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DIGITALLY VERIFIED RECORD



9239
18.9.09

S. Rangaprasad.
2051 N Cranbrook Ave.
St. Augustine,
Florida - 32092

04AA 543127

Janaki Narayanan

MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road
R.A. Puram, Chennai - 600 028
Lic. No. 4/B 3/2000
Cell: 9840150119

SALE DEED

THIS DEED OF SALE executed at Chennai on this the 18th day of **September** 2009, BY **Smt. R. Kausalya, wife of Mr. R. Raghavan Hindu, aged 72 years,** residing at AG1, GR Grand Residency, Kanakapura Road, JP Nagar 6th Phase, Bangalore - 78, hereinafter called the **"VENDOR"** which term shall mean and include her heirs, executors, administrators, legal representatives and assigns, of the ONE PART.

TO AND IN FAVOUR OF

S. Rangaprasad, Son of Mr. K. Soundararajan, aged 36 years, residing at 2051, N Cranbrook Ave, St. Augustine, Florida-32092, represented by his Power Agent, **Mr. S. Prasanna Venkatesh**, Son of Mr. K. Soundararajan, residing at No.80/67, Mandaveli Street, Mandaveli, Chennai 600028, Registered as No 456 of 2009, Book IV in the Sub-Registrar Office, Saidapet, On 15th day of April 2009, hereinafter called the **"PURCHASER"** which term shall mean and include his heirs, executors, administrators, legal representatives and assigns, of the OTHER WITNESSETH:-

S. Prasanna Venkat

POWER AGENT OF PURCHASER

VERIFED

DOCUMENT HANDLED
21/9/09
Page 1 of 18
Finish Pages 18

R. Kausalya
VENDOR

3157/09
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GOVERNMENT REGISTRAR
Page No. 3157/09
Total Pages 18

Presented in the office of the Sub-Registrar of Velachery and Fee of Rs. 75180/- paid between the hours of 10-11 on 18 SEP 2009

Left Thumb



S. MANOHARAN
SUB REGISTRAR

DECLARATION UNDER SECTION 41 AND 42 OF ACT II OF 1899.

Sec 41 Rs 5,00,000/-
Five Lakhs only

Presiding Mr. Prasana Venkatesh
ch-28

Sub-Registrar's Office Collector
Velachery
Date 18 SEP 2009

SR No: 1323/09

SHEETS SHEET

Prasana Venkatesh
SUB REGISTRAR

S. PRASANNA VENKATESH S/o. K. SOUNDARARAJAN
No. 80/67, mandaveli Street, Mandaveli,
Chennai 600028.

DL No: TN04 2009 0008

EXECUTION ADMITTED BY

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S. MANOHARAN
SUB REGISTRAR

R. Kausalya R. KAUSALYA W/o. R. RAGHAVAN
No. AG1, KANAKAPURA ROAD
J.P. NAGAR, 6th Street, Bangalore 78
(VENDOR)

Canara Bank A/c No: 2180

CLAIM ADMITTED BY:

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S. Prasana Venkatesh

S. PRASANNA VENKATESH
S/o. K. SOUNDARARAJAN.
No. 80/67, Mandaveli Street.
Mandaveli, Chennai. 28.
[PURCHASER POWER AGENT]

IDENTIFIED BY

1. R. Raghavan S/o. R. Rajagopalan. No. AG1, G.R. Grand Residency, J.P. Nagar, Bangalore 78.

2. S/o. V. Narsimma Achari 80/67, Mandaveli Street, Chennai-28
(V. RANGANATHAN)

18 SEP 2009

S. MANOHARAN
SUB REGISTRAR



04AA 543128

9240
18.9.09

S. Rangaprasad
2051 N Cranbrook Ave.,
St., Augustine,
Florida-32092

Janaki Narayanan

MRS. JANAKI NARAYANAN
STAMP VENDOR
46/4, First Main Road
Puram, Chennai-600 028
R.A. Lic. No. 4/B 3/2000
Cell: 9840150119

WHEREAS the Vendor became the sole and the absolute owner of the Plot No.10 measuring 5963 sq. ft. more fully described in the schedule A by virtue of the sale deed dated 16/11/1965 executed by Mr. Manickam and his wife Smt. Baby registered as document No. 2347 at Pallavaram Sub Registrar Office.

AND WHEREAS the R.S. No. 180 was omitted to be mentioned in the said sale deed dated 16/11/1965, a rectification deed dated 07/10/1970 was executed by the said Mr.Manickam and Smt. Baby registered as Document No. 1255 at Alandur Sub-Registrar office.

AND WHEREAS the Vendor had sub-divided the said plot No. 10 as sub-divided plot No. 10A and 10B with the sanction of the Commissioner of St. Thomas Mount Panchayat Union in Sanction no. 8025/89 – A4 dated 10/10/1989 (Sub-Division copy attached).

AND WHEREAS the Vendor had gifted the sub-divided plot No. 10A measuring 1914.30 sq. ft. out of Schedule 'A' property to her son, Mr. R. Ranganathan, under the

P. Prasanna Venkat
POWER AGENT OF PURCHASER

DOCUMENT SCANNED
Page No 3157/09
Total Pages 4
18

R. Rawsalya
VENDOR

REGISTERED AS NO. 3157 OF 2009

BOOK 1

DATE: 18 SEP 2009

Note. No. of Copies Registered with the Original one

S. MANOHARAN
SUB REGISTRAR

Sub Registrar

MRS. JANAKI NARAYANAN
STAMP VENDOR
45/A First Main Road
R.A. Puram, Chennai-600 028
Lic. No. A/B 31/2000
Cell: 9840150119

DOCUMENT NO. 3157 of 09
CONTAINS 13 SHEETS
2 SHEETS

SUB REGISTRAR

SUB REGISTRAR OFFICE
3157/09
3
18

THE SEAL OF THE SUB REGISTRAR OF VELLACHERY



04AA 543129

18.9.09

S. Rangaprasad
2051 N. Evanbrook Hwy.
St. Augustine
Florida 32092

MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road
R.A. Puram, Chennai-600 028
Lic. No. 4/B 3/2000
Cell: 9840150119

settlement deed dated 01/11/1989, registered as Document No. 3965 at Alandur Sub-Registrar Office.

AND WHEREAS the Vendor has now agreed to sell to the Purchaser the remaining **sub-divided plot No.10-B measuring 4048.70 sq. ft. with exclusive right of passage from the 40 feet road.**

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in consideration of the sum of **Rs. 75, 00,000** (Rupees Seventy Five Lakhs only) paid by the PURCHASER to the VENDOR on 17-9-2009 by way of RTGS from Indian Overseas Bank, Gandhi Nagar, Chennai (UTR No. IOBAH9260000741) to the VENDOR herein, the receipt of which the VENDOR hereby admits, acknowledges and releases the PURCHASER from any further payment towards the sale consideration.

THE VENDOR hereby conveys, transfers, sells, grants and assigns the property more fully described in the Schedule B hereunder written, together with all

S. Prasanna Venkat
POWER AGENT OF PURCHASER

R. Kausalya
VENDOR





04AA 543167

Janaki Narayanan

MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road
R.A. Puram, Chennai-600 028
Lic. No. 4/B 3/2000
Cell: 9840150119

9242
18.9.09

S. Rangaprasad
S/o S. N. Chakravarthy
St. Augustine, Florida-32092

ways, rights to ways, water, water courses, sewers, easements, advantages, liberties, appurtenances and right, title, interest, privileges of the said property in anybody else belonging to usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the VENDOR unto the said property and every part thereof, TO HAVE AND TO HOLD the said property and every part thereof hereunder assured and expressed so as to be unto the PURCHASER absolutely forever and free from any encumbrances, claims or demands.

THE VENDOR hereby covenants with the PURCHASER that the property hereby conveyed belonged to the VENDOR absolutely and no one else other than the VENDOR has any right, title or interest whatsoever in the said property hereby conveyed.

THE VENDOR hereby covenants with the PURCHASER that the VENDOR has good title, right, power and authority to convey the said property by way of absolute sale, to the PURCHASER and the VENDOR has not done committed or suffered, any act, deed or thing whereby the said property shall or may be encumbered or effected in the estate, title or otherwise or whereby the VENDOR shall or may be prevented from conveying the said property to the PURCHASER.

S. Prasanna Venkat
POWER AGENT OF PURCHASER

DOCUMENT REGISTERED
3157/09
Page Book 1
Total Pages 18

R. Vanaja
VENDOR



04AA 543168

S. Rangaprasad
2051 N. Cranbrook
Ave. St. Augustine
Florida. 32092.
9243
18.9.09

Janaki Narayanan
MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road
R.A. Puram, Chennai-600 028
Lic. No. 4/B 3/2000
Cell: 9840150119

5

THE VENDOR hereby also covenants with the PURCHASER that the PURCHASER shall, at all times hereafter peacefully and quietly possess and enjoy the said property and receive the rents and profits thereof without any let or hindrance or suit, eviction, claim or demand whatsoever from or by the VENDOR or any other person or persons.

The VENDOR hereby declares and covenants with the PURCHASER that there are no suits, appeals or any legal proceedings pending in any Court in which any question relating to the Schedule B property is in issue and that there are no attachments, proclamations or orders on the Schedule B mentioned property, which in any way prevent its alienation and that the VENDOR has not entered into any prior agreement of sale with anybody else which is in force and that the VENDOR has not done any act or thing and has not offered the Schedule B mentioned property as security, whereby the said property shall and will be in any way affected in title, estate, possession and enjoyment of the PURCHASER.

THE VENDOR hereby declares and covenants with the PURCHASER that the said property is not subject to mortgage (legal or equitable), charge or attachment, lien,

S. Parsona Devdas
POWER AGENT OF PURCHASER

R. Kausalya
VENDOR

Document No. 3157/09
Page No. 7
Total Pages 18



04AA 543169

9244
18.9.09

S. Rangaprasad
2051 N. Grantmoor
Ave St. Augustine
Florida - 32092

Janaki Narayanan
MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road
R.A. Puram, Chennai-600 028
Lic. No. 4/B 3/2000
Cell: 9840150119

acquisition, encumbrances in favour of any person and the VENDOR declares that there are no defects of any kind in her title to the property hereby conveyed that the VENDOR will indemnify the PURCHASER against all the losses and damages that the PURCHASER may sustain by reason of any of the representations contained in this Deed proving incorrect or false,

THE VENDOR hereby agrees and undertakes to indemnify and save harmless the PURCHASER herein at all times free from all litigations, claims and demands, regularization proceedings whatsoever and to indemnify the PURCHASER against loss, liability, expenses or damages that may be incurred by the PURCHASER by reason of any defect or deficiency in title.

AND THE VENDOR hereby further covenants with the PURCHASER, that the VENDOR and all persons lawfully and equitably claiming through or under her, shall and will from time to time and at all times hereafter execute and register or cause to be done executed and registered at the cost of the PURCHASER all such acts, deeds or

S. Narasima Prakash

POWER AGENT OF PURCHASER

R. Vanaja

VENDOR

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Page No 3157/09
Total Pages 8
18



04AA 543170

S. Gangaprasad.
205, W. Crawford Ave, St. Augustine Florida. 32092

92.45
18.9.09

Janaki Narayanan

MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road,
R.A. Puram, Chennai-600 028
Lic. No. 4/B 3/2000
Cell: 9840150119

things for further and more perfectly assuring to the said property and every part thereof unto the PURCHASER by way of absolute sale as by the PURCHASER shall reasonably be required.

The VENDOR shall be entitled to transfer registry of the property, more fully described in the Schedule B hereto, to the name of the PURCHASER in the Records Of Revenue Authorities, Corporation, Municipality, Panchayat Union, Government Departments, Local Bodies, T.N.E.B. etc. and the VENDOR hereby undertakes to support such transfer of records at any point of time and enquiry in connection with mutation proceedings.

THE VENDOR hereby assures the PURCHASER that the VENDOR has paid all assessments, public charges, taxes, rents and other outgoings up to date payable to any public body or Government in respect of the said property hereby conveyed and that, if any of the said outgoings, rents etc., now due are found not to have been paid, the PURCHASER may pay the same and he will be entitled to recover the same from the VENDOR.

S. Kasana Devdas
POWER AGENT OF PURCHASER

R. Kausalya
VENDOR

Page No. 3157/09
Total Pages 9
18



04AA 543171

S. Rangayaraond
205 N. Cranbrook
Ave, St. Augustine
Florida - 32092

9245
18.9.09

Janaki Narayanan

MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road
R.A. Puram, Chennai-600 028
Lic. No. 4/B 3/2000
Cell: 9840150119

THE PURCHASER shall pay all public charges, taxes, etc. in respect of the Schedule B mentioned property from this day onwards.

The Vendor has handed over possession of the Schedule 'B' property and also handed over the originals of the parent sale deed dated 16/11/1965 and rectification deed dated 07/10/1970 to the purchaser.

SCHEDULE - A

ALL THAT piece and parcel of the vacant house site, Plot No. 10, in [illegible], comprised in Old Paimash Nos. 490/2, 489/1, 490/1, 494/2 and 494/3 and **presently in new R.S. No. 180/20** and registered in the name of R. Kausalya, W/O Mr. R. Raghavan in Patta No. 3892 of 123, **MADIPAKKAM VILLAGE,** Saidapet Taluk, Chengai Anna District (old), totally measuring **5963 Sq Ft** (2 Grounds and 1163 Sq. Ft) bounded on the:-

S. Parsana Burkat
POWER AGENT OF PURCHASER

R. Kausalya
VENDOR

R. Kausalya

S. Parsana Burkat





04AA 543172

B. Rangaprasad.
2051 Ft. Cranbrook
Ave, St. Augustine
Florida. 32092

9246
18.9.09

Janaki Narayanan

MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road
R.A. Puram, Chennai-600 028
Lic. No. 4/B 3/2000
Cell: 9840160119

9

North by: 40' Road

South By: Venkatarama Ayyar's individual layout

West By: Plot No. 9, of : in R.S. No: 180/17, 180/18, 180/19

East By: Plot No. 11 in R.S. No 180/21.

Measuring on the North East to West 41' feet, South East to West 44.6", West North to South 141 Feet, East North to South 137 Feet, This is situated in the jurisdiction of Madipakkam Panchayat and with in St. Thomas Panchayat Union in the registration district of South Madras and Sub Registration District of **ALANDUR**

S. Prasanna Kumar

R. Vanaja

SCHEDULE – B (PROPERTY HEREBY CONVEYED)

The portion of vacant house site bearing plot No.10 described in Schedule 'A' and **sub-divided as Plot No. 10-B** in the plan approved by the Commissioner, St. Thomas Mount

S. Prasanna Kumar

POWER AGENT OF PURCHASER

R. Vanaja

VENDOR

DOCUMENT HANDED Time Rec'd Totals Pages 3/5/09 11 18



04AA 543174

S. Rangaprasad
5/2051 R. Cranbrook
Ave, St. Augustine
Florida - 32092
924
18.9.99

Janaki Narayanan
MRS. JANAKI NARAYANAN
STAMP VENDOR
48/1, First Main Road
R.A. Puram, Chennai-600 028
Lic. No. 43/03/2000
Cell: 9840150119

DISTRICT TREASURY
MADURAI

Panchayat Union in his sanction No. 8025/89-A4 and dated 10.10.1989 (sketch attached) in **R.S. No. 180/20 part** of 123, **MADIPAKKAM VILLAGE**, Saidapet Taluk now Tambaram Taluk, Kancheepuram District, and currently located in **Karthikeyapuram 3rd Street**, Madipakkam, Chennai-600 091, measuring -

Passage –	10' x 60'
Northern side	42 3/4'
Southern side	44.6'
Eastern side	77'
Western side	81'

in all **measuring 4048.70 sq. ft.**, bounded on the

S. Saraswathi
POWER AGENT OF PURCHASER

R. Vanaja
VENDOR

Registration Department
Book No. 3
Volume No. 3157/07
Page No. 12
Fee Paid 18



தமிழ்நாடு தமிலநாடு TAMIL NADU 47AA 400140

S. Rangaprasad S/o. N. Crawbrook
Bno, St. Augustine, Florida-32092

9248
18.9.09

MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road
R.A. Puram, Chennai-600 028
Lic. No. 4/B 3/2000
Cell: 9840150119

NORTH by – Karthikeyapuram 3rd Street (40 Ft Road) and Plot No: 10A, gifted to Mr.R.Ranganathan

SOUTH by – Land comprised in Venkatarama Ayyar's individual Lay Out

EAST by – Plot No 11

West by – Plot No 9

This property is situated within the jurisdiction of Madipakkam Village and in the Registration District of South Chennai in the Sub-Registration District of **VELACHERY.**

The market value of the Schedule B property is **Rs. 75, 00,000/-**

POWER AGENT OF PURCHASER

DOCUMENT ID/TVLS
Page Nos 3157/09
Total 13
Pages 18

R. Vansalya
VENDOR



தமிழ்நாடு तमिलनाडु TAMIL NADU 47AA 400141

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18/09 Gauthook. Ave St. Augustine
Florida. 32092.

Janaki Narayanan

MRS. JANAKI NARAYANAN
STAMP VENDOR
46/1, First Main Road
R.A. Puram, Chennai-600 028
Lic. No. 4/B 3/2000
Cell: 9840150119

12

IN WITNESS WHEREOF the VENDOR and PURCHASER hereto have signed their names on the day, month and year first above written.

S. Rasana Gupta
POWER AGENT OF PURCHASER

R. Kausalya
VENDOR

WITNESSES:

1. R. RAGHAVAN
S/o R. RAJAGOPALAN.
No. A.G.I.G.R. Grand Residency
Kanakapura Road. J.P. Nagar. Phase
Bangalore. 78.

2. V. KONAON
S/o A.R. VARADACHARY
72, PRATHAPASIMHAPURAM
THANJAVUR 613009.

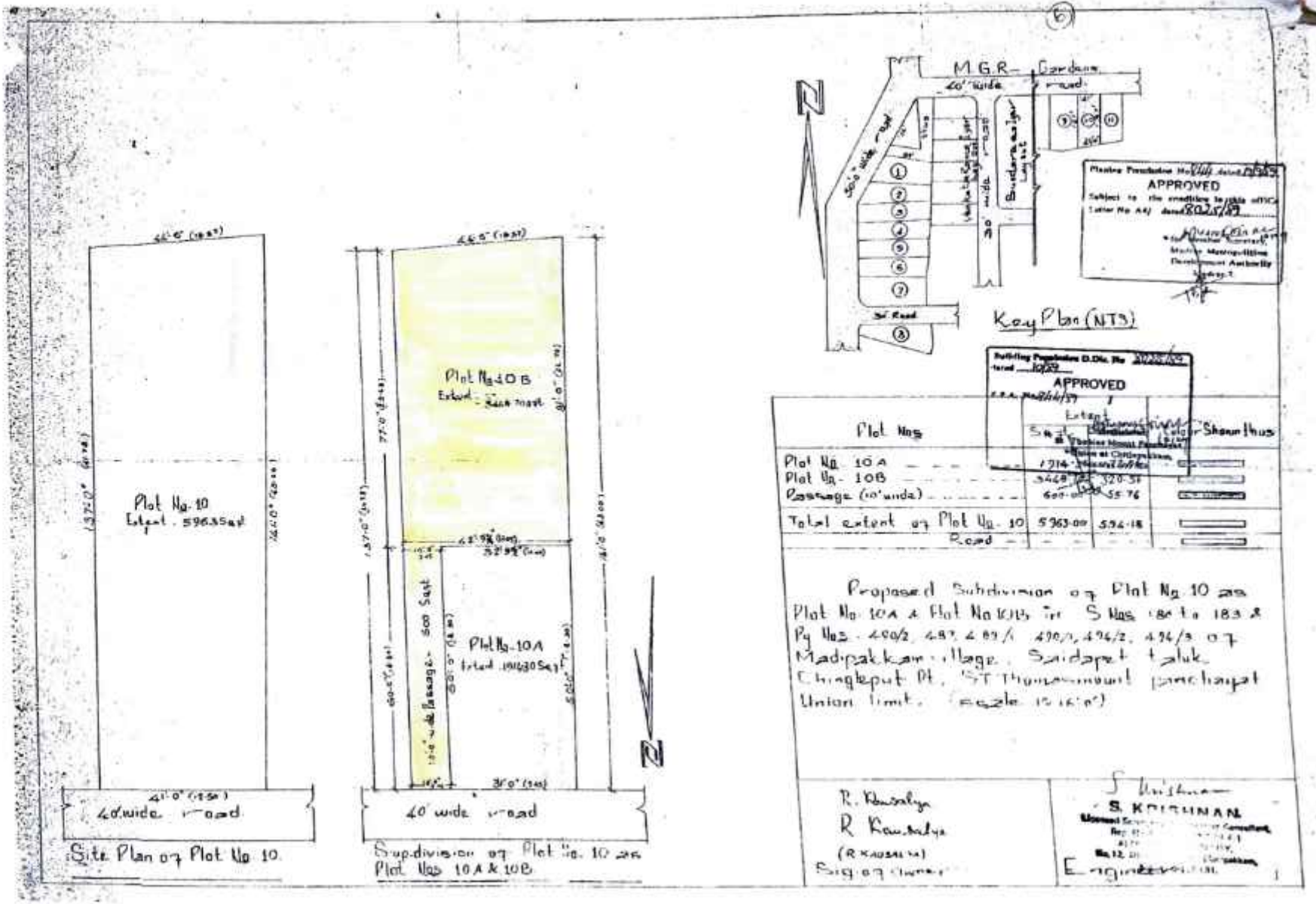
3157/09
14
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DRAFTED BY

K.ELANGOVAN, M.A.,M.L.,
ADVOCATE
22/42,West Circular Road,
"VIKAS BUILDING",3rd Floor,
Mandavelipakkam,Chennai – 600 028.
Phone:24640339
Reg. No Ms 209/1969.

J. Ravindra Reddy
POWER AGENT OF PURCHASER

R. Rawsalya
VENDOR



(11A) 5000Rs.



Srinivasan.

SETTLEMENT DEED

This Deed of Settlement executed at Chennai, on this the 27th day of January, 2006 by **Mr. R. Srinivasan**, son of Late Shri. A. Rangachary, Hindu, aged about 76 years, residing at Door No. 1/456, Karthikeyapuram, 3rd Street, Madipakkam, Chennai 600 091, hereinafter referred to as the **SETTLOR**, which term shall mean and include therein, his heirs, legal representatives, administrators, executors and assigns;

TO AND IN FAVOUR OF

Mr. S. Sampath, son of Shri. R. Srinivasan, Hindu, aged about 43 years, residing at Door No. 1/456, Karthikeyapuram, 3rd Street, Madipakkam, Chennai 600 091, hereinafter referred to as the **SETTLEE**, which term shall mean and include therein, his heirs, legal representatives, administrators, executors and assigns;

DOCUMENT REGISTERED 288/06 1 10

R Srinivasan

SETTLOR

288/2006

DOCUMENT NUMBER
288/06
Page No. 1
Total 2
Pages 10

JOCUMENT NO. 288 of 06
CONTAINS 9 SHEETS
1 SHEET

SUB-REGISTRAR

Presented in the office of the Sub-Registrar of Velachery and Fee of Rs. 2180/- paid between the hours of 4 & 5
On 27 JAN 2006

EXECUTION ADMITTED BY
LEFT THUMB



Srinivasan, S/o Rangachari, D.No. 1/456, Karthikeyapuram, 3rd street, Madipakkam, Chennai - 91.

Voter ID Election ID FYL 4491692

IDENTIFIED BY

S. SELVAKUMAR S/o. N. Swaminathan 30-B, V.O.C. SALAI - NANGANALLUR, CHENNAI - 61.

27 JAN 2006

SUB-REGISTRAR
VELACHERY

REGISTERED AS NO. 288 OF 2006
BOOK 1
DATE: 27 JAN 2006

No. of Copies Registered one
Certified the Original

SUB-REGISTRAR
VELACHERY

Sub-Registrar

5000Rs.



WHEREAS the property measuring an extent of 2 grounds and 1365 sq.ft., which was a vacant plot was purchased in the name of Late Mr. Desikan, the brother of the Settlor herein, by Late Mr. A. Rangachary, the father of the Settlor herein. Though the property was purchased in the name of Late Desikan, since the consideration was paid from and out of the funds belonging to Late Rangachary, he had made a personal note during his life time that the Settlor herein also has equal right in the property.

WHEREAS the abovesaid Late Desikan was in possession and enjoyment of the entire property during his life time.

SETTLOR

WHEREAS the above said Desikan, the brother of the Settlor herein died on 21.6.1992. After his death, his wife Renganayaki and only daughter Kalyani were in possession and enjoyment of the entire property.

WHEREAS the above said Mrs. Renganayaki and Ms. Kalyani, out of respect for the words of Late A. Rangachay and as per the personal note written by him even during his life time, decided to give the Settlor herein, his share in the property and executed a Deed of Release. The said deed of release is dated 25.8.1994 and is registered as document No. 3042 of 1994 in the office of the Sub-Registrar, Alandur. As per the release deed an extent of 3079.37 sq.ft., out of the total extent of property came to the share of the Settlor herein and he is in possession and enjoyment of the same eversince then by constructing a house thereon.

WHEREAS the Settlee herein is the son of the Settlor herein. The Settlor also has a daughter by name Mrs. Radha, wife of Mr. S. Padmanabhan.

R Srinivasan

SETTLOR



WHEREAS out of NATURAL LOVE AND AFFECTION and to make an arrangement for their well being even during his life time, the Settlor herein decided to settle the property described in Schedule A below in favour of his daughter Radha, wife of Mr. S. Padmanabhan and son, the Settlee herein. As per his wish, the settlor herein has already settled half share in the Schedule A property described below together with a right to construct a dwelling house in the first floor after obtaining necessary permission for construction, in favour of his daughter Mrs. Radha by way of a settlement deed dated 6.1.1995 bearing document No. 567 of 1995, registered in the office of the Sub-Registrar, Velacherry. The Settlor now wants to settle the other half share in the Schedule A property in favour of his son who is the settlee herein, together with the ground floor house measuring an extent of 900 sqft., morefully described in Schedule B below. The Settlor also hereby declares that the entire consideration for the construction of the said house described in Schedule B below and in which the Settlor is now residing, was borne by the Settlee alone.

R Sridhar

SETTLOR



WHEREAS in consideration of natural love and affection which the Settlor bears to the Settlee, he desires to settle his absolute undivided half share in the Schedule A property described in Schedule B below.

NOW THIS DEED OF SETTLEMENT WITNESSETH THAT:

1) The Settlor, in consideration of natural love and affection which he bears towards the Settlee, doth hereby declare his intention to transfer, convey and assign the property more fully described in the Schedule hereto in favour of the Settlee for him to ***HOLD AND ENJOY*** the right, title and interest therein of the Settlor free from all encumbrances and charges.

2) The Settlor accordingly doth hereby declare that the property more fully described in the Schedule hereunder written, shall stand settled by this Settlement absolutely and for ever in favour of the Settlee, together with the right of easements, privileges, liberties, advantages and estate, right, title and interest, benefit, claim and

RS Nandan

SETTLOR



demand whatsoever, the Settlor has unto and upon the said property **TO HAVE AND TO HOLD** the said property hereby settled, conveyed, transferred and assigned and every part thereof unto and to the use of the Settlee, absolutely and for ever, free from all encumbrances, charges, mortgages, lien or lispendens, claims or demand of any kind whatsoever.

3) The Settlor further doth covenant with the Settlee that the Settlee shall and may at all times hereinafter hold peacefully and quietly enjoy the said property thus settled under this Deed of Settlement without any let or hindrance, interruption, claim or demand whatsoever by any person claiming through or under the Settlor;

4) The Settlor declares that he has paid all taxes, public outgoings, cess etc., relating to the property as up to date and that no amount whatsoever is now due by way of any such claim relating to the said property and that even if the Settlee by any chance is made to suffer any such claim, demand or action, the Settlor doth hereby indemnify the Settlee to the extent of such loss at any time hereafter.

Rsmiston

SETTLOR



5) The Settlor further declares that he has not been prevented from making this Settlement by any law for the time being in force, and the Settlor further agrees that the Settlee may effect mutation of name in the Public Registry.

SCHEDULE 'A'

All that piece and parcels of land bearing plot No.11/A, measuring 3079.37 square feet and bearing Door No.1/456, Karthikeyapuram 3rd Street, Madipakkam, Chennai 600 091 situated in New No.123 Madipakkam Village comprised in Survey No.180/21 Saidapet Taluk, Chengai MGR District within the subregistration district of Velachery and registration district of South Chennai, Bounded on the

North by Plot No.11B and 10 Feet Passage
South by Venkataramaiyers Layout
East by Krishnamurthy Iyers Layout
West by Plot No.10

SETTLOR



SCHEDULE 'B'

An Undivided half share in all that piece and parcels of land described in Schedule A, bearing Plot No.11/A, measuring 3079.37 square feet and bearing Door No.1/456 Karthikeyapuram 3rd Street, Madipakkam Chennai 600091, together with the Ground Floor residential house measuring 900 square feet situate in New No.123 Madipakkam Village, comprised in Survey Number 180/21, Saidapet Taluk, Chengai MGR District within the Sub Registration district of Velachery and registration district of South Chennai, bounded on the:

North by Plot No.11B and 10 Feet Passage
South by Venkataramaiyers Layout
East by Krishnamurthy Iyers Layout
West by Plot No.10

The market value of the property is Rs. 7,00,000/- only.

SETTLOR



IN WITNESS WHEREOF, the Settlor has set and subscribed his hand and signature hereunto on the day, month and year first above written in the presence of the following

SETTLOR

WITNESSES:

1. S. SELVAKUMAR.
30-B, V.O.C SALAI
NANGANALLUR, CH-61.

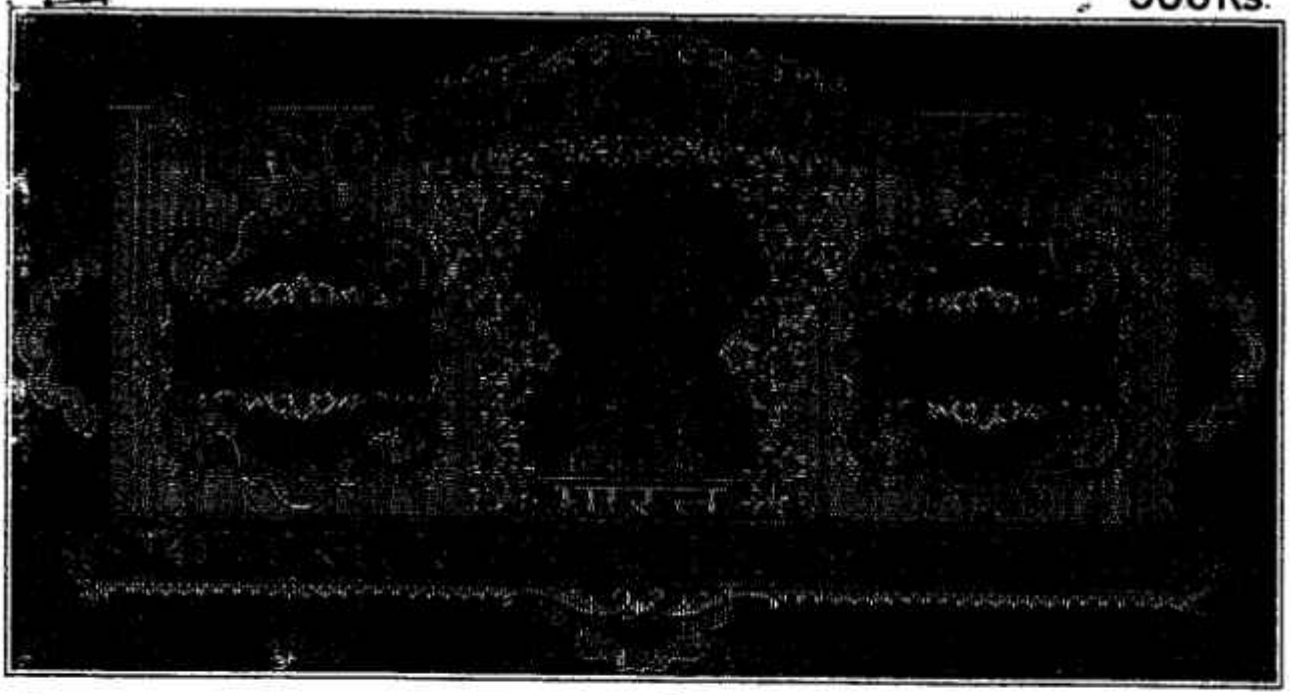
2. V Pasupathi
S/o Varadharajan

Drafted by:
S. Umamaheswari,
Advocate,
No.2/7, Raghava Nagar 10th Street,
Madipakkam
Chennai – 600 091.
Phone - 22470097
Cell - 98404 26369.

27/1/06.

288/06
10
10

500Rs. (11A)



1925
4.1.95

Mrs Radha
Madras
(6)

S. RAVI
STAMP VENDOR
27, Moosa Sait Street,
T. NAGAR, MADRAS-600017
Phone: 4346061
Lice. No: C4 / 4307 / 77

~~:-SETTLEMENT DEED-:~~

THIS DEED OF ABSOLUTE SETTLEMENT EXECUTED AT MADRAS, on this 6th ~~SIXTH~~ Day of JANUARY, 1995, by:

Mr R.SRINIVASAN, son of late A.Rengachariar, Hindu, aged about 65 years, residing at No.14, 'SRI RENGA NILAYAM', Muthurani North, Karaikudi, Pasumpon Muthuramalinga Thevar District, who shall hereinafter in this deed of absoluted SETTLEMENT be referred to as the 'SETTLOR' of the ONE PART:

TO AND IN FAVOUR OF

Mrs.RADHA, wife of Mr S.Padmanabhan, Hindu, aged about 42 years, ~~employed as Manager, Canara Bank, Triplicane Branch, Madras, and~~ now residing at Flat No.7, LAKSHMI APARTMENTS, No.18, Athreyapuram Main Road, Choolaimedu, Madras, who shall hereinafter in this deed of absolute SETTLEMENT, be referred to as the 'SETTLEE' of the OTHER PART:

The terms SETTLOR and SETTLEE, wherever they occur, shall mean and include themselves, their respective heirs, executors, administrators, legal representatives and assignees.

Doc 567/95

DOCUMENT NO. 567 OF 1995
CONTAINS 6 SHEETS
1 SHEET.

SUB-REGISTRAR

Presented in the Office of the Sub-Registrar
Velachery and fee of Rs. 320/- Paid between the
hours of 3 and 4 pm on the 6th January 1995

Rhinitan

EXECUTION ADMITTED BY

Rhinitan
S/o A. Rangachari
14 Muthuvram' nath. Kavaikudi

IDENTIFIED BY

[illegible] S/o R. Rayappan, 285/1, Kasthikarapuram
(RETRO HAVAN) Madipakkam

[illegible] S/o [illegible] No. 30, [illegible]
[illegible]

6th January 1995

SUB-REGISTRAR

Registered as No. 567 of 1995
Book- 1 Volume 15 Pages 489 To 492

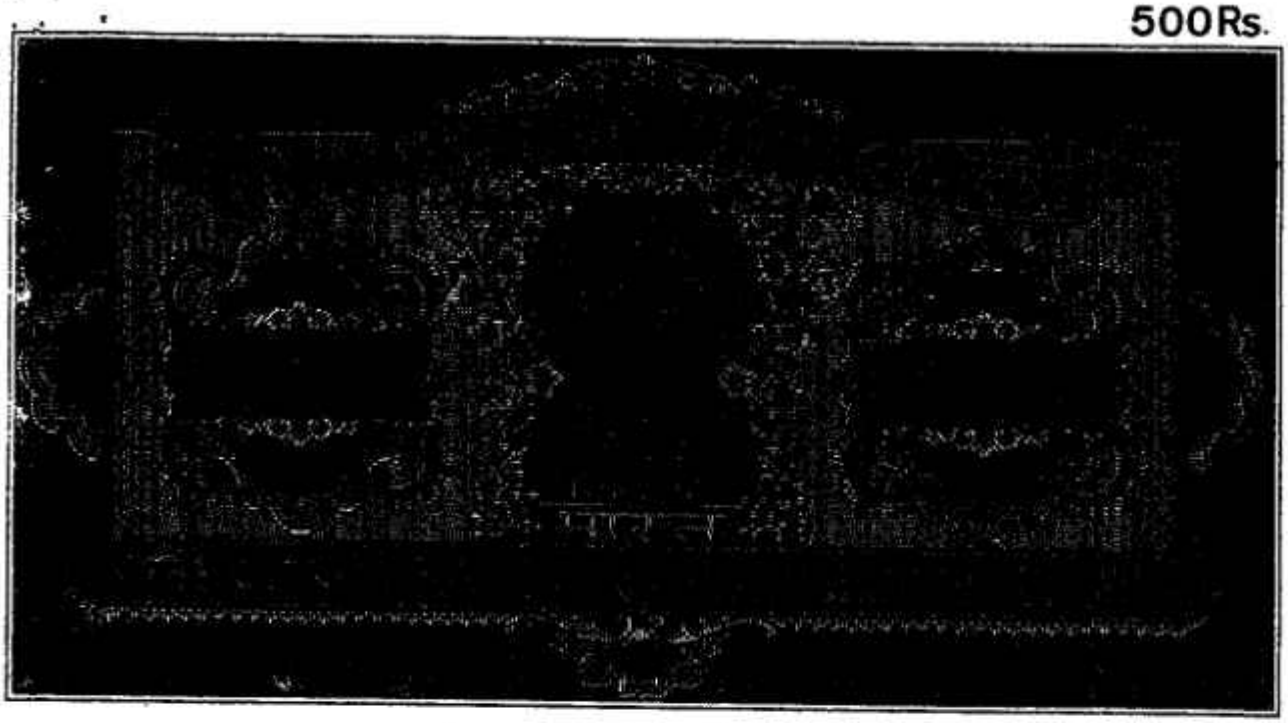
21 March 1995.

Note. No. of Copies Registered with the Original One

Sub-Registrar.

THE SEAL OF THE SUB REGISTRAR OF VELACHERY

500Rs.



1926
4.1.95

Mrs. Radha
Madras

S. RAVI
STAMP VENDOR
27, Moosa Sait Street,
T. NAGAR, MADRAS-600017
Phone: 4346061
Lice. No: C4 / 4307 / 77

: WITNESSETH AS FOLLOWS ;

WHEREAS the SETTLOR represented to the SETTLEE, that he is the sole, legal, true and absolute owner of the property, which is more fully and particularly described in the Schedule 'A' hereunder written, the SETTLOR having acquired the same in and by virtue of a Registered Deed of absolute Release dated 25.08.1994, executed by Mrs RENGANAYAKI and Miss KALYANI, which has been duly registered on the file of the Sub Registrar, Alandur, as Document No.3042 of 1994, of Book I, Volume No.1017, pages 109 to 113, on 29.8.1994, ane ever since then, the SETTLOR has been in continuous, uninterrupted peaceful possession and absolute enjoyment thereof, having got valid and marketable title to the said property, with full powers of alienation, without any let or hindrances.

AND WHEREAS the SETTLOR had a very long intention and desire to settle a portion of the Schedule 'A' mentioned property unto and in favour of his daughter, the SETTLEE herein, out of NATURAL LOVE AND AFFECTION which the SETTLOR bears towards the SETTLEE, and it is the intention, this Deed of Absolute Settlement is being executed.

75 Rs.



Mrs Radha
Madras

NOW THIS DEED OF ABSOLUTE SETTLEMENT WITNESSETH

That in pursuance of the abovesaid recitals, and in consideration of NATURAL LOVE AND AFFECTION which the SETTLOR bears towards his daughter the SETTLEE herein, and of other good causes hereunto moving the SETTLOR, the SETTLOR doth hereby settle, transfer, assign and assure unto and in favour of the SETTLEE herein, an undivided 1/2 share of land right, title and interest in the Schedule 'A' mentioned property, together with the right to construct a dwelling house in FIRST FLOOR, out of her own resources or borrowed funds, after obtained necessary planning permission from the competent authority, which is more fully and particularly described in the Schedule 'B' hereunder written, together with all ways, waters, water courses, easements, advantages, privileges and all other appurtenances whatsoever appertaining thereto, unto and to the absolute use of the SETTLEE and for ever, TO HAVE AND TO HOLD THE SAME absolutely, with full powers of alienation, without any let or hindrances, and the SETTLEE has also accepted this settlement.

Rhinder

75 Rs.



Mrs Radha
Madras

THE SETTLOR DOTH HEREBY DECLARE AND COVENANT WITH THE SETTLEE AS FOLLOWS:

1. That he is the only competent person to settle the Schedule 'B' mentioned property unto the SETTLEE herein who is none other than his own daughter, having got valid and absolute right, title and interest in the Schedule 'A' mentioned property, except the SETTLOR nobody has/have any manner of right whatsoever.

2. The property herein settled is absolutely free from any kind of encumbrances, and the SETTLOR doth hereby agree and undertake to INDEMNIFY the SETTLEE against any losses, damages encumbrances if any, that may arises in later.

3. That all taxes leviable in respect of the property herein settled has been paid by the Settlor upto this date, and there are no arrears of taxes on the said property, herein settled in favour of the Settlee.

4. That SETTLEE is entitled to get Planning Permission from the competent authorities, out of her own efforts, also entitled to raise financial assistance from any financial institution or from her employer, and she can put up superstructure on the Schedule 'A' mentioned property only in First Floor alone, and she has no right to put up any construction over and above the FIRST Floor Roof Top.

R Muniam

50 Rs.



1929
4.1.95

Mrs Radha
Madras

S. RAVI
STAMP VENDOR
27, Mosai Salt Street,
T. NAGAR, MADRAS-600017
Phone: 4346061
Lice. No: C4 / 4307 / 77

5. The SETTLOR has reserved his right to put up superstructure in Ground Floor, also retained an undivided 1/2 share in the landed property for his own use and enjoyment.

6. The SETTLOR has this day put the SETTLEE in fully physical possession of the Schedule 'B' mentioned property and the SETTLEE has also taken possession of the Schedule 'B' mentioned property.

7. The Settlement made herein is IRREVOCABLE.

8. The Settlee is henceforth be competent to enjoy the Schedule 'B' mentioned property with full powers of alienation without any let or hindrances, by or from the SETTLOR or any person or persons claiming through whom he derived his titles, from or under or in trust for the SETTLOR herein.

: SCHEDULE 'A' (WHOLE PROPERTY) ;

ALL THAT PIECE AND PARCEL OF VACANT HOUSE SITE, bearing Plot No.11/A, comprised in Survey No.180/21, situate at Old No.154, New No.123, MADIPAKKAM VILLAGE, Saidapet Taluk, Chengai M.G.R.District, Madras South Registration District, Velecherry Sub Registration District, St.Thomas Mount Panchayat Union Limits, measuring as follows:

East to West on the Northern side 46 feet, Southern side 49 feet, North to South on the Eastern side 55' ½" and Western side 57' 10½" together with an undivided 1/2 share right in 10' x 78'10½" = 791.25 square feet passage leading from the existing 40 feet wide Road, in all admeasuring an extent of 3079.37 square feet, or thereabouts and Bounded as follows:

Rs. 50

NORTH BY: Plot No:11/B, and 10 feet wide passage,
SOUTH BY: Venkatarama Iyer's Layout;
EAST BY: Krishnamurthy Iyer's layout; and
WEST BY: Plot No:10 (Part):

SCHEDULE 'B'

(Property herein settled in favour of the SETTLEE):

An undivided 1/2 share of land right, title and interest in the Schedule 'A' above mentioned property together with the right to put of construction in FIRST Floor alone with all easementary rights thereon:

The value of this Settlement Deed is Rs:30,000/00 (Rupees Thirty thousands only):

IN WITNESS WHEREOF THE SETTLOR HAS HEREUNTO SET HIS HAND AND SUBSCRIBED HIS SIGNATURE TO THIS DEED OF ABSOLUTE SETTLEMENT ON THIS DAY OF SIXTH JANYARY, 1995:

IN THE PRESENCE OF THE
FOLLOWING WITNESSES:

1: (R. RAGHAVAN)

(SIGNATURE OF THE SETTLOR)

2.

Drafted by:

M. Valarmathi.

M. VALARMATHI
LICENCED DOCUMENT WRITER
L. No: A / 286 / MS (S) / 93
MADRAS-600 043

நகலணி original 8241/2025 A415/2025 TP/24075920/2025 Scan

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

27 NOV 2025

EG 156029

G.SHYLAJA
STAMP VENDOR
L.No. 9590/B1/2000
No. 52, Velachery Main Road,
Chennai-42

மாவட்டக் குற்றவியல் நீதிமன்றம் சென்னை மதுரை பிப் 28-2025

S. Sampath
P. Radha
Chennai

PARTITION DEED

THIS DEED OF PARTITION MADE AT CHENNAI ON THIS THE **27TH** DAY OF **NOVEMBER 2025** BETWEEN

1) **Mrs. RANGANAYAKI** (Aadhaar No. 635029303472, PAN – AUNPD8782B), wife of Late R.Desikan, aged about 84 years, and **2) Mrs. KALYANI** (Aadhaar No.883727524645), daughter of Late R.Desikan, wife of Mr. Sainarayanan, aged about 60 years, both residing at No.11/9, Muppathamman Flat, Ramachandra Street, T. Nagar, Chennai 600 017 and hereinafter called the **FIRST PARTY**

Radha Padmanabhan

Ranganayaki

Kalyani D

Document No. 8241 of 2025 of Book 1
Contains 25 Sheets 1 Sheets
Registering Officer

8241/2025

ஆவண எண் : 8241/2025

ஆவண எண் மு.மு. எண்...1666/2025...

நாள் - ன் ஆவணச் சொத்து கள ஆய்வு

மேற்கொள்ளப்பட்டது "கட்டிடம் ஏதுமில்லாத

காலிமனை" என உறுதி செய்யப்பட்டது

நாள் : 08/12/2025

8/12/25

சார்பதிவாளர்

வேளச்சேரி

AND

1) Mr.S.SAMPATH (Aadhaar No.511138362092), son of Mr.R.Srinivasan, aged about 63 years, residing at No. 3124, Prestige Kensington Gardens, No. 17, HMT Main Road, Jalahalli, Bengaluru, Karnataka - 560 013, **2) Mrs. P.RADHA** (Aadhaar No.826710269340), daughter of Mr.R.Srinivasan, wife of Mr.S.Padmanabhan, aged about 70 years, residing at No. S203, HM Tambourine, JP Nagar 6th Phase, Kanakapura Main Road, Bengaluru - 560 078 and hereinafter called the **SECOND PARTY**

The terms FIRST PARTY AND SECOND PARTY shall mean and include all their men, agents, legal heirs, nominees, successors in interest, representatives, assigns etc.

WHEREAS the property bearing Plot No.11, measuring an extent of 2 Grounds 1365 Sq.Ft. (6165 Sq.Ft.), comprised in Survey No.180/21 of Madipakkam Village, previously Saidapet Taluk, Chengalpattu MGR District, presently Sozhinganallur Taluk, Chennai District originally belonged to Mr. R. Desikan, he purchased the same vide Sale Deed dated **17.11.1965**, registered as **Doc. No.2348 of 1965** at SRO Pallavaram, who is the husband of the 1st of the First Party and the father of the 2nd of the First Party.

Radha Padmanabhan

Ranganath Datta

Document No. 8711 of 2025 of Book 1

Contains 9 Sheets 2 Sheets

Registering Officer

WHEREAS after the demise of the said Mr. Desikan on **21.06.1992**, leaving behind him her wife and daughter namely Mrs. Ranganayaki and Mrs. Kalyani the First parry herein, (Legal heirs certificate issued by the Thasildar, Mambalam Guidy Taluk, vide Pa.Mu. No. E2/23277/92 dt. 17.7.1992) to succeed his property.

Thereafter above said Mrs. Ranganayaki and Mrs. Kalyani the First Party herein released the Plot No. 11A measuring an extent of 2683.75 Sq.Ft. of land together with ½ undivided share of passage an extent of 395.62 sq.ft., totally 3079.37 sq.ft., to one Mr.R.Srinivasan, who is the brother of Mr.Desikan and father of the Second Party herein under the Release Deed dated **25.08.1994,** registered as **Doc.No.3042 of 1994** at SRO Alandur and retained the balance northern portion measuring 2690.25 Sq.Ft. together with ½ undivided share of passage an extent of 395.62 sq.ft., totally 3085.87 sq.ft., bearing Plot No.11B.

Subsequently, Mr.Srinivasan settled the said Plot No. 11A measuring an extent of 2683.75 Sq.Ft. of land together with ½ undivided share of passage an extent of 395.62 sq.ft., totally 3079.37 sq.ft., released in his favour to his children, the Second Party herein under two different Settlement Deeds dated **27.01.2006 and 06.01.1995,** registered as **Doc.Nos.288 of 2006 and 567 of 1995,** respectively, in the office of the Sub-Registrar, Velachery.

Radha Padmanabhan

Ranganayaki Desikan

Kalyani. D

Document No. 2241 of 2025 of Book I

Contains 05 Sheets 3 Sheets

Registering Officer

And ever since than the parties herein jointly enjoying the said common pathway leading from North to South measuring **791.24 Sq.Ft.** which is more fully mentioned in Schedule "**A**" hereunder.

Presently the Second Party has proposed to develop their portion of land and it has become necessary to partition the common pathway so as to have better developmental options and effective management of their respective shares. Therefore the Parties herein have voluntarily and out of their free will have agreed to amicably divide the Schedule A mentioned property as hereunder and subject to the following stipulations hereinafter appearing:

NOW THIS DEED WITNESSETH AS FOLLOWS

- In pursuance of the mutually agreed between the Parties herein, the property mentioned in the SCHEDULE B stands allotted to the exclusive share of the FIRST PARTY, 1.Mrs.Ranganayaki and 2.Mr.Kalyani absolutely and forever and the property mentioned in SCHEDULE C stands allotted to the exclusive share of the SECOND PARTY, 1.Mr.S.Sampath and 2.Mrs.P.Radha absolutely and forever.
- The parties submit that though they have equal right over the Schedule A property and each entitled to 50% share over the same the first party is hereby entitled to 40% share measuring 316.50 sq. ft and second party is hereby entitled to 60% share, measuring 474.75 sq. ft., over the schedule A property.

Radha Padmanabhan.

Document No. 8241 of 2015 of Book I
Contains 25 Sheets 4 Sheets

Registering Officer

Rangaraja Sastri

Kalyani.D

- The Parties hereto do hereby grant and release all their right, title and interest over the property allotted to the other party as aforesaid so as to constitute each party the sole and absolute owner of the property allotted to them, free and discharged from all rights, title, interest claims and demands.

- The Parties shall enter upon their respective allotments and shall hold, possess and enjoy the same in severalty and absolutely against each other without any claim, demand or whatsoever.

- The Parties hereto shall effect mutation of Corporation, Municipal, Revenue, Electricity, Patta and other Government records to their individual names in respect of the properties allotted to them under this Deed.

- The Parties do hereby agree that all the taxes, rates, dues, duties and assessment in respect to the allotted properties shall be borne by the respective Parties.

- Each Party shall at the request and costs of the other party do hereby agree to execute or perform any Deed, thing or act as may be required further, for better and more perfectly and effectively assuring the title in respect of the Properties hereby allotted.

Radha Padmanabhan.

Document No. 8241 of 2025 of Book I
Contains 25 Sheets 5 Sheets
Registering Officer

Bangarayah Deepa Kalyani. D

- IT IS MUTUALLY AGREED among the parties the Original Deed of this Partition will be kept by the Second party and the First party will keep the registered copy of this partition deed.

- The Parties hereto do hereby agree that this Deed of Partition shall not be open to challenge on any ground whatsoever.

SCHEDULE - A

(Whole Passage common to both parties)

The Common Pathway measuring **791.24 Sq.Ft.**, leading from the properties bearing **Plot Nos.11A & 11B, KARTHIKEYAPURAM 3RD STREET,** Madipakkam, Chennai – 600 091, comprised in old Survey No.180/21, **Patta Nos. 3989, 24606, as per patta New Survey Nos. 180/21A, 180/21B**, situated at **MADIPAKKAM - A VILLAGE**, Sozhinganallur Taluk, Chennai District, and bounded on the:

North by	:	40 Feet Road
South by	:	Plot No.11A belonging to Second Party
East by	:	Plot No.11B belonging to First Party
West by	:	Plot No. 10

Radha Padmanabhan.

Document No. 8241 of 2015 of Book 1
Contains 25 Sheets 6 Sheets
Registering Officer

Measuring,

North to South on the Eastern Side : 78 Feet 10 ½ inches

North to South on the Western Side : 78 Feet 10 ½ inches

East to West on the Northern side : 10 Feet

East to West on the Southern side : 10 Feet

In all admeasuring an extent of **791.24 Sq.Ft.**, lying within the Registration District of Chennai South and Sub Registration District of Velachery.

SCHEDULE - B

(Property allotted to **Mrs. RANGANAYAKI & Mrs. KALYANI**, First Party)

EASTERN SIDE of the Passage measuring an extent of **316.5 sq.ft.,** out of the **791.24 Sq.Ft.**, of passage mentioned in the schedule "A" above, and bounded on the:

North by	:	40 Feet Road
South by	:	Plot No.11A belonging to Second Party
East by	:	Plot No.11B belonging to First Party
West by	:	Passage allotted to the Second Party

Radha Padmanabhan.

Ranganayaki Devi
Kalyani. D

Document No. 8241 of 2025 of Book I
Contains 05 Sheets. 7 Sheets

Registering Officer

Measuring,

North to South on the Eastern Side : 78 Feet 10 ½ inches
North to South on the Western Side : 78 Feet 10 ½ inches
East to West on the Northern side : 4 Feet
East to West on the Southern side : 4 Feet

In all admeasuring an extent of **316.5 Sq.Ft.**, lying within the Registration District of Chennai South and Sub Registration District of Velachery.

The present market value of the schedule **"B"** property is **Rs. 12,18,525/-**

SCHEDULE C

(Property allotted to **Mr.S.SAMPATH & Mrs.P.RADHA,** SECOND PARTY)

WESTERN SIDE of the Passage measuring an extent of **474.74 sq.ft.,** out of the **791.24 sq.ft.,** of passage mentioned in the schedule "A" above, and bounded on the:

North by	:	40 Feet Road
South by	:	Plot No.11A belonging to Second Party
East by	:	passage allotted to the 1st Party
West by	:	Plot No.10

Radha Padmanabhan.

Document No. 8241 of 2025 of Book I
Contains 05 Sheets 8 Sheets
Registering Officer

Measuring,

North to South on the Eastern Side : 78 Feet 10 ½ inches
North to South on the Western Side : 78 Feet 10 ½ inches
East to West on the Northern side : 6 Feet
East to West on the Southern side : 6 Feet

In all admeasuring an extent of **474.74 Sq.Ft.**, lying within the Registration District of Chennai South and Sub Registration District of Velachery.

The present market value of the schedule **"C"** property is **Rs. 18,28,750/-**

Total market value of the property involved the Partition is **Rs. 30,47,275/-**

Separated Property 'C' Schedule Value is **18,27,750/-**

Stamp duty and Registration fee paid Value is **Rs. 12,18,525/-**

Radha Padmanabhan.

Kalpana. D

Document No. 8241 of 2025 of Book 1
Contains 25 Sheets 9 Sheets
Registering Officer

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED THIS DEED OF PARTITION ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF :-

Ramaprasad Desai

Kalpana D

(FIRST PARTY)

Radha Padmanabhan.

(SECOND PARTY)

WITNESS:

1).....K.C.Tamil.....**Tamilselvan. K.C.** (Aadhaar No. 637352355012), Son of Mr. Chinnadurai, No.16, 1st Street, Kanchi Kamatchi Nagar, Madipakkam, Chennai 600091.

2).B.Mullai.....**B. Mullai** (Aadhaar No. 833469678851), Wife of Mr. V. Balamurugan, residing at No. 10, Mullai Illam, Chozhan Street, Ramakrishna Raj Nagar, Madipakkam, Chennai - 600 091



Drafted by J. Prakash

J. PRAKASH, B.A., LL.B.,
(Advocate)
Enrolment No. Ms 3036/12
Plot No.14, 2nd Cross St, L.H. Nagar,
ADAMBAKKAM, CHENNAI - 600 088.
Cell: 9444185455

Document No. 8241 of 2015 of Book 1
Containing 25 Sheets 10 Sheets

Registering Officer

Original

P/ Velacheri/ 415 / 2025

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6126 of 2025

I hereby certify that a sum of ₹ 49,200/- (Rupees Fourty Nine Thousand Two Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ரங்கநாயகி residing at No.11/9, Muppathamman Flat, Ramachandra Street, T. Nagar, Chennai 600 017, Chennai, Tamil Nadu, India, 600017.

Sub Registrar: Velacheri
Date: 27/11/2025

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

Presented in the office of the Sub Registrar of Velacheri and fee of ₹ 16,310/- paid at 05:50 PM on the 27/11/2025 by

Left Thumb  	Ranganayaki Desikan 9444583736 Additions as per recitals of document	
Execution admitted by Left Thumb  	Ranganayaki Desikan Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:30457934fd5cfc9f8eb44239e6614941586caee **(Details from UIDAI : Ranganayaki Desikan W/O: Desikan, 27-08-1941, xxxxxxxx3472)**	
Execution admitted by Left Thumb  	Kalyani D 9840084795 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:94693541eecb55260f9403fa6e01851adf57c11 **(Details from UIDAI : Kalyani Desikan W/O:**	

Registering Officer

	Sainarayanan, 11-11-1965, xxxxxxxx4645)	
Execution admitted by Left Thumb  	94837 42993 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:52584850d189ac84b404c1597fd2a02df95861b (Details from UIDAI : Srinivasan Sampath , 25-05-1961, xxxxxxxx2092)	
Execution admitted by Left Thumb  	Radha Padmanabhan. 9444898224. Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. : UKC:06259643ef99d1cb01449b8bf0f6798deac508a (Details from UIDAI : Radha Padmanabhan W/O: Padmanabhan, 23-01-1954, xxxxxxxx9340)	

27th day of November 2025

anbalagan ramasamy
Sub Registrar
Velacheri

SUB-REGISTRAR
VELACHERY

No of Copies Registered with the Original 1

Sub Registrar, Velacheri

SUB-REGISTRAR
VELACHERY

Document No 8241 of 2025 of Book 1

Contains 05 Sheets 12 Sheets

Registering Officer

Original

R/Velacheri/Book-1/8241/2025

Registered as Number **R/Velacheri/Book-1/8241/2025**.

Date: 05/12/2025
Velacheri

anbalagan ramasamy
Sub Registrar

SUB-REGISTRAR
VELACHERY

Document No. 8241 of 2025 of Book 1
Contains 25 Sheets 18 Sheets

Registering Officer

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. : 1183/61008/00045

To
Ranganayaki Desikan
ரங்கநாயகி தேசிகன்
W/O: Desikan
11/9, muppathamman flat,
RAMACHANDRA STREET
Thiyagaraya Nagar
Thiyagaraya Nagar,Chennai
Tamil Nadu - 600017
9444583736

02/08/2013

KL336433580FT

33643356

-

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6350 2930 3472

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

ரங்கநாயகி தேசிகன்
Ranganayaki Desikan



பிறந்த நாள்/DOB: 27/08/1941
பெண்மை / Female

6350 2930 3472

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Ranganayaki Desik

Document No. 8241 of 2025 of Book 1
Contains 45 Sheets 14 Sheets

Registering Officer

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. : 2193/50058/00714

28/03/2017

To
Kalyani Desikan
கல்யாணி தேசிகன்
W/O: Sainarayanan
11/9 Muppathamman Flat
Ramachanra Street
Thiyagaraya Nagar
Thiyagaraya Nagar,Chennai,Chennai,
Tamil Nadu - 600017
9840064795

KA155957111FH

15595711

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8837 2752 4645

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

கல்யாணி தேசிகன்
Kalyani Desikan



பிறந்த நாள் / DOB: 11/11/1965

பெண்பால் / Female

8837 2752 4645

எனது ஆதார், எனது அடையாளம்

Kalyani.D

Document No. 8241 of 2018 of Book 1
Contains 05 Sheets 05 Sheets

Registering Officer


भारत सरकार
Government of India

श्रीनिवासन संपत
Srinivasan Sampath
जन्म दिनांक / DOB: 25/05/1961
पुरुष / MALE

आधार

5111 3836 2092

मेरा आधार, मेरी पहचान


Unique Identification Authority of India

Address: S/O R SRINIVASAN, 3124, PRESTIGE KENSINGTON GARDENS, NO 17 HMT MAIN ROAD, JALAHALLI, Jalahalli, Bengaluru, Karnataka, 560013

5111 3836 2092

1947 help@uidai.gov.in www.uidai.gov.in

Document No. 8241 of 2015 of Book 1
Contains 05 Sheets 16 Sheets

Registering Officer



Government of India

ராதா பத்மநாபன்
Radha Padmanabhan
பிறந்த நாள் / DOB: 23/01/1954
பெண் / Female





8267 1026 9340

मेरा आधार, मेरी पहचान



Unique Identification Authority of India

முகவரி: கணவர் பெயர்: பத்மநாபன், 1/457 பிளாட் 11ஏ, 3வது தெரு, காந்திகேயபுரம், மடிப்பாக்கம், காஞ்சிபுரம், தமிழ் நாடு, 600091

Address: W/O: Padmanabhan, 1/457 plot 11A, 3rd street, kanthikeyapuram, Madipakkam, Kancheepuram, Tamil Nadu, 600091

8267 1026 9340

1947 help@uidai.gov.in www.uidai.gov.in

Radha Padmanabhan.

Document No. 8741 of 2025 of Book I
Contains 05 Sheets 17 Sheets

Registering Officer







Document No. 8241 of 2025 of Book 4

Contains 05 Sheets ... 18 ... Sheets

Registering Officer

K.C தமிழ்



Government of India



Mullai B

பிறந்த ஆண்டு/DOB: 07/12/1978

பெண்/ FEMALE

8334 6967 8851

VID : 9100 9113 1617 0830

B. Mullai

Unique Identification Authority of India

முகவரி:
W/O பாலமுருகன், எண். 10, சோழன் தெரு,
ராமகிருஷ்ணா ராஜ் நகர், மடிப்பாக்கம்,
காஞ்சிபுரம்,
தமிழ் நாடு - 600091

Address:
W/O Balamurugan, No. 10, Chozhan Street,
Ramakrishna Raj Nagar, Madipakkam,
Kancheepuram,
Tamil Nadu - 600091



8334 6967 8851

VID : 9100 9113 1617 0830

1947 | help@uidai.gov.in | www.uidai.gov.in

Document No. 8741 of 2025 of Book 1

Contains 25 Sheets 19 Sheets

Registering Officer



C.P.A.(G) H. D. III 1152 (a)
1,00,000-341/89-90/May, 90

S. № 43785

CORPORATION OF MADRAS

சென்னை மாநகராட்சி

HEALTH DEPARTMENT
சுகாதாரத் துறை

B & D No. 981/92
ப. இ. எண்.

Certificate of Death Issued under Section 12 / Issued under Section 17 **of the Registration of Births and Deaths Act, 1969.**

1969-ஆம் ஆண்டு பிறப்பு, இறப்பு சட்டத்தின் 12/17-ஆவது பிரிவின்படி இறப்பு சான்றிதழ் வழங்கப்படுகிறது.

This is to certify that the following information has been taken from the original record of death which is in the register for Division.....of the Corporation of Madras of the State of Tamil Nadu, S. India.

இதனுடனிருக்கின்ற தகவல்கள் தமிழக அரசு சென்னை மாநகராட்சி...95.....வட்ட இறப்பு மூல பதிவேட்டிலிருந்து எடுக்கப்பட்டது என்று உறுதி அளிக்கப்படுகிறது.

1. Name பெயர் R. DESIKAN
2. Sex இனம் Male
3. Date of death இறந்த தேதி 21.6.92 at A.A.M
4. Place of death இறந்த இடம் K. S. Hospital. Madras. 14
5. Registration No பதிவு எண் 140
6. Date of Registration பதிவான தேதி 3.7.92
7. Name of Father / Mother / Husband தகப்பனார்/தாயார்/கணவர் பெயர் S/o Ranga Charl
8. Nationality தேசிய இனம் INDIAN
9. Permanent Address நிலையான முகவரி 5/9. Rama Chartda St. T. Nagar Madras 17

Document No. 8241 of 1995 of Book 4 Contains 56 Sheets 20 Sheets

Registering Officer

Signature of the Issuing Authority
Health Officer
Corporation of Madras
SHANTHA
வழங்கும் அதிகாரியின் கையொப்பம்
SANITARY INSPECTOR
சுகாதார அதிகாரி
CORPORATION OF MADRAS,
சென்னை மாநகராட்சி

Date தேதி 27.7.92

Seal அச்சிலை

Note:—In the case of death, No disclosure shall be made of particulars regarding the cause of death as entered in the register.

குறிப்பு—இறந்த காரணத்தைப் பற்றி குறியிடப்பட்டுள்ள பதிவான எந்தவிதமான விபரமும் வெளியிடப்படாது.

Radha Padmanabhan.

Ranganayaki Desikan

Karthaki D

S. R. GOPALAKRISHNAN
AUDIT OFFICER
O/o The Accountant General (Audit)-I
(Tamilnadu and Pondicherry)
Madras - 600 035

ப. மு. எண். ரா2/ 23277/92

வட்டாட்சியர் அலுவலகம்
மாம்பலம்-கிண்டி வட்டம்
சென்னை மாவட்டம்

நாள் 17.7.92

வருவாய்த்துறை
வாரிசுரிமைச் சான்று

சென்னை மாவட்டம் மாம்பலம்-கிண்டி வட்டம் 5/9, நாயக்கன் தெரு, தி. நகர், சென்னை-17 என்றமுகவரியில் வசித்து வந்த திரு. தேசிகன் என்பவர்

K.S. மருத்துவமனை தெ-14, என்ற இடத்தில் 21-6-92 அன்று காலமான

திரு/திருமதி தேசிகன் தந்தை ரங்கசாரி

என்பவருக்கு கீழ்க்கண்டவர்கள் தான் வாரிசுகள் என்று சான்றளிக்கப்படுகிறது.

வ. எண்.	வாரிசுகளின் பெயர்கள்	வயது	இறந்தவருக்கு உறவுமுறை
(1)	(2)	(3)	(4)
1.	திருமதி. ரங்கநாயகி	50 மதிப	மனைவி
2.	செல்வி. கல்யாணி	26 மகள்	

இறந்தவரின் பெற்றோர் இல்லை மனைவி

உடன்பிறந்தோர் பெயர்விபரம் பெண்கள்.

இச் சான்று இறந்தவரின் முன் கிணைப்பு, வங்கிக் கணக்கு, சொத்து, மற்றும் செய்ய மட்டுமே கிழ்க்

கண்டிப்பு, பங்கு மார்க்கெட்டில்

- ஆன்றிதழ்

Document No. ... of Book
Contains 25 Sheets 21 Sheets
Registering Officer

TAHSILDAR
MAMBALAM - GUINDY TALUK
MADRAS-78.

Attested
31/7/92
T. E. KRISHNASWAMY
Assistant Engineer
MADRAS TELEPHONES
No. 11, DAMS ROAD,
New Anna Road Exchange (Int'l)
MADRAS-600 002. Ph: 81 50 00

17/7/92

Ranganayaki

Verified under
Signature
Radha Padmanabhan.

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சென்னை

வட்டம் : சோழிங்கநல்லூர்

வருவாய் கிராமம் : மடிப்பாக்கம் - 1

பட்டா எண் : 3989

உரிமையாளர்கள் பெயர்

1. ரங்காச்சாரி மகன் தேசிகன்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	நீர்வை	பரப்பு	நீர்வை	பரப்பு	நீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
180	21A	0 - 2.64	0.08	--	--	--	--	2024/0105/02/301597--2024/02/11/002302SD ------ Digitally signed:Sivakumar S. Tahsildar 31/01/2024 10:13:23:PM
		0 - 2.64	0.08					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **S/02/11/011/03989/50109** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 26-11-2025 அன்று 09:07:49 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Radha Padmanabhan.

Document No. 8241 of 2025 of Book I
Contains 25 Sheets 02 Sheets
Registering Officer

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : சென்னை

வட்டம் : சோழிங்கநல்லூர்

வருவாய் கிராமம் : மடிப்பாக்கம் - 1

பட்டா எண் : 24606

உரிமையாளர்கள் பெயர்

1.	Srinivasan	மகன்	Sampath	
2.	Padmanabhan	மனைவி	Radha	

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
180	21B	0 - 2.86	0.09	--	--	--	--	2024/0105/02/301597--2024/02/11/0023025D ------ Digitally signed:Sivakumar S, Tahsildar 31/01/2024 10:13:23:PM
		0 - 2.86	0.09					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **S/02/11/011/024606/40178** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 13-07-2025 அன்று 01:35:36 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Radha Padmanabhan.

Rangaraj Dev

Kalyani.P

Document No. 8241 of 2025 of Book

Contains 25 Sheets. 23 Sheets

Registering Officer

உறுதிமொழி

இந்த ஆவணத்தை எழுதிக்கொடுப்பவர்களும், எழுதிபெறுபவர்களும் கீழ்க்கண்ட உறுதி மொழியை அளிக்கின்றோம்.

வழக்கிடை ஆவண சொத்து பதிவுச்சட்டம் 1908 பிரிவு 22(A) மற்றும் பரிவு 22(B)க்கு உட்பட்டதல்ல எனவும், ஆவணத்துடன் இணைக்கப்பட்ட அனைத்து ஆவணங்களும் இந்திய தண்டனை சட்டம் 1860 பரிவு 470-ன் படி Forged Document அல்ல எனவும், ஆவணத்தை எழுதிப்பறெபவர் அதைத்து ஆவணங்களையும் பரிசீலித்து வில்லங்கம் சரிபார்த்து எழுதிப்பெறுகிறார் எனவும், சொத்து மாற்றுச் சட்டம் 1882-ன் படி சொத்து பரிமாற்றம் தொடர்பான அனைத்து பிரிவுகளுக்கும் உட்பட்டு செயல்பட்டுள்ளோம் எனவும் உறுதிமொழி அளிக்கின்றோம்.

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர் நிலைகள், நீர் வழிப்பாதைகள், நீர் பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம்.

மேலும் இதனில் தங்களுக்கு தவறான தகவல்கள் அல்லது சான்று அளிக்கப்பட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதற்கு நாங்கள் மட்டுமே பொறுப்பு ஆவோம் எனவும் அதற்கான சட்டப்பூர்வ நடவடிக்கைக்கு கட்டுப்படுகிறோம் எனவும், இதற்கு சார்பதிவாளர் எவ்விதத்திலும் பொறுப்பாகமாட்டர் எனவும் உறுதிமொழி அளிக்கின்றோம்.

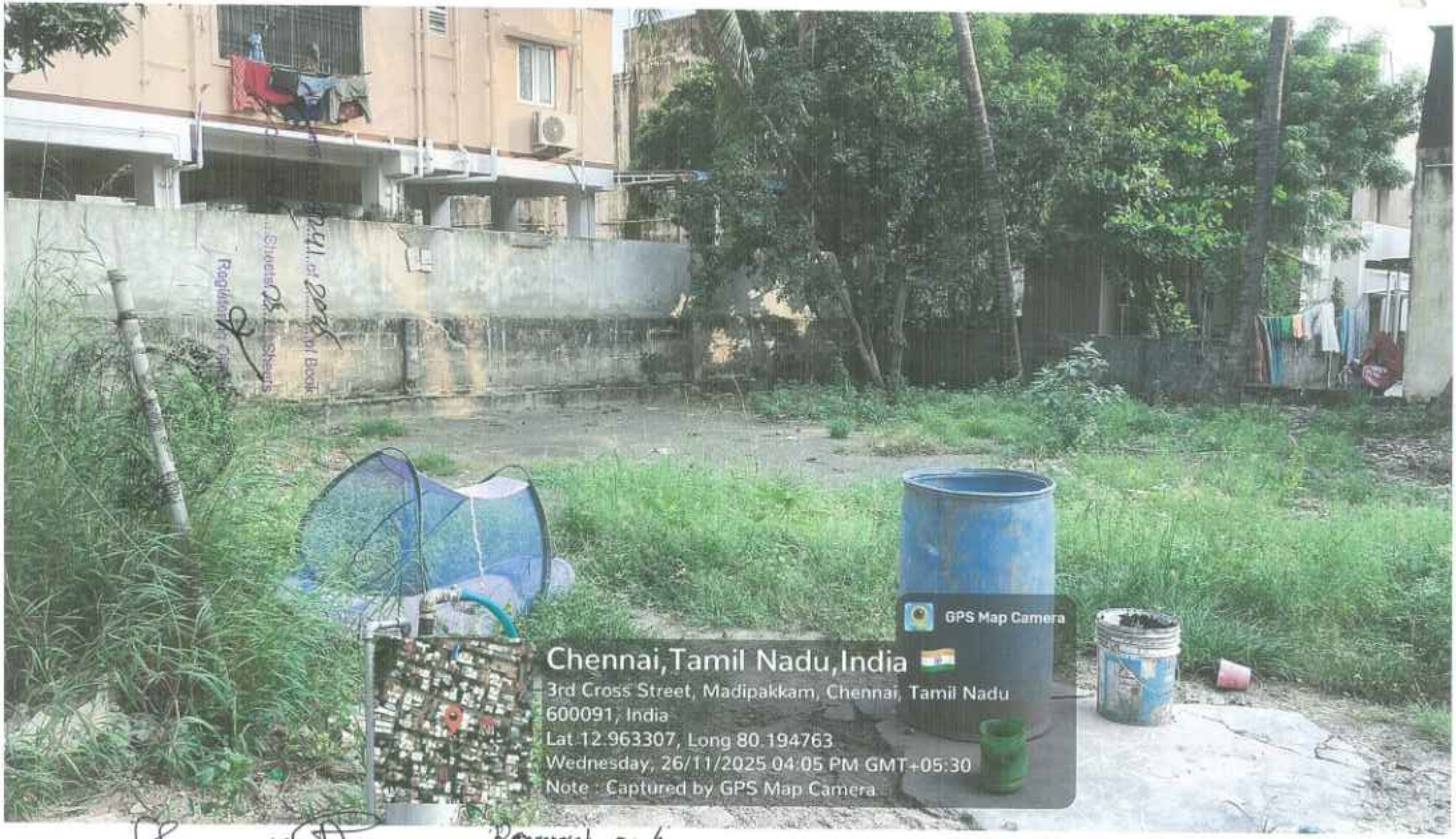
Radha Padmanabhan.

ஆவணத்தை எழுதிப் பெறுபவர்களின்
கையொப்பம்

Kalpana D

ஆவணம் எழுதிக் கொடுப்பவர்களின்
கையொப்பம்

Document No. 6241 of 2015 ..... of Book 1
Contains 25 Sheets ... 24 ... Sheets
Registering Officer



Radha Padmanabhan.

Rangarajah Devki Kalyani.D

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

Verified RealEstate™

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.