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RE REGULATORY RECORD

RERA Document

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5000Rs.



"ABSOLUTE SALE DEED FOR RS.90,000.00"

This deed of absolute sale Deed executed at Katpadi this 16th day of August 1991 by M. Abdul Jabbar Sahib son of M. Abdul Vacobh sahib Muslim aged about 67 years resided at Thiruvalam Village, Gudiyatham Taluk, North Arcot Ambedkar District and now residing at No.23, Ameenba Street, Melvisharam village, Walaja Taluk, North Arcot Ambedkar District hereinafter called the "VENDOR" which term shall wherever the context, admit, mean and include his heirs, executors, legal representatives and assign of the one part TO AND IN FAVOUR OF M/s. L.M.S. GANI MOHAMED AND CO., a partership firm doing business at No.31, Kattur sadaiappan Street Periamet, Madras 600 003, herein represented by one of its partner Mr. G.M. MOHAMED KAMIL S/o. L.M.S. GANI MOHAMED, aged about 26 years, residing at 31, KATTUR SADAYAPPAN STREET, PERIAMET, MADRAS-3 hereinafter called the "PURCHASERS" which term shall mean and include besides

M. Abdul Jabbar

3000Rs.



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L.M.S. Gani Mohamed & Co
Madras-3.

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themselves, his successors in office and assigns of the other part;

Whereas M. Khairunnishabe wife of Giramani Mohamed Gani Sahib and sister of M. Abdul Jabber Sahib the Vendor, has Gifted the Schedule mentioned property to the Vendor Mr. M. Abdul Jabbar Sahib on 1st November 1965 by a registered Gift deed Document No.213/66 Vide 579 Volume 481-482 pages at the Sub-Registrar Office, Katpadi 632 007, Gudiyatham Taluk, North Arcot Ambedkar District and whereas the Vendor is the absolute owner of the schedule mentioned property and he is in absolute possession and undisturbed enjoyment of the same eversince then.

And whereas the Vendor decided to sell and offered to the purchasers herein have agreed to purchase all that piece and parcel of land at Thiruvalam Village, Gudiyatham Taluk, North Arcot Ambedkar District extent of one Acre and $30\frac{1}{2}$ cents comprised in Survey Nos.

M. Abdul Jabbar

2000 Rs.



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Rs. 2000/-

17087

5-3-91

M.S. GANI MOHAMED AND CO.,

MADRAS-2

94/1 to 8 which is morefully described in the schedule hereunder for an agreed price of Rs.90,000/- (Rupees Ninety thousand only) and the parties herein have accordingly entered into this deed of absolute sale.

In pursuance of the same the Vendor has this day received from the purchaser the sale consideration of Rs.90,000/- (Rupees Ninety thousand only) in cash and the Vendor has this day delivered possession of the schedule mentioned property to the purchaser.

AND WHEREAS the Vendor hereby transfers, conveys, sells, grants and assigns unto the purchasers above named all that piece and parcel of land at Thiruvalam Village, Gudiyatham Taluk, North Arcot Ambedkar District of an extent of one acre and $30\frac{1}{2}$ cents comprised in Survey Nos.94/1 to 8 which is morefully described in the schedule hereunder together with all the rights, liberties, privileges, easements, advantages and appurtenances, whatsoever to the said property and every part thereof belonging to reputed to being or usually held or hereto for enjoyed therewith or occupied or known as part and parcel of the

M. Abdul Jabbar

750Rs.



same or appurtenant hereto and all the estate, right, title interest property claim and demand whatsoever of the Vendor herein into and upon the said land hereby conveyed and to HAVE AND TO HOLD the same and every part thereof for ever and free from all encumbrances, whatsoever and with all the rights of alienation.

2. AND the Vendor hereby covenant with the purchasers that they shall and may from time to time and at all times hereafter pecefully and quietly enter into and upon the said property hereby conveyed and receive profits therefrom without any let or hindrance interruption or distrubrances, or claim by the Vendor or at the instance of any person or personsclaiming under or through the Vendor or any of those under whom the Vendor derive title. And the Vendor further covenants with the purchasers that if the purchasers suffer any damages, through any defects in the Vendor title, then the Vendor will keep the purchasers well and sufficiently indemnified personally and from their other properties against all losses which the purchasers may be put to by reason of

M. Abdul Jabbar

60 Rs.



of any defect in title in the property hereby sold and or any encumbrances, claim, demands, damages, actions-at-law or other proceedings and against all lossess, damages, costs and expenses which the purchasers may sustain or incur or be put to by reason of any claim or demand or actions-at-law and other proceedings in respect of title to the same.

3. The Vendor hereby covenants with the purchasers that they have not done or knowingly suffered or been party or privy to any act, deed or thing whereby the said property hereinbefore referred to and described in the schedule hereto or any part thereof is or may be encumbered or affected in title or otherwise or whereby the Vendor hereto are in any manner prevented from conveying or transferring and assigning the same unto the purchasers in the manner aforesaid. And the Vendor hereby covenant with the purchaser that the property hereby conveyed or any part thereof is not subject to or affected by any encumbrances, charges, attachments, claims, interest, or any lisependens whatsoever. There are no acquisition proceedings in respect of the property hereby demised.

M. Abdul Jabbar



தபற்றவர் L.M.S. Ganimohamed & Co
எண் 6607 Madras-3
நாள் 16.8.91
ரூ 1/-

4. The Vendor hereby covenants with the purchasers that they are the absolute owners of the property hereby conveyed and that they have full right, title and power to sell, grant, convey, and assign the said property to the purchaser.

5. The Vendor hereby further covenants with the purchasers that the Vendor and all persons lawfully and equitably claiming under them shall and will from time to time and at all times hereafter at the cost of the purchaser or person claiming under them, execute rigister or cause to be done, executed and registered all and every such act, deed or thing as may be found necessary or required for further and more effectually or perfectly assuring the said property and every part thereof unto the purchaser by way of absolute sale.

6. The Vendor hereby covenants with the purchasers that thereare no arrears of Land taxes, or such other public dues or other dues in respect of the property hereby sold and the property hereby sold is not affected by Land Ceiling Act.

7. The Vendor has this day delivered vacant possession of the property to the purchasers herein and also delivered the original title deeds of the property to the purchasers herein.

M. Abdul Jabbar



தமிழ் 15 (1) L.M.S. Ganimohamed & co

எண் ..... 6608 ..... madras - 3

நாள் ... 16-8-91 .....

ரூ (ரூ) ..... 1/- .....

SCHEDULE OF PROPERTY

In North Arcot Ambedkar District, Vellore Registration District Katpadi Sub-Registration District, Gudiyatham Taluk in THIRUVALAM Village, Govt. Dry survey No.94/1 extent acre 0.37 in this half of land acre $0.18\frac{1}{2}$ kist Rs.0.26

Govt. Dry Survey No.94/2 extent acre 0.37 in this half of the land acre $0.18\frac{1}{2}$ kist Rs.0.26

Govt. Dry Survey No.94/3 extent acre 0.30 in this half of the land acre 0.15 kist Rs.0.20

Govt. Dry Survey No.94/4 extent acre 0.30 in this half of the land acre 0.15 kist Rs.0.20

Govt. Dry Survey No.94/5 extent acre 0.51 in this half of the land acre $0.25\frac{1}{2}$ kist R.s.0.36

Govt. Dry Survey No.94/6 extent acre 0.33 in the half of the land acre $0.16\frac{1}{2}$ kist Rs.0.20

Govt. Dry Survey No.94/7 extent acre 0.31 in this half of the land acre $0.15\frac{1}{2}$ kist Rs.0.20

M. Abdul Jabbar



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தமிழ்நாடு (8)
எண்.....6609.....
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Govt. Dry Survey No.94/8 extent acre 0.12 in this half of the land acre 0.06 kist Rs.0.10 and also in this land a well with half of the right ($\frac{1}{2}$ Part).
The Total area of the above lands are acre $1.30\frac{1}{2}$

The above property is within the Jurisdiction of THIRUVALAM panchayat. The present market value of the above property is Rs. 90,000.00

Witnesses:

P.M.S. Amanulla

(P.M.S. AMANULLA)
S/O P.M.T. SADAKATHULLA.
178,P SADUCKAI St;
KAYALPATNAM.

T.M. Nisar

T.M. NISAR AHMED
S/O M. ABDUL MUNAF.
80, Main Road Tiruvidam.

Signature

M. Abdul Jabbar

Drafted by: A. [illegible] L. NO A/77 Katpadi

Typed by: P. Baskaran L.C. NO.A/179/NLR/90.

1Re



தமிழ்நாடு

எண்.....6610.....

நாள்....16.8.91....

L.M.S. Rajamohamed & Co
madras-3

STATEMENT UNDER RULE 3(1)

of THE MADRAS (PREVENTION OF UNDER VALUATION OF INSTRUMENT)

RULES 1968

S.No.	Survey No.	Extent Acre.	Name of Property	Market Value as per Executent's Assessment
1.	94/1	$0.18\frac{1}{2}$	Dry land	Rs. 12,247.00
2.	94/2	$0.18\frac{1}{2}$	Dry land	Rs. 12,247.00
3.	94/3	0.15	Dry land	Rs. 9,930.00
4.	94/4	0.15	Dry land	Rs. 9,930.00
5.	94/5	$0.25\frac{1}{2}$	Dry land	Rs. 16,881.00
6.	94/6	$0.16\frac{1}{2}$	Dry land	Rs. 10,923.00
7.	94/7	$0.15\frac{1}{2}$	Dry land	Rs. 10,261.00
8.	94/8	0.06	Dry land	Rs. 3,972.00
9	94/8 in this a well with half share			Rs. 3,609.00
			Total	Rs. 90,000.00

M. Abdul Jabbar

108.00

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.