939777666

Additons as per recitals of document

Identified By

1.

Mr. ANANDHAKRISHNAN Son of SESHIAH 21/2-6, Sundara vinayakar Koil 2nd Street , Chembium, Perambur, Chennai, Chennai, Tamil Nadu, India, 600011.

2. M.A. Narasimhan

Mr. NARASIMHAN M A Adopted son of AIYENGAR CHETTY No.86, Perumal Mudali Street, Sowcarpet Chennai, Chennai, Tamil Nadu, India, 600001.

21st day of August 2020

SENTHILNATHAN K
Sub Registrar
AnnaNagar

No of Copies Registered with the Original 1

Sub Registrar AnnaNagar

Registered as Number **R/AnnaNagar/Book-1/2108/2020**.

Date: 21/08/2020
AnnaNagar

SENTHILNATHAN K
Sub Registrar

DOCUMENT NO 2108 OF 2020
BOOK 1 Contains SHEETS 34
32 SHEET

SUB REGISTRAR

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00368/43297

To
கி மு ராமச்சந்திரன்
G M Ramachandran
C/O,
25/9,flat 2a, Second Floor
Maruthi Nagar ,first Main Raad
Symrise Appartment
Seevaram
Perungudi
Kancheepuram Tamil Nadu - 600096
9042300982

Download Date: 28/08/2020

Issue Date: 14/03/2017

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6069 7185 4232

VID : 9128 7093 1338 4082

எனது ஆதார், எனது அடையாளம்

Government of India

Download Date: 10/08/2020

கி மு ராமச்சந்திரன்
G M Ramachandran
பிறந்த நாள்/DOB: 03/01/1938
ஆண்/ MALE

Issue Date: 14/03/2017

6069 7185 4232

VID : 9128 7093 1338 4082

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று ஆவணமாகும் அல்ல
- பாதுகாப்பான QR குறியீடு/ ஆஃலைன் XML/ ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

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

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar மொபைலைப் 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.

Unique Identification Authority of India

முகவரி:
25/9,பிளாட் 2ஏ, இரண்டாவது மாடி, மாருதி நகர் முதன்மை சாலை, சிம்ரைஸ் அப்பார்ட்மெண்ட், சீவரம், காஞ்சிபுரம், தமிழ் நாடு - 600096

Address:
C/O., 25/9,flat 2a, Second Floor, Maruthi Nagar ,first Main Road, Symrise Appartment, Seevaram, Kancheepuram, Tamil Nadu - 600096

6069 7185 4232

VID : 9128 7093 1338 4082

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SHEET
SUB REGISTRAR



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DXQPR3185F

नाम / Name
RAMANANDA GRANDHE RAJA

पिता का नाम / Father's Name
GRANDHE RAMKANDA RAVACHANDRAN

जन्म की तारीख / Date of Birth
12/11/1968

हस्ताक्षर / Signature

यह कार्ड किसके पास पाया जाने पर इसका सूचित करें/लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
मंजरी चैम्बर्स, 4थी मंजिल,
सी.टी.एस. 321, डी.पी. 97/98,
मॉडल कॉलोनी, डी.एस.पी. बंगलो 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
4th 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: tininfo@nsdl.co.in

Ramanachandran

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SUB REGISTRAR

DOCUMENT NO 2108 OF 2020

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SUB REGISTRAR

LIFE CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF DOCUMENTS BASED ON POWER OF ATTORNEY

KUMAR VENKATESAN
Notary Public - California
Los Angeles County
Commission # 2286354
My Comm. Expires May 20, 2023



SIGNATURE OF THE INDIVIDUAL

Certified that the Individual named Shri/Smt./Ms. Manikonda G. Raja
S/o G.M. Ramachandran
Address 42585 Morningside ct Hemet CA 92544 USA

AUGUST 15, 2020

Who has signed in my presence and whose photo has been attested by me, is alive, as on this date.

Name: Kumar Venkatesan	Kumar Venkatesan Notary Public
Designation of Registered Medical Practitioner with Registered No. / 'A' group Officer	

KUMAR VENKATESAN
Notary Public - California
Los Angeles County
Commission # 2286354
My Comm. Expires May 20, 2023

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place: Los Angeles - California.	
Date: (inwords) August 15, 2020	

- ID No. for Group 'A' officers should be their GPF No. / PAN Card No. / Aadhar No. / Voter ID.
- The Medical practitioner / 'A' group officer should affix the Photo of the individual and half of the signature should be on the photo and other half on this paper.

DOCUMENT NO. 2108 OF 2020
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SUB REGISTRAR

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 1092/05000/10153

To
ஆ நிவாஸ்
A Nivas
S/O: Anandhakrishnan
NO 21/2
SUNDHARA VINAYAGAR KOIL 2ND STREET
Perambur
Perambur
Chennai Tamil Nadu - 600011
9884885115

Download Date: 11/12/2017 Generation Date: 01/12/2017

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4700 0827 2017

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



ஆ நிவாஸ்
A Nivas
பிறந்த நாள்/DOB: 20/11/1979
ஆண்/ MALE

4700 0827 2017

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கானது, குடியுரிமைக்கு அல்ல.
- அடையாளத்தை ஆன்லைனில் ஆதார் சேவைகள் 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.

Unique Identification Authority of India

Address:
S/O: Anandhakrishnan, NO 21/2, SUNDHARA VINAYAGAR KOIL 2ND STREET, Perambur, Chennai, Tamil Nadu - 600011

முகவரி:
தந்தை / தாய் பெயர்: ஆனந்தகிருஷ்ணன், எண் 21/2, சுந்தர விநாயகர் கோவில் 2 வது தெரு, பெரம்பூர், சென்னை, தமிழ் நாடு - 600011

4700 0827 2017

DOCUMENT NO 2108 OF 2020
BOOK I Contains SHEETS 3
22 SHEET
SUB REGISTRAR

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவேட்டு எண்/ Enrolment No.: 1092/05000/10154

To
ஷாலினி நிவாஸ்
Shalini Nivas
W/O: A Nivas
NO 21/2
SUNDHARA VINAYAGAR KOIL 2ND STREET
Perambur
Perambur
Chennai Tamil Nadu - 600011
8939777666

Download Date: 06/12/2017 Generation Date: 01/12/2017

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2681 5879 0046

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



ஷாலினி நிவாஸ்
Shalini Nivas
பிறந்த நாள்/DOB: 08/10/1985
Gender/ FEMALE

2681 5879 0046

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை ஆன்லைன் அதன்டிகேஷன் மூலமாகப் பெறவும்.
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட ஆதாரமாகும்.

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.

Unique Identification Authority of India

Address:
W/O: A Nivas, NO 21/2, SUNDHARA VINAYAGAR KOIL 2ND STREET, Perambur, Chennai, Tamil Nadu - 600011

முகவரி:
க/ஒ: ஆ நிவாஸ், எண் 21/2, சுந்தர விநாயகர் கோவில் 2 வது தெரு, பெரம்பூர், சென்னை, தமிழ் நாடு - 600011

2681 5879 0046

N. Shalini

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SHEET

SUB REGISTRAR





N. Shalini

DOCUMENT NO 2108 OF 2020
BOOK I Contains SHEETS 34
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SUB REGISTRAR

இந்திய அரசாங்கம்
Government of India

நரசிம்மன் எம் ஏ
Narasimhan M A
பிறந்த நாள்/DOB: 04/03/1964
ஆண்/ MALE



8881 6894 1506

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
C/O அலுவலர் பெயர், எண் 86, பெருமாள்
முதலி தெரு, சவுகார்பேட்டை, சென்னை,
சென்னை,
தமிழ் நாடு - 600001

Address:
C/O Aiyengar Chetty, NO 86, PERUMAL
MUDALI STREET, SOWCARPET, Chennai,
Chennai,
Tamil Nadu - 600001

8881 6894 1506

M. A. Narasimhan

DOCUMENT NO 2108 OF 2020
BOOK 1 Contains SHEETS 34
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SUB REGISTRAR

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2017/30828/28115

To
ஆனந்த கிருஷ்ணன்
Anandha Krishnan
S/O: Seshiah
21/2-6
SUNDARA VINAYAR KOIL 2 ND STREET
SEMBIAM
Perambur
Perambur
Chennai Tamil Nadu - 600011
9884684888

Download Date: 16/08/2020

Issue Date: 18/03/2016

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8967 7672 5409

VID : 9177 8650 4267 3759

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல
- பாதுகாப்பான QR குறியீடு ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

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

- 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

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
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- Carry Aadhaar in your smart phone – use mAadhaar App.

Government of India

Download Date: 16/08/2020



ஆனந்த கிருஷ்ணன்
Anandha Krishnan
பிறந்த நாள்/DOB: 30/06/1948
ஆண்/ MALE

Issue Date: 18/03/2016

8967 7672 5409

VID : 9177 8650 4267 3759

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: சேஷையா, 21/2-6, சுந்தர விநாயகர் கோவில் 2 வது தெரு, செம்பியம், பெரம்பூர், சென்னை, தமிழ் நாடு - 600011

Address:
S/O: Seshiah, 21/2-6, SUNDARA VINAYAR KOIL 2 ND STREET, SEMBIAM, Perambur, Chennai, Tamil Nadu - 600011

8967 7672 5409

VID : 9177 8650 4267 3759

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SUB REGISTRAR

TP NO : 9408 3706/2020

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY RUPEES

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMIL NADU

A.NIVAS
N. SHALINI

14/8/2020

77AB 826218

S. GEETHA MAHESWARI
STAMP VENDOR
L.NO.213/947/97
8, Veerasamy Street,
Seven Wells, Chennai - 600 001

-1-

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI ON THIS THE 21st DAY OF AUGUST, 2020.

DOCUMENT NO 2108 OF 2020
BOOK I Contains SHEETS 34
32 SHEET
SUB REGISTRAR

BY

DR.G.R. MANIKANDA RAJA, Son of G.M. Ramachandran, Hindu aged about 51 years residing at 42585, Morning Side Court, Hemet, CA 92544, USA., (Indian Income Tax Department PAN NO. DXQPR3185F and Passport No.

1.

2. N. Shalini

PURCHASERS

Ramachandran

VENDOR (POA)

Duplicate (1)

R/AnnaNagar/Book-1/2108/2020

CERTIFICATE UNDER SECTION 16 OF THE STAMP ACT

I hereby certify that on the production of the Original instrument I have satisfied myself that the stamp duty of Rs. 9,10,000/- Stamp Duty Paid (Rupees Nine Lakh Ten Thousand only) has been paid therefore.

Date: 21/08/2020

Sub Registrar: AnnaNagar

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 5,20,520/- paid at 01:48 PM on the 21/08/2020 by

Left Thumb





9884885115

Additions as per recitals of document

Execution admitted by

Left Thumb





9543407007

Additions as per recitals of document

Claim admitted by

Left Thumb





Additions as per recitals of document

DOCUMENT NO 2108 OF 2020

BOOK I Contains SHEETS 34

33 SHEET

SUB REGISTRAR

Duplicate (1)

R/AnnaNagar/Book-1/2108/2020

Claim admitted by

Left Thumb





N. Shalini

8939777666

Additions as per recitals of document

Identified By

1.

2.

Mr. ANANDHAKRISHNAN Son of SESHIAH 21/2-6, Sundara vinayakar Koil 2nd Street , Chembium, Perambur, Chennai, Chennai, Tamil Nadu, India, 600011.

Mr. NARASIMHAN M A Adopted son of AIYENGAR CHETTY No.86, Perumal Mudali Street, Sowcarpet Chennai, Chennai, Tamil Nadu, India, 600001.

21st day of August 2020

SENTHILNATHAN K
Sub Registrar
AnnaNagar

There is no difference between original and 1st duplicate

Compared by - Reader

Examiner

Date:21/08/2020

Sub Registrar AnnaNagar

Registered as Number **R/AnnaNagar/Book-1/2108/2020.**

Date: 21/08/2020
AnnaNagar

SENTHILNATHAN K
Sub Registrar

2/2

DOCUMENT NO 2108 OF 2020
BOOK I Contains SHEETS 34
34 SHEET
SUB REGISTRAR

100Rs.



6882
19.6.04

Rs 100/-
K. Gunaseelan

S. MANICKAM
L. NO: 13635/83/93
[illegible] COMPLEX
209, POONAMALLEE HIGH ROAD
ANNUNAGAR, CHENNAI-600 [illegible]

SALE DEED

This Deed of Sale executed at Chennai this 23rd day of June 2004 **BY** Mrs.Kanak Lata Baid, Wife of. Late Kamal Kumar Baid, aged about 53 years, residing at Door No.5, (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai – 600 102, hereinafter called the **VENDOR**(which term shall unless contrary or repugnant to the context or meaning thereof include her heirs, executors and assigns) OF THE ONE PART.

TO AND IN FAVOUR OF Mr.K.GUNASEELAN, Son of K.Karthikeyan, Hindu, aged about 45 years, residing at No.38, Balavinayagar Nagar, Arumbakkam, Chennai – 600 106, holder of income tax pan no. AAMPG 1496Q, hereinafter called the **PURCHASER** (which term shall unless contrary or repugnant to the context or meaning thereof include his heirs, executors and assigns) OF THE OTHER PART.

Kanak Lata Baid.
Gopal Baid
Jyothi Baid

Document No. 2576 Year 2004
Page No. 1
Total Pages 7

2576/04

CERTIFICATE UNDER SECTION 42 OF STAMP ACT

I No. 443 of 2004

Certify that a sum of Rs. 1135.00/-

One thousand one hundred and thirty five

(Indian stamp duty has been levied under

the Stamp Act in respect of this instrument

K. Gunasekaran

Chn-106

Date of Registration 23.6.04

Presented in the office of the Sub Registrar of Anna Nagar and fee of Rs. 14360/- Paid between the hours of 5 and 6 pm on the 23rd day of June 2004

Document No 2576 Year 2004

Page Nos 2 Total Pages 7

Note: Number of copies registered with the original One

Sub. Registrar

EXECUTION ADMITTED BY

1) LEFT THUMB



'Kanak Late Baid w/o late Kamal Kumar Baid door no 5 Cold door no 14) F-Block 2nd street Anna nagar East Chennai-600102

Identity Verified as per Document Pass Port No. A1438044 Dt. 9.8.03 Issued by Asst. Pass Madurai

2) LEFT THUMB



Deepak Baid s/o late Kamal Kumar Baid -do- add confirming party

Identify Verified as per Document Pass Port No. L4830258 Dt. 1.12.94 Issued by R.P.O. Madras

3) LEFT THUMB



Jyothi Baid w/o Deepak Baid F-103 16th street Anna nagar Chennai-600102 confirming party

Identify Verified as per Document D.L. No. 62076/NL/MFO/95 Dt. 20.4.95 Issued by D.L.A. Madras City (Tamil Nadu)

4) LEFT THUMB



Identify Verified as per Document F.C. No. 01.44/046063 Dt. 9.8.03 Issued by Ar Amanagar

s/o K. Karthikeyan no 38 Bakiyanayagam Nagar Arumbakkam Chennai-600106

Whereas the property bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102 more fully described in the Schedule A hereunder belonged to the Tamil Nadu Housing Board.

Whereas the Tamil Nadu Housing Board sold the said property to N.R.Golecha, by a pucca Sale Deed dated 06.10.1988 (registered as Document No.4448/88 in the office of the Sub-Registrar, Anna Nagar).

Whereas the said N.R.Golecha sold the said property to the Vendor herein and her son Rajesh Kumar Baid by Sale Deed dated 21.10.1988 (registered as Document No.4851/88 in the office of the Sub-Registrar, Anna Nagar).

Whereas the Vendor and her son Rajesh Kumar Baid thus became the joint owners of the said property each having half undivided share.

Whereas Rajesh Kumar Baid died intestate as a bachelor on 12.04.1990 leaving behind the Vendor, his mother as his sole legal heir.

Whereas the Vendor by inheriting the other half undivided share belonging to her son Rajesh Kumar Baid, thus became the sole and absolute owner of the said property.

Whereas (1) Mr.Deepak Kumar Baid, Son of Late Kamal Kumar Baid, Hindu, aged 31 years, residing at Door No.5(Old Door No.74), F Block, 2nd Street, Anna Nagar East, Chennai – 600 012, (2) Mrs.Jyothi Baid, Wife of Mr.Aashish Marodia and daughter of Late Kamal Kumar Baid, Hindu, aged about 28 years, residing at K-103, 16th Street, Anna Nagar, Chennai – 600 040, the only son and daughter of the vendor, Mrs.Kanak Lata Baid are included herein as confirming parties by way of Abundant Caution.

Whereas M/s.Sky Homes represented by its Proprietor Mr. Sukkumar George, Son of Late George Ratnam, aged about 50 years, having office at F-176, 4th Street, Anna Nagar East, Chennai 600 102 had entered into an Agreement of Sale dated 06.01.2004 with the Vendor herein for purchase of the Schedule A mentioned property.

Whereas by virtue of the rights under the said Agreement of Sale dated 06.01.2004, M/s.Sky Homes is entitled to enter into Sale Agreements with third parties and nominate such third parties for purchase of undivided share of vacant land from and out of the Schedule A mentioned property.

Kanak Lata Baid

Deepak Baid

Jyothi Baid

Document No 2576 Year 2004
Page Nos 3 Total Pages 7

IDENTIFIED BY

- S/o. SUNDARAMBER, 109, I St. Cross St., 'B' Block, Ramalinga colony, Chennai - 110

Registered as 2576 of 2004 Book I

Date 23.6.2004 Sub Registrar

23rd DAY OF June 2004

Sub Registrar

Document No. 2576 Year 2004
Page Nos 4 Total Pages 7

Whereas M/s. Sky Homes has nominated the purchaser herein for purchase of 625.23/5610th sq.ft. undivided share of vacant land contained and mentioned in the Schedule B hereunder from and out of the Schedule A mentioned property, for a total sale consideration of Rs.14,20,000 (Rupees Fourteen Lakhs Twenty Thousand only)and the purchaser has agreed to purchase the same for the said price and the purchaser has entered into an agreement of sale dated 26th April, 2004 with M/s Sky Homes for the Schedule B mentioned property and the purchaser had paid a sum of Rs.5000/- (Rupees Five Thousand only) to M/s Sky Homes as advance.

Wherein the purchaser has this day has paid the balance sale consideration to the vendor in the following manner: (1). Manager's cheque issued by HDFC Bank bearing No: 027421 dated 22-06-2004 for Rs. 4,15,000/- (Rupees Four Lakhs fifteen thousands only. AND (2). Pay order issued by UTI Bank bearing No: 015162 dated 23-06-2004 For Rs.10,00,000/- (Rupees Ten Lakhs only).

NOW THIS DEED WITNESSES AS FOLLOWS:

1. In consideration of the balance payment Rs.14,15,000/- (Rupees fourteen Lakhs fifteen thousands only) which sum the Vendor doth hereby acknowledge, the Vendor hereby grants, conveys, assigns, sells and transfers to the Purchaser by way of this absolute sale of 625.23/5610th sq.ft. undivided share of vacant land in and out of the property described in the Schedule A hereunder more particularly described in the Schedule B hereunder to own and enjoy the same as absolute owner.
2. The Vendor covenants with the Purchaser and all persons lawfully and equitably claiming under him that they shall hereafter quietly and peaceably possess and enjoy the Property mentioned in the Schedule B hereunder without any hindrance, interruption, claim or demand either by the Vendor or by any other person or persons claiming through the Vendor.
3. The Vendor further covenants with the Purchaser that the Property mentioned in the Schedule B is not the subject matter of any mortgage, charge, lien, security or any litigation pending in Court.

Kanak Lata Baid

Deepak Baid

Jyoti Baid

Document No 2576 Year 2004 Book 1 Pages 7 Volume 5

4. The Vendor further covenants with the Purchaser that the Vendor shall indemnify and keep indemnified the Purchaser against all claims, actions-of-law and other proceedings which may be instituted by any person or persons impeaching the title of the Vendor and against all losses, damages and/or expense which the Purchaser may incur or suffer by reason of such claim, actions-of-law or other proceedings.
5. The Vendor further declares that she and all those claiming through her shall at the request and cost of the Purchaser willingly execute, register or cause to do all such acts,deeds and things for perfecting the sale of the Schedule B mentioned property in favour of the Purchaser.
6. The Vendor has paid all the taxes, levies, charges etc. in respect of the said property till date.
7. The Vendor has this day handed over the photocopies of the title deeds relating to the said property to the Purchaser.
8. The Vendor has this day handed over the original documents and title deeds relating to the Schedule A Property to M/s.Sky Homes of Anna Nagar, Chennai – 600 102.
9. The Vendor has this day handed over vacant possession of the entire Schedule A property to M/s.Sky Homes of Anna Nagar, Chennai – 600 102.

Kanak Lata Baid

SCHEDULE A

Vacant Ground bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102, of an extent of 2 grounds and 810 sq.ft. comprised in T.S.No.55, Block No.2, of Periyakudal Village, and bounded as follows:

North by	-	Road
East by	-	Plot No.177
South by	-	Plot No.151 and 150
West by	-	Plot No.175

Kanak Lata Baid
Deepak Baid
Jyothi Baid

Document No 2576 Year 2004
Page No 6 Total Pages 7

and having linear measurements, per annexed topographic survey drawing no: ATM/404/2003 :

East to West on the Northern side	-	37 feet 1.75 inches
East to West on the Southern side	-	77 feet 6.50 inches
North to South on the Eastern side	-	95 feet 4 inches
North to South on the Western side	-	107 feet 1.75 inches

in all measuring 2 grounds and 810 sq.ft. within the Registration Sub-District of Anna Nagar and Registration District of Chennai-Central.

SCHEDULE B

625.23/5610th sq.ft. of undivided share of vacant land in the property mentioned in Schedule A above. Market value Rs. 16,20,000/- (Rupees fifteen lacs - and twenty thousand only)

IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year above written

WITNESSES:

1. S. SITARAMAN
S/o M. SUNDARARAJU
109, 1st CROSS St, MGR Nagar
Ramalinga Colon, Chennai-110
2.

Deepak Baid
Jyothi Baid

Kanak Lata Baid
VENDOR

PURCHASER

Drafted by
Krishna Prasad
Advocate, Madras
S/o late Ramu
R/82 6th main
Ann Nagar West.

Document No. 2576 Year 2007
Page 7

500Rs.



Rs-500/-

L. Prabakaran

A. தனலட்சுமி
முத்திரைத்தாள் விற்பனையாளர்.
உ. எண்: 20028/அ4/அ7/94
எ. 164, அண்ணா நகர் கிழக்கு,
சென்னை-600 001

903
18-10-04

SALE DEED

This Deed of Sale executed at Chennai this 18th day of October, 2004 2004 **BY** Mrs.Kanak Lata Baid, W/o.Late Kamal Kumar Baid, Hindu, aged about 53 years, residing at Flat No.2B, Coromandel Court, No.8, Manickeshwari Road, Kilpauk, Chennai – 600 010, represented by her Power of Attorney agent Mr.Sukkumar George son of Late.S.George Ratnam,aged about 50 years, having office at F-176, 4th Street, Anna Nagar East, Chennai – 600 102, holder of Income Tax PAN No.ATAPS8946C, duly appointed by a General Power of Attorney dated 23.6.04 (Registered as Document No.883/2004 in the office of Sub-Registrar, Anna Nagar) hereinafter called the **VENDOR** (which term shall unless contrary or repugnant to the context or meaning thereof include her heirs, executors and assigns) OF THE ONE PART.

L. Prabakaran

Document No 4255 Year 2004
Page Not 1 | Total Pages 8

4255 With Duplicate

VDS

CERTIFICATE UNDER SECTION 42 OF STAMP ACT

S. No. 864 of 2004

I hereby certify that a sum of Rs. 7959/-

Stamp Duty Rs. Seven thousand nine hundred and fifty only on account

Deficit / deficit stamp duty has been paid under Section

of the Stamp Act in respect of the instrument from

L. Prabakaran

to Chennai 600102

Signature

Date of Registration Office Acknowledgement

18/10/2004

Presented in the office of the Sub Registrar of Anna Nagar and fee of Rs. 9990.00 Paid between the hours of 3-4 on the 18th October 2004 by

Document No. 4255 Year 2004

Page No. 2 Pages 8

X L. Prabakaran

EXECUTION ADMITTED BY (1) LTI THUMB

S/o. George Ratnam F136 Anna Nagar East Chn 600102

Power Agent of Mrs Kanak Lata Baid

PAN: ATAPS8946c

(2) LTI THUMB

Identify Verified as per

Document..... No.....

Dt.....Issued by.....

L. Prabakaran s/o. P.P. Loganathan (Late) F. 198, 1st Street, Anna nagar East, Chennai 102.

PAN: ABGPP2573A

Identify Verified as per

Document..... No.....

Dt.....Issued by.....

IDENTIFIED BY

S. Sitaraman, Stock Supervisor, 109, I Main Cross St, 13th Street, Ramalinga colony, Chennai 110.

Radhika P w/o. L. Prabakaran, F 198, Anna nagar East Chennai 102.

Note: Number of copies registered with the original.....

Registered as No. 4255 of 2004 Book I

Date 18-10-2004 Sub Registrar

18th DAY OF October 2004

Sub Registrar

500Rs.



904
18.10.04

Rs. 500/-
L. Prabakaran

A. தனலட்சுமி
முத்திரைத்தாள் விற்பனையாளர்
உ. எண்: 2002[illegible]4/2007/84
எ. 164, அண்ணா நகர் கிழக்கு
சென்னை-600 102

...2...

TO AND IN FAVOUR OF Mr. L. PRABAKARAN, son of late P.S.LOGANATHAN, Hindu aged about 52 years, residing at F-198, First street, Anna Nagar East, Chennai 600 102, holder of Income Tax PAN No.ABGPP2573A, hereinafter called the **PURCHASER** (which term shall unless contrary or repugnant to the context or meaning thereof include his heirs, executors and assigns). OF THE OTHR PART.

Whereas the property bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102 more fully described in the Schedule A hereunder belonged to the Tamil Nadu Housing Board.

L. Prabakaran

Document No. 4255 Year 2004
Page Nos 3
Total Pages 8

Whereas the Tamil Nadu Housing Board sold the said property to N.R.Golecha, by a pucca Sale Deed dated 06.10.1988 (registered as Document No.4448/1988 in the office of the Sub-Registrar, Anna Nagar).

Whereas the said N.R.Golecha sold the said property to the Vendor herein and her son Rajesh Kumar Baid by Sale Deed dated 31.10.1988 (registered as Document No.4851/88 in the office of the Sub-Registrar, Anna Nagar).

Whereas the Vendor and her son Rajesh Kumar Baid thus became the joint owners of the said property each having half undivided share.

Whereas Rajesh Kumar Baid died intestate as a bachelor on 09.02.1990 leaving behind the Vendor, his mother as his sole legal heir.

Whereas the Vendor, by inheriting the other half undivided share belonging to her son Rajesh Kumar Baid, thus became the sole and absolute owner of the said property.

Whereas M/s.Sky Homes represented by its Proprietor Sukkumar George, entered into an agreement of Sale Dated 6.1.2004 with the Vendor herein for purchase of the Schedule A mentioned property.

Whereas by virtue of the rights under the said Agreement of Sale dated 6.1.2004 , M/s.Sky Homes is entitled to enter into Sale Agreements with third parties for purchase of undivided share of vacant land from and our of the Schedule 'A' mentioned property.

Whereas the Purchaser has approached M/s.Sky Homes for purchase of 434.25/5610th undivided share of land from and out of the property mentioned in

L. Balakrishnan

Document No 4255 Year 2004
Page Nos 4 Total Pages 8

Schedule 'A' for a sale consideration of Rs.9,86,929/- (Rupees Nine Lakhs Eighty Six Thousand Nine Hundred and Twenty Nine only) and has entered into an agreement of sale dated 14.4.2004 and Supplemental Agreement dated 20.5.2004.

Whereas the Purchaser has so far paid a sum of Rs.50,000/- (Rupees Fifty Thousand only) towards advance and subsequent payments.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. In consideration of a Total payment of Rs.9,86,929/- (Rupees Nine Lakhs Eighty Six Thousand Nine Hundred and Twenty Nine only) paid by the Purchaser, The receipt of which sum the Vendor doth hereby acknowledge and grants, conveys, assigns, sells and transfers to the Purchaser by way of this absolute sale of **434.25/5610th** undivided share of vacant land in the property described in the Schedule "A" hereunder more particularly described in the Schedule "B" hereunder to own and enjoy the same as absolute owner.
2. The Vendor covenants with the Purchaser and all persons lawfully and equitably claiming under him that they shall hereafter quietly and peaceably possess and enjoy the Property mentioned in the Schedule "B" hereunder, without any hindrance, interruption, claim or demand either by the Vendor or by any other person or persons claiming through the Vendor.
3. The Vendor further covenants with the Purchaser that the Property mentioned in the Schedule "B" is not the subject matter of any mortgage, charge, lien, security or any litigation pending in Court.
4. The Vendor further covenants with the Purchaser that the Vendor shall indemnify and keep indemnified the Purchaser against all claims, actions-of-law and other
5. proceedings which may be instituted by any person or persons impeaching the title of the Vendor and against all losses, damages and/or expense which the Purchaser may incur or suffer by reason of such claim, actions-of-law or other proceedings.

L. Babu Rao

Document No 4255 Year 2004
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6. The Vendor further declares that she and all those claiming through her shall at the request and cost of the Purchaser willingly execute, register or cause to do all such acts, deeds and things for perfecting the sale of the Schedule B mentioned property in favour of the Purchaser.
7. The Vendor has paid all the taxes, levies, charges etc. in respect of the said property till date.
8. The Vendor has this day handed over the photo copies of the title deeds relating to the said property to the Purchaser.

SCHEDULE A

Vacant Ground bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102, of an extent of 2 grounds and 810 sq.ft. comprised in T.S.No.55, Block No.2, of Periyakudal Village, and bounded as follows:

North by	-	Road
East by	-	Plot No.177
South by	-	Plot No.151 and 150
West by	-	Plot No.175

and having linear measurement, per annexed topographic survey drawing no: ATM /404/2003:

East to West on the Northern side	-	37 feet 1.75 inches
East to West on the Southern side	-	77 feet 6.50 inches
North to South on the Eastern side	-	95 feet 4 inches
North to South on the Western side	-	107 feet 1.75 inches

in all measuring 2 grounds and 810 sq.ft. within the Registration Sub-District of Anna Nagar and Registration District of Chennai-Central

L. Prabakaran

Document No 4255 Year 2004
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SCHEDULE B

434.25/5610th of undivided share of vacant land in the property mentioned in Schedule A above.

Market Value of the Property mentioned in Schedule 'B' is Rs.986,929/- (Rupees Nine Lakhs Eighty Six Thousand nine Hundred and Twenty Nine Only).

IN WITNESS WHEREOF the Parties have signed this sale deed on the day, month and year above written.

WITNESSES:

1 S. SITARAMAN
109, 1st cross St,
'B' Block,
Ramalingapuram, Chennai-110.

2. F-198, 1st St,
Anna Nagar East,
Chennai 102

VENDOR

PURCHASER

Drafted By: D. Peobalaraj
Advocate.
198 'F' Block,
2nd Street, Anna Nagar
Chennai-102.

Document
No. 4255 Year 2004
Page Nos 7
Total Pages 8



North

W E

S

ORIGINAL SIZE:- A3	
SCALE:- 1:200 (1CM = 2M)	
DRAWING NO. ATM/404/2003	REV. 0

LEGEND:-

SYMBOL	DESCRIPTION
LP	LAMP POST
TP	TELEPHONE POLE
MH	MAN HOLE
	MANGO TREE
	CONTROL POINT
1	BOUNDARY TURNING POINT

AREA DETAILS:-

DESCRIPTION	SQ.MT	SQ.FT	GROUNDS
TOTAL SITE AREA (Including North & East side compound wall)	521.210	5610.257	2.338

NOTES :-

1. ALL DIMENSIONS ARE IN METRES
2. SURVEYED ON 3-11-2003.
3. ALL BOUNDARY MEASUREMENTS ARE COMPOUND WALL OUTSIDE

TITLE :-

TOPOGRAPHICAL SURVEY MAP OF
DOOR NO. 74, 'F' BLOCK,
IInd STREET,
ANNA NAGAR EAST,
CHENNAI - 600 102

SURVEYED BY:

APEX TOPOMAPPERS PVT. LTD,
TOPOGRAPHIC AND ENGINEERING SURVEYING
A-33, 6th STREET,
ANNA NAGAR (EAST).
CHENNAI-102. PHONE:6216102, FAX:91-44-6203963.
E.MAIL: apextopomappers@eth.net

K. Baskaran

20 Rs.



Rs.20/-

L. Prabakaran

901
18.10.04

A. தனலட்சுமி
முத்திரைத்தாள் விற்பனையாளர்
உ. எண்: 20028/அ4/அ7/94
எ. 164, அவசு கோயில் ...
சென்னை-600 001

SUPPLEMENTAL AGREEMENT

This Supplemental Agreement No.2 executed at Chennai this 18th day of October, 2004 between M/s.Sky Homes represented by its Proprietor **Sukkumar George**, Son of late George Ratnam, aged about 50 years, residing at F-14 (Old. No F-176), 3rd Floor, 4th Street, Anna Nagar East, Chennai – 600 102, herein after called the PARTY OF THE FIRST PART (which term shall unless contrary or repugnant to the context or meaning thereof include his heirs, executors and assigns) OF THE ONE PART AND

Mr.L.Prabakaran, Son of Late P.S.Loganathan, aged about 52 years, residing at F-198, 1st Street, Anna Nagar East, Chennai – 600 102 herein after called the PARTY OF THE SECOND PART (which term shall unless contrary or repugnant to the context or meaning thereof include his heirs, executors and assigns) OF THE OTHER PART.

L. Prabakaran

L. Prabakaran

Whereas the Party of the Second Part had entered into an agreement of sale dated 14.4.04 and Builders Agreement dated 14.4.04 for purchase of 434.25/5610th undivided share of land and for construction of a single bedroom apartment of a plinth area of 697.69 sq.ft. in the first floor rear portion of the building.

Whereas the Party of the Second Part failed to make the payments as per the sale and Builders Agreement in time and therefore entered into a supplemental Agreement dated 20.5.04 with the party of the First Part re-scheduling the payments.

Whereas though by clause 2 of the supplemental agreement Party of the second part agreed that registration of the sale deed for the undivided share of land would be done only after all the payments mentioned therein were made in time.

Whereas Party of the Second Part failed to make the said payments and has now requested the Party of the Second Part to register the Sale Deed on 18.10.04 without insisting on all the payments, but has undertaken to make these payments as per the Schedule hereunder to which Party of the First Part has agreed.

Now this Agreement Witnesses as Follows:

1. The party of the Second part has paid a total sum of Rs.10,80,000/- (Rupees Ten Lakhs Eighty Thousand only) from 14.4.04 till 13.10.04 as following towards the aforesaid Agreements of Sale and Builders Agreement.

1.	Cheque No.597664 of Karur Vysya Bank dated 14.4.04	Rs. 1,00,000/-
2.	Cash – Official Receipt No.009 dated 19.5.04	Rs. 2,00,000/-
3.	Cheque No.124121 of Indian Bank dated 20.5.04	Rs. 1,90,000/-
4.	Cheque No.139281 of Karur Vysya Bank dated 20.5.04	Rs. 80,000/-
5.	Cheque No.597669 of Karur Vysya Bank dated 20.5.04	Rs. 30,000/-

A. Baboovaal

7. Cheque No.124104 of Indian bank dated 7.8.04	Rs. 15,000/-
8. Cheque No.124126 of Indian Bank dated 7.8.04	Rs. 35,000/-
9. Cheque No.124134 of Indian Bank dated 4.9.04	Rs. 45,000/-
10. Cash – Official Receipt No.053 dated 23.9.04	Rs. 1,20,000/-
11. Cheque No.124137 of Indian Bank dated 7.10.04	Rs. 75,000/-
12. Cheque No.120703 of Indian Bank dated 7.10.04	Rs. 25,000/-
13. Cash – Official Receipt No.63 dated 10.10.04	Rs. 20,000/-
14. Cash – Official Receipt No.66 dated 13.10.04	Rs. 1,20,000/-

2. The Parties agree that from the payment of Rs.10,80,000/- (Rupees Ten Lakhs Eighty Thousand only) so far made by the Party of the Second Part shall be appropriated towards sale consideration of Rs.9,86,929/- for the undivided share of land and the balance of Rs.93,071/- (Rupees Ninety Three Thousand and Seventy One only) towards the cost of the apartment.

3. The Party agrees that after the above mentioned appropriation a total sum of Rs.4,82,822/- (Rupees Four Lakhs Eighty Two Thousand Eight Hundred and Twenty Two only)is still due to the Party of the First Part towards the cost of the apartment.

4. The party of the Second Part agrees to pay the balance sum of Rs.4,82,822/- (Rupees Four Lakhs Eighty Two Thousand Eight Hundred and Twenty Two only), being the balance cost of the apartment, in the following manner.

a. **Rs.3,00,000/- (Rupees Three Lakhs only) on or before 31.10.04**

b. On completion of entire plastering and painting of Schedule 'C' property **Rs.60,940.00 (Rupees Sixty Thousand Nine Hundred and Forty only)**

c. On completing the kitchen and bathroom in the Schedule 'C' property **Rs.60,940.00 (Rupees Sixty Thousand Nine Hundred and Forty only)**

d. On completion and rendering the Schedule 'C' property fit to occupy and handover **Rs.60,942.00(Rupees Sixty Thousand Nine Hundred and Forty Two only)**

K. Peddaiah

5. The Party of the Second Part Shall pay interest @18% p.a. in the event of any delay in making these payments.

6. The party of the First Part shall have a charge over the said apartment till all the payments mentioned in clause 2 are made.

7. The Party of the First Part shall be entitled to hold possession of the said apartment till all the payments due under clause 2 and 3 are made and shall be entitled to give it on lease to third party for recovery of the amount due from Party of the Second Part.

8. The Parties hereto further agree that all other terms and conditions of previously entered agreements between them shall remain binding on both of them.

WITNESSESS:

1. S. SITHARAMAN
   S/o M. SUNDARARAJU
   109, I St Cross St,
   'B' Block, Ramalingapuram,
   Chennai-11.

2. R. MALLIKA
   F-198, 19th St
   Annanagar East,
   Chennai-102.

PARTY OF THE FIRST PART

K. Prabakaran

PARTY OF THE SECOND PART

20 Rs.



SKY HOMES

4174
23/4/04

S-1
S. RAJAREEGAM
S. R. O. VENDER
SATTANKULAM
L.C.No.E. 5909/TT

BUILDERS AGREEMENT

THIS BUILDERS AGREEMENT entered into on this the 14 th day of April 2004 between **M/S. SKY HOMES**, represented herein by it's proprietor, **MR.SUKKUMAR GEORGE**, Son of Late Mr. S. George Ratnam, Christian, aged about 50 years, residing at No.14, (Old No. F. 176), 3rd Floor, 4th Street, Anna Nagar East, Chennai – 600 102, hereinafter referred to as the **PARTY OF THE FIRST PART** (which term shall, wherever the context so mean and include his Legal Representatives, Administrators, Executors and assigns).

AND

Mr.L. PRABAKARAN, son of late P.S.LOGANATHAN, Hindu aged about 52 years, residing at F-198, First street, Anna Nagar East, Chennai 600 102, hereinafter referred to as the **PARTY OF THE SECOND PART** (which term shall wherever the context so mean and include his legal respective heirs, administrators, executors and assigns).

WHEREAS the Party of the First Part entered into an Agreement of Sale dated 6.01.04 with the Owner of the property bearing No.5, (Old No.F-74) 2nd Street, Anna Nagar East, Chennai – 600 102 more fully described in the Schedule 'A' hereunder for the purchase of the same.

WHEREAS by the said Agreement, the Owner of the Property, agreed to sell, either the Whole or Undivided Share of the Property, either to the Party of the First Part or its Nominee/s.

WHEREAS by virtue of the rights under the above said Agreement of Sale, the Party of the First Part nominated the Party of the second part for purchase of **434.25 / 5610** Sq.ft Undivided Share of land in Schedule 'A' property.

L. Prabakaran

WHEREAS the Party of the second part agreed to entrust the job of constructing a Flat on the first floor rear portion measuring about **697.69** sq .ft Super plinth area (which includes its proportionate share of common area) mentioned in the schedule 'C' hereunder and to pay to the party of the First Part at a Total Price of Rs. **5,75,893.00 (Rupees Five lakhs seventy five thousands eight hundreds and ninety three only)** as per the specifications given in the Schedule 'C' and Schedule 'D'.

WHEREAS the Party of the First Part agrees to undertake the job of constructing a Flat on the First floor rear side as said above measuring about **697.69** Sq.ft super plinth area (which includes its proportionate share of common area) and described in the schedule 'C' hereunder for and on behalf of the Party of the second part as per the specifications mentioned in Schedule 'D' for a Total Price of **Rs. 5,75,893.00(Rupees Five lakhs seventy five thousands eight hundreds and ninety three only)**

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. The Party of the second part shall pay the Party of the First Part a sum of **Rs. 5,75,893.00(Rupees Five lakhs seventy five thousands eight hundreds and ninety three only)** for the construction of the above said flat on the Schedule 'A' property as per the specification mentioned in Schedule 'D'. The party of the second part have paid an advance sum of **Rs.50,000/- (Rupees Fifty thousands only)** vide Karur vysya Bank cheque No597664 dated 14/4/04,the receipt of which sum the party of the first part here by acknowledges.

2. The Party of the second part shall pay the balance amount of **Rs. 5,25,893.00(Rupees Five lakhs twenty five thousands eight hundreds and ninety three only)** to the Party of the First Part in the following manner:

   i. On completion of the Footings and foundation of the Schedule 'C' property **Rs.65, 000.00 (Rupees Sixty five thousands only)**

   ii. On completion of the First Floor roof slab of the Schedule 'C' property **Rs.65, 000.00 (Rupees Sixty five thousands only)**

   iii. On completion of the second Floor roof slab of the Schedule 'C' property **Rs.65, 000.00 (Rupees Sixty five thousands only)**

   iv. On completion of the Third Floor roof slab of the Schedule 'C' property **Rs.65, 000.00 (Rupees Sixty five thousands only)**

   v. On completion of the Fourth Floor roof slab of the Schedule 'C' property **Rs.65, 000.00 (Rupees Sixty five thousands only)**

   vi. On completion of entire plastering and painting of Schedule 'C' property **Rs.65, 000.00 (Rupees Sixty five thousands only)**

K. Rabaleswari

vii. On completing the kitchen and bathroom in the Schedule 'C' property **Rs.65, 000.00 (Rupees Sixty five thousands only)**

viii. On completion and rendering the Schedule 'C' property fit to occupy and handover **Rs.70,893.00(Rupees Seventy thousands eight hundreds and ninety three only)**

The Party of the second part specifically agree to pay the Party of the First Part an interest amount calculated at 18% per annum on all late payments in respect of the above said payment installments.

3. The Party of the First Part hereby assures that it shall complete the construction of the said flat as per the specifications mentioned in Schedule 'C' and Schedule 'D' hereunder on or before 30th June 2005 and handover the possession of the said flat provided the Party of the second part has paid the above said entire price of **Rs. 5,75,893.00 (Rupees Five lakhs seventy five thousands eight hundreds and ninety three only)** However the above mentioned time period for delivering of the flat is not valid if the Party of the second part in the event of the Party of the Second Part requests changes any in the building specifications, mentioned in Schedule 'C' and 'D' hereunder.

4. The Party of the First Part agrees that in the event of the construction of the said flat, not being completed on or before 30th June 2005 the Party of the First Part shall pay to the Party of the second part, interest calculated at the rate of 18% per annum for the entire sum of money the party of the second part have paid towards the purchase of the undivided share in the schedule 'A' property including the entire amount paid towards the construction of the schedule ' C ' and 'D' property per this builder's agreement as compensation, commencing from 30thJune 2005 till the date of handling over the completed flat.

5. The Party of the second part hereby agrees that the above said super plinth Area of **697.69**Sq.ft. is provisional and subject to actual measurements on completion of the construction with marginal increase or decrease resulting in proportionate increase or decrease in the consideration to be paid by the Party of the second part.

6. The Party of the second part hereby agrees that they will use the lift and lobby in the Ground, First, Second, Third and fourth Floors, Open Space all around the building and the open terrace as common areas and will not do anything to hinder or hamper the use of the other flat owners of the said common areas.

7. The Party of the second part hereby agrees that they will become a Member of the Flat Owner's Association or Society to be formed and shall pay the required Membership Fees and Maintenance Charges and shall abide by the terms and conditions governing the said Association or Society.

8. The Sales Tax as applicable, Deposits for TNEB and CMWSSB shall be borne by the Party of the second part and all other expenses and fees shall be borne by the party of the First Part in respect of TNEB and CMWSSB services.

K. Balakaran

9. Both Party hereto covenant and agree to the following:

(a) The Party of the First Part shall construct the Schedule 'C' and 'D' property as per the sanctioned CMDA plan.

(b) The Party of the second part shall sign a variation form that will include an administrative charge of Rs.5,000/-(Rupees Five thousands only) per variation form, for every change of specification or works to be carried out after commencement of construction of the Schedule 'C' and 'D' property.

(c) The Party of the First Part has the right to refuse to execute such changes required by the Party of the second part that may interfere with the structural design and strength of the building and with the elevation and symmetry of the exterior of the building.

(d) The Party of the second part will not be allowed to engage Third parties for execution of any construction work including Marble and granite flooring, Tiling and Counter Tops etc., However the Party of the second part can engage Third Parties to do wood work for wardrobes, lofts, Kitchen Cabinets etc., after the Party of the First Part hands over possession of the flat to the Party of the second part.

(e) The size and location of windows and doors, and projections like wardrobes and balconies etc., is subject to change, and will be done at the sole discretion of the Party of the First Part.

(f) The Party of the second part hereby covenants not to enclose the balconies facing the roadside.

(g) The Party of the second part specifically agree not to perform pooja's / function of any sort or shift any furniture / personal effects into the Schedule 'C' and 'D' property without the written consent of the party of the First Part or on before completing the entire payment as contained in this agreement.

(h) The party of the first part warrants to repair any structural damage to the schedule 'C' property at his own cost for a period of 3 years from the date of handing over the said property to the party of the 2nd Part.

SCHEDULE 'A'

Ground bearing Plot No. 176, Door No.5, (Old No.F-74), 2nd Street, Anna Nagar East, Chennai – 600 102, of an extent of 2 grounds and 810 Sq.ft comprised in T.S.No.55, Block No.2, of Periyakudal Village, and bounded as follows:

L. Rebalazar

North by	:	Road
East by	:	Plot No. 177
South by	:	Plot No. 151 and 150
West by	:	Plot No. 175

and having linear measurement as follows :

East to West on the Northern side 42 feet
East to West on the Southern side 78 feet
North to South on the Eastern side 95 feet
North to South on the Western side 105 feet

in all measuring 2 grounds and 810 Sq.ft. within the Registration Sub-District of Anna Nagar and Registration District of Chennai-Central.

SCHEDULE 'B'

434.25 / 5610 Sq.ft undivided share of land in and out of the vacant land mentioned in the Schedule 'A' above.

SCHEDULE 'C'

Apartment of **697.69** Sq.ft super plinth area (which includes proportionate share of common area) on the First floor rear portion consisting of single bedroom in the proposed construction of stilt plus 4 floors known as " **Déjà-vu** " on the Schedule 'A' property.

SCHEDULE 'D'

1. ENTRY: Automatic with remote control.
2. CAR PARKING: Entirely covered under stilts floor- car parking floor will be steel reinforced with cement concrete- One car park coloured red and annexed herewith.
3. LIFT: Johnson or equivalent – 'AUTOMATIC DOOR' with Stainless Steel car with decorative lighting.
4. 100% Teak wood throughout.
5. Suitable Power generator of reputed make capable of 45 KVA.
6. Main Door – Solid Teak panel door 3 feet wide –Shutter made of 1.5" thick Solid Teak wood varnished inside and out side with chrome fittings.
7. Bedroom doors: 3 feet wide/ Bathroom doors 2.5feet wide – 1.5" thick solid Teak wood frames with Water Proof Marine grade -Plywood –Painted both sides and fitted with chrome door handles, hinges and tower bolts. Windows: 1.5" thick Solid Teak wood frames – glazes with clear glass and fitted with chrome hinges, window stoppers and handles – painted exterior and interiors.
8. All Interior walls: finished with Oil bound distemper paint – One colour throughout with white cement based paint for ceilings.
9. Throughout exterior walls of the building – finished with special emulsion exterior paint.
10. Colour bond gutters and down pipes/ Aluminum composite panels for external walls in areas per discretion of the party of the first part..
11. Flooring: Ceramic tiles 305x305mm single colour throughout with matching skirts.
12. Common area (Lobby): 305X305X10mm Thick calibrated & chamfered export quality granite tiles / stairs and headroom with 300x300mm ceramic single colour tiles.
13. External open space in the ground floor: Paved with coloured Block pave.

K. Balaji Vani

14. Waterproofing: Crystalline and Epoxy water proofing for entire building. Bathroom sunk floors will be treated with crystalline water proofing system.

15. Only Ready mix cement will be used to pour all roof slabs – the final roof slab will be poured in with water proof ready mix cement. The entire building will be treated for termites control.

16. All concealed tubes in TATA steel tubes and external plumbing with high quality/high grade PVC tubes

17. Finolex copper electrical cables, MCB controllers for all power points – Anchor Ivory – piano Key type switches and plugs including safe trip and phase changer. Electrical points etc per list annexed herewith.

18. Bathroom Interiors: Single coloured Glazed tiles from floor up to 7 feet height on all walls with plain series coloured sanitary fittings-Jaquar taps.

19. Granite kitchen top.

20. Bedrooms: Niche will be provided for wardrobes.

21. Separate under ground RCC sump of about 5000 Lts and overhead tank approximately 1200 liters with individual motor connection to each flat-water proofing with food grade epoxy in addition to bore well and open well.

22. Earth quake resistant design for stilt floor. The Party of the First part however does not guarantee the structure against earthquake, flood, Cyclone, change of soil condition, Fire or any acts of nature or god.

23. Water Treatment plant.

24.Central Gas bank in the Ground Floor / LPG Pipeline distribution network confirming to Indian Safety Standards with safety features

IN WITNESS WHEREOF THE PARTY HERETO HAVE SIGNED THIS AGREEMENT OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES:

1. S. Sitaraman
S/o Sundaravadivel
109, 1st Cross St.
'13' Block, Ramalinga colony
Chennai - 600 042

PARTY OF THE FIRST PART

L. Rebakeran

PARTY OF THE SECOND PART

2. V. Srinivasa Rao
S/o R. Vijayam
L-125/1A
Anna Nagar East
Chennai - 600 102

67/1910/01

வ.எண்: 241772
Sl. No.

சென்னை மாநகராட்சி
CORPORATION OF CHENNAI

சொத்துவரி கேட்பு அறிவிப்பு அட்டை
PROPERTY TAX DEMAND CARD

பெயர்
Name : Thiru. L. Prabakaran

முகவரி
Address : 74/1 F Block
Anna Nagar East
Che-102

சொத்துவரி வசூலிக்கும் வங்கியின் பெயர்
Name of the Collection Bank : .....

வருவாய் அலுவலர்
மண்டலம்-5
+ 183 ச. பெ.எ.ச.
சென்னை-10.

வங்கியின் முகவரி
Bank Address : .....

சொத்து வரி செலுத்தும் முறை
MODE OF PAYMENT OF TAX

1. முன் பக்கம் குறிப்பிட்டுள்ள வங்கியில் சொத்துவரியை காசோலையாகவோ, வரைவு காசோலையாகவோ அல்லது பணமாகவோ செலுத்தலாம்.

   Pay property tax by cheque/D.D./Cash in the Bank mentioned at pre page.

2. சென்னை மாநகராட்சியில் உள்ள இந்தியன் ஓவர்சீஸ் (எக்ஸ்டென்சன்) வங்கியில் பணமாக செலுத்தலாம்.

   By Cash at I.O.B. Corporation of Chennai (Extension Counter) Ripon Buildings, Chennai - 600 003.

3. அங்கீகரிக்கப்பட்ட வரி வசூலிப்பவர்களிடம் காசோலையாகவோ அல்லது வரைவு காசோலையாகவோ செலுத்தலாம்.

   By Cheque or D.D. only through authorised Tax Collector.

4. சென்னை நகர் எல்லைக்கு அப்பாற்பட்ட வங்கி காசோலைகள் ஏற்கப்படமாட்டாது.

   Out Station Cheques will not be accepted.

5. மறுக்கப்பட்ட காசோலைகளுக்கு சர்சார்ஜ் தொகையாக ரூ.50/– வசூலிக்கப்படும்.

   Surcharge of Rs.50/- will be collected for each dishonoured Cheque.

6. காசோலை மற்றும் வரைவு காசோலைகள் "வருவாய் அலுவலர், சென்னை மாநகராட்சி" என்ற பெயரில் எடுக்க வேண்டும்.

   Cheque & D.D. should be drawn in favour of Revenue Officer, Corporation of Chennai.

சென்னை மாநகராட்சி
CORPORATION OF CHENNAI

சொத்து உரிமையாளரின் பெயர்
Name of the Assessee: Shri. L. Prabhakaran

கதவிலக்கம் Door No. T4/1 தெரு Street F Block

மண்டல அலுவலகம் (Zone No.)	வார்டு எண் (Divsn. No.)	வரி எண் (Bill No.)	உப எண். (Sub. No.)
05	067	1910	01

கொத்துவரி சீராய்வு மதிப்பீடு எண் G.R.S. No. HOA 19/05-06

சொத்து வரி மதிப்பீடு எண். New Assessment No. wet 1/05-06

சொத்தின் மேற்கூரை விவரம் Description of the Property

ஆண்டு மதிப்பு Annual Value Rs. Land tax 7153 –

பொது வரி General Tax Rs. 3212 / 355

கல்வி வரி Education Tax Rs.

நூலகத்தீர்வை Library Cess Rs.

மொத்த அரையாண்டு வரி Total Half-Yearly Tax Rs. 887 –

வருவாய் அலுவலர் மண்டலம்-5 + 183, [illegible] சென்னை-600 [illegible]

உரிய அலுவலர் அதிகாரம் Asst. Revenue Officer Competent Authority 5

TAMIL NADU GENERATION AND DISTRIBUTION CORPORATION LIMITED

ORIGINAL

CHENNAI ELECTRICITY DISTRIBUTION CIRCLE / WEST

09-163-006-619 CHW163RS1Q605

12196448302

L. PRABAKARAN

Five Thousand Five Hundred And Twenty Only by

5520/- Cheque

11-2012 to 11-2012 Tariff: LA1A

23100	CC Charges	5520		
		5520/-		

Available CCD as on 31-03-2012-Rs.4229. Int.-Rs.254@6%pa. Required Rs.2537.

618155 10/11/2012 5520/-

IB

For and on behalf of TNEB Ass... / EA

Consumer who grievance is not redressed may approach the consumer grievance redressal forum Chennai West EDC, the Superintending Engineer Chennai-West EDC, Chennai.

163 - 006 - 619

மின் பயனீட்டுக் கட்டண அட்டை
CURRENT CONSUMPTION CHARGES CARD

பிரிவு அலுவலகம் : (Section Office) L. prabakaran

பகிர்மானம் : (Distribution)

மின் இணைப்பு எண் : (SC No.) F-74/5

பெயர் (Name) :

முகவரி (Address) :

ஒருமுனை/மும்முனை இணைப்பு :

மின் அளவியின் எண் (Meter No.) : 002236

திறன் (Capacity) :

வைப்பு நிதி (CCD) : 30

கட்டண வீதப்பட்டியல் எண் : (Tariff)

கட்டண விகிதம் (Tariff Rates) :

மின் கட்டணம் செலுத்தும் இடம்: (Cash Counter)

மின் கட்டணம் செலுத்த கடைசி நாள்:

பயனீட்டு மின் அளவு (மீட்டர் ரீடிங்)	சனவரி, மார்ச், மே, ஜூலை, செப்டம்பர், நவம்பர்	மாதங்களில் 15ம் தேதி முதல் எடுக்கப்படும்
	பிப்ரவரி, ஏப்ரல், ஜூன், ஆகஸ்டு, அக்டோபர், டிசம்பர்	

மின் கட்டணம் செலுத்த குறிப்பிடப்பட்டுள்ள கடைசி நாளிலிருந்து 7 நாட்களுக்குள் மின் கட்டணம் செலுத்தப் படவில்லையெனில், மறு அறிவிப்பின்றி மின் இணைப்பு துண்டிக்கப்படும். மேற்குறியிட்ட 7 நாட்களையும் சேர்த்து மின் கட்டணம் செலுத்தி மின் துண்டிப்பைத் தவிர்க்க இறுதி நாள் 15ம் தேதி.

இறுதி நாள் விடுமுறையாக இருப்பின் அதற்கு அடுத்த பணிநாளில் கட்டணம் செலுத்தலாம். அப்படியும் செலுத்தத் தவறினால் மின் இணைப்பு துண்டிக்கப்படும்.

நுகர்வோர் கையொப்பம்

1000Rs



B-1000/-
Nayana Unni
Dr. M.P Krishnan Unni

13th
15.11.04

A. தனலட்சுமி
மதிப்புரைஞர் குமாஸ்தா.
உ. எண்: 20028/அ4/அ7/94
ஒ.ப. 164, அண்ணா சாலை தபா.
சென்னை-600 001

SALE DEED

This Deed of Sale executed at Chennai this the day of 17th November 2004 **BY** Mrs.Kanak Lata Baid, W/o.Late Kamal Kumar Baid, Hindu, aged about 53 years, residing at Flat No.2B, Coromandel Court, No.8, Manickeshwari Road, Kilpauk, Chennai – 600 010, represented by her Power of Attorney agent Mr.Sukkumar George son of Late.S.George Ratnam,aged about 50 years, having office at F-14 (old No.F-176), 4th Street, Anna Nagar East, Chennai – 600 102, holder of Income Tax PAN No ATAPS8946C, duly appointed by a General Power of Attorney dated 23.6.04 (Registered as Document No.883/2004 in the office of Sub-Registrar, Anna Nagar) hereinafter called the **VENDOR** (which term shall unless contrary or repugnant to the context or meaning thereof include her heirs, executors and assigns) OF THE ONE PART.

TO AND IN FAVOUR OF

1. **Ms.Nayana Unni**, Daughter of Dr.M.P.Krishnan Unni, aged about 22 years, holder of Income Tax Pan No AAOPU 0986F

AND

2. **Dr.M.P.Krishnan Unni, S/o.V.Kunhikannan Nair**, aged about 57 years, holder of Income Tax Pan No AAKPK 4935E

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Page Nos 1 Total Pages 6

4673
2004

CERTIFICATE UNDER SECTION 41 OF STAMP ACT

I No 1003 of 2004

certify that a sum of Rs. One Lakh Twenty One Thousand and Four Hundred only

deficit stamp duty has been levied under section of the Stamp Act in respect of this instrument for Rs. Thirty Rupees only

Rs-30-

Chargeable Office Asst Master

17/11/2004

Sub Registrar

Presented in the Office of the Sub-Registrar

Messenger and fee of Rs. 17920 Paid herewith @

hours at 2.04 on the 17th day of November 2004

Document No 4673 Year 2004

Page Nos 3 | Total Pages 6

EXECUTION ADMITTED BY

LEFT THUMB

Executant/s Claiming F.No and Nature of Deed

as general power agent of M/s Kanak Lavanaid

Note: Number of copies registered with the original - One

Sub Registrar

LEFT THUMB

Identity Verified as per Document PAN Card No. AIAPS8946C

Of - - - - Issued by I.T.Dept.

(Dr. M.P.K. Unni 1/13 Tulasi Apts. 7th Cross St, Shenoy Nagar, Chennai-30)

LEFT THUMB

Identify Verified as per Document PAN Card No. AAAPV0986F

Of - - - - Issued by I.T.Dept.

S/o V. Kunhikannan Nair, 1/13, Tulasi Apts, 7th Cross St, Shenoy Nagar, Chennai-30.

Identify Verified as per Document F.C. No. 21/2001/010139

Of 98-03 Issued by F.C. Arcanagar.

IDENTIFIED BY

S/o Dr. M.P.K. Unni, 1/13, Tulasi Apts, 7th Cross Street, Shenoy Nagar, Chennai-30

Registered as No. 4673 of 2004 Book 4 before me M. Sundaresan, Sub Registrar, Egmore, this 17th DAY OF November 2004.

Date 17.11.2004 Sub Registrar

Sub Registrar

both residing at No.1/13, Tulasi Apartments, 7th Cross Street, Shenoy Nagar, Chennai – 600 030, together hereinafter called the **PURCHASERS** (which term shall unless contrary or repugnant to the context or meaning thereof include their heirs, executors and assigns). OF THE OTHR PART.

Whereas the property bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102 more fully described in the Schedule A hereunder belonged to the Tamil Nadu Housing Board.

Whereas the Tamil Nadu Housing Board sold the said property to N.R.Golecha, by a pucca Sale Deed dated 06.10.1988 (registered as Document No.4448/1988 in the office of the Sub-Registrar, Anna Nagar).

Whereas the said N.R.Golecha sold the said property to the Vendor herein and her son Rajesh Kumar Baid by Sale Deed dated 31.10.1988 (registered as Document No.4851/88 in the office of the Sub-Registrar, Anna Nagar).

Whereas the Vendor and her son Rajesh Kumar Baid thus became the joint owners of the said property each having half undivided share.

Whereas Rajesh Kumar Baid died intestate as a bachelor on 09.02.1990 leaving behind the Vendor, his mother as his sole legal heir.

Whereas the Vendor, by inheriting the other half undivided share belonging to her son Rajesh Kumar Baid, thus became the sole and absolute owner of the said property.

Whereas M/s.Sky Homes represented by its Proprietor Sukkumar George, entered into an agreement of Sale Dated 6.1.2004 with the Vendor herein for purchase of the Schedule A mentioned property.

Whereas by virtue of the rights under the said Agreement of Sale dated 6.1.2004, and general power of attorney document no.883/2004 dated 23.06.2004, Mr. Sukkumar George of M/s. Sky Homes is entitled to enter into Sale Agreements with third parties for 'a' of undivided share of vacant land from and out of the Schedule 'A' mentioned property.

Whereas the Purchasers have approached M/s.Sky Homes for purchase of 783.20/5610th undivided share of land from and out of the property mentioned in Schedule 'A' for a sale consideration of Rs.17,79,994/- (Rupees Seventeen lakhs Seventy Nine Thousand Nine Hundred and Ninety Four only) and have entered into an agreement of sale dated 22.10.04.

Whereas the Purchasers paid a sum of Rs.50,000/- (Rupees Fifty Thousand only) towards advance and part payment of the sale consideration vide Cheque No.009238 of UTI Bank dated 10.10.04.

Document No 4673 Year 2004 Page No 3 Total Pages 6

Whereas the Purchasers paid the balance sale consideration of Rs.17,29,994/- (Rupees Seventeen Lakhs Twenty Nine Thousand Nine Hundred and Ninety Four only) vide UTI Bank Pay Order No.018427 On 17.11.2004.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. In consideration of a Total payment of Rs.17,79,994/- (Rupees Seventeen lakhs Seventy Nine Thousand Nine Hundred and Ninety Four only) paid by the Purchasers. The receipt of which sum the Vendor doth hereby admits acknowledge, confirm and acquits the purchasers from further liability in respect thereof the vendor doth hereby grants, conveys, assigns, sells and transfers to the Purchasers by way of this absolute sale of **783.20/5610th** undivided share of vacant land in the property described in the Schedule "A" hereunder more particularly described in the Schedule "B" hereunder to own and enjoy the same as the absolute owners.
2. The Vendor covenants with the Purchasers and all persons lawfully and equitably claiming under him that they shall hereafter quietly and peaceably possess and enjoy the Property mentioned in the Schedule "B" hereunder, without any hindrance, interruption, claim or demand either by the Vendor or by any other person or persons claiming through the Vendor.
3. The Vendor further covenants with the Purchasers that the Property mentioned in the Schedule "B" is not the subject matter of any mortgage, charge, lien, security or any litigation pending in Court.
4. The Vendor further covenants with the Purchasers that the Vendor shall indemnify and keep indemnified the Purchasers against all claims, actions-of-law and other proceedings which may be instituted by any person or persons impeaching the title of the Vendor and against all losses, damages and/or expense which the Purchasers may incur or suffer by reason of such claim, actions-of-law or other proceedings.
5. The Vendor further declares that she and all those claiming through her shall at the request and cost of the Purchasers willingly execute, register or cause to do all such acts, deeds and things for perfecting the sale of the Schedule B mentioned property in favour of the Purchasers.
6. The Vendor has paid all the taxes, levies, charges etc. in respect of the Schedule "B" property till date.
7. The Vendor has this day handed over the photo copies of the title deeds relating to the said property to the Purchasers.

Document No 4673 Year 2004
Page Nos 4 Total Pages 6

SCHEDULE A

Vacant Ground bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102, of an extent of 2 grounds and 810 sq.ft. comprised in T.S.No.55, Block No.2, of Periyakudal Village, and bounded as follows:

North by	-	Road
East by	-	Plot No.177
South by	-	Plot No.151 and 150
West by	-	Plot No.175

and having linear measurement, per annexed topographic survey drawing no: ATM 404/2003:

East to West on the Northern side	-	37 feet 1.75 inches
East to West on the Southern side	-	77 feet 6.50 inches
North to South on the Eastern side	-	95 feet 4 inches
North to South on the Western side	-	107 feet 1.75 inches

in all measuring 2 grounds and 810 sq.ft. within the Registration Sub-District of Anna Nagar and Registration District of Chennai-Central

SCHEDULE B

783.20/5610th of undivided share of vacant land in the property mentioned in Schedule A above.

Market Value of the Property mentioned in Schedule 'B' is Rs.17,79,994/- (Rupees Seventeen Lakhs Seventy Nine Thousand Nine Hundred and ninety Four only).

IN WITNESS WHEREOF the Parties have signed this sale deed on the day, month and year above written.

WITNESSES:

1 Shyamala Unni
W/o Dr. M.P.K. Unni
1/13, Tulasi Apts
T Cross Street, Shenoy Nagar
Chennai - 600030

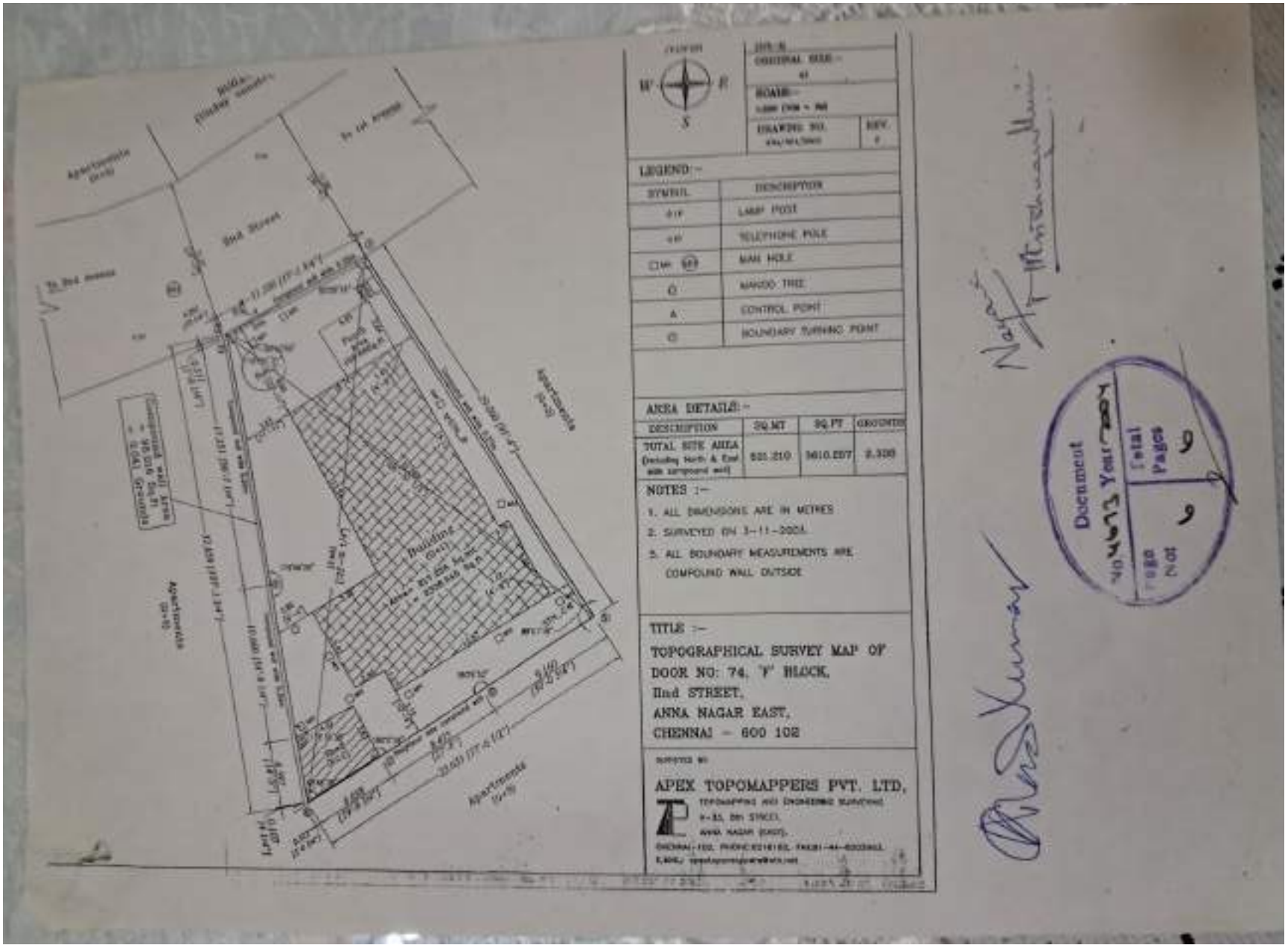
2 S. Narayanan S/o Sundaram
109, 1st Cross St, Nungambakkam
Chennai - 600 034

VENDOR

Document No. 4673 Year 2004
Page Nos 5 Total Pages 6

PURCHASERS

Drafted By:
Sivakumar George
(Self)


W
E
S
LEGEND :-
SYMBOL
DESCRIPTION
LAMP POST
TELEPHONE POLE
MAN HOLE
MANGO TREE
CONTROL POINT
BOUNDARY TURNING POINT
AREA DETAILS :-
DESCRIPTION
SQ.MT
SQ.FT
GROUNDS
TOTAL SITE AREA
(Including North & East side compound wall)
931.210
9610.697
2.339
NOTES :-
1. ALL DIMENSIONS ARE IN METRES
2. SURVEYED ON 3-11-2004.
3. ALL BOUNDARY MEASUREMENTS ARE COMPOUND WALL OUTSIDE
TITLE :-
TOPOGRAPHICAL SURVEY MAP OF
DOOR NO: 74, 'F' BLOCK,
IInd STREET,
ANNA NAGAR EAST,
CHENNAI - 600 102
APEX TOPOMAPPERS PVT. LTD,
Building
Apartments
Document
Total Pages
9



2907
5.7.04

C.R Venkatesh

Rs 25000/-

03DD 288735

ஆர். வெங்கடேஷ்
உரிமம் எண். : 6/772/ஆ3/96
291, பிளச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

SALE DEED

This Deed of Sale executed at Chennai this 5th day of July 2004 **BY** Mrs.Kanak Lata Baid, W/o.Late Kamal Kumar Baid, Hindu, aged about 53 years, residing at Flat No.2B, Coromandel Court, No.8, Manickeshwari Road, Kilpauk, Chennai – 600 010, hereinafter called the **VENDOR**

Document
No. 2787 Year 2004
Page Nos 1
Total Pages 23



2004

2906
5.7.04.

C.R. Venkatesh

0300 288173

...2...

(which term shall unless contrary or repugnant to the context or meaning thereof include her heirs, executors and assigns), represented by her Power of Attorney agent Mr.Sukkumar George son.of. Late.S.George Ratnam, aged about 50 years, PAN ATAPS8946C having office at F-176, 4th Street, Anna Nagar East, Chennai – 600 102, by virtue of Power of Attorney document registered as document No.883 dated 23.6.04 in SRO, Anna Nagar, Chennai. OF THE ONE PART.

Document No. 278 Year 2004
Page Nos 3
Total Pages 23



B 21000/-

03DD 288734

2929 C.R. Venkatesh
5.7.04.

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/98
261, பிளச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

...3...

TO AND IN FAVOUR OF Mr.C.R.Venkatesh, Son of C.Ramachandra Gupta, Hindu, aged about 35 years, residing at 11900, Wickchester lane, # 202, Houston, Texas - 77043, hereinafter called the **PURCHASER** (which term shall unless contrary or repugnant to the context or meaning thereof include his heirs, executors and assigns).

Document
No. 2787 Year 2004
Page Nos 4
Total Pages 23



1094
19.6.04

03DD 288426

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/96
261, பிகச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

Represented by his Power of Attorney agent Mr.C.Ramachandra Gupta son of C.Venkatesham Chetty, aged about 69 years, residing at No.60/1, Big Street, Triplicane, Chennai – 600 005, by virtue of Power of Attorney Document registered as Document No.253 of 9th August 2001 in SRO Sowcarpet, Chennai

Whereas the property bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102 more fully described in the Schedule 'A' hereunder, belonged to the Tamil Nadu Housing Board.

Encumbrance
No 2787 Year 2004
Page No 5
Total Pages 23



5499
5.7.2004

C.R. Venkatesh

03AA 024642

NOOR AHMED,
LICENCE No. 11457/A7/96,
No.13, SINGANNA STREET,
GEORGE TOWN, CHENNAI-600 001
Off: 5224561 Res: 5279022

...5...

Whereas the Tamil Nadu Housing Board sold the said property to N.R.Golecha, by a pucca Sale Deed dated 06.10.1988 (registered as Document No.4448/88 in the office of the Sub-Registrar, Anna Nagar).

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Page Not 6
Total Pages 23



C.R. Venkatesh

03AA 024643

NOOR AHMED,
LICENCE No.11457/A7/96,
No.13, SINGANNA STREET,
GEORGE TOWN, CHENNAI-600 001.
Off. 5224561 Res. 5279022

Whereas the said N.R.Golecha sold the said property to the Vendor herein and her son Rajesh Kumar Baid, by Sale Deed dated 21.10.1988 (registered as Document No.4851/88 in the office of the Sub-Registrar, Anna Nagar).

Document No 2787 Year 2004
Page Nos 7 Total Pages 23

5000Rs.



2931
5.7.04. C.R Venkatesh

Rs.5000/-

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/363/98
261, பிகச். ரோடு,
நுங்கம்பாக்கம்,
சென்னை–600 029.

...7...

Whereas the Vendor and her son Rajesh Kumar Baid thus became the joint owners of the schedule 'A' property each having half undivided share.

Whereas Rajesh Kumar Baid died intestate as a bachelor on 12.04.1990, leaving behind the Vendor, his mother as his sole and only legal heir.

Document No. 2787 Year 2004
Page Nos 8
Total Pages 23

5000Rs.



2930
5.7.04. C.R. Venkatesh

G 5000/-

ஆர். வெங்கடேஷ்
உரிமம் எண். : 6/772/2000
261, பிளாக். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

...8...

Whereas the Vendor Mrs. Kanak Lata Baid, by entirely inheriting the other half undivided share belonging to her son Rajesh Kumar Baid, thus became the sole and absolute owner of the schedule 'A' property.

Whereas M/s.Sky Homes represented by its Proprietor Mr. Sukkumar George, S/o.Late George Rathnam, aged about 50 years, having office at F-176, 4th Street, Anna Nagar East, Chennai 600 102 had entered into an Agreement of Sale dated 06.01.2004 with the Vendor herein for purchase of the Schedule A mentioned property.

Document No. 2787 Year 2004
Page Nos 9 Total Pages 23

1000Rs.



2004

2932

5.7.04.

C.R. Venkatesh

G1001/.

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/98
261, பிளச். ரோடு,
அலைந்தகரை,
சென்னை-600 029.

...9...

Whereas M/s.Sky Homes and the Purchaser have entered into an agreement of sale dated 2nd July , 2004 for the Schedule B mentioned property and the Purchaser has paid a sum of Rs.50,000/- (Rupees Fifty Thousand only) as advance.

Whereas by virtue of the rights under the said Agreement of Sale dated 06.01.2004, M/s.Sky Homes is entitled to enter into Sale Agreements with third parties and nominate such third parties for purchase of undivided share of vacant land from and out of the Schedule A mentioned property.

Document No. 2787 Year 2004
Page Nos 10 Total Pages 23

1000 Rs.



2933
5.7.04.

C.R. Venkatesh

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/2000
261, பிரகாசம் சாலை,
அமைந்தகரை,
சென்னை-600 029.

...10...

Whereas M/s.Sky Homes has nominated the Purchaser herein for purchase of 758.20/5610[@] sq.ft. undivided share of vacant land contained and mentioned in the Schedule B hereunder from and out of the Schedule A mentioned property, for a total sale consideration of Rs.17,23,176/- (Rupees Seventeen Lakhs Twenty Three Thousand One Hundred and Seventy Six only) and the Purchaser has agreed to Purchase the same for the said price and the Purchaser has entered into an agreement of sale dated 2nd July, 2004 with M/s.Sky Homes for the Schedule B mentioned property and the Purchaser had paid a sum of Rs.50,000/- (Rupees Fifty Thousand only) to M/s.Sky Homes as advance.

Document No 2787 Year 2004
Page Nos 11 total Pages 23

1000Rs.



2935
5.7.04

C.R.Venkatesh

...11...

NOW THIS DEED WITNESSES AS FOLLOWS:

1. In consideration of the payment of a sum of Rs.50,000/- (Rupees Fifty Thousand only) as advance and the balance payment of Rs. 16,73,176/- (Rupees Sixteen Lakhs Seventy Three Thousand One Hundred and Seventy Six only) paid by the Purchaser in favour of the Vendor, totaling Rs.17,23,176/- (Rupees Seventeen Lakhs Twenty Three Thousand One Hundred and Seventy Six only) the receipt of which sum the Vendor doth hereby acknowledge and grants, conveys, assigns, sells and transfers to the Purchaser by way of this absolute sale of **758.20/5610** sq.ft. undivided share of vacant land in and out of the property described and contained in the Schedule "A" hereunder more particularly described in the Schedule "B" hereunder to own and enjoy the same as absolute owner.

Document No. 2787 Year 2004
Page No. 12 Total Pages 23

1000Rs.



2936
5.7.04 C.R.Venkatesh

ரூ.1000/-

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/96
281, பிளச். ரோடு,
அமைந்தகரை,
சென்னை–600 029.

...12...

2. The Vendor covenants with the Purchaser and all persons lawfully and equitably claiming under him that they shall hereafter quietly and peaceably possess and enjoy the Property mentioned in the Schedule 'B' hereunder, without any hindrance, interruption, claim or demand either by the Vendor or by any other person or persons claiming through the Vendor.

Document No 2787 Year 2004
Page Nos 13 Total Pages 23

1000Rs.



2931
5.7.04.

₹ 1000/-

C.R. Venkatesh

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/95/96
281, பிஎச். ரோடு,
அமைந்தகரை,
சென்னை-600 029

...13...

3. The Vendor further covenants with the Purchaser that the Property mentioned in the Schedule 'B' is not the subject matter of any mortgage, charge, lien, security or any litigation pending in Court.

Document
No. 278 Year 2004
Page Nos 14
Total Pages 23

1000Rs.



25 JUN 2004

Rs. 1000/-
No. 5511
Dt. 25/6/2004

C. R. Venkatesh

V.R. ANBAZHAGAN
Stamp Vendor-Lic.No. 204/A7/97
164, Linghi Chetty Street
George Town, Chennai-600 001
☎ 5343827 / 5356849

...14...

4. The Vendor further covenants with the Purchaser that the Vendor shall indemnify and keep indemnified the Purchaser against all claims, actions-of-law and other proceedings which may be instituted by any person or persons impeaching the title of the Vendor and against all losses, damages and/or expense which the Purchaser may incur or suffer by reason of such claim, actions-of-law or other proceedings.

Document
No. 2787 Year 2004
Page Nos 15
total Pages 23

1000 Rs.



Rs. 1000/-
No. 5512
Dt. 25/6/2004

C. R. Venkatesh

V.R. ANBAZHAGAN
Stamp Vendor Lic No: 204/A7/97
164, Linghi Chetty Street
George Town, Chennai-600 001
☎ 5343627 / 5356849

5. The Vendor further declares that she and all those claiming through her shall at the request and cost of the Purchaser willingly execute, register or cause to do all such acts, deeds and things for perfecting the sale of the Schedule 'B' mentioned property in favour of the Purchaser.

Document No. 2787 Year 2004
Page No. 16 Total Pages 23

500Rs



Rs. 500/-
No. 6368
Dt. 5/7/2004

C.R. Venkatesh

V.R. ANBAZHAGAN
Stamp Vendor-Lic.No: 204/A7/97
164, Linghi Chetty Street
George Town, Chennai-600 001
☎ 5343827 / 5355849

6. The Vendor has paid all the taxes, levies, charges etc. in respect of the said property till date.

Document No 2787 Year 2004
Page Not 17 Total Pages 23

100 Rs



5273
5-7-2004

C R VENKATESH

K. SUNDAR

...17...

7. The Vendor has this day handed over the photocopies of the title deeds relating to the said property to the Purchaser.

Document No. 2787 Year 2004
Page Nos 18 Total Pages 23

100Rs.



C K VENKATESH

K.SUNDAR

...18...

SCHEDULE A

Vacant ground bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102, of an extent of 2 grounds and 810 sq.ft. comprised in T.S.No.55, Block No.2, of Periyakudal Village, and bounded as follows:

North by	-	Road
East by	-	Plot No.177
South by	-	Plot No.151 and 150
West by	-	Plot No.175

Document No.2787 Year 2004
Page Not 19 Total Pages 23

100Rs.



5275
5-7-2004

C. R. VENKATESH

K.SUNDAR
STAMP VENDOR
LICENCE NO. 21/2003
216, F-BLOCK, FIRST STREET
ANNA NAGAR EAST, CHENNAI - 600 102.

and having linear measurement, per annexed topographic survey drawing no: ATM /404/2003:

East to West on the Northern side	-	37 feet 1.75 inches
East to West on the Southern side	-	77 feet 6.50 inches
North to South on the Eastern side	-	95 feet 4 inches
North to South on the Western side	-	107 feet 1.75 inches

in all measuring 2 grounds and 810 sq.ft. within the Registration Sub-District of Anna Nagar and Registration District of Chennai-Central.

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Page Nos 20 Total Pages 23



5272
5-7-2004

C. R. Venkatesh

K. SUNDAR
LICENCE
216, ANNA NAGAR EAST, CHENNAI - 600 102.

SCHEDULE B

758.20/5610 sq.ft of undivided share of **vacant** land in the property mentioned in Schedule 'A' above.

Market Value = Rs.17,23,176/- (Rupees Seventeen Lakhs Twenty Three Thousand One Hundred and Seventy Six Only).

Document
No 2787 Year 2004
Page Nos 21
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10 Rs.



5271
5-7-2004

C. R. Venkatesh

K. SUNDAR
STAMP VENDOR
LICENCE NO. [illegible]/2000
214, [illegible] STREET
ANNA NAGAR EAST, CHENNAI - 600 102.

IN WITNESS WHEREOF the Parties have signed this sale deed on the day, month and year above written.

WITNESSES:

1 [illegible]
S/o G. V. Muthu Swamy
11/6 Kamaraj St
Chennai - 29.

2.
S. SITARAMAN
S/o M. SUNDARARAO
109 1st Cross St.
'B' Block, Ramalinga Colony
Chennai-110.

VENDOR

PURCHASER

Document Drafted By

VENDOR

Document No 2787 Year 2004
Page Nos 22 Total Pages 23



North
W E
S

ORIGINAL SIZE:- A3	
SCALE:- 1:250 (1CM = 2M)	
DRAWING NO. ATA/ANN/2003	REV. A

LEGEND:-

SYMBOL	DESCRIPTION
⊕LP	LAMP POST
⊕TP	TELEPHONE POLE
□MH (MH)	MAN HOLE
○	MANGO TREE
△	CONTROL POINT
①	BOUNDARY TURNING POINT

AREA DETAILS:-

DESCRIPTION	SQ.MT	SQ.FT	GROUNDS
TOTAL SITE AREA (Including North & East side compound wall)	521.810	5610.257	2.338

NOTES :-

1. ALL DIMENSIONS ARE IN METRES
2. SURVEYED ON 3-11-2003.
3. ALL BOUNDARY MEASUREMENTS ARE COMPOUND WALL OUTSIDE

TITLE :-

TOPOGRAPHICAL SURVEY MAP OF
DOOR NO: 74, 'F' BLOCK,
IInd STREET,
ANNA NAGAR EAST,
CHENNAI – 600 102

SURVEYED BY:

APEX TOPOMAPPERS PVT. LTD,
TOPOMAPPING AND ENGINEERING SURVEYING
A-33, 8th STREET,
ANNA NAGAR (EAST).
CHENNAI-102. PHONE:6216182, FAX:91-44-6207982.
E.MAIL: apextopomappers@vsnl.net

G+1 Building shown in this sketch has been demolished under Chennai corporation approved plan # 5/64/2004 dated - 13-01-2004 and Grounds have been rendered vacant.

BEN SKY HOMES

Document No. 2874/2004 Year Total Pages

POWER AGENT REPRESENTING by VENDOR:

POWER AGENT REPRESENTING PURCHASER:



1104
19.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

03DD 288428

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/96
261, பிளச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

SALE DEED

This Deed of Sale executed at Chennai this 23rd day of June 2004 **BY** Mrs.Kanak Lata Baid, W/o.Late Kamal Kumar Baid, aged about 53 years, residing at Door No.5, (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai – 600 102, hereinafter called the **VENDOR** (which term shall unless contrary or repugnant to the context or meaning thereof include her heirs, executors and assigns) OF THE ONE PART.

Asiya

Document No. 2578 Year 2004
Total Pages 17
Page Nos 1

Kanak Lata Baid
Deepak Baid
Jyothi Baid

292
2004

CERTIFICATE UNDER SECTION 42 OF STAMP ACT

I No. 445 of 04

Certificate that a sum of Rs. 25200/-

Transfer Duty Rs. One hundred Lakh

Certificate that deficit stamp duty has been levied under the provisions of the stamp Act in respect of this instrument from S. Mohamed Yousuf

Chennai-40

23.6.04

Presented in the office of the Sub Registrar of Anna Nagar and fee of Rs. 22007- Paid between the hours of 5 & 6 pm. on the 23rd day of June 2004

Document No. 2578 Year 2004

Page Nos 2 | Total Pages 17

EXECUTION ADMITTED BY

1) LEFT THUMB



- Kanak Lata Baid w/o late Kamal Kumar Baid door no 10 F. Block 2nd street Anna nagar east chennai-600102

Identify Verified as per Document Pass Port No. A1438041 Dt. 8.8.03 Issued by PERP.O madras

4) LEFT THUMB



- Deepak Baid s/o late Kamal Kumar Baid - do - add confirming party

Identify Verified as per Document Pass Port No. J1420256 Dt. 4.12.96 Issued by Rs P.O Madras

3) LEFT THUMB



Jyothi Baid w/o Late. Rashish Kandoia K-103 16th street Anna nagar chennai-600040 confirming party

Identify Verified as per Document D.L No. 620576/MC/MEO/95 Dt. 28.4.95 Issued by RTO Madras

4) LEFT THUMB



Alaya W/o S. Mohamed Yousuf 4-56, 7th Street. 3rd main Road Annanagar Chennai-40

Identify Verified as per Document Motor Car RD 2197 2017 Dt. 23/3/03 Issued by E RO Chi

(Alaya) -do- Particulars as General Power agent of S. Mohamed Yousuf

IDENTIFIED BY



1095
19.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

03DD 288427

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/அ3/96
261, பிரகாசம் சாலை,
அலுவலகம்,
சென்னை-600 029.

-2-

TO AND IN FAVOUR OF (1). Mr.S.MOHAMAD YOOSUF, Son of Late Shaik Mohideen, Muslim, aged about 39 years, residing at U-56, 7th Street, Off 3rd Main Road, Anna Nagar, Chennai – 600 040, holder of Income Tax PAN No.ABKPM0664M and (2). **Mrs.ASIYA YOOSUF,** Wife of Mr.S.Mohamad Yoosuf, Muslim, aged about 29 years also residing at U-56, 7th Street, Off 3rd Main Road, Anna Nagar, Chennai – 600 040.hideen, Muslim, aged about 39 years, residing at U-56, 7th Street, Off 3rd Main Road, Anna Nagar, Chennai – 600 040, hereinafter called the **PURCHASERS** (which term shall unless contrary or repugnant to the context or meaning thereof include his heirs, executors and assigns) OF THE OTHER PART.

No.2 represented by Self and Power Agent of No.1 Vide doc.No.837/04 of SRO, Anna Nagar, Ch-40

Document No 2578 Year 2004
Page No 3 Total Pages 17

Kanak Lata Baid
Deepak Baid
Jyothi Baid

7. Dinesh Kumar
Krishnakumar
S/o late P. Kaun
R/82 Ulsoor Rd
Bangalore 560 042

23rd June
5 DAY OF ---- 2004

Sub Registrar

Registered as No 2578 of 2004 Book I

Date 23.6.2004 Sub Registrar

Document
No 2578 Year 2004
Page Nos 4
Total Pages 17



1105
19.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

03DD 288429

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/அ3/96
261, பிளச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

Whereas the property bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102 more fully described in the Schedule A hereunder belonged to the Tamil Nadu Housing Board.

Whereas the Tamil Nadu Housing Board sold the said property to N.R.Golecha, by a pucca Sale Deed dated 06.10.1988 (registered as Document No.4448/88 in the office of the Sub-Registrar, Anna Nagar).

Asiya

Kanak Lata Baid

Deepak Baid
Jyothi Baid

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Page No 5
2



1114
19.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

03DD 288458

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/96
261, பிளாக். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

Whereas the said N.R.Golecha sold the said property to the Vendor herein and her son Rajesh Kumar Baid by Sale Deed dated 21.10.1988 (registered as Document No.4851/88 in the office of the Sub-Registrar, Anna Nagar).

Whereas the Vendor and her son Rajesh Kumar Baid thus became the joint owners of the said property each having half undivided share.

Whereas Rajesh Kumar Baid died intestate as a bachelor on 12.04.1990 leaving behind the Vendor, his mother as his sole legal heir.

Whereas the Vendor by inheriting the other half undivided share belonging to her son Rajesh Kumar Baid, thus became the sole and absolute owner of the said property.

Asiya

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Kanak Lata Baid
Deepak Baid
Jyothi Baid



1115
19.6.09

S. Mohamed Yoosuf
Asiya Yoosuf

03AA 918551

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/96
261, பி.எச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

Whereas (1) Mr.Deepak Kumar Baid, Son of Late Kamal Kumar Baid, Hindu, aged 31 years, residing at Door No.5 (Old Door No.74) F- Block, 2nd Street, Anna Nagar East, Chennai – 600 102, (2) Mrs.Jyothi Baid, Wife of Mr.Aashish Marodia and daughter of Late Kamal Kumar Baid, Hindu, aged about 28 years, residing at K-103, 16th Street, Anna Nagar, Chennai – 600 040, the only son and daughter of the vendor, Mrs.Kanak Lata Baid are included herein as confirming parties by way of Abundant Caution.

Asiya

Kanak Lata Baid
Deepak Baid
Jyothi Baid

Document
No 2578 Year 2004
Page Nos 7
Total Pages 17



1116
19.6.04

S. Mohamed Yoosuf
Asiga Yoosuf

03AA 918552

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/அ3/96
261, பிளச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

Whereas M/s.Sky Homes represented by its Proprietor Mr. Sukkumar George, S/o.Late George Rathnam, aged about 50 years, having office at F-176, 4th Street, Anna Nagar East, Chennai 600 102 had entered into an Agreement of Sale dated 06.01.2004 with the Vendor herein for purchase of the Schedule A mentioned property.

Whereas M/s.Sky Homes and the Purchasers have entered into an agreement of sale dated 24th February, 2004 for the Schedule B mentioned property and the Purchasers has paid a sum of Rs.50,000/- (Rupees Fifty Thousand only) as advance.

Asiga

Document
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Kanak Lata Baid
Deepak Baid
Jyothi Baid



1117
19.604

S. Mohamed Yoosuf
Asiya Yoosuf

03AA 918553

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/96
261, பிளச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

Whereas by virtue of the rights under the said Agreement of Sale dated 06.01.2004, M/s.Sky Homes is entitled to enter into Sale Agreements with third parties and nominate such third parties for purchase of undivided share of vacant land from and out of the Schedule A mentioned property.

Whereas M/s.Sky Homes has nominated the Purchasers herein for purchase of 974.19/5610th sq.ft. undivided share of vacant land contained and mentioned in the Schedule B hereunder from and out of the Schedule A mentioned property, for a total sale consideration of Rs.22,14,061/- (Rupees Twenty Two Lakhs Fourteen Thousand and Sixty One only) and the Purchasers has agreed to Purchase the same

Asiya

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Kanak Lata Baid
Kanak Baid



1133
19.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

03AA 918554

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/ஆ3/98
261, பிரகாசம் சாலை,
அமைந்தகரை,
சென்னை-600 029.

for the said price and the Purchasers has entered into an agreement of sale dated 24th February, 2004 with M/s.Sky Homes for the Schedule B mentioned property and the Purchasers had paid a sum of Rs.50,000/- (Rupees Fifty Thousand only) to M/s.Sky Homes as advance.

Wherein the Purchasers has this day has paid the balance sale consideration to the Vendor in the following manner (1) Manager's Cheque issued by CitiBank bearing No.828492 dated 19.6.04 for Rs.16,89,061/- (Rupees Sixteen Lakhs Eighty Nine Thousand and Sixty One only) .(2) Manager's cheque issued by HDFC Bank bearing No 015119 dated 23.6.04. For Rs.4,75,000/- (Rupees Four Lakhs Seventy Five Thousand Only)

Kanak Lata Baid

Document
No 2578 Year 2004
Page No 17 | Total Pages 17

Asiya

Kanak Lata Baid

Kanak Lata Baid



1134
18.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

03AA 918555

ஆர். ஸ்ரீமலை
உரிமம் எண். : 6/772/அ3/98
251, பிளச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. In consideration of the balance payment of the said sum of Rs.21,64,061/- (Rupees Twenty One Lakhs Sixty Four Thousand and Sixty One only) which sum the Vendor hereby acknowledges, the Vendor doth hereby grants, conveys, assigns, sells and transfers to the Purchasers by way of this absolute sale of 974.19/5610th sq.ft. undivided share of vacant land in the property described in the Schedule A hereunder more particularly described in the Schedule B hereunder to own and enjoy the same as absolute owner.

Arivu

Document
No 2578 Year 2024
Page 11 Total Pages 17

Kanak Lata Baid
Kanak Baid

1000Rs.



1136
18.6.09

S. Mohamed Yoosuf
Asiya Yoosuf

ஆர். லெனினமோகன்
உரிமம் எண். : 6/772/அ3/96
261, பிளச். ரோடு,
அயனாவரம்,
சென்னை-600 023.

2. The Vendor covenants with the Purchasers and all persons lawfully and equitably claiming under him that they shall hereafter quietly and peaceably possess and enjoy the Property mentioned in the Schedule B hereunder without any hindrance, interruption, claim or demand either by the Vendor or by any other person or persons claiming through the Vendor.

3. The Vendor further covenants with the Purchasers that the Property mentioned in the Schedule B is not the subject matter of any mortgage, charge, lien, security or any litigation pending in Court.

Asiya

Kanak Lata Baid

Document
No 2578 Year 2009
Page No: 12
Total Pages 17

Deepak Baid
Jyothi Baid

1000Rs.



1135
19.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/அ3/9
261, பிளச். ரோடு,
அமைந்தகரை,
சென்னை-600 029.

4. The Vendor further covenants with the Purchasers that the Vendor shall indemnify and keep indemnified the Purchasers against all claims, actions-of-law and other proceedings which may be instituted by any person or persons impeaching the title of the Vendor and against all losses, damages and/or expense which the Purchasers may incur or suffer by reason of such claim, actions-of-law or other proceedings.

5. The Vendor further declares that she and all those claiming through her shall at the request and cost of the Purchasers willingly execute, register or cause to do all such acts, deeds and things for perfecting the sale of the Schedule B mentioned property in favour of the Purchasers.

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Kanak Lata Baid
Rupak Baid
Jyothy Baid



1137
19.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

ஆர். ஸ்ரீனிவாசன்
உரிமம் எண். : 6/772/ஆ3/98
261, பிளச். ரோடு,
அயனாவரம்,
சென்னை-600 023.

6. The Vendor has paid all the taxes, levies, charges etc. in respect of the said property till date.

7. The Vendor has this day handed over the photo copies of the title deeds relating to the said property to the Purchasers.

8. The Vendor has this day handed over the original documents and title deeds relating to the schedule A Property to M/s.Sky Homes of Anna Nagar, Chennai – 600 102.

9. The Vendor has this day handed over vacant possession of the entire schedule A property to M/s.Sky Homes of Anna Nagar, Chennai – 600 102.

Asiya

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Kanak Lata Baid
Gopal Baid
Jyothi Baid



1138
15.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

ஆர். ஸ்ரீனிவாசன்
உரிமம் எண். : 6/772/சி3/96
261, பிரகாசம் சாலை,
அலுவலகங்கள்,
சென்னை-600 022.

Kanak Lata Baid

SCHEDULE A

Vacant Ground bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102, of an extent of 2 grounds and 810 sq.ft. comprised in T.S.No.55, Block No.2, of Periyakudal Village, and bounded as follows:

North by	-	Road
East by	-	Plot No.177
South by	-	Plot No.151 and 150
West by	-	Plot No.175

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Asiya

Kanak Lata Baid
Deepak Baid
Jyothi Baid

10 Rs.



1139
19.6.04

S. Mohamed Yoosuf
Asiya Yoosuf

ஆர். லக்ஷ்மணன்
உரிமம் எண். : 6/772/253/96
261, பிளசர். ரோடு,
அயனாவரம்,
சென்னை-600 023.

and having linear measurement, per annexed topographic survey drawing no: ATM /404/2003:

East to West on the Northern side	-	37 feet 1.75 inches
East to West on the Southern side	-	77 feet 6.50 inches
North to South on the Eastern side	-	95 feet 4 inches
North to South on the Western side	-	107 feet 1.75 inches

in all measuring 2 grounds and 810 sq.ft. within the Registration Sub-District of Anna Nagar and Registration District of Chennai-Central.

Asiya

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Kanak Lata Baid
Deepak Baid
Jyothi Baid

SCHEDULE B

974.19/5610th sq.ft. of undivided share of vacant land in the property mentioned in Schedule A above.

Market value - Rs 22,14,061/-

IN WITNESS WHEREOF the Parties have signed this Agreement on the day, month and year above written

WITNESSES:

1. S. SITARAMAN
S/o. S. SUNDARARAJU
109, 'B' Block,
I St Cross St.
Ramalinga Colony
Chennai - 110.

Rupak Baid
Jyothi Baid

Kanak Lata Baid
VENDOR

2. S/o Late Thiru
Late Iyyanar
No 2 the 2nd
Power Agent

Asiya
PURCHASERS
Self and Power Agent of Purchaser No.1.

Asiya

Asiya

Drafted by
Advocate, Madras

Document
No. 2578 Year 2004
Page No. 17
Total Pages 17

பற்று சீட்டு

ஆவண எண். 200402578 முத்திரை 41 ரசீது எண் 553

பெயர் MOHAMAD YOOSUF முகவரி ANNA NAGAR

தன்மை Conveyance

மொத்த மதிப்பு	2,214,061.00
தேவையான முத்திரை தீர்வை	177,128.00
ஆவணம் தாங்கிய முத்திரை தீர்வை	152,130.00
விற்கியல்ல முத்திரை தீர்வை :	
செலுத்தப் பயன்படுத்தப்பட்ட தொகை ரூ.	0.00
DD / Challan முலம் பயன்படுத்தப்பட்ட தொகை ரூ.	25,000.00

கார்பரேசன் அலுவலர் துணை வரைகுழு

நாள் 23/06/2004

பதிவு அலுவலர் மற்றும் இணை
முத்திரை கட்டண பிரிவு 41ன் கீழ்

Sub-Registrar
(In the Cadre of District Registrar)
Anna Nagar, Chennai-40.



North

W E

S

C:\ROSE\2003\FBLOCK-ANNANAGAR (SYS-3)	
ORIGINAL SIZE:- A3	
SCALE:- 1:200 (1CM = 2M)	
DRAWING NO. ATM/404/2003	REV. 0

LEGEND:-

SYMBOL	DESCRIPTION
LP	LAMP POST
TP	TELEPHONE POLE
MH	MAN HOLE
	MANGO TREE
	CONTROL POINT
①	BOUNDARY TURNING POINT

Building has been demolished. VACCANT LAND ONLY.

For SKY HOMES

PROPRIETOR

AREA DETAILS:-

DESCRIPTION	SQ.MT	SQ.FT	GROUNDS
TOTAL SITE AREA (Including North & East side compound wall)	521.210	5610.257	2.338

NOTES :-

1. ALL DIMENSIONS ARE IN METRES
2. SURVEYED ON 3-11-2003.
5. ALL BOUNDARY MEASUREMENTS ARE COMPOUND WALL OUTSIDE

TITLE :-

TOPOGRAPHICAL SURVEY MAP OF DOOR NO: 74, 'F' BLOCK, IInd STREET, ANNA NAGAR EAST, CHENNAI - 600 102

SURVEYED BY:

APEX TOPOMAPPERS PVT. LTD,

TOPOMAPPING AND ENGINEERING SURVEYING
A-33, 6th STREET,
ANNA NAGAR (EAST).
CHENNAI-102. PHONE:6216182, FAX:91-44-6203963.
E.MAIL: apextopomappers@eth.net

e\2003\FBLOCK-ANNANAGAR.dwg Mon Nov 03 16:18:23 2003



A. VASANTHA
STAMP VENDOR,
HIGH COURT CAMPUS,
No. 23834/83, Chennai-104

SALE DEED

This DEED OF SALE executed at CHENNAI this 3rd day of ~~October~~ November 2005 by

(1) **Mr. S. SITARAMAN** Son of M. Sundarababu residing at No.109, First Cross Street 'B' Block Ramalingar Colony, CHENNAI-600 110, holder of Income Tax PAN No.AYYPS7501G, hereinafter called the **VENDOR**

AND

(2) **Mr. SUKKUMAR GEORGE** Son of S.George Ratnam residing at E-63, 5th Main Road, Anna Nagar East, Chennai – 600 102, holder of Income Tax PAN No.ATAPS8946C hereinafter called the **CONFIRMING PARTY** the term **VENDOR** and **CONFIRMING PARTY** shall unless repugnant to the context mean and include their respective heirs legal representatives, executors and assigns.

Document
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Page Nos 1 | Total Pages 15

D. Usha

4017/05
(withdrawal dt 25)

S No 1070 of 05

Certified that a sum of Rs 143000 (One Lakh and forty three thousand only) was paid in the form of Indian Stamps for the stamp duty chargeable on this instrument.

Dr. R. Doraisamy
Chennai

Sub-Registrar

Collector's Office Acknowledgement
3.11.05

Received in the Office of the Sub-Registrar Chennai-5 the sum of Rs. 18120 Paid between the hours 11-5 on the 3rd November 2005

Document No. 4017 Year 2005
Page Nos 2 Total Pages 15

EXECUTION ADMITTED BY
LEFT THUMB

① S/o M. Sundaresan, 109, Thanks, 1st, B'Block, Ramalingam Colony, Chennai 110.

Identity Verified as per
Document PAN No. AYIPS7501G
Issued by IT Dept

LEFT THUMB

② S/o George Retnam, E-63, Anna Nagar, Chennai-102. as Confirming Party

Identity Verified as per
Document PAN No. AIBPS8946C
Issued by IT Dept

CLAIM ADMITTED BY
LEFT THUMB

③ S/o R. Rajagopal, 72, 70 feet Road, Periyar Nagar, Chennai-82

Identity Verified as per
Document PAN No. AABFP9912R
Issued by IT Dept

LEFT THUMB

④ D. Usha D/o R. Durai Rajan, 72, 40 feet Road Periyar Nagar, Chennai-82

Identity Verified as per
Document PAN No. AABPU6768M
Issued by IT Dept

IDENTIFIED BY

S. Jayaraj (S. Jayaraj) S/o Subramaniam 45, Beraka Road Nammalwarpet, Chennai-12



SUB TREASURY
21 OCT 2005
CHENNAI
FORT - TONDIARPET

8563
3.11.2005

S/o
R. Dorairajan

A. SANTHANAM
STAMP VENDOR
HIGH COURT CAMPUS
L.NO. B /48740/05
CHENNAI-600 104

TO AND IN FAVOUR OF

(1) Dr. R. Dorairajan, Son of R. Rajagopal, Hindu aged about 60 years, residing at New No.72, (Old No.A 105), 70 Feet Road, Periyar Nagar, Chennai - 600 082, holder of Income Tax PAN No.AAFPD 9912 R, **and**

(2) Ms. D. Usha, D/o. Dr. R. Dorairajan, Hindu, aged about 23 years residing at New No.72, Old No.A 105, 70 Feet Road, Periyar Nagar, Chennai-600 082, holder of Income Tax PAN No AASPU 6768M..hereinafter jointly called the **PURCHASERS** (which term shall unless contrary or repugnant to the context or meaning thereof include their respective heirs, executors and assigns), OF THE OTHER PART.

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Actual Pages 15

R. Dorairajan
D. Usha



R. Dorairajan

K. JAMUNA
STAMP VENDOR
HIGH COURT CAMPUS
LNO: B 48749/05
CHENNAI-600 104

SUB TREASURY
18 OCT 2005
CHENNAI
FORT - TONDIARPET

WHEREAS M/s. **SKY HOMES INDIA PRIVATE LIMITED** having their Office at No.14(Old No.F-176) Fourth Street, Anna Nagar, (East) Chennai-600 102 formed a scheme for construction of Residential Apartments Building named **DEJA-VU** in Plot No.176, Door No.5 (Old No.74) F Block, Second Street, Annanagar (East) Chennai-600 102 measuring in extent 2 Grounds and 810 Sq.Feet comprised in T.S.No.55, Block 2 of Periyarkudal Village which is more fully described in the **Schedule 'A'** hereunder.

WHEREAS the VENDOR herein is the OWNER of one apartment in the rear side of the third floor of the aforestated Building and the VENDOR purchased 676.5/5610 undivided share of land out of the schedule A property which is more fully described in the schedule 'B' hereunder, by Sale Deed executed by one Kanaka lata Baid on 11.2.2005 and registered as Doc No.460/2005 in the Office of the SRO/Anna Nagar, Chennai 600 040.

Document No. 4017 Year 2005
Page Nos 5 Total Pages 15

D. Usha



8565
3.11.2005
R. Doraisajan

SUB TREASURY
28 OCT 2005
CHENNAI
FORT - TONDIARPET

K. SANTHANAM
STAMP VENDOR
HIGH COURT CAMPUS
L.NO. 8
CHENNAI-600 104

WHEREAS the VENDOR entered into a Builders Agreement with promoters of the Scheme the said SKY HOMES INDIA PRIVATE LIMITED for construction of Apartment of area 1100 Sq.feet in Third Floor (rear side) and Stilt car parking on the front side of the Building of plinth area of about 165 sq.feet.

WHEREAS during the course of construction of the said Apartment Building, the VENDOR decided to dispose off the Apartment [redacted]

D. Usha

Document
No. 4017 Year 2005
Total Pages 15
Nos 6

100Rs.



SUB TREASURY
28 OCT 2005
CHENNAI
FORT - TONDIARPET

R. Dorairajan

R. SANTHANAM
STAMP VENDOR
HIGH COURT O.S. PUB
L.NO. 9 45743/98
CHENNAI-600 104

Document
No. 7017 Year 2005
Page Nos 7
Total Pages 15

WHEREAS the PURCHASERS approached the VENDOR and offered to purchase the Apartment, the proportionate undivided share as described in the Schedule 'B' hereunder together with the Apartment in [illegible] as described in the Schedule 'C' hereunder for a total sale consideration of Rs.18,00,000/- (Rupees eighteen lakhs only).

WHEREAS the VENDOR has accepted the offer of the PURCHASERS and agreed to sell the Schedule 'B' property together with the [illegible] Apartment in as and where is condition for the total sum of Rs.18,00,000/- (Rupees eighteen lakhs only).

D. Usha

100Rs.



SUB TREASURY
13 OCT 2005
CHENNAI
FORT - TONDIARPET

8567
3.11.2005
R. Dorairajan

K. SANTHANAM
STAMP VENDOR
HIGH COURT CAMPUS
LNO. 8
CHENNAI-600 104

WHEREAS the PURCHASERS entered into an Agreement of Sale with the VENDOR No.1 on 21.10.2005 for the purchase of Schedule 'B' and Schedule 'C' properties and applied for Home Loan with the UTI Bank Adayar Branch, Chennai.

WHEREAS the said UTI Bank sanctioned loan to the tune of Rs.17,68,000/- (Rupees Seventeen Lakhs sixty eight thousands only) on the security of Schedule 'B' and Schedule 'C' properties which shall be repaid in Equated monthly installments and in pursuance and the said UTI Bank have issued the Banker's Cheque No017315 for Rs.17,68,000/-/- (Seventeen lakhs sixty eight thousands only) on behalf of the PURCHASERS towards balance, and final sale consideration for this Deed of Sale.

Document
No. 4017 Year 2005
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Total Pages 15

D. Usha

NOW THIS DEED OF SALE WITNESSETH that in consideration of the sum of Rs.18,00,000/- (Eighteen Lakhs only) paid by the PURCHASERS in the manner following.

1. The sum of Rs.32,000/- (Rupees Thirty two thousands only) paid under the above mentioned Agreement of Sale dated 21.10.2005.
2. The sum of Rs.17,68,000/- (Rupees seventeen lakhs sixty eight thousands only) paid by Bankers Cheque No: 017315 of UTI Bank, Adyar Branch, Chennai.

the receipt of which payments the VENDOR doth hereby admit and acknowledge being the entire sale consideration for 676.50/5610th undivided share of land out of 'A' Schedule property as described in 'B' Schedule hereunder together with the [illegible] Apartment of super built area 1100 Sq.feet so far constructed and stilt car parking as described in the Schedule 'C' hereunder hereby release the PURCHASERS from any further payment thereof and by way of absolute sale hereby grant, convey, transfer and assign 676.5/5610 undivided share of land out of the A Schedule property hereunder as morefully described in the Schedule 'B' hereunder and Residential Apartment on the rearside of the third floor of the aforesaid Apartment Building **Deja - Vu** measuring, Super built area 1100 Sq.feet and one exclusive stilt car parking on the front side of the said Building measuring approximately 165.sq.feet as morefully described in Schedule 'C' hereunder together with the right of use for access way, common areas in the premises of Schedule 'A' property with all electrical, water, sewerage connections, common amenities and also the rights, privileges, appurtenances, water courses applicable to the Schedule 'A' property for common enjoyment with other owners of undivided share of land. TO HAVE AND TO HOLD the same UNTO and TO the use of the PURCHASERS absolutely for ever from generation to generation free of all encumbrances.

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D. Usha

The VENDOR hereby assures the PURCHASERS that the Purchasers shall be free of all persons lawfully and equitably claiming under theVendor, the PURCHASERS shall hereafter quietly and peaceably possess and enjoy the Property mentioned in the Schedules 'B' and 'C' hereunder, without any hindrance, interruption, claim or demand either by the VENDOR or by any other person or persons claiming through the VENDOR herein.

The VENDOR further covenants with the PURCHASERS that the property mentioned in the Schedules 'B' and 'C' are not the subject matter of any mortgage, charge, lien, security or any litigation pending in Court.

The VENDOR further covenants with the PURCHASERS that the VENDOR shall indemnify and keep indemnified the PURCHASERS against all claims, actions-of-law and other proceedings which may be instituted by any person or persons impeaching the title of the VENDOR NO.1 and against all losses, damages and/or expense which the PURCHASERS may incur or suffer by reason of such claim, actions-of-law or other proceedings in respect of the property hereby conveyed.

The VENDOR further declares that he shall at the request and cost of the PURCHASERS willingly execute, register or cause to do all such acts, deeds and things for perfecting the sale of the Schedules 'B' and 'C' mentioned property in favour of the PURCHASERS.

The VENDOR has paid all the taxes, levies, charges etc. in respect of the said property till this date.

The VENDOR hereby covenants with the PURCHASERS and express the consent for transfer of names in all the records of the Corporation of Chennai, CMWSSB, TNEB and all other Government Departments / Quasi Government bodies and for the mutation of the Revenue Records in the name of the PURCHASERS - in respect of the 'B' and 'C' Schedule Properties.

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D. Usha

The VENDOR NO.1 has this day handed over the original Sale Deed executed in his favour and the photo copies of the title deeds relating to the said property to the PURCHASERS.

The VENDOR assures that he has settled accounts with the promoters of the Scheme **M/s. SKY HOMES INDIA PRIVATE LIMITED** for construction works so far carried out and there shall be no further claim in this regard.

The PURCHASERS at the request of VENDOR have agreed to entrust the construction works pending completion for the said apartment to **M/s. SKYTHOMES INDIA PRIVATE LIMITED** and entered into a seperate Builders Agreement.

SCHEDULE - A

Vacant Ground bearing Plot No.176, Door No.5 (Old Door No.74) F-Block, 2nd Street, Anna Nagar East, Chennai 600 102, of an extent of 2 grounds and 810 sq.ft. comprised in T.S.No.55, Block No.2, of Periyakudal Village, Madras District and bounded as follows:

North by - Road (2nd Street)

East by - Plot No.177

South by - Plot No.151 and 150

West by - Plot No.175

and having linear measurement, per annexed topographic survey drawing no: ATM/404/2003:

D.Usha

D.Usha

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East to West on the Northern side	-	37 feet 1.75 inches
East to West on the Southern side	-	77 feet 6.50 inches
North to South on the Eastern side	-	95 feet 4 inches
North to South on the Western side	-	107 feet 1.75 inches

in all measuring 2 grounds and 810 sq.ft. within the Registration Sub-District of Anna Nagar and Registration District of Chennai-Central.

SCHEDULE - B

676.50/5610th of undivided share of land in the property mentioned in Schedule A above.

SCHEDULE - C

[redacted] flat in the rear portion of the 3rd floor of 1,100 square feet of super plinth area, which area includes it's proportionate share of all common areas in the building [redacted] known as **Deja-Vu'** in the Schedule 'A' property mentioned above with stilt Car Parking of approximately 165 sq.feet.

D. Usha

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Market value of the property mentioned in Schedule 'B' and 'C' being Rs.18,00,000/- (Rupees Eighteen Lakhs only).

IN WITNESS WHEREOF THE VENDOR AND PURCHASERS HAVE SIGNED UNTO THIS DEED OF SALE ON THE DAY FIRST ABOVEWRITTEN IN THE PRESENCE OF:

PURCHASER NO.1

VENDOR

D. Usha

PURCHASER NO.2

CONFIRMING PARTY

WITNESSES

1. (CS JAWAHAR)
S/o Subramaniam
No 45 Bercuda Road
Nanmalvarpal Chennai-12

2. R. D. Santhana krishnan
S/o. R. Doraisyan
No 72 Siva Ganga Salai
Anna Nagar Chennai-82

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Drafted By: Self



North
W E
S

CAD FILE NAME:	
ORIGINAL SIZE:-	A2
SCALE:-	1:200 (1CM = 2M)
DRAWING NO.	REV.

LEGEND:-

SYMBOL	DESCRIPTION
	LAMP POST
	TELEPHONE POLE
	MAN HOLE
	MANGO TREE
A	CONTROL POINT
	BOUNDARY TURNING POINT

AREA DETAILS:-

DESCRIPTION	SQ.MT	SQ.FT	GROUNDS
TOTAL SITE AREA (including North & East side compound wall)	521.210	5610.257	0.338

NOTES :-

1. ALL DIMENSIONS ARE IN METRES
2. SURVEYED ON 3-11-2003.
3. ALL BOUNDARY MEASUREMENTS ARE COMPOUND WALL OUTSIDE

TITLE :-

TOPOGRAPHICAL SURVEY MAP OF
DOOR NO: 74, 'F' BLOCK,
IInd STREET,
ANNA NAGAR EAST,
CHENNAI – 600 102

SURVEYED BY:

APEX TOPOMAPPERS PVT. LTD.
TOPOGRAPHIC AND ENGINEERING SURVEYS
4-33, 4th STREET,
ANNA NAGAR (EAST),
CHENNAI-102. PHONE: 02 4-02, FAX:91-44-6262443.
E-MAIL: [illegible]

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D. Uma

Advocate

ANNEXURE 1-A

Statement regarding particulars of the building mentioned in the document Please note by a tick (✓) mark in to relevant item in the following from :

1. Description of Building

a) Constn. of the Structure	:	✓Cement or Lime Mortar	Partly Cement or lime & Partly Mud Mortar
b) Depth. of Foundation	:	✓3 to 4 ft.	Above 4 ft.
c) Thickness of walls in G.F.	:	✓9"	1"1½'
d) Whether teakwood used through out	:	Yes	✓No
e) Flooring		✓Mosaic	Ordinary Plastered

2. Age of Building : [redacted] Years
3. Extent of the Site : 676.5 Square Feet
   a) Value of the Site : Rs. ~~15,37,495-00~~ 14,15,300 —
4. Build up Area :

	G. Foor	1st Floor	2nd Floor	3rd Floor
Madras Terrace :				
R.C.C. Roof :				
Mangalore tile roof over flat tiles :				
Mangalore tile roof plain :				
Mangalore tile over ceiling tiles :				
Pantile roof over flat tiles :				
Pantile roof plain :				
A.C.C. Sheet :				

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5. Area of Separate garage if any : Nil
6. Length of compound wall if any : Nil
7. Well : Nil
8. Is there a separate latrine 'O' Septick Tank : No
9. Elec. Installations : a) No. of Points Nil
   b) No. of Fan Nil
   c) No. of Elec. Pumps Nil
10. Annual Rental Value : Rs. 14,15,300 — 14,15,300
11. Land Value : Rs. ~~15,37,495-00~~ 3,84,700
    Building Value : Rs. ~~2,62,505/-~~ 18,00,000
    Total Market Value : Rs. 18,00,000/-

PLACE : Chennai
DATE : 3.11.05

Signature of Claimant

Signature of Executant

Forms Available at : R. Chelladurai, B.Sc., Document Writer, No. W-685, Anna Nagar Western Extension, Chennai - 600 101.



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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

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