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7155 52 60800 (11)



1575
11.8.06

A. S. Mohan
Chennai 88

02DD 785341

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

VERIFIED
SUB REGISTRAR
Sekavur

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI ON THIS 14th DAY OF AUGUST, TWO THOUSAND AND SIX, BY:-

1) Mr. M.JONES, son of Mr. Manase, aged about 40 years, residing at No.2, Moovarasampet Main Road, Madipakkam, Chennai 600091, hereinafter called the First Vendor and representing as power of attorney agent for the following Vendors :-

2) **Mr. P.RAMESH,** son of Mr. A.Pargunan, Hindu, aged about 33 years, residing at No.41, Swamimalai Street, Arulmurugan Nagar, Keelakattalai, Chennai 600117, (under a General Power of Attorney Dated 9.3.2006, Document No.353 of 2006, of Book 4, of S.R.O.Alandur), and

Page No. 7155/06
Total Pages 1/17

30/3/2007

7155/2006

4W1

Presented in the Office of the Sub Registrar of Tambaram and Fee of Rs. 7820/- Paid between the hours of 12.1 on the 14th August 2006 by

I DOCUMENT TO 7155 OF 2006 CONTAINING 15 SHEETS 1 SHEET

Sub-Registrar

DOCUMENT NO/YEAR 7155/06
Page No: 2
Total Pages: 17

LEFT THUMB





Sub Registrar
Tambaram

S/o. V.S. Appadurai,
No. 29, Vellalar street, Adambakkam, Chennai 600 088.
DL NO. R/TN/022/00832 4/2002

EXECUTION ADMITTED BY

LEFT THUMB





Sub Registrar
Tambaram

M. JONES. S/o. MANASE
2, MOOVARASAMPET MAIN ROAD
MADIPAKKAM, CHENNAI - 600 091

PAN NO. AAJPJ 5610 N.

Claim admitted by

LEFT THUMB





Sub Registrar
Tambaram

S/o. V.S. Appadurai. No. 29, Vellalar street, Adambakkam, Chennai 600 088.
DL NO. R/TN/022/00 8324/2002

IDENTIFIED BY

S/o. E. Sudalaimuthu, No 6, IV Street, Sunder Rajan Nagar, Keelkatalai, Chennai 600 117.

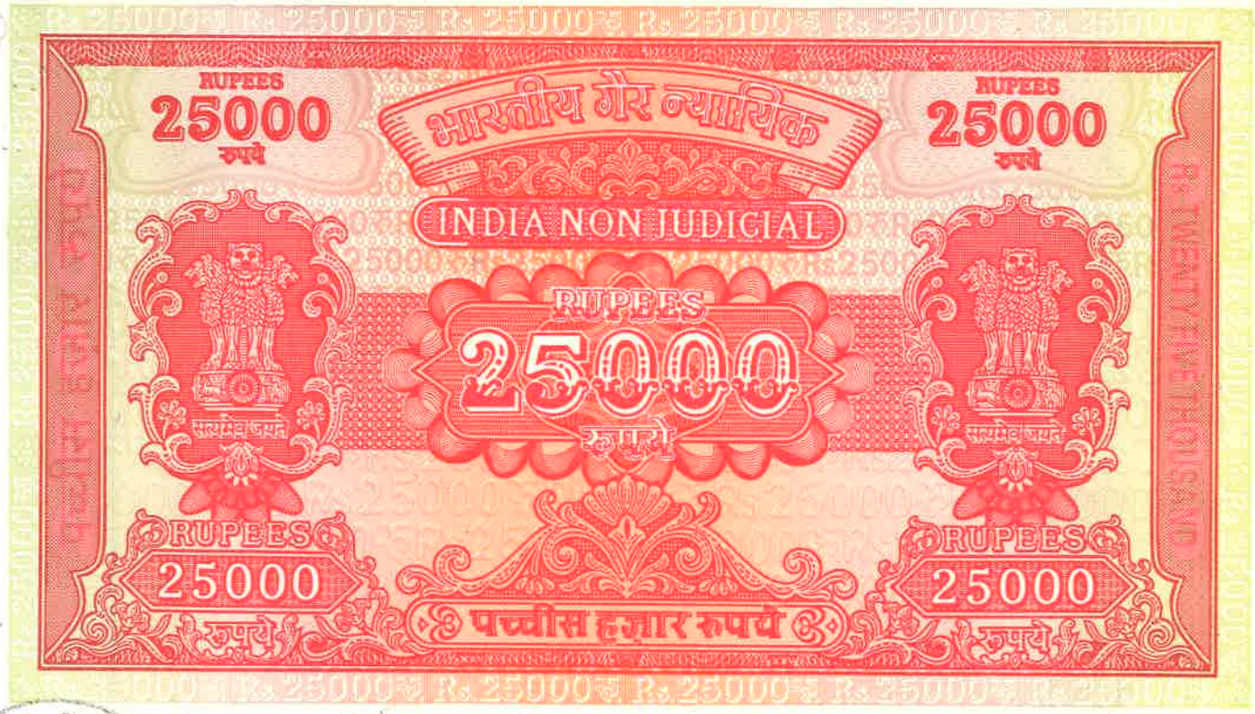
S/o. T. Durai Rajan, 61, Pulidivakkam Main Road, Chennai 600 091.

REGISTERED AS NO. 7155 OF 2006 OF BOOK 1
DATE: 14/8/2006

SUB REGISTRAR
TAMBARAM

14th day of August 2006.

Sub - Registrar



1601
13.8.06

A. S. Mohan
Chennai 88

02DD 785342
A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016

3) **Mr. J.RAJENDRAN,** son of Mr. Jayaraman, Hindu, aged about 37 years, residing at No.1A, Skylab Avenue, Ottiyambakkam Main Road, Sithalapakkam, Chennai 600 073, (under a General Power of Attorney Dated 17.4.2006, registered as Document No.1405 of 2006, of Book 4, on the file of the Sub Registrar, Tambaram), who shall hereinafter in this deed of absolute sale be referred to as the Vendors.

TO AND IN FAVOUR OF

Mr. A.S.MOHAN, son of Mr. V S.Appadurai, Hindu, aged about 38 years, residing at No.29, Vellalar Street, Adambakkam, Chennai 600088, who shall hereinafter in this deed of absolute sale be referred to as the Purchaser.

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तमिलनाडु TAMILNADU

1602
13.8.06

A-S. Mohan
Chennai 88

105106

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

The expression Vendors and Purchaser, wherever mentioned unless repugnant to the subject or context or meaning thereof shall mean and include their respective legal heirs, legal representatives administrators, executors, assigns and persons deriving title under them.

WITNESSETH AS FOLLOWS.

Whereas First Vendor Mr. M.JONES, is the absolute owner of the property viz., comprised in Survey No.43/3B1B – measuring an extent of 13 Cents, situated at Sithalapakkam Village, Tambaram Taluk, Kancheepuram District, he having purchased the same from and out of his own self acquired funds and savings,

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तमिलनाडु TAMILNADU

1603
13.8.06

A. S. Mohan
Chennai 88

A 024332

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

without any ancestral nucleus, from Mr. Vedagiri & others through their Power Agent Mr. K.M.Swamikannu, in and by virtue of a Registered Sale Deed dated 15.4.2002, duly registered on the file of the Sub Registrar, Tambaram, as Document No.2094 of 2002, of Book I, and

Whereas the Second Vendor Mr. P.Ramesh, is the absolute owner of the property viz., comprised in Survey No.43/3B1A – measuring an extent of 18.5 Cents, situated at Sithalapakkam Village, Tambaram Taluk, Kancheepuram District, he having purchased the same from and out of his own self acquired funds and savings, without any ancestral nucleus, from Mr. VEDHAGIRI & others, through their Power Agent Mr. K.M.Samikkannu, in and by virtue of a Registered Sale Deed dated 17.9.2003, duly registered on the file of the Sub Registrar, Tambaram, as Document No.5670 of 2003, of Book I, and

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तमिलनाडु TAMILNADU

1604
13.8.06

A. S. Mohan
Chennai 88

A 024333

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

[5]

Whereas Third Vendor Mr. J.RAJENDRAN, is the absolute owner of the property viz., dry agricultural land comprised in Survey No.44/1 – measuring an extent of 31 cents, situated at Sithalapakkam Village, Tambaram Taluk, Kancheepuram District, he having purchased the same from and out of his own self acquired funds and savings, without any ancestral nucleus, from Mrs. R.Rani, in and by virtue of a Registered Sale Deed dated 31.12.2001, duly registered on the file of the Sub Registrar, Tambaram, as Document No.397 of 2001, of Book I, and ever since then the Vendors have been in continuous, uninterrupted peaceful absolute possession and enjoyment thereof, paying all kists, taxes, etc., to the Government till this date, with full powers of alienation, without any let or hindrances, having got valid and marketable title to the said property.

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तमिलनाडु TAMILNADU

1605
13.8.06

A. S. Mohan
Chennai 88

A 024334

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

[6]

Whereas the Mr. J.Rajendran executed a General Power of Attorney favouring Mr. M.Jones vide Document No.140 of 2002, Book IV, Volume 230, Pages 159 to 161, to convert his lands to various housing sites except selling the same and further executed another General Power of Attorney in favour Mr.M.Jones, to sell the Plots vide No.1405 of 2006, Book IV, on the file Sub Registrar Tambaram.

And Whereas Mr. M.Jones has divided the above said land along with other properties and also lands belonging to Mr.Veeramani, and Mr. P.Ramesh, into several house site plots, provided access to the plots from the existing roads, gifted the roads to the competent local authority and got approval of the layout from the CMDA vide PPD/LO No.14/2006, Lr. No.L1/11130/2005, Dated 15.02.2006, under the name " DREAM PARK".

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तमिलनाडु TAMILNADU

1606
13.8.06

A. S. Mohan
Chennai 88

A 024335

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

And Whereas the Mr P.Ramesh and Mr. J.Rajendran, due to their pre occupation with their domestic affairs, have empowered Mr. M.JONES as their true and lawful Agent to sell the properties in favour of any intending buyer[s] and to do all acts, deeds and things whatsoever necessary or expedient on their behalf and the said Power of Attorney Deed is still in full force and effect and not been cancelled by the Vendors till this date.

And Whereas on the strength of the Power of Attorney Deed executed by the Vendorss, the Power Agent has offered to sell the Plot No.31 in the layout of in **"DREAM PARK'**, measuring 3040 Square Feet, more fully and particularly described in the schedule hereunder written and the Purchaser has also agreed

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तमिलनाडु TAMILNADU

1607
13.8.06

A. S. Mohan
Chennai 88

A 024336

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

to buy the schedule mentioned property for a net sale consideration of Rs.7,60,000/- (Rupees Seven lakh and sixty thousand only), free from all encumbrances, for which sum the Vendors have agreed to it.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above said agreement and in consideration of the aforesaid sum of Rs.7,60,000/- (Rupees Seven lakh and sixty thousand only), already paid by the Purchaser to the Vendors' Power Agent, the receipt of which sum the Power Agent of Vendors do hereby admit, acknowledge and acquit the Purchaser from any further payments whatsoever.

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तमिलनाडु TAMILNADU

1608
13.8.06

A. S. Mohan
Chennai 88

A 024337

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

The Vendors do hereby sell, convey, grant, transfer and assign, to the Purchaser by means of absolute sale of the immovable property which is more fully described in the schedule hereunder and all the ways, waters, water ways, water courses, right, title and interest, ditches, easements, advantages, rights and privileges, liberties, property claim and demand of the Vendors unto and upon and all other appurtenances whatsoever appertaining thereto or any portion thereof, to have and to hold the same, with the Purchaser absolutely and for ever, with full powers of alienation, without any let or hindrances, free from all encumbrances, charges etc.,

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तमिलनाडु TAMILNADU

1609
13.8.06

A. S. Mohan
Chennai 88

A 024338

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

[10]

THE VENDORS DO HEREBY FURTHER COVENANT WITH THE PURCHASER:-

a) Notwithstanding anything done, omitted or knowingly suffered to the contrary the Vendors herein have good, valid title and absolute power to convey unto the Purchaser the Sale Property and to hold the same in the manner aforesaid and that the Vendors will at all times execute and do all such acts for further or more perfectly assuring the title to the said property to the Purchaser as aforesaid as may reasonably be required including peaceful, effective possession and enjoyment of the Sale Property.

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तमिलनाडु TAMILNADU

1610
13.8.06

A. S. Mohan
Chennai 88

A 024339

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

b) The Vendors further agree that they will indemnify the Purchaser for any loss or damages that may arise by reason of any defect in their title or claim by any or from any person or persons claiming to the legal or equitable interest in the property hereby conveyed.

c) The Vendors shall at all times at the request and cost of the Purchaser execute and register or cause to be registered such acts, deeds and things for further or more effectively assuring the Sale Property unto the Purchaser as may be reasonably required.

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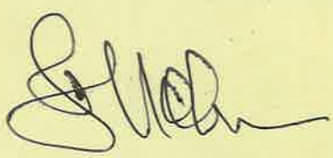
d) The Vendors do hereby further declare that the schedule mentioned property is free from encumbrance such as Mortgages, charges, claims, attachments, lispendens or any testamentary disposition whatsoever and the Purchaser his heirs, his representatives and assigns may and shall enjoy the property without any hindrance or obstruction either by the Vendors or their heirs, legal representatives, assigns in interest.

e) The Vendors do thereby further declare, that all public charges, taxes, etc., have already been paid in respect of Schedule mentioned property and that if any demand is made for the period up to this date of sale the Vendors will pay the same. However, the Purchaser has to pay the public charges, taxes, etc., for the period of subsequent to the date of sale.

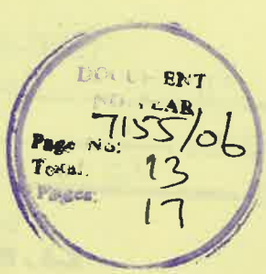
f) The Vendors assure the Purchaser that they have not entered into any agreement of sale with anybody else to sell the Sale Property except with the Purchaser herein.

g) The Vendors have this day handed over vacant possession of the 'Sale Property' to the Purchaser along with the true copies of relevant documents of title deeds in respect of the schedule mentioned property on the date of Registration of this sale deed.

h) The Vendors further covenant with the Purchaser that the land have been surveyed and the measurements, description of the land and the boundaries mentioned in the schedule hereunder written are correct and that there are no encroachments in relation to any part of the property.







i) The Purchaser shall be entitled to effect mutation of his name in the Records of Municipal Registry and Government Revenue Records, by virtue of this sale deed and that the Vendors do hereby agree that they will execute and sign all such documents that may be necessary in this behalf.

SCHEDULE OF SALE PROPERTY.

All that piece and parcel of Vacant House Site, bearing Plot No.31 (Thirty One), in 'DREAM PARK', approved layout of CMDA vide PPD/LO No.14/2006, Lr.No.L1/11130/2005, Dated 15.02.2006, comprised in Survey Nos.44/1, 43/3B1A & 43/3B1B, situated at Sithalapakkam Village, Tambaram Taluk, Kancheepuram District, Chennai South Registration District, Tambaram Sub Registration District, St. Thomas Mount Panchayat Union Limits.

East to West	on the Northern	Side 40 Feet,
	on the Southern	Side 40 Feet,
North to South	on the Eastern	Side 76 Feet,
	on the Western	Side 76 Feet,

in all admeasuring an extent of 3040 (Three thousand and forty) Square Feet, or thereabouts and Bounded as follows:

NORTH BY :	Plot No.22,
SOUTH BY :	40 Feet Wide Road,
EAST BY :	Plot No.32, and
WEST BY :	Plot No.30.

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The Vendors further declares that there is **"No Building",** in the sale Property.

Present market value of the SALE PROPERTY is Rs.7,60,000/- (Rupees Seven lakh and sixty thousand only).

In witness whereof the Power Agent of the Vendors and the Purchaser have hereunto set their respective hands and subscribed their signatures to this deed of absolute sale, on the day, month and year first above written, in the presence of the following witnesses.

SIGNATURE OF PURCHASER.

SELF & POWER AGENT OF THE VENDOR Nos.2 & 3.

WITNESSES:

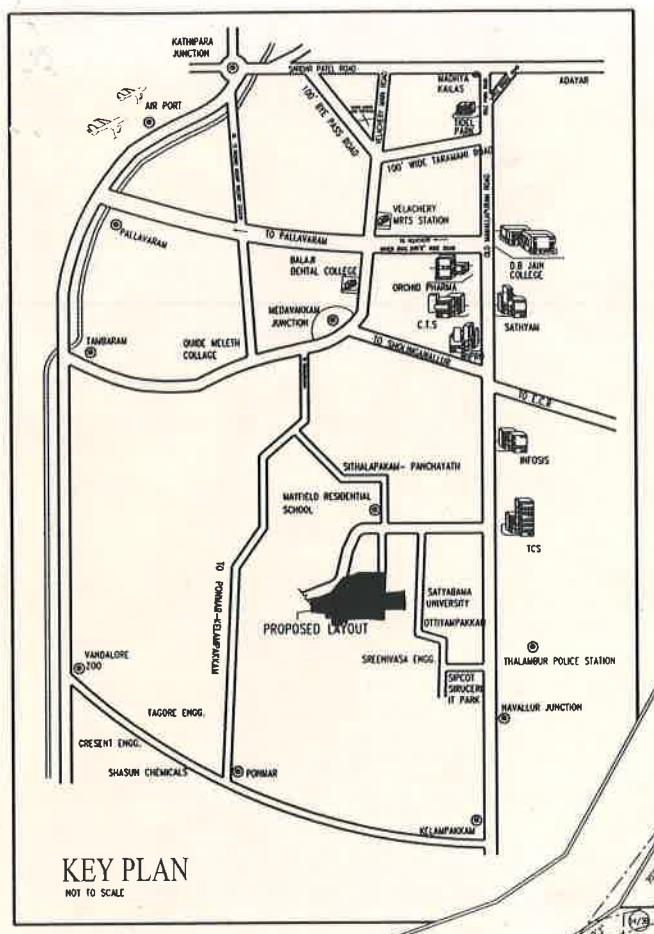
1. (K.S. ELANGOVAN)
S/o E. SUBRAMANIAN
No. 6 IVth STREET
SOUNDARAJAN NAGAR
KEELKATALAI
CHENNAI - 600 117

2. S/o T. Dorai Rajan
61, Pulidivakkam main road
Ch-91.

DOCUMENT NO/YEAR 7155/06
Page No: 15
Total: Pages: 17

Document Prepared by:
Mrs. G. GEETHA, M.A.,
STATE LICENSED DOCUMENT WRITER,
STATE LICENCE No.A/1585/99.
CHENNAI SOUTH. OFFICE AT:
SRI KANAKADHARA ENTERPRISES,
No.37, 27th Street, T.G.Nagar,
Nanganallur, Chennai – 61.
PH.2234 6891/ 9381004099.

DREAM PARK



KEY PLAN
NOT TO SCALE

PLOT AREA DETAILS :

P.NO	SURVEY NO	EXTENT SFT
1	44/2	1935
2	44/2 44/1	2177
3	44/1	2340
4	43/5B 44/1	2472
5	43/5B	2310
6	43/5A 43/5B	2418
7	43/5A	2520
8	43/5A 42/1B	2720
9	42/1B	2835
10	42/1B	2950
11	42/1B	3060
12	42/1A 42/1B	3205
13	42/1A	3320
14	42/1A	3435
15	42/1A 54/3A2	3555
16	54/3A2	3685
17	54/3A2	3820
18	54/3A2 55/3	4023
19	44/2	3052
20	44/2	3000
21	44/2 44/1	3000
22	44/1	3000
23	43/5B 43/3B1A 44/1	3000
24	43/5B	3000
25	43/5A 43/5B	2400
26	43/5A 43/5B 43/3A	2130
27	43/5A	2130
28	43/3A 43/2B	2400
29	43/5B 43/3A 43/3B1A 43/3B1B	3040
30	43/5B 43/3B1A 43/3B1B	3040

P.NO	SURVEY NO	EXTENT SFT
31	43/3B1A 43/3B1B 44/1	3040
32	44/2 43/3B1A 44/1 43/4A	3040
33	44/2 43/4A	3040
34	44/2 43/4A 48/1A	2796
35	48/1A	1750
36	43/ 2B	2400
37	43/3B2 43/2B	2400
38	43/3B2 43/3B1C 43/2B 43/3B1B	2400
39	43/3B1C 43/3B1B	2400
40	43/3B1B 43/3B1C 43/4A	2400
41	43/4A	2400
42	48/1A	2280
43	48/1A	2300
44	48/1A 48/1B	2340
45	48/1B	1785
46	48/1B	1835
47	48/1B	1845
48	48/1B	1830
49	48/1B	1843
50	48/1B 48/1A	2100
51	48/1B 48/1A	2400
52	48/1B 48/1A	2400
53	48/1B 48/1A	2400
54	48/1A	2400
55	48/1A	1800
56	48/1A	2400
57	48/1A	2400
58	48/1A	2000
59	48/1A	3040
60	48/1A	2100

P.NO	SURVEY NO	EXTENT SFT
61	48/1A	3040
62	48/1A	3040
63	48/1A	3040
64	48/1A	2796
65	48/1A	2250
66	48/1A	2250
67	48/1A	1800
68	43/5B5	2400
69	43/5B5	2400
70	43/5B4 43/3B5	2400
71	43/3B4	2400
72	43/5B4	2280
73	43/5B4	2300
74	45/1B	2340
75	42/1B2 43/1B	1785
76	42/1B2 43/1A1 43/1B	1835
77	42/1B2 43/1A1 43/2B2	1845
78	42/1B2 43/1A1 43/2B	1830
79	43/2B 43/5B	1843
80	43/2B 42/4	2100
81	42/3 43/2B 42/4	2400
82	42/3 42/4	2400
83	42/3 42/4	2400
84	42/3 42/4	2400
85	42/3 42/4	1800
86	42/3 42/4	2400
87	42/4	2000
88	42/3 42/4	2000
89	42/3	3040
90	42/3	2630

P.NO	SURVEY NO	EXTENT SFT
91	42/3	1962
92	42/3	2576
93	42/3 43/5A 43/2B	2250
94	43/5A	2250
95	43/5A 43/3A	2250
96	42/1B	2250
97	42/1B	1800
98	43/5B5	2831
99	42/3 42/1A	2870
100	42/3 42/1A	2730
101	42/3	2570
102	42/3	2400
103	42/3	2240
104	232/5D	2080
105	232/5D 232/6D	2070
106	232/6D	2400
107	54/3A2 54/3D 232/6D	2400
108	54/3D 54/3E 54/3B 232/6D	2400
109	54/3A1 54/3D 232/6A	2400
110	54/3A1 54/3D	1800
111	54/3A1 54/3D 232/6A	2400
112	232/5A 232/6A 232/6D 232/6E	2800
113	232/6A 232/5A	2800
114	232/6A 232/5A	2800
115	232/6A 232/5A 232/7A	2800
116	232/4D 232/4A 232/4C	2800
117	232/7D 232/4A	1500
118	232/7D	2000
119	232/7D	3040
120	232/4C	2630

P.NO	SURVEY NO	EXTENT SFT
121	232/8A	2400
122	232/8A 232/8A	4533
123	232/8A	6291
124	232/8A 232/8A	2400
125	232/1E 232/8A	2331
126	232/1G 232/1E 232/8D	2331
127	232/1G 232/8D	2400
128	232/1G	1800
129	232/2A	2000
130	232/2A	2000
131	232/2A	2000
132	232/2A	2000
133	232/1H 232/8B	2551
134	232/1H 52/1A1B	1750
135	232/1H 52/1A1B	1750
136	232/1H 52/1A1D	1750
137	232/2I 232/1H	1750
138	232/2I	1750
139	232/2I 232/2D	2400
140	232/2D 232/3D	2400
141	232/3D	2400
142	232/4C 232/3D	2400
143	232/4D 232/4C	2400
144	232/4D 232/4C	2400
145	232/4C 232/3D	2400
146	232/3D	2400
147	232/2D 232/3D	2400
148	232/2D 232/1J	2400
149,150	42/4	2000
151,152	42/4	1600

P.NO	SURVEY NO	EXTENT SFT
91	42/3	1813
92	42/3	2325
93	42/3 43/5A 43/2B	2400
94	43/5A	1500
95	43/5A 43/3A	1830
96	42/1B	1800
97	42/1B	1440
98	43/5B5	1350
99	42/3 42/1A	3450
100	42/3 42/1A	2480
101	42/3	2201
102	42/3	2201
103	42/3	2480
104	232/5D	2400
105	232/5D 232/6D	2130
106	232/6D	2130
107	54/3A2 54/3D 232/6D	2600
108	54/3D 54/3E 54/3B 232/6D	3840
109	54/3A1 54/3D 232/6A	3840
110	54/3A1 54/3D	2928
111	54/3A1 54/3D 232/6A	3960
112	232/5A 232/6A 232/6D 232/6E	3200
113	232/6A 232/5A	3200
114	232/6A 232/5A	2000
115	232/6A 232/5A 232/7A	2000
116	232/4D 232/4A 232/4C	2400
117	232/7D 232/4A	2400
118	232/7D	2400
119	232/7D	3040
120	232/4C	3570

P.NO	SURVEY NO	EXTENT SFT
121	232/8A	1600
122	232/8A 232/8A	1600
123	232/8A	1600
124	232/8A 232/8A	1600
125	232/1E 232/8A	2400
126	232/1G 232/1E 232/8D	1600
127	232/1G 232/8D	1600
128	232/1G	1600
129	232/2A	1600
130	232/2A	1500
131	232/2A	1520
132	232/2A	1600
133	232/1H 232/8B	1600
134	232/1H 52/1A1B	1600
135	232/1H 52/1A1B	1600
136	232/1H 52/1A1D	1600
137	232/2I 232/1H	1600
138	232/2I	1600
139	232/2I 232/2D	1800
140	232/2D 232/3D	1580
141	232/3D	1600
142	232/4C 232/3D	1600
143	232/4D 232/4C	1600
144	232/4D 232/4C	1600
145	232/4C 232/3D	1600
146	232/3D	1700
147	232/2D 232/3D	1700
148	232/2D 232/1J	1700
149,150	42/4	1700
151,152	42/4	1830

P.NO	SURVEY NO	EXTENT SFT
I	48/1A 43/4B	2400
II	48/1A 43/4B	1800
III	48/1A 43/4B	2400
IV	43/4B	2000
V	43/3B3 43/4B 43/3B1C	2000
VI	43/3B3 43/3B2 43/3B1C	2000
VII	43/3B2 43/3B1C	2000
VIII	43/3B2 43/2B	2000
IX	43/2B	1800
X	43/2B	2400
XI	43/3B3 43/4B	3050
XII	43/3B3 43/4B	2400
XIII	43/3B3 43/4B	2400

P.NO	SURVEY NO	EXTENT SFT
XIV	43/3B3 43/3B2	2400
XV	43/3B2 43/2B	2400
XVI	43/3B2 43/3B1C	2400
XVII	43/3B2 43/3B1C 43/2A	2400
XVIII	43/3B2 43/2A	2400
XIX	43/3B2 43/3B1	2400
XX	43/3B3 43/3B2	2400
XXI	43/3B3 43/3B2	2400
XXII	43/3B3 43/3B2	3600
SHOP-I	55/3 54/3A2	2936
SHOP-II	54/3A1 54/3A2	6512
SHOP-III	231/3A 232/1B	5860

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Pages 17

ST.THOMAS MOUNT PANCHAYAT UNION LAYOUT OF HOUSES SITES IN S.NO:
42/1A/,1B,3,4,5A,5B,6A,6B, 43/1A1,1A2,1B,2A,2B,3A,3B1A,3B1C,3B2,3B3,3B4,3B5,4A,4B,5A,5B,3,4,5A,5B, 44/1,2, 48/1A,1B, 52/1A,1B, 53/1A,1B,2A,2B,2C,3A,3B, 54/3A1,3A2,3B, 55/3pt 232/1B,1C,1E,1G,1H,11,1J,2A,2B,3D,4A,4B,4C,5A,5B,6A,6B,7A,7B,8A,8B,9A,9B, OF SITHALAPAKKAM VILLAGE

N

APPROVED VIDE LETTER NO: L / 11130 / 2005 Dt : 15 / 02 /2006

PPD / LO NO : 14 / 2006

CMDA

7163 S2 60800 (11)



1431
10-8-06

K. S. Elangovan
chennai

03CC 011378
A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

VERIFIED
SUB REGISTRAR
Selaiyur

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI, ON THIS 14th DAY OF AUGUST, TWO THOUSAND AND SIX, BY:-

1) Mr. M.JONES, son of Mr. Manase, aged about 40 years, residing at No.2, Moovarasampet Main Road, Madipakkam, Chennai 600091, hereinafter called the first Vendor and representing as power of attorney agent for the following Vendors :-

2) Mr. VEERAMANI, son of Mr. T.V.Pushpanathan, Hindu, aged about 42 years, residing at No.7, S.I.P.Colony Extn., Nanganallur, Chennai 600 061, (under a General Power of Attorney Dated 9.3.2006, Document No.353 of 2006, of Book 4, of S.R.O.Alandur), and

DOCUMENT NO./YEAR 7163/06
Page 1 of 17

சார்பதிவாளர்
சேலையூர்

7163/2006

Presented in the Office of the Sub Registrar of Tambaram and Fee of Rs. 760/- Paid between the hours of 2-3 on the 14th August 2006 by

TO 7163 OF 2006
CONTAINING 15
SHEETS 1

DOCUMENT NO/BOOK 7163/06
Page No: 2
Total Pages: 17

LEFT THUMB





Sub Registrar
Tambaram

S/o. E. Sudalai muthu, No 6, 4th Street, Sounder Rajan Nagar, Keelkatalai, Chennai 600 117.

DL no. F/TN/022/026040/2005

EXECUTION ADMITTED BY

LEFT THUMB





Sub Registrar
Tambaram

M. JONES. S/o. MANASE
2, MOOVARASAMPET MAIN ROAD
MADIPAKKAM, CHENNAI - 600 091

PAN NO. AAJPJ 5610 N.

LEFT THUMB





Sub Registrar
Tambaram

Claim admitted by

S/o. E. Sudalai Muthu, No. 6, 4th Street, Sounder Rajan Nagar, Keelkattalai, Chennai 600 117.

DL no. F/TN/022/026040/2005

IDENTIFIED BY

S/o. Appadurai, 29, Velladar street, Adambakkam, Chennai 600 088.

S/o. T. Durairajan, No. 61, Puludivakkam Main Road, Chennai 600 091.

REGISTERED AS NO. 7163 OF 2006 OF
BOOK 1
DATE: 14/8/2006

SUB REGISTRAR
TAMBARAM

Given under my hand and seal this 14th day of August 2006

Sub-Registrar



1495
11.8.06

K.S. Elangovan
Chennai

03CC 011385

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

3) Mr. P.RAMESH, son of Mr. A.Pargunan, Hindu, aged about 33 years, residing at No.41, Swamimalai Street, Arulmurugan Nagar, Keelakattalai, Chennai 600117, (under a General Power of Attorney Dated 9.3.2006, Document No.353 of 2006, of Book 4, of S.R.O.Alandur), and

4) Mrs. S.VELANGANNI, wife of Mr. Sagayanathan, aged about 41 years, **5) Mrs. T.VEDAMANI,** wife of Mr. A.Thangaraj, aged about 35 years, **6) Mrs. AMALORPAVAM,** Mr. Meshak, aged about 34 years, **7) Ms. ESTHAR ABARNAM,** daughter of Mr. John Pushpanathan, aged about 32 years, all residing at No. 7, Dr. Ambedhkar Street, Pallikaranai, Chennai 601 302, under a

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Total 3
Pages 17



1496
11.8.06

K. S. Elangovan
chennai

03CC 011386
A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

General Power of Attorney Dated 9.3.2006, Document No.724 of 2003 of Book 4, of S.R.O.Tambaram), who shall hereinafter in this deed of absolute sale be referred to as the Vendors.

TO AND IN FAVOUR OF

Mr. K.S.ELANGOVAN, son of Mr. E.Sudalaimuthu, aged about 37 years, residing at No.6, 4th Street, Soundararajan Nagar, Keelkattalai, Chennai 600 117, who shall hereinafter in this deed of absolute sale be referred to as the Purchaser.

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तमिलनाडु TAMILNADU
1497
11.8.06

K. S. Elangovan
Chennai

A 024301
A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

The expression Vendors and Purchaser, wherever mentioned unless repugnant to the subject or context or meaning thereof shall mean and include their respective legal heirs, legal representatives administrators, executors, assigns and persons deriving title under them.

WITNESSETH AS FOLLOWS.

Whereas First Vendor Mr. M.JONES, is the absolute owner of the property viz., comprised in Survey No.43/3B1B – measuring an extent of 13 Cents, situated at Sithalapakkam Village, Tambaram Taluk, Kancheepuram District, he having purchased the same from and out of his own self acquired funds and savings,

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Total Pages 17



तमिलनाडु TAMILNADU

1498
11.8.06

K.S. Elangovan
chennai

A 024302

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

without any ancestral nucleus, from Mr.Vedagiri & others through their Power Agent Mr.K.M.Swamikannu, in and by virtue of a Registered Sale Deed dated 15.4.2002, duly registered on the file of the Sub Registrar, Tambaram, as Document No.2094 of 2002, of Book I, and

Whereas the Second Vendor Mr. VEERAMANI, is the absolute owner of the property viz., comprised in Survey Nos.43/3B2 – 34 Cents, 43/5A – 36 Cents, 44/2 – 29 Cents, 43/4 – 18 Cents, Old Survey No.43/5, New Survey No.43/5B – 22 Cents, 42/3 – 85 Cents, 232/4 – 19 Cents, 232/7B – 6.5 Cents and 43/3B3 – 33 Cents, in all admeasuring an extent of 2 Acre 82.5 Cents, situated at Sithalapakkam Village, Tambaram Taluk, Kancheepuram District, he having

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तमिलनाडु TAMILNADU

1499
11.8.06

K.S. Elangovan
Chennai

A 024303

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

purchased the same from and out of his own self acquired funds and savings, without any ancestral nucleus, from 1) Mrs.K.DHANALAKSHMI, 2) Mr. G.CHANDRASEKARAN and 3) Mr. G.MANI, through their Power Agent Mr. M.JONES, in and by virtue of a Registered Sale Deed dated 13.8.2003, duly registered on the file of the Sub Registrar, Tambaram, as Document No.4676 of 2003, of Book I and

Whereas the third Vendor Mr. P.Ramesh, is the absolute owner of the property viz., comprised in Survey No.43/3B1A – measuring an extent of 18.5 Cents, situated at Sithalapakkam Village, Tambaram Taluk, Kancheepuram District, he having purchased the same from and out of his own self acquired funds and

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तमिलनाडु TAMILNADU

1500
11.8.06

K. S. Elangovan
Chennai

A 024304
A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

savings, without any ancestral nucleus, from Mr. VEDHAGIRI & others, through their Power Agent Mr. K.M.Samikkannu, in and by virtue of a Registered Sale Deed dated 17.9.2003, duly registered on the file of the Sub Registrar, Tambaram, as Document No.5670 of 2003, of Book I, and

WHEREAS the Vendors 4 to 7 are the sole, legal, true absolute and exclusive owners of the property viz., comprised in Survey No.43/3A, Patta No.228, measuring an extent of 33 cents situated at Sithalapakkam 'village, Tambaram, Kancheepuram District, they having purchased the same from and out of their own self acquired funds and savings, without any ancestral nucleus, from Mrs. Govindammal, Mrs. Mariammal and Kumaresan, by virtue of a Registered Deed





तमिलनाडु TAMILNADU

1501
11.8.06

K.S.Elangovan
Chennai

A 024305

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

of absolute sale dated 16.10.1998, which has been duly registered on the file of the Sub Registrar, Tambaram, as Document No.4562 of 1998, of Book I, Volume No.2286, pages 119 to 121, on 21.09.1998, and ever since then the Vendors have been in uninterrupted peaceful possession and absolute enjoyment thereof, paying all taxes and outgoing payable to the Government and Local authorities down this date, having got valid and marketable title to the said property.

And Whereas Mr.M.Jones and Mr. Veeramani, have divided the above said land along with other properties and also lands belonging to Mr. P.Ramesh into several house site plots, provided access to the plots from the existing roads,

7/63/06
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17



तमिलनाडु TAMILNADU

1502
11.8.06

K.S. Elangovan
chennai

A 024306
A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

gifted the roads to the competent local authority and got approval of the layout from the CMDA vide PPD/LO No.14/2006, Lr. No.L1/11130/2005, Dated 15.02.2006. under the name " DREAM PARK".

And Whereas the Mrs. S.Velanganni, Mr. Veeramani and Mr P.Ramesh due to their pre occupation with their domestic affairs, have empowered Mr. M.JONES as their true and lawful Agent to sell the properties in favour of any intending buyer[s] and to do all acts, deeds and things whatsoever necessary or expedient on their behalf and the said Power of Attorney Deed is still in full force and effect and not been cancelled by the Vendors till this date.

T163/06
10
17



तमिलनाडु TAMILNADU

1503
11.8.06

K. S. Elangovan
chennai

A 024307

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

And Whereas on the strength of the Power of Attorney Deed executed by the Vendors, the Power Agent has offered to sell the Plot No.30, in the layout of in **"DREAM PARK',** measuring 3040 Square Feet, more fully and particularly described in the schedule hereunder written and the Purchaser has also agreed to buy the schedule mentioned property for a net sale consideration of Rs.7,60,000/- (Rupees Seven lakh and sixty thousand only), free from all encumbrances, for which sum the Vendors have agreed to it.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above said agreement and in consideration of the aforesaid sum of Rs.7,60,000/- (Rupees Seven lakh and sixty thousand only)

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तमिलनाडु TAMILNADU

1504
11.8.06

K.S. Elangovan
chennai

A 024308

A. SUMATHI
STAMP VENDOR
L. No. 14325/E/94
No: 5, EUROPEAN LANE,
CHENNAI-600 016.

already paid by the Purchaser to the Vendors power agent the receipt of which sum the Power Agent of Vendors do hereby admit, acknowledge and acquit the Purchaser from any further payments whatsoever.

The Vendors do hereby sell, convey, grant, transfer and assign, to the Purchaser by means of absolute sale of the immovable property which is more fully described in the schedule hereunder and all the ways, waters, water ways, water courses, right, title and interest, ditches, easements, advantages, rights and privileges, liberties, property claim and demand of the Vendors unto and upon and all other appurtenances whatsoever appertaining thereto or any portion thereof, to have and to hold the same, with the Purchaser absolutely and for ever, with full powers of alienation, without any let or hindrances, free from all encumbrances, charges etc.,

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THE VENDORS DO HEREBY FURTHER COVENANT WITH THE PURCHASER:-

a) Notwithstanding anything done, omitted or knowingly suffered to the contrary the Vendors herein has good, valid title and absolute power to convey unto the Purchaser the Sale Property and to hold the same in the manner aforesaid and that the Vendors will at all times execute and do all such acts for further or more perfectly assuring the title to the said property to the Purchaser as aforesaid as may reasonably be required including peaceful, effective possession and enjoyment of the Sale Property.

b) The Vendors further agree that they will indemnify the Purchaser for any loss or damages that may arise by reason of any defect in their title or claim by any or from any person or persons claiming to the legal or equitable interest in the property hereby conveyed.

c) The Vendors shall at all times at the request and cost of the Purchaser execute and register or cause to be registered such acts, deeds and things for further or more effectively assuring the Sale Property unto the Purchaser as may be reasonably required.

d) The Vendors do hereby further declare that the schedule mentioned property is free from encumbrance such as Mortgages, charges, claims, attachments, lispendens or any testamentary disposition whatsoever and the Purchaser his heirs, his representatives and assigns may and shall enjoy the property without any hindrance or obstruction either by the Vendors or their heirs, legal representatives, assigns in interest.

e) The Vendors do hereby further declare, that all public charges, taxes, etc., have already been paid in respect of Schedule mentioned property

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and that if any demand is made for the period up to this date of sale the Vendors will pay the same. However, the Purchaser has to pay the public charges, taxes, etc., for the period of subsequent to the date of sale.

f) The Vendors assure the Purchaser that they have not entered into any agreement of sale with anybody else to sell the Sale Property except with the Purchaser herein.

g) The Vendors have this day handed over vacant possession of the 'Sale Property' to the Purchaser along with the true copies of relevant documents of title deeds in respect of the schedule mentioned property on the date of Registration of this sale deed.

h) The Vendors further covenant with the Purchaser that the land have been surveyed and the measurements, description of the land and the boundaries mentioned in the schedule hereunder written are correct and that there are no encroachments in relation to any part of the property.

i) The Purchaser shall be entitled to effect mutation of his name in the Records of Municipal Registry and Government Revenue Records, by virtue of this sale deed and that the Vendors do hereby agree that they will execute and sign all such documents that may be necessary in this behalf.

SCHEDULE OF SALE PROPERTY.

All that piece and parcel of Vacant House Site, bearing Plot No.30 (Thirty), in 'DREAM PARK', approved layout of CMDA vide PPD/LO No.14/2006, Lr. No.L1/11130/2005, Dated 15.02.2006, comprised in Survey Nos.43/3A, 43/3B1A, 43/3B1B & 43/5B, situated at Sithalapakkam Village, Tambaram Taluk, Kancheepuram District, Chennai South Registration District, Tambaram Sub Registration District, St. Thomas Mount Panchayat Union Limits.

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East to West	-	on the Northern	Side 40 Feet,
		on the Southern	Side 40 Feet,
North to South	-	on the Eastern	Side 76 Feet,
		on the Western	Side 76 Feet,

in all admeasuring an extent of 3040 (Three thousand and forty) Square Feet, or thereabouts and Bounded as follows:

NORTH BY : Plot No.23,
SOUTH BY : 40 Feet Wide Road,
EAST BY : Plot No.31, and
WEST BY : Plot No.29.

The Vendors further declare that there is **"No Building",** in the sale Property.

Present market value of the SALE PROPERTY is Rs.7,60,000/- (Rupees Seven lakh and sixty thousand only).

In witness whereof the Self & Power Agent of the Vendors 2 to 7 and the Purchaser have hereunto set their respective hands and subscribed their signatures to this deed of absolute sale, on the day, month and year first above written, in the presence of the following witnesses.

SIGNATURE OF THE PURCHASER.

SELF & POWER AGENT OF THE VENDORS 2 to 7.

WITNESSES:

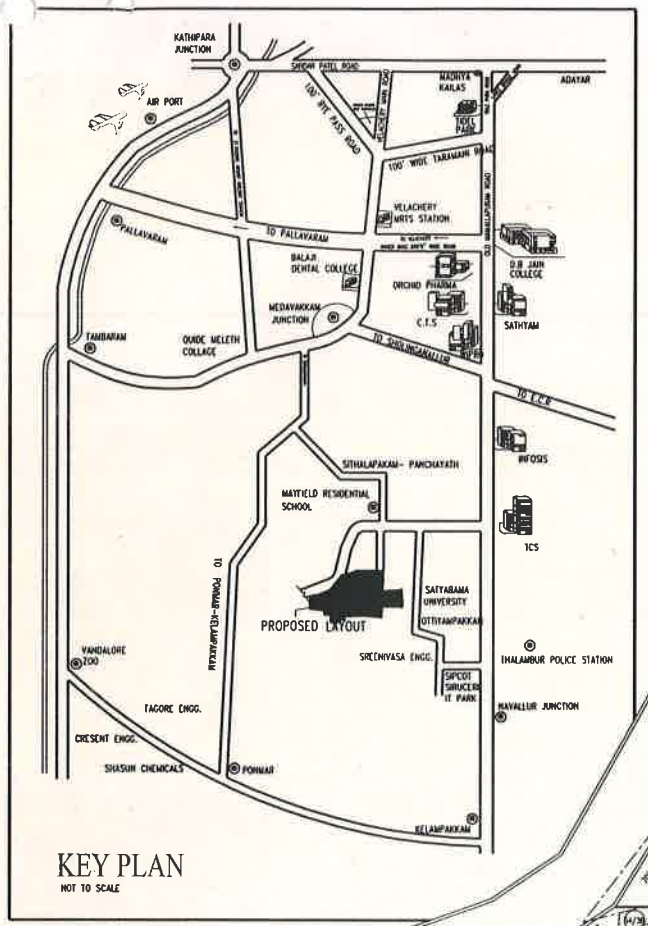
1. S/o V.S. Appadurai

2. S/o. T. Dorai Rajan
61, Paludiva Kizhumai Nagar
Ch-91.

Document Prepared by:
Mrs. G. GEETHA, M.A.,
STATE LICENSED DOCUMENT WRITER,
STATE LICENCE No.A/1585/99.
CHENNAI SOUTH. OFFICE AT:
SRI KANAKADHARA ENTERPRISES,
No.37, 27th Street, T.G.Nagar,
Nanganallur, Chennai – 61.
PH.2234 6891/ 9381004099.

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DREAM PARK



KEY PLAN
NOT TO SCALE

PLOT AREA DETAILS :

P.NO	SURVEY NO	EXTENT SFT	P.NO	SURVEY NO	EXTENT SFT
1	44/2	1935	31	43/3B1A 43/3B1B 44/1	3040
2	44/2 44/1	2177	32	44/2 43/3B1A 44/1 43/4A	3040
3	44/1	2340	33	44/2 43/4A	3040
4	43/5B 44/1	2472	34	44/2 43/4A 48/1A	2796
5	43/5B	2310	35	48/1A	1750
6	43/5A 43/5B	2410	36	43/ 2B	2400
7	43/5A	2520	37	43/3B2 43/2B	2400
8	43/5A 42/1B	2720	38	43/3B2 43/3B1C 43/2B 43/3B1B	2400
9	42/1B	2835	39	43/3B1C 43/3B1B	2400
10	42/1B	2950	40	43/3B1B 43/3B1C 43/4A	2400
11	42/1B	3060	41	43/4A	2400
12	42/1A 42/1B	3205	42	48/1A	2280
13	42/1A	3320	43	48/1A	2300
14	42/1A	3435	44	48/1A 48/1B	2340
15	42/1A 54/3A2	3555	45	48/1B	1585
16	54/3A2	3685	46	48/1B	1815
17	54/3A2	3820	47	48/1B	1845
18	54/3A2 55/3	4025	48	48/1B	1930
19	44/2	2850	49	48/1B 48/1A	1943
20	44/2	3000	50	48/1B 48/1A	2400
21	44/2 44/1	3000	51	48/1B 48/1A	2400
22	44/1	3000	52	48/1B 48/1A	2400
23	43/5B 43/3B1A 44/1	3000	53	48/1B 48/1A	2400
24	43/5B	3000	54	48/1A	2400
25	43/5A 43/5B	2400	55	48/1A	1800
26	43/5A 43/5B 43/3A	2130	56	48/1A	2400
27	43/3A	2130	57	48/1A	2000
28	43/3A 43/2B	2400	58	48/1A	2000
29	43/5B 43/3A 43/3B1A 43/3B1B	3040	59	48/1A	2000
30	43/5B 43/3B1A 43/3B1B	3040	60	48/1A	2100

P.NO	SURVEY NO	EXTENT SFT	P.NO	SURVEY NO	EXTENT SFT
61	48/1A	1962	91	42/3	1813
62	48/1A	2106	92	42/3	2325
63	48/1A	2250	93	42/3 43/3A 43/2B	2400
64	48/1A	2250	94	43/3A	1500
65	48/1A	2250	95	43/3A 43/3A	1830
66	48/1A	2250	96	42/1B	1800
67	48/1A	1800	97	42/1B	1440
68	43/3B5	2831	98	42/1B 42/1A	1350
69	43/3B5	2850	99	42/3 42/1A	3450
70	43/3B4 43/3B5	2730	100	42/3 42/1A	2100
71	43/3B4	2570	101	42/3	2201
72	43/3B4	2400	102	42/3	2201
73	43/3B4	2240	103	42/3	2480
74	43/1B	2080	104	232/2B	2400
75	42/6B 43/1B	2070	105	232/2B 232/6B	2130
76	42/6B 43/1A1 43/1B	2400	106	232/6B	2130
77	42/6B 43/1A1 42/5B	2400	107	54/3A2 54/3B 232/6B	2400
78	42/5B 43/1A1 43/2B	2400	108	54/3B4 54/3B1 54/4B 232/6B	2840
79	43/2B 43/5B	2400	109	54/3A1 54/3B 232/6A	2840
80	43/2B 42/4	2100	110	54/3A1 54/3B	2928
81	42/3 43/2B 42/4	2400	111	54/3A1 54/3B 232/6A	3960
82	42/3 42/4	2800	112	232/6A 232/6B 232/6B 232/6B	3200
83	42/3 42/4	2800	113	232/6A 232/5A	3200
84	42/3 42/4	2800	114	232/6A 232/5A	2000
85	42/3 42/4	2800	115	232/6A 232/5A 232/7A	2000
86	42/3 42/4	2800	116	232/4B 232/4A 232/4C	2400
87	42/4	1500	117	232/7B 232/4A	2400
88	42/3 42/4	2000	118	232/7B	2400
89	42/3	3040	119	232/7B	2400
90	42/3	2100	120	232/1C	3570

P.NO	SURVEY NO	EXTENT SFT	P.NO	SURVEY NO	EXTENT SFT
121	232/8A	2400	153,154	42/4	1600
122	232/8A 232/9A	4533	155,156	42/4	1600
123	232/9A	6291	157,158	42/4	1600
124	232/8A 232/9A	2400	159,160	42/4	1600
125	232/1C 232/8A	2331	161,162	42/4 42/2B 43/2B	2400
126	232/1G 232/1E 232/6B	2331	164,165	42/5B	1600
127	232/1G 232/6B	2400	166,167	42/5B	1600
128	232/1G	1600	168,169	42/6B 42/5B	1600
129	232/2A	2000	170,171	42/6B	1600
130	232/2A	2000	172,173	42/6B	1500
131	232/2A	2000	174,175	42/6B	1520
132	232/2A	2000	176,177	42/6B	1600
133	232/1H 232/6B	2551	178,179	42/6B 42/5B	1600
134	232/1H 52/1A1B	1750	180,181	42/5B	1600
135	232/1H 52/1A1B	1750	182,183	42/5B	1600
136	232/1H 52/1A1B	1750	184,185	42/5A 42/5B	1600
137	232/2I 232/1H	1750	186,187	42/5A 42/5B	1600
138	232/2I	1750	188,189	42/5A 42/5B 42/6A 42/6B	1600
139	232/2I 232/2B	2400	190,191	42/6A 42/6B	1600
140	232/2B 232/3D	2400	192,193	42/6A 42/6B	1560
141	232/3D	2400	194,195	42/6A 42/6B	1660
142	232/4C 232/3D	2400	196,197	42/6A	1600
143	232/4B 232/4C	2400	198,199	42/5A 42/6A	1600
144	232/4B 232/4C	2400	200,201	42/5A	1600
145	232/4C 232/3D	2400	202,203	42/5A	1600
146	232/3D	2400	204,205	42/5A	1700
147	232/2B 232/3D	2400	206,207	42/5A	1700
148	232/2B 232/1J	2400	208,209	42/5A 42/6A	1700
149,150	42/4	2000	210,211	42/6A	1700
151,152	42/4	1600	212,213	42/6A	1838

P.NO	SURVEY NO	EXTENT SFT	P.NO	SURVEY NO	EXTENT SFT
I	48/1A 43/4B	2400	XIV	43/3B3 43/3B2	2400
II	48/1A 43/4B	1800	XV	43/3B2 43/2B	2400
III	48/1A 43/4B	2400	XVI	43/2B	2800
IV	43/4B	2000	XVII	43/2B 43/1A2 43/3A	2800
V	43/3B5 43/4B 43/3B1C	2000	XVIII	43/1A2 43/3A	2800
VI	43/3B5 43/3B2 43/3B1C	2000	XIX	43/3B2 43/3A	2400
VII	43/3B2 43/3B1C	2000	XX	43/3B3 43/3B2 43/3A	2400
VIII	43/3B2 43/2B	2000	XXI	43/3B3 43/3B2	2400
IX	43/2B	1800	XXII	43/3B3 43/3B2	2400
X	43/2B	2400	XXIII	43/3B3	3030
XI	43/3B3 43/4B	3030	SHOP-I	55/3 54/3A2	2930
XII	43/3B3 43/4B	2400	SHOP-II	54/3A1 54/3A2	6512
XIII	43/3B3	2400	SHOP-III	323/1A 232/1B	5860

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PPD / LO NO : 14 / 2006

CMDA

ST.THOMAS MOUNT PANCHAYAT UNION LAYOUT OF HOUSES SITES IN S.NO:
42/1A/,1B,3,4,5A,5B,6A,6B, 43/1A1,1A2,1B,2A,2B,3A,3B1A,3B1C,3B2,3B3,3B4,3B5,4A,4B,5A,5B,3,4,5A,5B, 44/1,2, 48/1A,1B, 52/1A,1B, 53/1A,1B,2A,2B,2C,3A,3B, 54/3A1,3A2,3B, 55/3, 232/1B,1C,1E,1G,1H,1I,1J,2A,2B,3D,4A,4B,4C,5A,5B,6A,6B,7A,7B,8A,8B,9A,9B, OF SITHALAPAKKAM VILLAGE

N

Our services go beyond

Buying & Selling Services

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

Legal & Documentation Services

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

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

NRI & Investment Services

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

Compliance & Special Services

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

Smarter Tools, Stronger Decisions

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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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