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மாவட்டம் : சென்னை
வட்டம் : ஆலந்தூர்
நகரம் : ஆலந்தூர்

TOWN SURVEY FIELD REGISTER EXTRACT
ஆலந்தூர் டவுன் சர்வே பீல்டு ரிஜிஸ்டர் நகல்

மனு எண் :- 432/2023
வார்டு என் : F
பிளாக் என் : 2
நகர அளவு எண் : 73

Survey Manual Chap. XII Rule 84 & 187

Survey

Name of locality or Street. ஸ்தலம் அல்லது தெருவின் பெயர்	Number நம்பர்		Old Survey Number and letter பழைய சர்வே நம்பரும், லெட்டரும்	Municipal door Number முனிசிபல் டோர் நம்பர்	Government Mitta, Zamindari Inam சர்க்கார், மிட்டா, ஜமின்தாரி இனாம்	Dry, Wet Unassessed, Poramboke House site புன்செய், நஞ்சை, தீர்வை டாகாது புறம்போக்கு மனை	Extent by Town Survey வேங்தீரணம் டவுன் சர்வே		Assessment		Number of the Paper of title deed and name of the register holder பட்டா அல்லது இனாம் மாட்டில் வட்ட நம்பரும் ரிஜிஸ்தரில் தாக்கலானவர் பெயரும்		How the holding is utilized நிலம் எவ்விதம் உபயோகிக்கப்படுகிறது.	Remarks குறிப்பு
	Survey Field சர்வே பீல்டு	Subdivision சப்டிவிஷன்					Square feet / Square Metre சதுர அடி / சதுர மீட்டர்		Municipal முனிசிபல்	Government சர்க்கார்	Municipal Register முனிசிபல் ரிஜிஸ்டர்	Adangal அடங்கல்		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)		(9)	(10)	(11)	(12)	(13)	(14)
	73	0	212 pt	பிளாட் எண் 26	நீர்	மனை	0.0375.0		—	—	நகரச் சர்வேயர் மகன் திருவேங்கடம்		1	
											நகரச் சர்வேயர் மகன் ரங்கசாமி சர்வேயர்		2	
											வாலாஜா மகன் நகரச் சர்வேயர்		3	
											தாமோதரன் மனைவி	சரோஜா	4	
											தாய் வேதாம்பி பிராதுபட் எழுத்தாட்		5	
											தங்கராசுலு மகன் ஸ்ரீதர்		6	
											சீனிவாசன் மகன் விநாயகம்		7	
											சுந்தரேசுவரன் மகன் எலக்ட்ரிசியன்		8	
											எலக்ட்ரிசியன் மகன் மனோகரன்		9	

மாற்றம் சரத்தி நகர் உயர்வு செய்து

17/4/2023 நகர சார் ஆய்வாளர்,
நகர நிலவரித் திட்டம்,
மருவாய்வின் தொடர் பணிகள்,
ஆலந்தூர்.

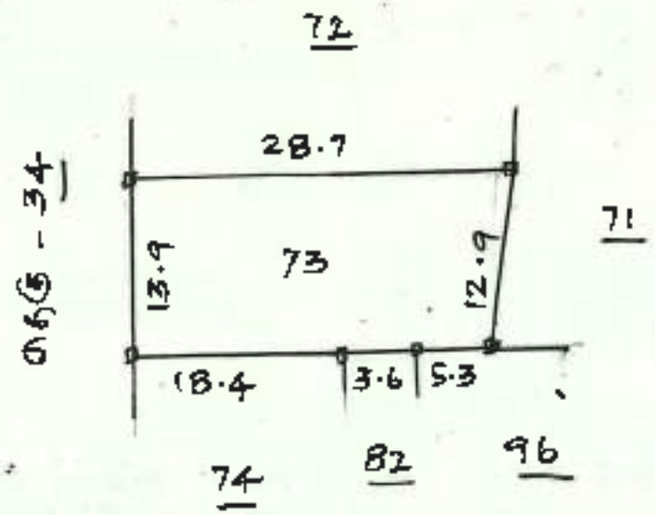
தனிவட்டாட்சியர்,
நகர நிலவரித்திட்டம்
மருவாய் பின் தொடர் பணிகள்,
ஆலந்தூர்.

மாவட்டம் : சென்னை
வட்டம் : ஆலந்தூர்
நகரம் : ஆலந்தூர்

நகர அளவு வரைபடம்

வார்டு எண் : F
பிளாக் எண் : 2
நகர அளவு எண் : 73





17/4/2023 கை
நகர சர்வே ஆய்வாளர்,
நகர நிலவரித் திட்டம்,
(வருவாய்த்துறை தொடர் பணிகள்),
ஆலந்தூர்.

அளவு : 1MM .....MM

100Rs



3 AUG 1978

P. N. Ballaram.
முத்திரைத்தாள் விற்பனையாளர்.
எண்.33, சென்னை-600007

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Madras on this 7th Day of August 1978 by (i) D.Ramaswamy S/o K.C.Dhanakoti Mudaliar aged about 52 years (2) R.Santhakumari W/o the said D.Ramaswamy aged about 40 years (3) Girijambikai D/o D.Ramaswamy aged about 20 years (4) Devika, D/o D.Ramaswamy aged about 18 years, (5) Minor Selvi, D/o D.Ramaswamy aged about 13 years, being represented by D.Ramaswamy, Father and natural guardian all Hindus, residing at Old No.12, Guruvappa Chetty Street, Chindadripet, Madras-2; hereinafter called the VENDORS, this term shall mean and include wherever the context so admits or

Verified 24.2.2023

For himself and as guardian for the Vth Vendor

R. Santha Kumari

G. Girijambikai

R. Devikarani

1171

Document No. 1171 78
16

Sub-Registrar.

Presented in the Office of the Sub-Registrar of Alandur and fee of Rs. 108.00 paid between the hours of 11 A.M and 12 Noon on the 1st day of August 1978 by —

— D Ramaswamy

Execution admitted by

(1) Left thumb
D Ramaswamy — D Ramaswamy
S/o Ramaboi Mudaliar aged 58 yrs. Jewellery Merchant, 12, Gurumurappa Chetty St. Chetpet Madras-31

— D Ramaswamy — as guardian of minor daughter Selvi

(2) Left thumb
R. Santha Kumari W/o D. Ramaswamy 12, Gurumurappa Chetty St. Madras-2

(3) Left thumb
G. Girijambikai W/o V. Govinda Rajan 12, Gurumurappa Chetty Street Madras-2

(4) Left thumb
R. Devikarani D/o D Ramaswamy 12, Gurumurappa Chetty St. Madras-2

(IDENTIFIED BY) S/o N. Pattabiraman. Business. residing at
P. G. Sekar 141, Vellala St. Athanbakkam Madras-55

V. Govindarajan S/o K.R. Venkatachalam Landlord 161 Kannabiran Sattaram chetty Rd Chingleput Dt.

Rs 4900/ (Rupees four thousand and nine hundred only) by cash were paid in my presence by purchaser mentioning to Ramaswamy with the consent of the other executants.

D Ramaswamy
R. Santha Kumari
G. Girijambikai
R. Devikarani

N. Krishnamoorthy

7th August 1978

Sub Registrar

100Rs.



P. N. Sellamuthu,
முத்திரைத்தாள் விற்பனையாளர்,
லைசன்ஸ் 33, சென்னை-600007

permits their respective heirs, legal representatives, administrators and assigns to and in favour of (1) N.Krishnamurthy S/o K.A. Natesa Iyer (2) N.Margabandhu S/o K.A.Natesa Iyer, Hindu, residing at New No.30, Parthasarathy Nagar 2nd Street, Adambakkam, Madras-88 hereinafter called the PURCHASERS this term shall include wherever the context so admits or permits their respective heirs, legal representatives, administrators, executors and assigns.

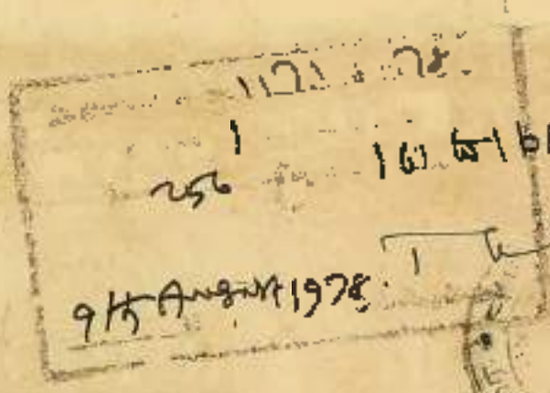
WHEREAS the Vendors represent that the first of them is the absolute owner of 8 plots of land measuring in extent 1 acre 59½ cents situated in western portion in Nymash No.176, Porthasarathy Nagar, ~~1st and~~ 2nd and 3rd Street, Adambakkam, Madras-88; he having acquired the same absolutely under the last Testament and Will dated 29-12-1945 executed by his maternal grand-father

For himself and as guardian for the Vth Vendor

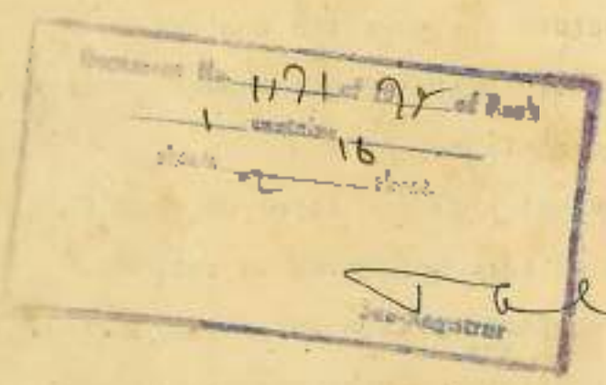
R. Santha Kumari

G. Gunjam Bai

R Devikarani.



note: no of copies registered with the original
one



100Rs.



2 AUG 1978

P. N. Ramaswami.

M.Parthasarathy Mudaliar and probated by the orders of the District Judge, Chingleput in O.P.No.24 of 1952 and further by virtue of the Final Decree in the Partition Suit O.S.No.47 of 1962 on the files of the Court of the Subordinate Judge, Chinglepet.

AND WHEREAS the first of the Vendors after the death of the said Parthasarathy Mudaliar has been in absolute possession and enjoyment of the said 8 plots of land and has paid the rates and taxes therefor.

AND WHEREAS since the said lands are not fit for cultivation the first Vendor has thought it advisable and prudent to dispose of the same to be used as house sites.

For himself and as guardian for the Vth Vendor

R. Santha Kumari

G. Girijambikai

R. Devikarani

100 Rs.



P. N. [illegible],
[illegible],
[illegible]-600007

-4-

AND WHEREAS the first of the Vendors has plotod out the said extent of 1 acre 39½ cents into 8 plots, numbering from Plot No.19 to 26 under the lay-out plan sanctioned by the Director of Town Planning, Madras in Proceedings No.17/63

AND WHEREAS the entire parcels and pieces of lands comprised in western portion in pymash No.176 and more particularly set out and described in Schedule A hereunuer.

AND WHEREAS the first of the Vendors with the other Vendors is desirous of selling the plot No.26, out of the aforesaid 8 plots of land in pymash No.176, Parthasarathy Nagar 2nd Street, Adambakkam, more particularly described in Schedule B

For himself and as guardian for the Vth Vendor

R. Sanitha Kumari

G. Girijambikai

R. Devikarani.

100Rs.



P. N. [illegible],
[illegible],
[illegible] 33, [illegible]-600007

hereunder and marked RSD in the Plan attached herewith to the Purchasers herein for a sale consideration of Rs.10,000/- (Rupees Ten thousand only).

AND WHEREAS the Purchasers have agreed to purchase the same for the aforesaid sale consideration.

AND WHEREAS the said agreement to sell has been reduced to writing under the deed of agreement dt.8.7.78.

AND WHEREAS the Purchasers have paid an advance of Rs.1,100/- (Rupees one thousand and one hundred only) as part of sale consideration on 8-7-78.

AND WHEREAS at the instance of the Purchasers the

Ramasamy

For himself and as guardian for the Vth Vendor

R. Santha Kumari

G. Gurijambikai

R. Devikarani.

100Rs.



P. M. Selvaraj,

-6-

first of the Vendors has by way of abundant caution arrayed Vendors 2 to 5 herein as Vendors to this deed of absolute sale, even though he is the absolute owner.

Now this deed of absolute sale WITNESSETH as follows

That in pursuance of the above premises of the deed of agreement to ~~sale~~ sell dated 8-7-78 and in consideration of this sum of Rs.10,000/- (Rupees ten thousand only) paid by the Purchasers to the Vendors in the manner following.

Rs.1,100/- (Rupees one thousand one hundred only) paid by the Purchasers to the Vendors on 8-7-78 as advance pursuant to the deed of agreement to sell dated 8-7-78. ~~at the time of Registration~~

For himself and as guardian for the Vth Vendor

2 R. Samtha Kumari

3 G. Girijambikai

4 R. Devikarani

100Rs.



P. N. Sellavadi,

-7-

Rs.2,000/- (Rupees two thousand only) ear marked and ~~kexpo~~ deposited in Fixed Deposit Account in the name of Devika Rani the 4th Vendor herein as evidence by Fixed Deposit Receipt RDP No.12077 of 4/78 Indian Overseas Bank, Karuneegar Street, Adambakkam and handed over to the first of the Vendors

Rs.2,000/- (Rupees Two thousand only) ear marked and deposited in Fixed Deposit Account in the name of Selvi the 5th Vendor herein as evidence by Fixed deposit receipt RDP No 12077 4/78 of Indian Overseas Bank, ~~xxxxx~~ Karuneegar Street, Adambakkam and handed over to the first of the Vendors, being the natural guerdian

For himself and as guardian for the Vth Vendor

R. Santha Kumari

G. Girijambikai

R. Devikarani.

100Rs.



P. N. Sellaraja,
...
...-600007

and next friend of the said minor Vendor.

Rs.4,900/- (Rupees four thousand nine hundred only) being the balance of sale consideration agreed to be paid by the Purchasers to the Vendors at the time of Registration of these presents before the Sub-Registrar of Assurances.

totalling in all to Rs.10,000/- (Rupees ten thousand only) the receipt of which sum of Rs.10,000/- (Rupees Ten thousand only) in the manner afore said the Vendors do hereby admit and x accept and acknowledge and release the Purchasers from any obligation to pay any further sum in respect of this transaction, the Vendors do hereby grant, convey, assign, sell and transfer by way of absolute sale to and unto the purchasers all the piece and parcel of land

1 J Ramaswami
For himself and as guardian for the Vth Vendor
2 R. Santha Kumari
3 G. Girijambikai
4 R. Devikarani.

100Rs.



3 AUG 1978

P. N. Sathasivam,

particularly described in the Schedule 'B' here-under TO HAVE AND TO HOLD the said Schedule mentioned Property unto the Purchasers absolutely and for ever free from all encumbrances, together with all the Estate, title, claims, demands, interest whatsoever vested or contingent in Law or in equity of the Vendors jointly and severally and the same and every part thereof and together with all ditches, hedges, wells, waterways courses, easements, advantages and appurtenances whatsoever thereto or to any part thereof and free from all mortages, charges and encumbrances whatsoever.

For himself and as guardian for the Vth Vendor

R. Santha Kumari

G. Girijambikai

R. Devikarani

100Rs.



P. N. Sathasivam,
...

-10-

The Vendors do hereby declare that the Purchasers may hereafter peacefully and quietly enter into and upon and remain in possession of the property and every part thereof without any let hindrance or interruption from the Vendors or any of them or from any person, or persons claiming through or under or in trust for any of them.

The Vendors do hereby further declare and assure the Purchasers that not-withstanding anything done or suffered to be done by all or any of the Vendors, they the Vendors have full and indefeatable right and title to convey the property hereby conveyed and in the manner herein contained.

1 P. Ramaswamy
For himself and as guardian for the Vth Vendor

2 R. Santha Kumari

3 G. Girijambikai

4 R. Devikamani.

50 Rs.



4 JUL 1978

P. N. [illegible]
[illegible]
[illegible] 33. [illegible]-600007.

The Vendors do hereby assure the Purchasers that the Property hereby conveyed is now free from all encumbrances, charges, leins, claims, undertakings, attachments and lis pendens.

The Vendors do hereby agree and undertake to indemnify the Purchasers against all claims, losses and damages that the Purchasers may be put to on account of any defect in title of the Vendors or in any of these covenants to convey the property the manner herein contained and against all claims, demands, losses or damages that the Purchasers may be put to on account of breach of any of these Covenants.

The Vendors assure the Purchasers that all taxes, rates and ~~public~~ Public dues in respect of the Property hereby sold have been paid to the Municipality and other Public authorities and there are no arrears in respect of this sale.

1 [signature]
For himself and as guardian
for the Vth Vendor

2 R. Santha Kumari

3 G. Girijambikai

4 R. Devikarani



P. M. [illegible],

The Vendors do hereby declare that the first Vendor is solely and absolutely entitled to the Schedule mentioned property and the Vendors 2 to 5 herein have joined in the execution of these presents by way of abundant caution.

The Vendors do hereby agree and undertake to do execute or cause to be done and executed all such acts and things that the Purchasers may require at their expenses for more perfectly assuming the title to the property hereby conveyed and everypart thereof to the Purchasers.

SCHEDULE - A

The entire land bearing Palmash No.176 comprised in Western Portion of an extent ofacre 39½ cents situate in Parthasarathi Nagar, Adambakkam (within Alandur Municipal limit) Saidapet Taluk, Chingleput District, bounded on the East by the

For himself and as guardian for the Vth Vendor

R. Santha Kumari

G. Girijambikai

R. Devikarani.



P. N. Sellaraja,
முத்தையாத்தான் விற்பனையாளர்,
சென்னை-600007

land of D.Chinnian in the same Pymash No.176 allotted to his share as per the Final Decree in O.S.No.47/1962 Sub-Court, Chingleput, on the West by the land of Pattabirama mudaliar in Paimash No.177, on the North by Erikarai Street and on the South by the land of Pattabirama Mudaliar, & Surothiriam land and of Pattabirama mudaliar bearing Paimash No.180.

SCHEDULE - B

All the vacant piece and parcel of land being Plot No.26 in the Parthasarathy Nagar Lay out, Alandur Municipality, Adambakkam, Madras, being part of Paimash No.176 of the extent of one ground and 1648 Sq.ft. or thereabouts, bounded on the North by Plot No.25, South by Plot No.6 in Paimash No.180 and approved in DDTP No.11/1967 and Surothiriam land, East by Plot No.19 and

For himself and as guardian
for the Vth Vendor

R. Santha Kumari

G. Girijambikai

R. Devikarani

7 Rs

INDIA

सात रुपया

SEVEN RUPEES भारत SEVEN RUPEES

सात रुपया

West by 30' road and delineated red in the sketch attached herewith situated in the Sub-Registration District of Alandur and in the Registration District of Madras South.

The Market Value of the Property is Rs.10,120/-

IN WITNESS WHEREOF the Vendors above named have hereunto set their hands and seals the day and year first above written in the presence of:-

For himself and as guardian for the 7th Vendor

2. R. Santha Kumari

3. G. Girijambikai

4. R Devikarani.

WITNESSES:

1. P. G. Sekar.

2. V. Gowrisharayan

7 Rs

INDIA

सात रुपया

सात रुपया

SEVEN RUPEES भारत SEVEN RUPEES

3 AUG 1978

960
5-8-78

West by 30' road and delineated red in the sketch attached herewith situated in the Sub-Registration District of Alandur and in the Registration District of Madras South.

The Market value of the Property is Rs. 10,120/-

IN WITNESS WHEREOF the Vendors above named have hereunto set their hands and seals the day and year first above written in the presence of:-

For himself and as guardian for the 4th Vendor

2. R. Santha Kumari
3. G. Girijambikai
4. R Devikarani.

WITNESSES:

1. P. G. Sekar.
2. V. Govindarajan

1Re

INDIA

एक रुपया

ONE RUPEE भारत

No. 3843

7.8.78

A. K. VADIVELU,
STAMP VENDOR,
ALANDOOR - MADRAS-16

Statement under Rule 3(1) of the Madras Stamp (Prevention of under Valuation of Instruments) Rules 1968

S.No	Survey No.	Extent	Nature of Property	Name of the Village	Market Value of the Property Executants Assessment
1	Patta No. 176	4 Cents	Vacant land	Alandur	10120-00

Market value 10120-00

Date. 7.8.78

- S. Ramaswami
- K. Santha Kumari
- G. Girijambikai
- R. Devikarani

Executants


PARTHASARATHY MUDALIAR'S LAND
PRO. 30' KANNAMMAL RD.
BUILDING LINE
SUROTHIRA LAND
PROPOSED 30' PARTHASARATHY ROAD
SESHAIA'S LAND
RESERVED FOR OWNER'S USE
PORAMBOKE LAND
SHOWING THE LAY OUT IN PARTHASATHY NAGAR
SHRI R. PATTABIRAMAN B.A

1192/23 TP/144244088/2023

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AM 176402

L.No. 1481/(2)/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Kankaiah Street,
Adambakkam, Chennai-88

23/2/2023 Thr. N. Krishnamurthy

RELEASE DEED

THIS DEED OF RELEASE MADE AND EXECUTED AT CHENNAI, ON THIS 24th DAY OF FEBRUARY, TWO THOUSAND AND TWENTY THREE (24.02.2023, BY:

Mr. N.MARGABANDHU, (AADHAAR No.7335 1594 8102) son of Mr. Natesan, aged about 70 years, residing at No.8, S-2, Pearl Garden, Kakkan Street, Thiru Nagar, Anakaputhur, Chennai – 600 070, hereinafter called the RELEASOR.

TO AND IN FAVOUR OF

Mr. N.KRISHNAMURTHY, (AADHAAR No.8886 9988 4998) (PAN No.COHPK1162A)son of Mr. Natesan, aged about 71 years, residing at Old No.3 New No.5, F-1, 2ND Street Parthasarathy Nagar, Adambakkam, Chennai 600 088, hereinafter called the **RELEASEE**.

Document No 1192 of 2023 of Book 1
contains 12 Sheets 1 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

L.T.I. of Mr. MARGABANDHU

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

23/2/2023 Dr. A. Krishnamurthy

AM 176401

No. 1481/@/94

A.T. VIJAYAKUMAR
STAMP VENDOR
1 West Karikalan Street,
Adambakkam, Chennai-88

[2]

WITNESSETH AS FOLLOWS:

WHEREAS the property viz., Vacant Land, bearing Plot No.26, Door No.3, Parthasarathy Nagar Second Street, Adambakam, Chennai 600 088, (lay out approved Vide DTP No.17/63) **comprised in Survey No.212,** paimash No.176, as per Town Survey Extract **Ward – F, Block – 2, T.S.No.73,** situated at **ADAMBAKKAM VILLAGE,** Alandur Taluk, Formerly Kancheepuram District, presently Chennai District, measuring an extent of 4048 Square Feet, originally belongs to Mr. N.KRISHNAMURTHY (Releasee herein), AND Mr.N.MARGABANDHU (Releasor herein), they have jointly purchased the property from and out of their own self acquired funds and savings, without any ancestral nucleus, from Mr. D.Ramaswamy and others, in and by virtue of a Registered Deed of absolute sale dated 07.08.1978, which has been duly Registered on the file of the Sub Registrar, Alandur, as Document No.1171 of 1978, Volume No.256, Pages 161 to 168 of Book I.

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

L.T.I. of N. MARGABANDHU

Thereafter they (Releasor and Releasee) jointly sold some of UDS to various third parties through their power agent Mr.K.Mohan, and Constructed dwelling flats in the said property along with other undivided share land owners, and Releasor and Releasee are mutually agree to take Under mentioned property viz., Residential Flat bearing **No.F-2, "SIVA SAKTHI HOMES" in First Floor, having a Plinth area of 751 Square Feet,** (including common area and shares), along with an undivided **426 Square Feet** Share of land right out of 4048 Square feet for **Mr. N. MARGABANDHU** (Releasor herein) for his share and another flat viz., Residential Flat bearing Flat bearing **No.F1, "SIVA SAKTHI HOMES" in First Floor, having a Plinth area of 916 Square Feet,** (including common area and shares), along with an undivided **526 Square Feet** Share of land right out of 4048 Square feet, for **Mr. N.KRISHNAMURTHY** (Releasee herein), and **Mr. N. MARGABANDHU** (Releasor herein) has already sold his undivided share of land along with flat with knowledge and consent from his brother **Mr.N.KRISHNAMURTHY** (Releasee herein), to Mr.Veeraraghavan vide document No.2036 of 2000, which has been registered at S.R.O.Alandur, now the both the parties (Releasor and Releasee) agreed and ratified the above sale.

And whereas the releaser an intention to release and relinquish all his share right in the schedule mentioned property viz., Residential Flat bearing **No.F1, "SIVA SAKTHI HOMES" in First Floor, having a Plinth area of 916 Square Feet,** (including common area and shares), along with an undivided **526 Square Feet** Share of land right out of 4048 Square feet, in favour of the Releasee.

Whereas RELEASOR executing this deed of release by his own and without being influenced by anybody.

NOW THIS DEED OF RELEASE WITNESSETH:

That in pursuance of the aforesaid recitals the Releasor do hereby release and relinquish all his share rights in the schedule mentioned property in favour of the Releasee .

Hereafter either the Releasor or his legal heirs have no manner of right, title or interest in the schedule mentioned property herein released.

Hereafter the Releasee and his legal heirs shall own, possess and enjoy the schedule mentioned property absolutely, with full powers of alienation, without any let or hindrances, claims or demands by or from the Releasor or from his legal heirs, or from any one claiming from whom they derived his title.

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L.T.I. of N. MARGABANDHU

The Releasor has this day given his consent for mutation in all Government and Local authorities records in favour of the Releasee.

Whereas the RELEASOR hereby declares that all the liabilities and debts in the scheduled mentioned property as such passes to the RELEASEE and thereby the RELEASEE is held liable for all kind of debts and liabilities with regard to the schedule mentioned property and hence no liability will remain on the RELEASOR concerned with the schedule property.

The Releasee shall take necessary steps to mutation in all Government and Local authorities' records and transfer his name in all Government and Local authorities records.

SCHEDULE – A - PROPERTY.

Residential Flat bearing **No.F1, "SIVA SAKTHI HOMES" in First Floor, having a Plinth area of 916 Square Feet,** (including common area and shares), along with an undivided **526 Square Feet** Share of land right out of 4048 Square feet, in Plot No.26, Old Door No.3, New No.5, Parthasarathy Nagar Second Street, Adambakam, Chennai 600 088, (lay out approved Vide DTP No.17/63) **comprised in Survey No.212(Part),** paimash No.176, as per Town Survey Extract **Ward – F, Block – 2, T.S.No.73,** situated at **ADAMBAKKAM VILLAGE,** Alandur Taluk, Formerly Kancheepuram District, presently Chennai District, within the Registration District of Chennai South and Sub Registration District of Alandur, with all fixtures and fittings, electrical installations, **TNEB** SERVICE CONNECTION along with its security deposits and service connection charges, and all common amenities provided thereon, and all other appurtenances whatsoever appertaining thereto, and the entire landed area bounded as follows.

NORTH BY : Plot No.25,

SOUTH BY : Plot No.6 in Paimash No.180 (D.D.T.P.No.11/1967),

EAST BY : Plot No.19,

WEST BY : 30 Feet Wide Road (Second Street Parthasarathy Nagar)

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

L.T.I. of M.MARGABANDHU

SCHEDULE 'B' PROPERTY
(RELEASED HEREIN)

An undivided 1/2 share of right, title and interest in the schedule 'A' mentioned property.

Total Value of the property Rs.50,00,000/-

Value of the property 50% share released herein. Rs.25,00,000/-

IN WITNESS WHEREOF THE RELEASOR HAVE HEREUNTO SET HER HANDS AND SUBSCRIBED HER SIGNATURES TO THIS DEED OF RELEASE, ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN :

L.T.I of N. MARGABANDHU

RELEASOR.

WITNESSES :

1.

(HARIHARAN)
S/o Mr. Kumar,
No 13/7. 11th Street, B.V. Nagar,
Nanganallur, Chennai-600 061.
(ID Aadhaar No.3490 6909 0835)

2. K. Suresh

(K. SURESH)
S/o. Mr. Kulanthaivel,
No.10, AnnaiPadmavathy Street,
MGR Nagar, Chennai-600078.
(ID Aadhaar No.6852 8059 1483)

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THE SEAL OF THE SUB-REGISTRAR OF ADYAR



DRAFTED BY:-

P. ATHIPATHI, M.L.,
ADVOCATE, Enrolment No MS 1441/2002
KESAVAN LAW OFFICE
Door No.12, Shop No.3, 1st Main Road,
N C B S. Building, Nanganallur, Chennai -61
CELL: 9677091234.
E-mail-klawoffice3@gmail.com

R/Alandur/Book-1/1192/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.NO 559 of 2023

I hereby certify that a sum of ₹ 24,000/- (Rupees Twenty Four Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. [illegible] residing at No 6, S-2, Pearl Garden Kakkan Street, Thiru Nagar, Anakaputhur, Chitlapakkam, Chennai, Tamil Nadu India 600070.

Sub Registrar Alandur
Date: 24/02/2023

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

Presented in the office of the Sub Registrar of Alandur and fee of ₹ 4,450/- paid at 05:41 PM on the 24/02/2023 by

Left Thumb 	L.T.I. of N.MARGABANDHU 9940469671 Additional as per recitals of document	
Execution admitted by Left Thumb 	L.T.I. of N.MARGABANDHU Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:8258190df2c833a7954af4a47f69cad389762c (Details from UIDAI : Margabandhu N S/O: Natesan, 01-06-1951, xxxxxxxx8102)	

24th day of February 2023

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Registered in Book

THE SEAL OF THE SUB REGISTRAR OF ALANDUR

HEMALATHA R
Sub Registrar
Alandur

Registered as Number **R/Alandur/Book-1/1192/2023.**

Date: 24/02/2023
Alandur

Sub Registrar

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THE SEAL OF THE SUB-REGISTRAR ALANDUR

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No : 2043/30391/08176

To

மார்கபந்து நா

Margabandhu N

S/O. Natesan

8,C-2,Pearl Garden Kakkan Street

Thiru Nagar

Arakapuliyur

Arakapuliur

Alangur Kanchipuram

Tamil Nadu 600070

95662 98390

MA897461778FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7335 1594 8102

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India

மார்கபந்து நா

Margabandhu N

பிறந்த நாள் / DOB : 01/09/1951

ஆண்/Male



7335 1594 8102

எனது ஆதார், எனது அடையாளம்

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THE SEAL OF THE SUB-REGISTRAR OF

L.T.I. of N. MARGABANDHU



K. Suresh

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K-Dell

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भारत सरकार
GOVERNMENT OF INDIA
Krishnamoorthy Natesan
பிறந்த நாள்/DOB: 14/01/1951
ஆண்/ MALE
Mobile No: 9444469032
8886 9988 4998
எனது ஆதார், எனது அடையாளம்


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
முகவரி:
S/O நடேசன், ப எண் 3 பு எண் 5
எஃப்1, பார்த்தசாரதி நகர் 2வது தெரு,
சென்னை, அடம்பாக்கம், காஞ்சிபுரம்,
தமிழ் நாடு - 600088
Address:
S/O Natesan, G No 3 H No 5 FL, Parthasarathy
Nagar 2nd Street, Chennai, Adambakkam,
Kancheepuram,
Tamil Nadu - 600088


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
KRISHNAMOORTHY
NATESAN
14/01/1951
Permanent Account Number
COHPK1162A
Signature

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Government of Tamil Nadu

Registration Department

Acknowledgement

Reference Details

SRO Name	Alandur
Application No.	S01LANDVV202302241864796
Transaction No.	REG2023022495377 22
Transaction Date	24/02/2023

Application Details

Applicant Name	KRISHNAMURTHY
Service Type	Document Registration (New) in SRO
Stamp Duty (₹)	14000/-
Registration Fee (₹)	3760/-
Computer Fee (₹)	240/-
CD Fees (₹)	100/-

Payment Details

Name of the Bank	SBI
Bank Ref. No.	CPACNBNCB4
Payment Mode	Online
Amount Paid (₹)	18100/-
Payment Status	Success
Payment Date	24/02/2023

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@inregnet.net

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Government of Tamil Nadu

Registration Department

Acknowledgement

Reference Details

SRO Name	Alandur
Application No.	S01LANDVV2023021013523?4
Transaction No.	REG2023021?9063859
Transaction Date	24/02/2023

Application Details

Applicant Name	THAI HOMES PVT LTD
Service Type	Document Registration (New) in SRO
Stamp Duty (₹)	10000/-
Registration Fee (₹)	240/-
Computer Fee (₹)	100/-
DW Welfare fee (₹)	10/-

Payment Details

Name of the Bank	SBI
Bank Ref. No.	CPACLUWLP1
Payment Mode	Online
Amount Paid (₹)	10350/-
Payment Status	Success
Payment Date	10/02/2023

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@inregnet.net

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THE SEAL OF THE SUB-REGISTRAR ALANDUR



SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Madras on this 7th Day of August 1978 by (1) D.Ramaswamy S/o K.C.Dhanakoti Pudaliar aged about 52 years (2) R.Santhakumari W/o the said D.Ramaswamy aged about 40 years (3) Girijambikai D/o D.Ramaswamy aged about 20 years (4) Devika D/o D.Ramaswamy aged about 18 years (5) Minor Selvi, D/o D.Ramaswamy aged about 13 years, being represented by D.Ramaswamy, Father and natural guardian all Hindus, residing at Old No.12, Guruvappa Chetty Street, Chindadripet, Madras-2; hereinafter called the VENDORS, this term shall mean and include wherever the context so admits or

Verified 24.2.2023

For himself and as guardian for the VIth Vendor

R. Santha Kumari

G. Girijambikai

R. Devikarani

கனம்ஜனி

TP/105722197/2021



தமிழ்நாடு तमिलनाडु TAMILNADU

I 237137

RESHMA NAZEER SHARIFF

3333 5. II STREET

27 SEP 2021 PARTHASARATHY NAGAR

ADAMBAKKAM CHENNAI - 88

S. SINGARAVELU
STAMP VENDOR
No. 2, 4th Main Road, (Market)
NANGANALLUR, CHENNAI-6

427/21

SALE DEED

THIS DEED OF ABSOLUTE SALE MADE AND EXECUTED AT CHENNAI, ON THIS 27TH DAY OF SEPTEMBER, TWO THOUSAND AND TWENTY ONE (27.09.2021), BY:

1) **Mr. C.VENKATA SUBRAMANIAN, (ID PAN : ALBPV6276D, Aadhaar No.3567 5846 8932)** son of Mr.Chellaiyan, aged about 32 years,
2) **Mrs.ANBUERANI, (ID PAN : BEBPA6662Q, Aadhaar No.6186 7404 3594)** daughter of Mr. Chellaiyan, aged about 35 years, both residing at No.70A/2, 5th Main Road, Nandanam, Chennai-600 035, hereinafter called the Power Agent of the VENDORS'.

TO AND IN FAVOUR OF

Mrs. RESHMA NAZEER SHARIFF, (ID Aadhaar No.8073 2538 0605, PAN : BVDPR5048E) daughter of Mr. Nazeer Shariff, wife of Mr. Mohammed Azharuddin, aged about 29 years, residing at No.5, Flat No.F-4, Sivasakthi Homes, 2nd Street, Parthasarathi Nagar, Adambakkam, Chennai-600088, hereinafter called the 'PURCHASER'.

19.4.2023

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C. Venkatasubramanian
C. Anbuerani

THESEAL OF THE SUBREGISTRAR OF ALANDUR

அனுப்புதல்- அருண் எண் 4279/24

தென்சென்னை மாவட்ட ஆலந்தூர் சார்பதிவகம்
மு.மு.எண் 605/2024 நாள் 28.9.2024 ஏற்க கட்டு
மதிப்பு சரி/கால்வைக்கை மூல ஆவணமாக்கப்பட்டது

சார்பதிவகம்: ஆலந்தூர்
நாள்: 29.9.2024

சார்பதிவாளர்

THE SEAL OF THE SUB REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

RESHMA NAZEER SHARIFF

T 237138

S. SINGARAVELU.
STAMP VENDOR
No. 2, 4th Main Road, (Market)
NANGANALLUR, CHENNAI-61
Lic No 4255 / 511 / 96

*3333

27 SEP 2021

CH 68

The terms VENDORS and PURCHASER, wherever they may occur shall mean and include themselves, their heirs, legal representatives, executors, administrators and assigns.

WITNESSETH AS FOLLOWS

WHEREAS the Vendors are the sole, legal, true absolute and exclusive owners of the property viz., Residential Flat bearing **No.G-3, "SIVA SAKTHI COMPLEX" in Ground Floor, having a Built up area of 532 Square Feet,** (including common area and shares), along with an undivided **304 Square Feet** Share of land right out of 4048 Square feet, in Plot No.26, Door No.3, parthasarathy Nagar Second Street, Adambakam, Chennai 600 088, **comprised in Survey No.212,** paimash No 176,

C. Venkateshwaran
C. Anbu Rani

Reshma

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு தமிழ்நாடு TAMILNADU

T 237082

RESHMA NAZEER SHARIFF
S. [illegible] STREET,
[illegible] NAGAR
CHENNAI - 78

No.12144, B-1, 86,
S. KAVITHA,
STAMP VENDOR,
[illegible] MAIN ROAD, ALANDUR

as per Town Survey Extract **Ward – F, Block – 2, T.S.No.73**, situated at **ADAMBAKKAM VILLAGE,** Alandur Taluk, Formerly Kancheepuram District, presently Chennai District, the Vendors having acquired the said property by way of settlement from her mother Mrs.Devi alias Kopperundevi, in and by virtue of a Registered Deed of Settlement Dated 05.08.2021, which has been duly registered on the file of the **Sub Registrar, Alandur, as Document No.3342 of 2021**, of Book 1, due to typographical error crept on the above settlement deed the vendors and their mother jointly rectified the said error vide rectification deed dated 27.09.2021, which has been duly registered on the file of the **Sub Registrar, Alandur, as Document No.4276 of 2021**, of Book 1, and ever since the vendors have been in absolute uninterrupted peaceful possession and enjoyment thereof with full powers of alienation, without any let or hindrances, paying all taxes and outgoing payable to the Government and Local Authorities, having got valid and marketable title to the said property.

Reshma

C. Venkataselvamonic

C. Anbuel Das

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

T 237083

RESHMA NAZEER SHARIFF

S. KAVITHA, LIC No.12144, B-1, SS, STAMP VENDOR, 151, M.K.N ROAD, ALANDUR

[4]

And whereas the Vendors have offered to sell and the Purchaser has also agreed to buy the said property, which is more fully and particularly described in the schedule hereunder written and hereinafter be referred to as the sale property for a net sale consideration of Rs.17,14,600/- (Rupees seventeen Lakh Fourteen Thousand Six Hundred only), free from all encumbrances, for which sum the Vendors has also agreed to convey the Sale Property, unto the Purchaser free from all encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above said agreement between the Vendors and the Purchaser, the Vendors hereby admits and acknowledges the receipt of the sale consideration of Rs 17,14,600/- (Rupees seventeen Lakh Fourteen Thousand Six Hundred only), paid by the Purchaser to the Vendors in the following manner :

1. Rs 8,57,300/- (Rupees Eight Lakh Fifty Seven Thousand and Three Hundred only), paid by way of Cheque No.375471, drawn on bank of Baroda, Pallavaram Branch, dated 27.09.2021, in favour of **Mr. C.VENKATA SUBRAMANIAN,**

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C. Venkatasubramanian
C. Anbu Rani

THE SEAL OF THE SUB REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

T 237084

RESHMA NAZEER SHARIFF S. [illegible]
27-9-21
cy. 28

Lic No.12144, B-1, 96,
S. KAVITHA,
STAMP VENDOR,
131, M.K.N. ROAD, ALANDUR

2. Rs 8,57,300/- (Rupees Eight Lakh Fifty Seven Thousand and Three Hundred only). paid by way of Cheque No.375472, drawn on bank of Baroda, Pallavaram Branch, dated 27.09.2021 in favour of **Mrs.ANBUERANI.**

In all aggregating to Rs.17,14,600/- (Rupees seventeen Lakh Fourteen Thousand Six Hundred only), paid to the VENDORS by the PURCHASER. the receipt of which the VENDORS hereby admits, acknowledges and release the PURCHASER from further payment thereof the VENDORS doth hereby grant, convey, assign and sell to the PURCHASER by way of absolute sale the said property more fully and particularly described in the schedule hereunder together with water, water course, right, liberties, privileges, advantages, easements, together with electrical installations, connections along with its deposits, rights and privileges and all other rights whatsoever appertaining thereto and enjoy therewith all estate, right, interest, property claim, demand of the VENDORS herein upon the property to have and to hold unto the use of the PURCHASER forever absolutely and free from all encumbrances.

C. Venkatasubramanian
C. Anbu Rani

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Reshma
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

The VENDORS hereby covenants with the PURCHASER as follows:

i) The VENDORS are the sole and absolute owners of the property hereby conveyed and that they have perfect right, title and interest to convey the said property to the PURCHASER in the manner aforesaid and no other person has got any right, title and interest to convey the said property to the PURCHASER in the manner aforesaid and the VENDORS has not done or knowingly suffered any act, deed or thing whereby the said property is affected or impeached in estate, title or otherwise or whereby they are hindered from conveying and transferring the same to the PURCHASER.

ii) The VENDORS doth hereby declare that there are no encumbrance, lien, trust, attachment, claim, charge, whatsoever which is subsisting on the said property and the said property is not the subject matter of any litigation or proceedings and it is not charged in favour of any Court, Revenue or other authority.

iii) The VENDORS doth hereby covenant with the PURCHASER that the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the said property without any let or interruption or disturbances by the VENDORS or any person or persons through whom the VENDORS derived the title and the VENDORS shall sufficiently indemnify the PURCHASER against any loss that the PURCHASER may be put to by reason of any encumbrances, claim, demand, legal proceedings charge, lien, etc., in respect of the schedule mentioned property.

iv) The VENDORS doth hereby covenant with the PURCHASER that they and all persons lawfully and equitably claiming title will from time to time and at all times hereafter at the cost of the PURCHASER execute and register all such acts, deeds and things for further and more perfectly assuring the title of the PURCHASER in respect of the property hereby conveyed.

v) The VENDORS doth hereby covenant with the PURCHASER that they have this day handed over the PURCHASER all copies of the parent documents and original documents of the title relating to the schedule mentioned property.

vi) The VENDORS doth hereby declare that all taxes and other public charges payable in respect of the schedule mentioned property hereby conveyed has been paid up to this date and further covenant with the PURCHASER that if any claim is made in this behalf, relating to the period earlier to this hereby agrees to reimburse if the PURCHASER is compelled to pay taxes and other charges.

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

C. Venkatasubramanian
C. Anbuselvi

vii) The VENDORS doth hereby covenant with the PURCHASER that the VENDORS shall at their own cost defend any claim. suit or other proceedings that may be instituted in respect of the property hereby conveyed and save the PURCHASER harmless against any loss or damage that may be incurred by the PURCHASER in defending any suit, actions, or proceedings by any person or persons at any time.

viii) The VENDORS doth hereby declare and assure the PURCHASER that they shall indemnify and shall keep indemnified the PURCHASER against any loss or damage that the PURCHASER may be put to by reason of any kind of encumbrance over the property.

ix) The VENDORS doth hereby declare that they have put the PURCHASER in possession of the property and handed over all the original documents to her.

x) The VENDORS doth hereby covenant with the PURCHASER that they will sign and execute any letter or deed or form that may be required for the mutation of name in the revenue and Municipal Registry and transfer of Patta in favour of the PURCHASER or for such other purpose.

xi) The VENDORS hereby expressly declares that the sale of property mentioned in the schedule hereunder is not affected by the Provisions of Tamil Nadu Urban Land Ceiling and Regulation Act 1978, and the alienation of the property sold herein is not in violation of any law.

xii) The PURCHASER as a matter of necessity shall and will enjoy the undivided share of land hereby conveyed in common and consistent with the rights and interests of the other undivided shares in all other persons lawfully entitled hereto and to use all the sewers, drains, and water courses, now in or upon or hereafter to be erected and installed in the property hereby sold and conveyed or any other part thereof in common with the said owners and others and to permit freely run and pass water through or along the same or any of them and share with the aforesaid owners and persons,the cost of repairing and maintaining all such common sewers. drains and water courses of the said Flats and apartments and use the same as aforesaid and or in accordance with the rules and regulations, bye-laws and terms of the Association formed consisting of the owners of the other FLATS in the property for the purpose of attending to. safeguarding and maintaining all matters of common interest and amenities.

Reshma

Document No 4279 of 2021 of Book 1
contains 17 Sheets 7 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

C. Venkatesalaperumal

C. Anbuselvi

xiii) The PURCHASER will and shall give to the owners of the other Flats, the necessary vertical, Horizontal and lateral support for his Flats and also right of way over all common staircase, roads, passage and it is hereby declared that the walls and fences separating the Flat of the PURCHASER from the remaining Flats shall be deemed to be particularly walls and fences of the owners of the adjoining Flats and shall be used, maintained by the owners of the adjoining Flats and occupiers for the time being of the said Flats, provided always that the PURCHASER and his successors in title shall not by virtue of this deed, acquire any right of light or air which would prejudice the free use and enjoyment of the other remaining Flats.

xiv) In short, the PURCHASER as a matter of necessity shall and will own and enjoy the property hereby conveyed (Flat and undivided share of land), consisting with the rights and interests of the other co-owners of the other undivided shares of land and other owners of the Flats in accordance with the Flats scheme, rules and regulation prevailing to the system of ownership flats, to live in harmony and peaceful co-existence.

xv) The VENDORS confirms that this sale is absolute and final and they will not execute any Cancellation Deed and if any such is executed it shall be Null and Void abinitio.

SCHEDULE OF PROPERTY.

Residential Flat bearing **No.G-3, "SIVA SAKTHI COMPLEX" in Ground Floor, having a Built up area of 532 Square Feet,** (including common area and shares), along with an undivided **304 Square Feet** Share of land right out of **4048** Square **feet,** in Plot No.26, Door No.3, Parthasarathy Nagar Second Street, Adambakam, Chennai 600 088, **comprised in Survey No.212,** paimash No.176, as per Town Survey Extract **Ward – F, Block – 2, T.S.No.73,** situated at **ADAMBAKKAM VILLAGE,** Alandur Taluk, Formerly Kancheepuram District, within the Registration District of Chennai South and Sub Registration District of Alandur, with all fixtures and fittings, electrical installations, TNEB SERVICE CONNECTION along with its security deposits and service connection charges, and all common amenities provided thereon, and all other appurtenances whatsoever appertaining thereto, and the entire landed area bounded as follows.

NORTH	BY	:	Plot No.25.
SOUTH	BY	:	Plot No.6 in Paimash No.180 (D.D.T.P.No.11/67),
EAST	BY	:	Plot No.19.
WEST	BY	:	30 Feet Road.

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Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

C. Venkateswaran

C. Anbu Rani

The Property Tax Assessment Number is : 12-163-02445-000 / ALN-10040.

The TNEB Service Connection Number is . 243-124-221.

The Present market value of the Sale Property is Rs.17,14,600/-

IN WITNESS WHEREOF 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:

Reshma

SIGNATURE OF PURCHASER

C. Venkatesaperumal
C. Anbu Dass

SIGNATURE OF THE VENDORS

WITNESSES:

1)

(NAZEER SHARIFF),
S/o. Mr.Mohamed Sheik Hussain Walaja,
No.5, Flat No.F-4, Sivasakthi Homes,
2nd Street, Parthasarathi Nagar,
Admbakkam, Chennai-600088.
(ID Aadhaar No.5023 6774 2642)

2) Rehana Begum

(REHANA BEGUM)
W/o Mr. Nazeer Shariff,
No.5, Flat No.F-4, Sivasakthi Homes,
2nd Street, Parthasarathi Nagar,
Admbakkam, Chennai-600088,
(ID Aadhaar No.3628 3747 5823)

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Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



DRAFTED BY:-

T.KESAVAN, M.A., B.L.,
ADVOCATE
Enrolment No 161/2006
Door No.12, Shop No.3, 1st Main Road,
N C B S. Building, Nanganallur, Chennai -61
CELL: 9364554936.
E.mail-kesavanlawoffice@gmail.com

ANNEXURE –I A

1. **DESCRIPTION OF THE BUILDING:**

a) NATURE OF CONSTRUCTION : CEMENT MORTOR

b) THICKNESS OF WALLS IN GROUND FLOOR: 9 INCHES.

c) DEPTH OF FOUNDATION: 3 to 4 FEET.

d) WHETHER TEAK WOOD USED THROUGH OUT: NO

e) FLOORING: Mosaic Flooring.

2. AGE OF THE BUILDING : 25 YEARS

3. EXTENT OF SITE : 304 Square Feet Share of land right out of 4048 Square feet

4. BUILT UP AREA:	FLOOR	ROOF
532 SQUARE FEET	Ground	RCC

5. IS THERE SEPARATE SEPTIC TANK / LATRINE : Common Share

6 IS THERE COMPOUND WALL: Common Share

7. IS THERE A WELL WITH DIA/DEPTH. BORE WELL : Common Share

8. IS THERE A SEPARATE GARAGE: NIL

9. ELECTRICAL INSTALLATIONS:

a Number of Points: 8

b. Number of Fans : NIL

c. Number of Pump set ½ H.P. Motor Common Share

10.ANNUAL RENTAL VALUE Rs.1,000/-

11 Market value is as follows:

a) Value of Land	Rs.9,16,560/-
b) Value of Building	Rs 7,98,040/-
c) Total Value	Rs.17,14,600/-

Place: Chennai,

Date : 27.09.2021

C. Venkatasubramanian

C. Anbu Rani

Reshma

Document No 4279 of 2021 of Book 1

Sheets 17 Sheets 10 Sheet

Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

SIGNATURE OF THE PURCHASER.

SIGNATURE OF THE VENDORS.

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3055 of 2021

I hereby certify that a sum of ₹ 95,025/- (Rupees Ninty Five Thousand and Twenty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ரேஷ்மா நசீர் ஷெரிப் residing at No 5 Flat No.F-4, Sivasakthi Homes, 2nd Street, Parthasarathi Nagar, Ambakkam, Chennai, Chennai Tamil Nadu, India, 600088.

Sub Registrar Alandur
Date: 27/09/2021

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

Presented in the office of the Sub Registrar of Alandur and fee of ₹ 69,085/- paid at 04:57 PM on the 27/09/2021 by

Left Thumb





Reshma
8939618408

Additions as per recitals of document

Execution admitted by

Left Thumb





C. Venkatabalamanian
9962300072

Additions as per recitals of document

Execution admitted by

Left Thumb





C. Anbu Rani
9566260058

Additions as per recitals of document

Document No 4279 of 2021 of Book 1
contains 17 Sheets 11 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

Claim admitted by

Left Thumb





Reshma

Additions as per recitals of document

Identified By

1. Rehana Begum

2.

M/s REHANA BEGUM Wife of NAZEER SHARIFF No.5 Flat No.F-1, Sivasakthi Homes, 2nd Street Parthasarathi Nagar, Adambakkam, Chennai, Chennai, Tamil Nadu, India, 600088

Mr NAZEER SHARIFF Son of MOHAMED SHEIK HUSSAIN WALAJA No.5, Flat No.F-1, Sivasakthi Homes, 2nd Street, Parthasarathi Nagar, Adambakkam, Chennai, Chennai, Tamil Nadu, India, 600088.

27th day of September 2021

27/9/21

SELVAKUMARAN K C

Sub Registrar

Alandur

Registered as Number R/Alandur/Book-1/4279/2021

Date 27/09/2021

Alandur

27/9/21

SELVAKUMARAN K C

Sub Registrar

Document No 4279 of 2021 of Book 1

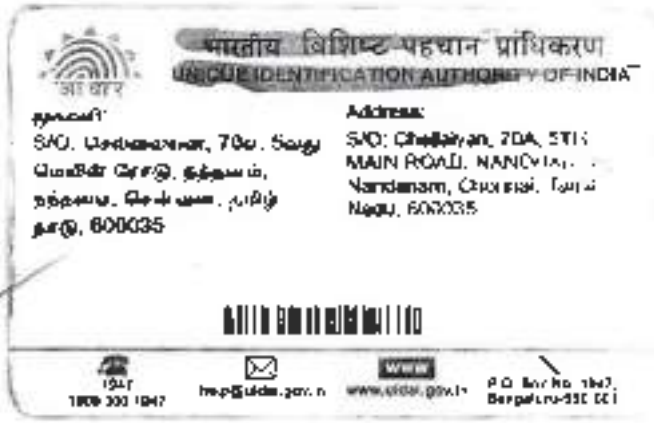
contains 17 Sheets 12 Sheet

Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR







Reshma

C. Venkatasubramanian
C. Arfour Raj

Document No. 4279 of 2021 of Book 1
contains 17 Sheets 13 Sheet
Registering officer

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrolment No. 1163/61041/00693

To
Anbuerani Chellaiyan
D/O: Chellaiyan
7-1A
5TH MAIN ROAD
NANDHANAM
Nandanam
Nandanam Chennai
Tamil Nadu 600035
9962922820

KL2201064DFT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6186 7404 3594

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்
Government of India

Anbuerani Chellaiyan

6186 7404 3594

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



C. Venkatasubramanian
C. Anbuerani

Document No. 4279 of 2021 of Book 1
Contains 17 Sheets 14 Sheet
Reehman
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாள எண் / Enrollment No. 2007/18319/51153

To
Reshma Nazeer Shariff
[illegible]
S/O: Nazeer Sharif
[illegible]
2ND STREET PARTHASARATHI NAGAR
ADAMBAKKAM
Adambakkam
Adambakkam Kanchipuram
Tamil Nadu 600016
[illegible]

KL807584648FT

807584648

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8073 2538 0605

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India

Reshma Nazeer Shariff

DOB: 06/07/1992

Female

8073 2538 0605

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



C. Venkateshwaran

C. Anbuselvan

Reshma

Document No. 4279 of 2021 of Book 1

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Registering officer

SEAL OF THE SUB REGISTRAR OF ALANDUR

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்/Enrolment No. : 2007/18319/51161

To
Nazeer Sharif
தந்தை ரஃபி
S/O: Mohamed Sheik Hussain Walaja
5 FLAT F4 SIVASAKTHI HOMES
2ND STREET PARTHASARATHI NAGAR
ADAMBAKKAM
Adambakkam
Adambakkam,Kancheepuram
Tamil Nadu - 600088
9366004777

27/11/2013

KL551650303FT

55165030

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5023 6774 2642

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

தமிழ் ஏறு
Nazeer Sharif



Male

5023 6774 2642

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்/Enrolment No. : 2007/18319/51162

To
Rehana Begum
சேகான பேகம்
W/O: Nazeer Sharif
5 FLAT F4 SIVASAKTHI HOMES
2ND STREET PARTHASARATHI NAGAR
ADAMBAKKAM
Adambakkam
Adambakkam,Kancheepuram
Tamil Nadu - 600088
9366004777

26/11/2013

KL551672110FT

55167211

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3628 3747 5823

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

சேகான பேகம்
Rehana Begum



Female

3628 3747 5823

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Rehana Begum
9366004777

Document No. 4279 of 2021 of Book 1
contains 17 Sheets 1/2 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

Government of Tamil Nadu

Registration Department

Acknowledgement

Reference Details

SRO Name	Alandur
Application No.	SUTLANOVV2021092749704S4
Transaction No.	REG2021092736641204
Transaction Date	27/09/2021

Application Details

Applicant Name	RESHMA
Service Type	Document Registration (New) in SRO
Stamp Duty (₹)	95020/-
Registration Fee (₹)	68585/-
Computer Fee (₹)	400/-
CD Fees (₹)	100/-

Payment Details

Name of the Bank	SBI
Bank Ref. No.	CPABCCNPP3
Payment Mode	Online
Amount Paid (₹)	164110/-
Payment Status	Success
Payment Date	27/09/2021

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

Document No 4279 of 2021 of Book 1
contains 17 Sheets 17 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

TP/104103451/2021



தமிழ்நாடு तमिलनाडु TAMILNADU

B 006247

02/8/2021 Venkatesa Subramaniam

Ambattur

LNo. 1481/21/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

3342/21

P.No 4276/21

DEED OF SETTLEMENT

MOTHER TO SON & DAUGHTER

THIS DEED OF SETTLEMENT EXECUTED AT Chennai on this the 05th day of AUGUST 2021, BY:

Mrs.DEVI alias KOPPERNDEVI (Aadhar card 5160 0052 5409) Wife of Mr.Chellaiyan, aged about 57 years, residing at No.70A/2, 5th Main Road, Nandanam, Chennai-600035, hereinafter called the 'SETTLOR' which term shall wherever the context so permits, mean and include, herself, her heirs, executors, administrators, legal representatives and assigns of the ONE PART:

C-Koppernedevi

P.No 4276/21

Document No 3342 of 2021 of Book 1
contains 13 Sheets 1 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

9254/-

1000Rs.





5768
19-8-96

Nazim Shaukat.

SALE DEED FOR Rs.77,100

(Undivided share of Land)

This deed of sale executed at Madras on this the 19th day of August 1996, by (1) Sri. **N. KRISHNAMURTHY** Son of Late. Sri. K.A.Natesa Iyer, Hindu, aged about 45 years and now residing at No.18, 3rd Street, Shanthi Nagar, Adambakkam, Madras- 600 088 and (2) Sri. **N. MARGABANDHU** son of Late. Sri. K.A.Natesa Iyer, Hindu, aged about 43 years, now residing at No. 2, 9th Street, Gandhi Nagar, Thiruvannamalai- 606602, T.S. District- 606602, hereinafter called **THE VENDORS,** the Vendors duly represented by their General Power of Attorney Agent **Sri. K. Mohan** son of S. Kandasamy, aged 27 years, Managing partner, M/s Sivasakthi Constructions, duly appointed by the General

K mohan

..2.

Verified
20.3.2023.

Certificate under section 41 of the Indian Stamp Act 1899
S. No 857 of 96 I hereby certify
that a sum of Rs 311/- (Rupees Three
hundred and eleven only) being the amount of deficient
stamp duty has been levied under section 41 of the
Indian Stamp Act in respect of this instrument,
from Thiru K. Mohan
Sub Registrar/Office Assistant

Sub Registrar & Collector
Under Section 41 of the
Indian Stamp Act

Dt: 21-8-96

Presented in the office of the
Sub-Registrar of Alandur and
Fee of Rs. 8.00 paid
between the hours of ... on
21.8.96

Document No 2838 of 1996 Book 1
contains 14 Sheets.
1 Sheet

SUB-REGISTRAR

K. Mohan

EXECUTION ADMITTED BY

K. Mohan S/o. S. KANDASAMY. NO-6. MAHALAKSHMI NAGAR 4th MAIN ROAD ADAMBAKKAM

Power agent of the vendors.

IDENTIFIED BY K. Boopathy

K. Boopathy S/o. S. KRISHNASAMY, 10, STATE BANK COLONY, ADAMPAKKAM

S. Krishnamoorthy

S. KRISHNAMOORTHY S/o R. SUBBARAYAN 13. Rama Krishna Puram 5th ADAMBAKKAM MADRAS-88

21 AUG 1996

2. Gn Gumsub. 174.8 /96 Mam. 23-8-96

SUB REGISTRAR

Rs. 16,005/- ... 2093/-

D. Velloy

1000Rs.





power of Attorney Deed dated 25th March 1996 and registered as document No. 146 of 96 in Book IV, Vol. 97 pages 145 to 148 in S. R. O. Alandur, of the One Part:

TO AND IN FAVOUR OF

Mr. M.W.NAZEER SHARIFF Son of Mr. M. Walaja aged 36 years and residing at No 5, Kesari Nagar 4th Street, Adambakkam, Madras-88, hereinafter called **'THE PURCHASER'** of the other part.

The Terms Vendors and Purchaser wherever they may occur in these presents shall mean and include their respective heirs, legal representatives, survivors, executors, administrators, Successors, and assigns, and all persons claiming through or deriving title from or under them or the successors is as follows:

..3.

1000Rs.



MADRAS DISTRICT TREASURY 1995 5770 19-8-96

Nazir Ghori 1st 198

M. [illegible]
L. No. A 6/5[illegible]

WHEREAS the Vendors herein are the absolute Co-owners of the Schedule 'A' mentioned property situtated at No. 136, Adambakkam Village, Saidapet Taluk, Chingalpattu District and within the Alandur Municipality Limits and comprised in the said village Town Survey No.73, S.No. 8/2 Pymash No. 176, bearing Plot No.26, Door No. 3, Parthasarathy Nagar Second street, Adambakkam, Madras -600088 and measuring 4048 Sq.ft and more particularly described in the Schedule "A" hereunder, they having purchased the same out of their self earnings and savings from Sri. D. Ramasamy & others in and by a Registred Sale deed, dated 7th August 1978 and duly Registered as Document No 1171 of 1978 in Book I, Volume 256 pages 161 to 168 in the office of the Sub-Registrar, Alandur, Madras- 16, and ever since from the date of Purchase the vendor is in peaceful possession and enjoyment of the same.

K. mohan

K. mohan

..4.

1000 Rs.



WHEREAS the Vendors decided to sell the Schedule"A" mentioned property in to undivided share of lands, free from all encumbrances.

WHEREAS the Vendors herein offered to sell the 514 Sq.Ft of Undivided share of land in the "A" Schedule property, which is more fully and particulary described in the schedule "B" here under, for the sale consideration of a sum of Rs.77,100/- (Rupees Seventy Seven Thousand One Hundred only) and the Purchaser agreed to purchase the same for the aforesaid consideration free from all encumbrances and absolutely.

..5.

1000 Rs.



10483
19/8/96

L. No. 1481/6/94.
A. J. VIJAYAKUMAR,
STAMP VENDOR,
1, West Karlolian Street,
Aminjikarai, Madras-29.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the sale amout of Rs. 77,100/- (Rupees Seventy Seven Thousand one Hundred only) paid by the purchaser to the Vendors herein, the total receipt of which sum the Vendors do hereby admit and acknowledge and release the purchaser from further payment thereof, the Vendors do hereby **ABSOLUTELY SELL**, grant, assign, convey **UNTO AND IN FAVOUR OF THE PURCHASER, 514 Sq.Ft of Undivided Share of Land,** which is morefully described in the **Schedule "B"** hereunder including the right of passage together with all ways,

..6.

1000 Rs.



L. No. 1481/@/94.
A. T. VIJAYAKUMAR.
STAMP VENDOR,
1, West Karikalan Street,
Adambakkam, Madras-88.

right to ways, sewers, sewages, fixtures, ditches, trees, water, water courses, fencing, easement, liberties, advantages, appurtanances to and of the said property in anywise belonging to or usually held or enjoyed therewith, or reputed to belong thereto and all the estates right, title or interest, claim and demand whatsover of the vendors in and to the said property and every part thereof **TO HAVE AND TO HOLD THE** said property and every part thereof hereunder assured and expressed to be unto the Purchaser absolutely for ever and free from all encumbrances.

..7..

1000Rs.



Rs 1000/-

L.NO. 145 [illegible]/94.
A/T VIJAYAKUMAR,
STAMP VENDOR,
1, West Karikalan Street,
Adambakkam, Madras-88.

10485
19/8/96

nazir sheriff
mrs

The Vendors do hereby covenant with the Purchaser that they have good right to grant, convey and assign the said land and every part thereof unto the Purchaser in the manner aforesaid and that the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said land and every part thereof without any manner of lawful eviction, interruption or claim or demand or disturbances whatsoever from the Vendors or any person or persons claiming through or under them and that free and discharged from or otherwise by the Vendors sufficiently indemnified against all estates, encumbrances, claims, demands, costs, damages, expenses and interest created or occasioned or made by the Vendors or any person or persons claiming through or under them.

K. mohan

..8.

1000Rs.



Rs1000/-

L. No. 1481/1994.
A. T. VIJAYAKUMAR.
STAMP VENDOR.
1, West Karikalan Street,
Adambakkam, Madras-88.

10486
19/8/96

And the Vendors so far as relates to their own acts and deeds doth hereby convenant with the Purchaser that they have not done or knowingly suffered or been party or privy to anything whereby the said land herein before expressed to be hereby granted, conveyed, and assigned or any part thereof is or may be impeached, affected or encumbered in title, estate, or otherwise or whereby the vendors in any wise hindered from granting or conveying and assigning the said land or any part thereof unto the purchaser in the manner aforesaid and the Vendors will from time to time, and at all times hereinafter at the request and cost of the Purchaser do execute and register or caused to be done, executed and registered all such acts, deeds and things, whatsoever for further and more perfectly assuring the said land and every part thereof unto the Purchaser as shall or may be reasonably required.

K. mohan

..9.

1000Rs.



Rs 1000/-

L.No. 1881/94.
A. V. VIJAYAKUMAR.
STAMP VENDOR,
1, West Karikalan Street,
Adambakkam, Madras-88.

The Vendors do hereby declare that the schedule mentioned property is within the ceiling limits prescribed under the land Ceiling act and there is no impediment in conveying the same to the Purchaser.

The Vendors do hereby covenant with the Purchaser that the Purchaser shall at all times hereafter peacefully and quietly possess and enjoy the said land and receive the rent and profits thereof without any let or hindrance or suit, eviction, claim or demand whatsoever from or by the Vendor or any person or persons claiming under them.

-10.

100Rs.



100/-

L. No. 1461/1994.
A. K. VIJAYAKUMAR.
STAMP VENDOR,
1, West Karikalan Street,
Adambakkam, Madras-88.

The Vendors do hereby assure the Purchaser that they have paid all assessments, public charges, taxes, rents and other outgoings upto date payable to any public body government in respect of the said property hereby conveyed and that, if any of the said outgoings, now due are found not to have been paid, the Purchaser may pay the same and they will be entitled to recover the same from the Vendors.

The Purchasers shall hereafter pay all public charges taxes, etc., in respect of the schedule mentioned property from this day onwards. The Purchasers shall enjoy the said property along with the other Co-Sharers of the Schedule "A" mentioned Property and the Purchaser shall abide by the rules and regulations and the custom that are prevailing in enjoying the undivided share of land.

..11.

50 Rs.



10489
19/8/96

Rs 50/-

L. No. 1481/1996.
A. T. VIJAYAKUMAR.
STAMP VENDOR,
1, West Karikalan Street,
Adambakkam, Madras-88.

The Vendors have this day delivered the vacant possession of the schedule "B" mentioned property to the Purchaser and all the relevant copies of documents pertaining to the said property in their possession since the property is being sold in Undivided share.

Schedule "A"

All that Piece and Parcel of land bearing PLOT NO.26, situated at No.136, Adambakkam Village, Saidapet Taluk, Chengai M.G.R District, and comprised in the said village Survey No. 73, Pymash No. 176, measuring one Ground and 1648 Sq.ft (4048 Sq.Ft) and situated at Plot No.26, Door No.3, Parthasarathy Nagar Second Street, Adambakkam, Madras -88 and as in the

..12.

50 Rs.



L. No. 1491/1/94.
A. T. VIJAYAKUMAR,
STAMP VENDOR.
1, West Karikalan Street,
Adambakkam, Madras-88.

approved Layout DTP No.17/63, and bounded on the

North By : Plot No.25,

South By : Plot No.6 in pymash No.180 (D.D.T.P No.11/67)

West By : 30 feet Road,

East By : Plot No.19

and in all measuring 4048 sq.ft only.

..13.

50 Rs.



10491
19/8/96

Namma Shanthi

M.No. 149 / 1996 S.R.
A. T. VIJAYAKUMAR.
STAMP VENDOR,
1, West Karivalan Street,
Adambakkam, Madras-88.

The Property is within the Registration District of Madras South and Registration Sub-District of Alandur, and with in the Alandur Municipality limits.

Schedule "B"

514 Sq.ft (Five Hundred and Fourteen Sq.ft) of Undivided share of land in Schedule "A" above mentioned property.

The present Market value of the "B" Schedule property is Rs ~~77,100/-~~ 79670/-

K. Mohan

..14.

2Rs

INDIA

दो रुपये

TWO RUPEES भारत TWO RUPEES

10992
19/8/96

A. VIJAYAKUMAR.
STAMP VENDOR,
1, West Karikalan Street,
Adambakkam, Madras-88.

IN WITNESS WHEREOF THE VENDOR HAVE SIGNED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF,

K. mohan

WITNESSES :

1. K. Boopathy
K. BOOPATHY,
10, STATE BANK COLONY,
ADAMPAKKAM,
MADRAS-88.

Vendor

(Power of Attorney)

2. S. Krishnamoorthy
S. KRISHNA MOORTHY,
13, RAMAKRISHNA KUMARA
2nd STREET,
ADAMBAKKAM,
MADRAS-88.

Drafted By :

D. Jeeva, B.Sc., B.L.
Advocate & Notary,
158, Karuneegar Street,
Adambakkam,
Madras-88

Original with Duplicate

3260/19

TP/67001595/2019



தமிழ்நாடு तमिलनाडु TAMILNADU

C 227661

L.No. 1481/@/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

10/7/19

D. Sabitha
Chennai - 88

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI, ON THIS 11TH DAY OF JULY, 2019, BY:-

Mr.S.SHANMUGANATHAN, (PAN No.BWFPS8019B), Son of Late B.Sambandam, Hindu, aged about 54 years, residing at No.9/106, V.O.C. Street, Akash Nagar, Tandalam, Chennai-600122, hereinafter called the VENDOR of the ONE PART:-

TO AND IN FAVOUR OF

Mrs.D.SABITHA, (PAN No.ASMPS5149N), Wife of Mr.K.Damodaran, Hindu, aged about 41 years, residing at No.13, Mettu Kazhani Street, Adambakkam, Chennai-600 088, hereinafter called the PURCHASER of the OTHER PART:-

30.3.2023.

D. Sabitha

Document No. 3260 of 2019 of Book I
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Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

அறிவு! இவன் என் 3260/19

தென்சென்னை பதிவு மாவட்ட ஆலந்தூர் சார்பதிவகம்
சு.மு.எண் 467/2019 தொடர் எண்
மதிப்பு சரிபார்க்கப்பட்டு ஆவணம் ஒப்படைக்கப்பட்டது.

சார்பதிவகம்: ஆலந்தூர்
நாள்: 15.7.19

சார்பதிவாளர்

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

C 227662

10/7/19

D. Sabitha
Chennai - 88

L.No. 1481/2/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..2..

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

WITNESSETH AS FOLLOWS

WHEREAS the VENDOR herein is the sole and absolute owner of an Undivided 637 Square feet, share of land right, title and interest out of One Ground and 1648 SQUARE FEET (4048 Sq.ft.,), of land, Plot No.26, Door No.3, Parthasrathy Nagar Second Street, Adambakkam, Chennai-600 088, Town Survey No.73, Survey No.212, pymash No.176, approved Layout DTP No.17763, situated at No.136 ADAMBAKKAM VILLAGE, Tambaram Taluk, now Alandur Taluk, Kancheepuram District, he having purchased the same from and out of his own self acquired funds and

D Sabitha

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

C 227663

14/7/19

D. Sabitha
Chennai - 88

L.No. 1481/B/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..3..

saving, from 1)Mr.N.Krishnamurthy. 2)Mr.N.Margabandhu. Sons of Late K.A.Natesa Iyer. through their Power Agent Mr.K.Mohan, in and by virtue of a deed of absolute sale executed on 19.08.1996, Registered in the office of the Sub Registrar of Alandur. as Document No.2841 of 1996. Volume 1140, Pages 67 to 71, Book I.

AND WHEREAS the VENDOR subsequently had put up a Flat on the undivided 637 Square feet. share of land mentioned above with a built up area of 1114 Square feet (Inclusive of common areas and common shares), in FIRST FLOOR, FLAT No.F-3, BUILDING KNOWN AS 'SIVA SAKTHI ILLANGAL , through M/s.SIVA SAKTHI CONSTRUCTIONS, and provided all basic and common amenities in the FLAT, and ever since its construction, and completion the VENDOR herein has been absolute possession and enjoyment of the same paying all taxes and outgoing payable to the Government and Local authorities down this date, without any let or hindrances: .

D Sabitha

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

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தமிழ்நாடு தமிலநாடு TAMILNADU

C 227664

10/7/19

D. Sabitha
Chennai - 88

L.No 1461/(g)/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..4..

WHEREAS the VENDOR herein decided to dispose of the Flat together with the undivided share of land right and title to the extent of 637 undivided share of land in the total measuring an extent of One Ground and 1648 SQUARE FEET (4048 Sq.ft.), hereinafter referred to as the 'SALE PROPERTY', for a net sale consideration of **Rs.33,00,000/- (Rupees Thirty three lakhs only)**, representing to the PURCHASER herein that he is the absolute owner of the schedule mentioned property, legally competent to convey the same and assuring that there are no encumbrances whatsoever subsisting on the property and there are no legal impediments to convey the same; and

D Sabitha

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

C 227665

L.No. 1421/B/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

10/7/19

D. Sabitha
Chennai-88

..5..

WHEREAS on believing such representations and also the assurances given by the VENDOR, the PURCHASER herein, agreeing to purchase the 'SALE PROPERTY', for **Rs.33,00,000/- (Rupees Thirty three lakhs only).**

NOW THEREFORE THIS DEED OF SALE WITNESSETH THAT:

In view of the recitals above and in consideration of the sum of **Rs.33,00,000/- (Rupees Thirty three lakhs only),** paid by the Purchaser to the Vendor in the manner following:

a) Rs.1,00,000/- (Rupees One lakh only), by way of Cheque No.176614, dated 20.06.2019, drawn on Indian Overseas Bank, Adambakkam branch, Chennai-600 088.

b) Rs.9,00,000/- (Rupees Nine lakhs only), by way of Cheque No.176615, dated 29.06.2019, drawn on Indian Overseas Bank, Adambakkam branch, Chennai-600 088.

D Sabitha

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THE SEAL OF THE SUB REGISTRAR OF ALANDUR



தமிழ்நாடு தமிலநாடு TAMILNADU

C 227666

10/7/19

D - Sabitha
Chennai - 88

L.No. [illegible]/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..6..

c)Rs.8,00,000/- (Rupees Eight lakhs only), by way of Cheque No.176616, dated 02.07.2019, drawn on Indian Overseas Bank, Adambakkam branch, Chennai-600 088.

d)Rs.9,50,000/- (Rupees Nine lakhs and fifty thousand only), by way of Cheque No.176617, dated 08.07.2019, drawn on Indian Overseas Bank, Adambakkam branch, Chennai-600 088.

e)Rs.5,50,000/- (Rupees Five lakhs and fifty thousand only), by way of D.D.No.115206758, dated 11.07.2019, drawn on Indian Overseas Bank, Adambakkam branch, Chennai-600 088.

D Sabitha

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

C 227667

D. Sabitha
Chennai - 88

L.No. 94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..7..

in all aggregating to **Rs.33,00,000/- (Rupees Thirty three lakhs only).** paid by the PURCHASER to the VENDOR in the manner stated above in full and final settlement, the receipt of which the VENDOR doth hereby admit, acknowledge and acquit the PURCHASER from any further payment thereof.

The VENDOR doth hereby sell, convey, grant, transfer, and assign, to the PURCHASER by means of absolute sale of all the piece and portion of property, more fully described in the schedule hereunder, with the rights in common areas and all the rights, title and interest claim and demand of the VENDOR unto and upon the undivided share in the land and fittings, electrical installations, TNEB SERVICE CONNECTION, 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, free from all encumbrances, charges, etc.,

D Sabitha

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THE SEAL OF THE SUB-REGISTE... OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

A 873405

D. Sabitha
Chennai - 88

L.No. 1461/@/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..8..

THE VENDOR DOTH HEREBY EXPRESSLY ASSURES AND COVENANTS WITH THE PURCHASER AS FOLLOWS:

a) The VENDOR is the sole and absolute owner of the schedule mentioned property and is possessing good and subsisting title and right to convey the property hereby conveyed to the PURCHASER in the manner herein contemplated, and there is no deficiency or defect in his title, no impediments, legal or otherwise in conveying the property.

b) The property herein conveyed is not subject to any encumbrance, charge, or attachment lien, lispendens, attachment of court proceedings, or any other kind of encumbrances, whatsoever and the sale is not affected by any law.

D. Sabitha

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தமிழ்நாடு तमिलनाडु TAMILNADU

S 669885

D. Sabitha
Chennai-88

L.No. 1481/2/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..9..

c) The PURCHASER shall peacefully and quietly possess and enjoy, enter into upon, retain hold and enjoy the same as their own property without any let or hindrances, interruption, claim or demand by or from the VENDOR or any other person claiming interest for the VENDOR.

d) The VENDOR at all times will INDEMNIFY and save harmless the PURCHASER against all losses, expenses, costs and damages that the PURCHASER may be put to by reason of any encumbrances or defect, flaw or deficiency in the title of the VENDOR of the property hereby conveyed or for breach of any of the covenants contained herein by the VENDOR.

D. Sabitha

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THE SEAL OF THE SUB-REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

S 669886

D. Sabitha
Chennai - 88

L.No. 1481/(2)/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..10..

e) The VENDOR at the request and cost of the PURCHASER shall do or cause to be done, executed and registered all such further acts, deeds and things as may be necessary and reasonably required for further or better assuring the title of the VENDOR herein conveyed and for peaceful and effective possession and enjoyment of the said property to the PURCHASER.

f) The VENDOR has given vacant possession of the Sale FLAT conveyed on this date and the PURCHASER is entitled to take necessary steps for mutation of his name, in the relevant municipal, electricity board, revenue and other records.

g) The VENDOR has not entered into any other agreement for sale of the said FLAT with anybody else.

D Sabitha

THE SEAL OF THE SUB REGISTRAR 01 ALANDUR

Document No. 3260 of 2014 of Book 1
contains 95 Sheets 10 Sheet
Registering officer



தமிழ்நாடு तमिलनाडु TAMILNADU

S 669887

D. Sabitha
Chennai-88

L.No. 1481/9/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karkatan Street,
Adambakkam, Chennai-88

..11..

h) The VENDOR doth hereby declares that all public charges, taxes and all dues to the association of the FLAT complex, etc., have been paid upto the date in respect of the property hereby conveyed. However if any demand is made towards non payment to be made upto the date of sale, the VENDOR hereby undertake to pay the same as and when it arises.

i) The PURCHASER as matter of necessity shall and will enjoy the undivided share of land hereby conveyed in common and consistent with the rights and interests of the other undivided shares in all other persons lawfully entitled hereto and to use all the sewers, drains, and water courses, now in or upon or hereafter to be erected and installed in the property hereby sold and

D Sabitha

THE SEAL OF THE SUB-REGISTRAR 01

Document No. 3260 of 2019 of Book 1
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தமிழ்நாடு तमिलनाडु TAMILNADU

S 669888

D. Sabitha
Chennai-88

L.No. 1461/2/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..12..

conveyed or any other part thereof in common with the said owners and others and to permit freely to run and pass water through or along the same or any of them and share with the aforesaid owners and persons, the cost of repairing and maintaining all such common sewers, drains and water courses of the FLATS and APARTMENTS and to use the same as aforesaid and or in accordance with the rules and regulations bye-laws, and terms of the association formed consisting of the owners of the other FLATS in the property for the purpose of attending to, safeguarding and maintaining all matters of common interest and amenities.

j) The PURCHASER will and shall give to the owners of the other FLATS, the necessary VERTICAL, HORIZONTAL, and LATERAL support for their FLATS and also right of way over all common staircase, roads,

D Sabitha

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

S 669889

D. Sabitha
Chennai - 88

L.No. 1461/S/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

passage and it is hereby declared that the walls and fences of the owner of the adjoining FLATS and shall be used, maintained by the owner of the adjoining FLATS and occupiers for the time being of the said FLATS, provided always that the PURCHASER and his successors in title shall not by virtue of this deed, acquire any right of light or air which would prejudice the free use and enjoyment of the other remaining FLATS.

k) In short, the PURCHASER as a matter of necessity shall and will own and enjoy the property hereby conveyed (FLAT and UNDIVIDED SHARE OF LAND), consisting with the rights and interests of the other

D Sabitha

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

S 669890

D. Sabitha
Chennai - 88

L.No. 1481/2/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

co-owners of the other undivided shares of land and other owners of the FLATS in accordance with the FLATS scheme, rules and regulation prevailing to the system of 'OWNERSHIP FLATS', to live in harmony and peaceful co-existence.

I) The VENDOR has handed over to the PURCHASER the ORIGINAL SALE DEED and XEROX COPIES of other documents to the PURCHASER, and the PURCHASER do hereby acknowledge the same.

D Sabitha

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

S 669891

D. Sabitha
Chennai - 88

L.No. 1481/2/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karkalan Street,
Adambakkam, Chennai-88

..15..

SCHEDULE OF SALE PROPERTY

AN UNDIVIDED **637** share of land right, title and interest out of **One Ground and 1648 Square feet (i.e.,4048 Sq.ft.)**, of land together with a FLAT (building) thereon measuring **1114** SQUARE FEET plinth in **FIRST FLOOR**, of the building **Flat No.F-3**, (inclusive of common areas and common share), BUILDING KNOWN AS **'SIVA SAKTHI ILLANGAL'**, **Plot No.26**, Door No.3, **Parthasarathy Nagar Second Street**, Adambakkam, Chennai-600 088, Town Survey No.73, Survey No.212, pymash No.176, approved Layout DTP No.17/63, situated at No.136 **ADAMBAKKAM VILLAGE**, Tambaram Taluk, now Alandur Taluk, Kancheepuram District, within the Registration District of Chennai South, and Sub Registration District of Alandur, with all basic and common amenities provided thereon, and all fixtures and fittings, electrical installations, TNEB service connection along with security deposits, and all other appurtenances whatsoever appertaining thereto, bounded as follows:

D Sabitha

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

AN 278903

D. Sabitha
Chennai - 88

L.No. 1481/A1/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..16..

NORTH BY : PLOT No.25.

SOUTH BY : PLOT No.6 IN PYMASH No.180 (D.D.T.P.No.11/67).

EAST BY : PLOT No.19.

WEST BY : 30 FEET ROAD.

The PROPERTY TAX ASSESSMENT NUMBER IS : New No. 12 – 163 – 02486 -000
Old No.ALN - 10045

TNEB SERVICE CONNECTION NUMBER IS : 09 - 243 – 124 -224

Present Market Value of 'SALE PROPERTY' is Rs.33,00,000/-

D Sabitha

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU AN 278904

6/2/09

D. Sabitha
Chennai - 88

L.No 1481/2/94
A.T. VIJAYAKUMAR
STAMP VENDOR
1, West Karikalan Street,
Adambakkam, Chennai-88

..17..

IN WITNESS WHEREOF THE VENDOR AND PURCHASER HAVE HEREUNTO SET THEIR 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:

D Sabitha
PURCHASER

VENDOR

THE SEAL OF THE SUB-REGISTRAR OF

Document No. 3960 of [illegible] Book 1
contains 25 Sheets 1 Part Sheet
Registering officer

DRAFTED BY

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

WITNESSES:

1. [signature]
A. KODHANDAPANI S/O P. Muniyappa
13, MATTUKARA St Vadapalani
600026

2. G. Bala
G. BALAKRISHNAN
S/o Late Gopalakrishnan
7/19 Balaraya Iyer 2nd St.,
Palavanthangal,
Chennai - 600 114.

ANNEXURE - 1A

1. CONSTRUCTION OF THE BUILDING:
a) NATURE OF CONSTRUCTION : CEMENT MORTOR.
b) THICKNESS OF WALLS IN GROUND FLOOR : 9 INCHES
c) DEPTH OF FOUNDATION : 3 TO 4 FEET.
d) WHETHER TEAK WOOD USED THROUGH OUT : No
e) FLOORING : MOSAIC

2. AGE OF THE BUILDING : 24 years

3. EXTENT OF SITE: 637 Sq.ft.. UDS SHARE OUT OF One Ground and 1648 Square feet (i.e.,4048 Sq.ft.,)

4. BUILT UP AREA: FLOOR ROOF
1114 SQ.FT.. FIRST RCC
(INCLUSIVE OF COMMON AREAS AND COMMON SHARES)

5. IS THERE SEPARATE LATRINE OR SEPTIC TANK : UGSS (UDS)

6. IS THERE COMPOUND WALL : NIL

7. IS THERE A WELL WITH DIA & DEPTH : NIL

8. IS THERE A SEPARATE GARAGE : NIL

9. ELECTRICAL INSTALLATIONS :
a) Number of Points : 15
b) Number of Fans : Nil
c) Number of Pumpsets : 1 HP INCLUDED IN THE COMMON SHARE

10. ANNUAL RENTAL VALUE Rs.12,800/-
11. MARKET VALUE IS AS FOLLOWS:
a) VALUE OF LAND Rs.19,20,555/-
b) VALUE OF BUILDING Rs.13,79,445/-
c) TOTAL VALUE Rs.33,00,000

PURCHASER.

SIGNATURE OF EXECUTANT.

PLACE : CHENNAI
DATE : 11.07.2019.

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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

Original

R/ஆலந்தூர்/புத்தகம்-1/3260/2019

2019 ஆம் ஆண்டு ஜூலை மாதம் 11ம் தேதி பிப 01:13 மணியளவில் ஆலந்தூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல செயது கடடணம ₹ 132,360- செலுத்தியவர

இடது பெருவிரல்





Sabitha

9841748420

கூடுதல் விரைங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





9884184514

கூடுதல் விரைங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





Sabitha

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இணைாரென்று நிருபித்தவர்கள்

1. திரு சோ மாலகிருஷ்ணன் தபெ கோபாலகிருஷ்ணன் ஜி 6 ஹரிஹரநாத் அபார்ட்மெண்ட், பாரதியார் 2வது தெரு தெற்கு, பழவந்தாங்கல், காஞ்சிபுரம், தமிழ்நாடு, இந்தியா, 600114

2. திரு கோதண்டபாணி ஆதிகேசவலு தபெ ஆதிகேசவலு எண்.12, மேட்டு கழனி தெரு, ஆதம்பாக்கம், சென்னை, காஞ்சிபுரம், தமிழ்நாடு, இந்தியா, 600088

2019 ஆம் ஆண்டு ஜூலை மாதம் 11ம் நாள்

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

பெ.பிரகாஷ் ஜெ
சார்பதிவாளர்
ஆலந்தூர்

Document No. 3260 of 2019 of Book 1
contains 2 Sheets 19 Sheet
Registering officer

Original

R/ஆலந்தூர்/புத்தகம்-1/3260/2019

இந்த அசல் ஆவணத்துடன் 1 பிரதி பதிவு செய்யப்பட்டுள்ளது.

சார்பதிவாளர் : ஆலந்தூர்

R/ஆலந்தூர்/புத்தகம்-1/3260/2019 என்னாகப் பதிவு செய்யப்பட்டது.

நாள்: 11/6/2019
ஆலந்தூர்

ஜெயபிரகாஷ் ஜெ
சார்பதிவாளர்

Document No. 3260 of 2019 of Book 1
272 contains 85 Sheets 20 Sheets
Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BWFPS8019B
SHANMUGANATHAN S
SAMBANDAM BALASUNDARAM
27/06/1965

Document No. 3960 of 2019 of Book 1
contains 2 Sheets 24 Sheet
Registering officer

PRESENTED BY THE SUB-REGISTRAR OF ALANDUR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

D GABITHA
RAMASAMY
01/10/1978

Permanent Account Number
AEMPG5149N

Signature



D Gabitha

Document No. 3960 of 2019 of Book 1
contains 25 Sheets 22 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ANDUR



கோதண்டபாணி ஆதிகேசவலு
Kothandapani Audikesavalu
பிறந்த நாள்/DOB: 07/10/1949
ஆண்/ MALE

2043 7281 1489

VID : 9185 3872 6377 2980

எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

முகவரி:
S/O: ஆதிகேசவலு, எண் 13, மேட்டு கழனி தெரு, ஆதம்பாக்கம், ஆதம்பாக்கம், காஞ்சிபுரம், தமிழ் நாடு - 600088

Address:
S/O: Audikesavalu, NO 13, METTU KAZHANI STREET, ADAMBAKKAM, Adambakkam, Kanchipuram, Tamil Nadu - 600088

2043 7281 1489

VID : 9185 3872 6377 2980

Document No 3960 of 2019 of Book 1
contains 25 Sheets 93 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



D Sabitha

Document No 3960 of 2019 of Book 1
contains 25 Sheets 25 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

தமிழ்நாடு அரசு
பதிவுத்துறை
ஒப்புகைச்சீட்டு

பார்வைக்குறிப்பு விவரங்கள்

சார்பதிவாளர் அலுவலகப் பெயர்	ஆலந்தூர்
விண்ணப்ப எண்	S01LANDVV2019071155303S5
பரிவர்த்தனை எண்	REG20190711519S592
பரிவர்த்தனை நாள்	11/07/2019

விண்ணப்ப விவரங்கள்

விண்ணப்பதாரர் பெயர்	P Sabiha
சேவை வகை	சார்பதிவாளர் அலுவலகத்தில் ஆவணப் பதிவு (புதியது)
பதிவுக் கட்டணம் (₹)	132000/-
கணினிக் கட்டணம் (₹)	100/-
குறுந்தகடுக் கட்டணம் (₹)	50/-

தொகை செலுத்திய விவரங்கள்

வங்கியின் பெயர்	பாரத ஸ்டேட் வங்கி
வங்கிக்குறிப்பு எண்	CPT3445870
பணம் செலுத்திய விதம்	இணைய வழி
செலுத்தப்பட்ட தொகை (₹)	132150/-
தொகை செலுத்தும் நிலைப்பாடு	வெற்றி
தொகை செலுத்திய நாள்	11/07/2019

Document No 3260 2019 Book 1
contains 8 Sheet 2 Sheet
Registering officer

சார் பதிவாளர் முத்திரை
THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



00AA 555472

5778
19/8/96

SALE DEED FOR Rs.95,550/-

(Undivided share of Land)

This deed of sale executed at Madras on this the 29th day of August 1996, by (1) Sri. **N. KRISHNAMURTHY** Son of Late Sri. K.A Natesa Iyer, Hindu, aged about 40 years and now residing at No.18, 3rd Street, Shanthi Nagar, Adambakkam, Madras-600 088 and (2) Sri. **N. MARGABANDHU** Son of Late Sri. K.A.Natesa Iyer, Hindu, aged about 42 years, now residing at No.2, 9th Street, Gandhi Nagar, Thiruvanmaiyur 600600, Chengalpattu District-603002, hereinafter called **THE VENDORS**, the vendors duly represented by their General Power of Attorney Agent **Sri. K. Mohan** son of S. Kandasamy, aged 27 years, Managing partner, M/s Sivasakthi Constructions, duly appointed by the General

K. Mohan

..2.

Presented in the office of the Sub-Registrar of Alandur and Fee of Rs. 101/- paid between the hours of

EXECUTION ADMITTED BY

Power agent of the vendors.

IDENTIFIED BY

K. BOOPATHY S/o. S. KRISHNASAMY, NO.10 - STATE BANK COLONY, ADAMPAKKAM, MS-88.

S. KRISHNAMOORTHY, S/o. R. SUBBA RAYAR, NO-13, RAMAKRISHNA PURAM 1st Main Road 8 Cross, ADAMPAKKAM, MS-88.

21 AUG 1996

SUB REGISTRAR

1000 Rs.





5766
19-6-96

power of Attorney Deed dated 23th March 1990 and registered as document No 146 of 96 in Book IV Vol. 97 pages 145 to 146 in S. R. O Alandur of the One Part

TO AND IN FAVOUR OF

Mr. S. SHANMUGANATHAN Son of Late Sri S.Santhanam aged 31 years and a NRI and residing at No 9 Ms.Pillai Street,Sri Durga Colony, Pammal, Madras 600 075, hereinafter called **'THE PURCHASER'** of the other part

The Terms Vendors and Purchaser wherever they may occur in these presents shall mean and include their respective heirs, legal representatives, survivors, executors, administrators, Successors, and assigns, and all persons claiming through or deriving title from or under them or the successors is as follows:

K. Mohan

..3.

1724/23

TP/1462370 43/2023



தமிழ்நாடு TAMILNADU

CY 851285

THAI HOMES PRIVATE LIMITED

010672

22 MAR 2023

T. SINGARAVELU.
STAMP VENDOR
No: 2, 4th Main Road, (Market)
NANGANALLUR, CHENNAI-61
Lic No. 4/2021/96

SALE DEED

THIS DEED OF ABSOLUTE SALE MADE AND EXECUTED AT CHENNAI, ON THIS 23RD DAY OF MARCH, TWO THOUSAND AND TWENTY THREE, (23.03.2023), BY:

Mrs. A.SELVI, (ID Aadhaar No.5610 6888 7653, PAN : AWIPS7506F) wife of Mr. G.Arumugam, aged about 43 years, residing at Old Door No.3,New No:5,Sivasakthi Homes,G4, parthasarathy Nagar Second Street, Adambakam, Chennai 600 088, hereinafter called the 'VENDOR'.

TO AND IN FAVOUR OF

M/s. THAI HOMES PRIVATE LIMITED, (PAN - AACCT4415B) having its registered office at No.15, V. V. Colony 4th Street, Adambakkam, Chennai - 600 088, Represented by its Managing Director, **Mr. G. SELVAKUMAR,** (ID PAN - AOVPS1653L & Aadhaar - 5563 2070 1701) son of Late N. Ganapathy, aged about 45 years, residing at No.15, V. V. Colony 4th Street, Adambakkam, Chennai - 600 088, hereinafter called the 'PURCHASER'.

For THAI HOMES PRIVATE LIMITED

Managing Director

Document No. 1724 of 2023 of Book 1
contains 18 Sheets Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு தமிழ்நாடு TAMILNADU

CY 851286

Thai Homes Private Limited

010673

Chennai

22 MAR 2023

K. SINGANALLU.
STAMP VENDOR
No: 2, 4th Main Road, (Market)
NANGANALLUR, CHENNAI 61

[2]

The terms Vendor and Purchaser, wherever it may occur shall mean and include themselves, their heirs, legal representatives' executors, administrators and assigns

WITNESSETH AS FOLLOWS

WHEREAS the VENDOR is the sole, legal, true absolute and exclusive owner of the property viz., Residential Flat bearing **No.G-4, "SIVA SAKTHI COMPLEX" in Ground Floor, having a Plinth area of 657 Square Feet,** (including common area and shares), along with an undivided **376 Square Feet** Share of land right out of 4048 Square feet, in Plot No.26, Old Door No.3,New No 5, parthasarathy Nagar Second Street, Adambakam, Chennai 600 088, (lay out approved Vide DTP No.17/63) **comprised in Survey No.212,** paimash No.176, as per Town Survey Extract **Ward – F, Block – 2, T.S.No.73,** situated at **ADAMBAKKAM VILLAGE,** Alandur Taluk, Formerly Kancheepuram District, presently Chennai District, which is more fully and particularly described in the schedule hereunder written, the Vendor has purchased the said property from and out of her own funds and savings, without any ancestral nucleus, from Mr. V.Srividhya Gopalakrishnan, in and by virtue of a Registered Deed of absolute sale dated 31.01.2005, which has been duly Registered on the file of the Sub Registrar, Alandur, as Document No.263 of 2005, of Book I, and ever since the Vendor has been

For THAI HOMES PRIVATE LIMITED

Managing Director

Document No. 1724 of 2023 of Book 2
containing 18 Sheets Serial

Registering officer

SUB REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 851287

THAI HOMES PRIVATE LIMITED

010674

CHENNAI

22 MAR 2023

T. SINGARAVELU.
STAMP VENDOR
No: 2, 4th Main Road, (Market
VANGANALLUR, CHENNAI-6

in absolute uninterrupted peaceful possession and enjoyment thereof with full powers of alienation, without any let or hindrances, paying all taxes and outgoing payable to the Government and Local Authorities, having got valid and marketable title to the said property.

And Whereas the Vendor has offered to sell and the Purchaser has also agreed to buy the schedule mentioned property for a net sale consideration of **Rs.28,00,000/- (Rupees Twenty Eight Lakh only)**, free from all encumbrances, for which sum the Vendor has also agreed to convey the Sale Property, unto the Purchaser free from all encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the above said terms between the Vendor and the Purchaser, the Vendor hereby admits and acknowledges the receipts of the sale consideration of **Rs.28,00,000/- (Rupees Twenty Eight Lakh only)**, paid by way of D.D. No.500269, drawn on ICICI Bank, Adambakkam Branch, dated 23.03.2023, from the purchaser in the presence of the under mentioned witnesses, the receipt of which sum the Vendor doth hereby admit, acknowledge and acquit the Purchaser from any further payments whatsoever.

For THAI HOMES PRIVATE LIMITED

Managing Director

Document No. 1724 of 2023 of Book 1
contains 18 Sheets & Sheets

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 851288

Thai Homes Private Limited

010675

22 MAR 2023

Chennai

STAMP VENDOR
No: 2, 4th Main Road, (Market)
NANGANALLUR, CHENNAI

[4]

2. The VENDOR doth hereby grant, convey, assign and sell to the PURCHASER by way of absolute sale the said property more fully and particularly described in the schedule hereunder together with water, water course, right, liberties, privileges, advantages, easements, together with electrical installations, connections along with its deposits, rights and privileges and all other rights whatsoever appertaining thereto and enjoy therewith all estate, right, interest, property claim, demand of the VENDOR herein upon the property to have and to hold unto the use of the PURCHASER forever absolutely and free from all encumbrances.

3. The VENDOR hereby covenants with the PURCHASER as follows:

i) The VENDOR is the sole and absolute owner of the property hereby conveyed and that she has perfect right, title and interest to convey the said property to the PURCHASER in the manner aforesaid and no other person has got any right, title and interest to convey the said property to the PURCHASER in the manner aforesaid and the VENDOR has not done or knowingly suffered any act, deed or thing whereby the said property is affected or impeached in estate, title or otherwise or whereby she is hindered from conveying and transferring the same to the PURCHASER.

For THAI HOMES PRIVATE LIMITED

Managing Director

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

Document No. 724 of 2023 of Book 1
contains Nine pages 4 Sheet



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 851289

Thai Homes Private Limited

010676

22 MAR 2023

Chennai

R. SINGARAVELU.
STAMP VENDOR
No: 2, 4th Main Road, (Market)
MANGADU, CHENNAI-6

ii) The VENDOR doth hereby declare that there are no encumbrance, lien, trust, attachment, claim, charge, whatsoever which is subsisting on the said property and the said property is not the subject matter of any litigation or proceedings and it is not charged in favour of any Court, Revenue or other authority.

iii) The VENDOR doth hereby covenant with the PURCHASER that the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the said property without any let or interruption or disturbances by the VENDOR or any person or persons through whom the VENDOR derived the title and the VENDOR shall sufficiently indemnify the PURCHASER against any loss that the PURCHASER may be put to by reason of any encumbrances, claim, demand, legal proceedings charge, lien, etc., in respect of the schedule mentioned property.

iv) The VENDOR doth hereby covenant with the PURCHASER that she and all persons lawfully and equitably claiming title will from time to time and at all times hereafter at the cost of the PURCHASER execute and register all such acts, deeds and things for further and more perfectly assuring the title of the PURCHASER in respect of the property hereby conveyed.

For THAI HOMES PRIVATE LIMITED

Managing Director

Document No. 1724 of 2023 Book 1
contains 18 Sheets 5 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு தமிழ்நாடு TAMILNADU

THAI HOMES PRIVATE LIMITED

010677

22 MAR 2023

CHENNAI

CY 851290

T. SINGANAVELU.
STAMP VENDOR
No: 2, 4th Main Road, (Market)
NANGANALLUR, CHENNAI-6
Lic No 4758 / 21 / 97.

v) The VENDOR doth hereby covenant with the PURCHASER that she has this day handed over the PURCHASER all copies of the parent documents and original documents of the title relating to the schedule mentioned property.

vi) The VENDOR doth hereby declare that all taxes and other public charges payable in respect of the schedule mentioned property hereby conveyed has been paid up to this date and further covenant with the PURCHASER that if any claim is made in this behalf, relating to the period earlier to this hereby agrees to reimburse if the PURCHASER is compelled to pay taxes and other charges.

vii) The VENDOR doth hereby covenant with the PURCHASER that the VENDOR shall at her own cost defend any claim, suit or other proceedings that may be instituted in respect of the property hereby conveyed and save the PURCHASER harmless against any loss or damage that may be incurred by the PURCHASER in defending any suit, actions, or proceedings by any person or persons at any time.

For THAI HOMES PRIVATE LIMITED

Managing Director

Document No. 1724 of 2023 of Book 1
contains 18 Sheets 6 Sheet

Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

Alandur



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 851291

THAI HOMES PRIVATE LIMITED
010678
22 MAR 2023

I. GINGANALLU
STAMP VENDOR
No. 2, 4th Main Road, (Market)
KANGANALLUR, CHENNAI-61
Lic No 4/25 / 2021 / 96

viii) The VENDOR doth hereby declare and assure the PURCHASER that she shall indemnify and shall keep indemnified the PURCHASER against any loss or damage that the PURCHASER may be put to by reason of any kind of encumbrance over the property.

ix) The VENDOR doth hereby declare that she has put the PURCHASER in possession of the property and handed over all the original documents to them.

x) The VENDOR doth hereby covenant with the PURCHASER that she will sign and execute any letter or deed or form that may be required for the mutation of name in the revenue and Municipal Registry and transfer of Patta in favour of the PURCHASER or for such other purpose.

xi) The VENDOR hereby expressly declares that the sale of property mentioned in the schedule hereunder is not affected by the Provisions of Tamil Nadu Urban Land Ceiling and Regulation Act 1978, and the alienation of the property sold herein is not in violation of any law.

For THAI HOMES PRIVATE LIMITED

Managing Director

Document No. 1724 of 2023 of Book 1
containing 18 Sheets 7 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF ALANDUR



தமிழ்நாடு தமிழ்நாடு TAMILNADU

THAI HOMES PRIVATE Limited CHENNAI

010679

22 MAR 2023

CY 851292

K. SINGARAVELU
STAMP VENDOR
No: 2, 4th Main Road, (Marke
VANGANALLUR, CHENNAI-6
Lic. 4/22 / S1 / 96

xii) The PURCHASER as a matter of necessity shall and will enjoy the undivided share of land hereby conveyed in common and consistent with the rights and interests of the other undivided shares in all other persons lawfully entitled hereto and to use all the sewers. drains, and water courses, now in or upon or hereafter to be erected and installed in the property hereby sold and conveyed or any other part thereof in common with the said owners and others and to permit freely run and pass water through or along the same or any of them and share with the aforesaid owners and persons, the cost of repairing and maintaining all such common sewers, drains and water courses of the said Flats and apartments and use the same as aforesaid and or in accordance with the rules and regulations, bye-laws and terms of the Association formed consisting of the owners of the other FLATS in the property for the purpose of attending to, safeguarding and maintaining all matters of common interest and amenities.

For THAI HOMES PRIVATE LIMITED

Managing Director

Document No. 724 of 2023 of Book 1
containing 18 Sheets 8 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU

CY 851293

Thai Homes Private Limited

010660

22 MAR 2023

P. GANGANALLU.
STAMP VENDOR
No: 2, 4th Main Road, (Market)
MANGANALLUR, CHENNAI-61
Lic No 4252 / 96

xiii) The PURCHASER will and shall give to the owners of the other Flats, the necessary vertical, Horizontal and lateral support for her Flats and also right of way over all common staircase, roads, passage and it is hereby declared that the walls and fences separating the Flat of the PURCHASER from the remaining Flats shall be deemed to be particularly walls and fences of the owners of the adjoining Flats and shall be used, maintained by the owners of the adjoining Flats and occupiers for the time being of the said Flats, provided always that the PURCHASER and her successors in title shall not by virtue of this deed, acquire any right of light or air which would prejudice the free use and enjoyment of the other remaining Flats.

xiv) In short, the PURCHASER as a matter of necessity shall and will own and enjoy the property hereby conveyed (Flat and undivided share of land), consisting with the rights and interests of the other co-owners of the other undivided shares of land and other owners of the Flats in accordance with the Flats scheme, rules and regulation prevailing to the system of ownership flats, to live in harmony and peaceful co-existence.

For THAI HOMES PRIVATE LIMITED

Managing Director

Document No 1724 of 2023 of Book 1
containing 18 Sheets 9 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு तमिलनाडु TAMILNADU CY 851294

THAI Homes Private Limited

010581 CHENNAI

22 MAR 2023

P. SINGARAVELU.
STAMP VENDOR
No: 2, 4th Main Road, (Market)
NANGANALLUR, CHENNAI-6

xv) The VENDOR confirms that this sale is absolute and final and she will not execute any Cancellation Deed and if any such is executed it shall be Null and Void abinitio.

SCHEDULE OF PROPERTY.

Residential Flat bearing **No.G-4, "SIVA SAKTHI COMPLEX" in Ground Floor, having a Plinth area of 657 Square Feet,** (including common area and shares), along with an undivided **376 Square Feet** Share of land right out of 4048 Square feet, in Plot No.26, Old Door No.3,New no:5, parthasarathy Nagar Second Street, Adambakam, Chennai 600 088, (lay out approved Vide DTP No.17/83) **comprised in Survey No.212,** paimash No.176, as per Town Survey Extract **Ward – F, Block – 2, T.S.No.73,** situated at **ADAMBAKKAM VILLAGE,** Alandur Taluk, Formerly Kancheepuram District, presently Chennai District, within the Registration District of Chennai South and Sub Registration District of Alandur, with all fixtures and fittings, electrical installations, TNEB SERVICE CONNECTION along with its security deposits and service connection charges, and all common amenities provided thereon, and all other appurtenances whatsoever appertaining thereto, and the entire landed area bounded as follows.

For THAI HOMES PRIVATE LIMITED

Managing Director

A Selvi

Document No. 1724 of 2023 of Book 1
contains 18 Checks 10 Sheet
Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

NORTH BY : Plot No.25,

SOUTH BY : Plot No.6 in Paimash No 180 (D.D.T.P.No.11/67),

EAST BY : Plot No.19,

WEST BY : 30 Feet Road (Second Street Parthasarathy Nagar).

The Present market value of the Sale Property is Rs.28,00,000/-

IN WITNESS WHEREOF THE VENDOR 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:

For THAI HOMES PRIVATE LIMITED

Managing Director

SIGNATURE OF THE PURCHASER.

SIGNATURE OF THE VENDOR.

WITNESSESS:

1.

(B. DHINESH)
S/o. R. Balakrishnan,
No.24/20, Narayanasamy Street,
Nanganallur, Chennai - 600 061,
(ID Aadhaar No.6747 2016 7459)

2.

(HARIHARAN)
S/o. Kumar,
No.13/7, 11th Street, B.V. Nagar,
Nanganallur, Chennai-600061,
(ID Aadhaar No.3490 6909 0835)



Document No 1724 of 2021 of Book 1
containing 18 Sheets 11 Sheet
Registering Officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

DRAFTED BY:-

P. ATHIPATHI, M.L.,
ADVOCATE, Enrolment No.MS.1441/2002
KESAVAN LAW OFFICE
Door No.12,Shop No.3, 1st Main Road
N C B S. Building Nanganallur, Chennai -61
CELL: 9877091234.
E.mail-klawoffice3@gmail.com

ANNEXURE –I A

1. **DESCRIPTION OF THE BUILDING:**

a) NATURE OF CONSTRUCTION : CEMENT MORTOR
b) THICKNESS OF WALLS IN GROUND FLOOR: 9 INCHES.
c) DEPTH OF FOUNDATION: 3 to 4 FEET.
d) WHETHER TEAK WOOD USED THROUGH OUT: NO
e) FLOORING: Mosaic Flooring.

2. AGE OF THE BUILDING : 27 Years
3. EXTENT OF SITE : an undivided **376 Square Feet** Share of land right out of **4048 Square feet,**

4. BUILT UP AREA:	FLOOR	ROOF
657 Square Feet	**Ground**	**RCC**

5. IS THERE SEPARATE Latrine or Septic Tank : UGDSS.
6. IS THERE COMPOUND WALL: UDS.
7. IS THERE A WELL WITH DIA/DEPTH. : BORE WELL UDS
8. IS THERE A SEPARATE GARAGE: NIL
9. ELECTRICAL INSTALLATIONS:
   a) Number of Points: 5
   b) Number of Fans : NIL
   c) Number of Pump set : ½ H.P. UDS
10. ANNUAL RENTAL VALUE Rs.1,500/-
11. Market value is as follows:

Value of Land	Rs.11,33,640/-
Value of Building	Rs.16,66,360/-
Total Value	Rs.28,00,000/-

Place: Chennai,
Date : 23.03.2023

For THAI HOMES PRIVATE LIMITED

Managing Director

SIGNATURE OF THE PURCHASER.

SIGNATURE OF THE VENDOR.

Document No 1724 of 2023 of Book 1
contains 18 Sheets 12 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

R/Alandur/Book-1/1724/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1193 of 2023

I hereby certify that a sum of ₹ 1,95,000/- (Rupees One Lakh Ninty Five Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from M/s சுகன்வெகுமார் residing at No 15 V V Colony 4th Street, Adambakkam, Chennai, Chennai, Tamil Nadu, India, 600088.

Sub Registrar Alandur
Date: 23/03/2023

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

Presented in the office of the Sub Registrar of Alandur and fee of ₹ 112,510/- paid at 05:03 PM on the 23/03/2023 by

Left Thumb





9500123456

Additions as per recitals of document

Execution admitted by

Left Thumb





9444079753

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No UKC 8385611f1b2a5737004077a8267dd4a207c3a9 (Details from UIDAI : Selvi A W/O: Arumugam, 17-03-1979, xxxxxxxx7653)



Claim admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC 0987123a2cadfd[illegible]9486c944eabacad77e25 (Details from UIDAI : Selvakumar Ganapathy S/o



Document No. 1724 of 2023 of Book 1
contains 18 Sheets 13 Sheet 1 / 2

Registering officer

	Ganapathy, 15-05-1976, xxxxxxxx1701)	

23rd day of March 2023

Sub Registrar
Alandur

Registered as Number R/Alandur/Book-1/1724/2023.

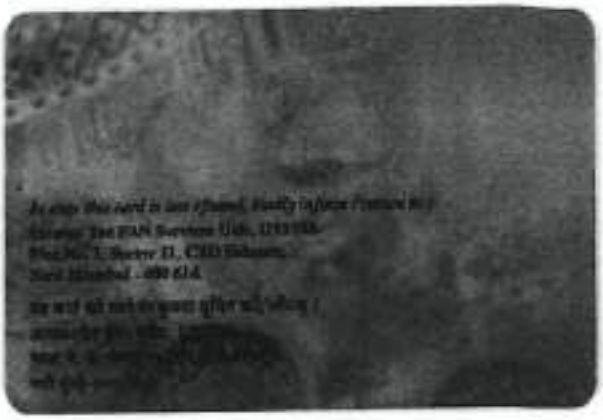
Date: 23/03/2023
Alandur

Sub Registrar

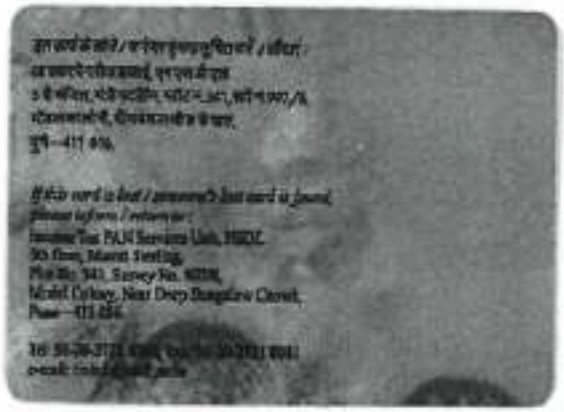
THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

Document No. 1724 of 2023 Book 1
contains 18 Sheets 14 Sheet
Registering officer









For THAI HOMES PRIVATE LIMITED

Managing Director

Document No 1724 of 2025 of Book 1
contains 18 Sheets 15 Sheet
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THE SEAL OF THE SUB-REGISTRAR OF ALANDUR







அறிவிப்பு

Document No 724 of 2026 of Book 1
contains 18 Sheets 16 Sheet
Registering officer

THE SEAL OF THE SUB-REGISTRAR OF AL ANDUR



9.345123456



9042345678

Document No. 1724 of 2025 of Book 1
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Registering officer

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

Government of Tamil Nadu

Registration Department

Acknowledgement

Reference Details

SRO Name	Alandur
Application No.	SOTLANDVV2023032328615795
Transaction No.	REG2023032304191B1
Transaction Date	23/03/2023

Application Details

Applicant Name	THAI HOMES PVT LTD
Service Type	Document Registration (New) in SRO
Stamp Duty (₹)	195000/-
Registration Fee (₹)	112000/-
Computer Fee (₹)	400/-
CD Fees (₹)	100/-
DW Welfare fee (₹)	10/-

Payment Details

Name of the Bank	SBI
Bank Ref. No	CPACPOVWT0
Payment Mode	Online
Amount Paid (₹)	307510/-
Payment Status	Success
Payment Date	23/03/2023

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

Document No 1724 of 2023 of Book 1
contains 18 Sheets 18 Sheet

THE SEAL OF THE SUB-REGISTRAR ALANDUR



M. KAILASH CHAND
STAMP VENDOR
No. No.7 (Old No.41) Jeenis Road
CHENNAI - 600015
Lic.No.727/2/21/2004/2013

9713
31 JAN 2005
Asalvi
Chennai-

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI, ON THIS THE 31st DAY OF JANUARY, 2005 BY:

Mrs. V.SRIVIDHYA GOPALAKRISHNAN, wife of Mr. R.Gopalakrishnan, aged about 34 years, residing at Flat No.G/4, Ground Floor, SIVA SAKTHI COMPLEX, Plot No.26, Door No.3, Parthasarathy Nagar 2nd Street, Adambakkam, Chennai 600 088, who shall hereinafter in this deed of absolute sale, be referred to as the **'VENDOR'**, of the ONE PART:

DOCUMENT NO 263/2005
1
18

23.3.2023

5000Rs.



E. B. SRIDAR
L.L. No. 12273
STAMP VENDOR
No. 25, ERATTUTHANGAL
MADRAS-600 007

SALE DEED FOR Rs.69,400/-

(Undivided share of Land)

This deed of sale executed at Madras on this the 11th day of September 1996, by (1) Sri. **N. KRISHNAMURTHY** Son of Late. Sri. K.A.Natesa Iyer, Hindu, aged about 45 years and now residing at No.18, 3rd Street, Shanthi Nagar, Adambakkam, Madras- 600 088 and (2) Sri. **N. MARGABANDHU** son of Late. Sri. K.A.Natesa Iyer, Hindu, aged about 43 years, now residing at No. 2, 9th Street, Gandhi Nagar, Thiruvannamalai- 606602, T.S. District- 606602, hereinafter called **THE VENDORS,** the Vendors duly represented by their General Power of Attorney Agent **Sri. K. Mohan** son of S. Kandasamy, aged 27 years, Managing partner, M/s Sivasakthi Constructions, duly appointed by the General power of Attorney Deed dated 25th March 1996 and registered as document No. 146 of 96 in Book IV, Vol. 97 pages 145 to 148 in S. R. O. Alandur, of the One Part:

K. Mohan

...2.

912 / 1996

Presented in the office of the Sub-Registrar of Alandur and Fee of Rs. 720/- paid between the hours of 12 & 1 on 11th September 1996

Document No. 3574 of 1996 contains 14 Sheets, 1 Sheet

SUB-REGISTRAR

EXECUTION ADMITTED BY

K. Mohan
S/o S. KANDASAMY No-6 MANGALAKSHMI NAGAR
ADAMBAKKAM Ms. 88.
(Power Agent of the Vendors)

IDENTIFIED BY

P. Manikandan S/o

C. Prabakaran S/o Chandrakuttan 3/100 Annasamy Chavadi Road.
Medavakkam. Ms. 601302
(C. PRABAKARAN)

11 SEP 1996

SUB REGISTRAR

V.D.S. [P.T.O]

1000Rs.



-2-

TO AND IN FAVOUR OF

Sri. S. SRIDHAR son of Sri. S. Sundararajan, aged 33 years and employed as Administrative Officer, National Insurance company and residing at No 77, (First Floor) T. P. Koil Street, Triplicane, Madras-600 005, hereinafter called **'THE PURCHASER'** of the other part.

The Terms Vendor and Purchaser wherever they may occur in these presents shall mean and include their respective heirs, legal representatives, survivors, executors, administrators, Successors, and assigns, and all persons claiming through or deriving title from or under them or the sucessors is as follows:

..3.

உதவி இணைப்பதிவாளர் (மாவட்ட பதிவாளர் நிலையில்)
உதவியாளர் பொறுப்பாளர் (மாறுபடு) கலைஞர்வழிக்கை
எண்: 688/96. நாள்: 20/11/96.

[redacted] 3574

[redacted] 1155

[redacted] 41 to 45

[redacted] 25th November 1996

[redacted] Sub Registrar

3554 96

14 Sheets

2 Sheet

SUB-REGISTRAR

1000Rs.





P. D. SRIDAR
S. No: 12773
STAMP VENDOR
No. 23, EKKATTUTHANGAL
MADRAS-600 097

WHEREAS the Vendors herein are the absolute Co-owners of the Schedule 'A' mentioned property situtated at No. 136, Adambakkam Village, Saidapet Taluk, Chingalpattu District and within the Alandur Municipality Limits and comprised in the said village Survey No.212 part, Pymash No.176, bearing Plot No.26, as in the approved layout DTP No. 17/63, measuring 4048 Sq.Ft and more particularly described in the Schedule "A" hereunder, they having purchased the same out of their self earnings and savings from Sri. D. Ramaswamy and others in and by a Registered Sale deed, dated 7th August 1978 and duly Registered as Document No.1171 of 1978 in Book I, Volume 256 pages 161 to 168 in the office of the Sub-Registrar, Alandur, Madras-16, and ever since from the date of Purchase the vendors are in peaceful possession and enjoyment of the same.

...4.

1000Rs.



WHEREAS the Vendors decided to sell the Schedule"A" mentioned property in to undivided share of lands, free from all encumbrances.

WHEREAS the Vendors herein offered to sell the 413 Sq.ft of Undivided share of land in the "A" Schedule property, which is more fully and particulary described in the schedule "B" here under for the sale consideration of a sum of Rs.69,400/ (Rupees Sixty Nine Thousand Four Hundred only) and the Purchaser agreed to purchase the same for the aforesaid consideration free from all encumbrances and absolutely.

...5.

100 Rs.



1996

A.N. THULASIDHARAN
STAMP VENDOR
95, PUDUPET ST, ALANDUR.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of the sale amout of Rs. 69,400/- (Rupees Sixty Nine Thousand Four Hundred only) paid by the purchaser to the Vendors herein the total receipt of which sum the Vendors do hereby admit and acknowledge and release the purchaser from further payment thereof, the Vendors do hereby **ABSOLUTELY SELL**, grant, assign, convey **UNTO AND IN FAVOUR OF THE PURCHASER**, 413 Sq.Ft of Undivided Share of Land, in the 'A' Schedule mentioned property which is morefully described in the **Schedule "B"** hereunder, including the right of passage together with all ways, right to ways, sewers, sewages, fixtures, ditches, trees, water, water courses, fencing, easement, liberties, advantages, appurtanances to and of the said

...6.

100 Rs.



L. No. 15717/P 94-1
A.N. THULASIDHARAN
STAMP VENDOR
96 PUDUPET ST. ALANDUR.

property in anywise belonging to or usually held or enjoyed therewith, or reputed to belong thereto and all the estates right, title or interest, claim and demand whatsover of the vendors in and to the said property and every part thereof **TO HAVE AND TO HOLD THE** said property and every part thereof hereunder assured and expressed to be unto the Purchaser absolutely for ever and free from all encumbrances.

The Vendors do hereby covenant with the Purchaser that they have good right to grant, convey and assign the said land and every part thereof unto the Purchaser in the manner aforesaid and that the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said land and every part thereof without any manner of lawful eviction, interruption

..7..

20 Rs.



TREASURY STAMP DEPOT MADRAS
JUN 2001

S. Sridhar
Madras

A.M. THILAKAVATHY
STAMP VENDOR
No. PUDUPET, ALANDUR.
Lic. No. 10/01

or claim or demand or disturbances whatsoever from the Vendors or any person or persons claiming through or under them and that free and discharged from or other wise by the Vendors sufficiently indemnified against all estates, encumbrances, claims, demands, costs, damages, expenses and interest created or occasioned or made by the Vendors or any person or persons claiming through or under them..

And the Vendors so far as relates to their own acts and deeds doth hereby convenant with the Purchaser that they have not done or knowingly suffered or been party or privy to anything whereby the said land herein before expressed to be hereby granted, conveyed, and assigned or any part thereof is or may be impeached, affected or encumbered in title, estate, or other-

...8.

K. Mohan

20 Rs.





L. No 15047-B 94-1
A. N. THULASIDHARAN
STAMP VENDOR,
96. PUDUPET ST. ALANDUR.
No. 1063 Dt.

-9-

The Vendors do hereby covenant with the Purchaser that the Purchaser shall at all times hereafter peacefully and quietly possess and enjoy the said land and receive the rent and profits thereof without any let or hindrance or suit, eviction, claim or demand whatsoever from or by the Vendors or any person or persons claiming under them.

The Vendors do hereby assure the Purchaser that they have paid all assessments, public charges, taxes, rents and other outgoings upto date payable to any public body government in respect of the said property hereby conveyed and that, if any of the said outgoings, 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 Vendors.

...10.

20 Rs.



The Purchaser shall hereafter pay all public charges taxes, etc., in respect of the schedule 'B' mentioned property from this day onwards. The Purchaser shall enjoy the said property along with the other Co-Sharers of the Schedule "A" mentioned Property and the Purchaser shall abide by the rules and regulations and the custom that are prevailing in enjoying the undivided share of land.

The Vendors have this day delivered the vacant possession of the schedule "B" mentioned property to the Purchaser and all the relevant copies of documents pertaining to the said property in their possession since the property is being sold in Undivided share.

...11.

20 Rs.



A.N. THILAKBHARAN
36 PUDUPET ST. ALANDUR,

SCHEDULE "A"

All that Piece and Parcel of land bearing **PLOT NO.26**, situated at Parthasarathy Nagar IInd Street, Adambakkam, Madras - 600 088 and as per Revenue Records, No.136, Adambakkam village, Saidapet Taluk, chengai MGR District,and Comprised in Survey No. 212 part, Pymash No.176, and as in the approved Layout DTP. No. 17/63, and measuring 4048 sq.ft or One Ground and 1648 Sq.ft only

..12.

20 Rs.



and bounded on the,

NORTH BY	:	Plot No.25
SOUTH BY	:	Plot No.6 in Pymash No.180, DDTP No.11/67
WEST BY	:	30 Feet Road,
EAST BY	:	Plot No.19

and situated within the Registration District of South Madras, and the Sub Registration District of Alandur. and within the limits of Alandur Municipality.

...13.



5 RS

S. Sridhar
Madras

A.M. THIRUNAVUKKARASU
STAMP VENDOR
94, PUDUPET ST, ALANDUR.
No. (0/3) Dt. 23/9

SCHEDULE 'B'

413 Sq.ft., of Undivided share of land in the schedule 'A' above mentioned property.

The Present market value of the Property is Rs.69,400/-

..14.

5 Rs



S. Sridhar

A.N. THILAGIDHARAN
STAMP VENDOR
96, PUDUPET ST. ALANDUR.

IN WITNESS WHEREOF THE VENDORS HAVE SIGNED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF,

WITNESSES:

1. P. Munirathinam
   P. MUNIRATHINAM
   11, Ganesan Kovil St
   Kamarajapuram
   Saidapet, Madras-96.

2. C. Prabhat Kumar
   C. Prabhat Kumar.
   C/100, Annasalai
   Nesapakkam Nagar
   Madanankuppam
   Madras-

K. Mohan

VENDOR

(Power of Attorney)

Drafted By :
D. Jeeva.
Advocate & Notary
158, Karunegar Street,
Adambakkam, Madras-88



தமிழ்நாடு तमिलनाडु TAMILNADU

243618

A. VASANTHA
STAMP VENDOR
L. No. 23534 / 93
HIGH COURT CAMPUS
CHENNAI - 600 104.

SETTLEMENT DEED

THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON 6th THIS DAY OF MAY 2009 BY:

Mr.M.VEDHAGIRI S/o Mr.Manickavelu, Hindu, aged about 81 years, residing at door No.5,G-2, Sivasakthi Illam, Parthasarathy Nagar , Second Street, Adambakkam,Chennai-600 088, hereinafter called the **"SETTLOR"** which term shall mean and include his respective legal heirs, executors, administrators, legal representatives and assigns OF THE ONE PART:

TO AND IN FAVOUR OF

S.VIJAY SHANKAR S/o Mr. S.T.Saravanan, Hindu, aged about 32 years, residing at door No.5,G-2, Sivasakthi Illam, Parthasarathy Nagar ,Second Street, Adambakkam,Chennai-600 088, hereinafter called the **"SETTLEE"** which term shall mean and include his legal heirs, executors, administrators, legal representatives and assigns OTHER PART; WITNESSETH

20.3.2023

REGISTERED
1017/09 Bk 1
Page No.
Totali
Pages 1
6

1017/09

Scanned

Document No 1017 of 2009 of Book I
Total No. of Sheets 5
Sheet No. 1 Sheets

Presented in the office of the Sub Registrar of Alandur and Fee of Rs 2100 Paid between the hours of 12-1 and on the 6 MAY 2009

(LEFT THUMB)





R. V. PRABU
SUB-REGISTRAR
ALANDUR



Execution Admitted by Left Thumb



S/o. Late Mr. Manickavelu.
5 GF 2. P. S. St, 2nd St.
Aambakkam., CH-88.

IDENTIFIED BY

I.D. Ration Card no - 02/w/006898 84. ST THOMAS MOUNT

IDENTIFICATION VERIFIED THROUGH

1. M. SIVA KUMAR S/O R. MURUGESAN
100 E, Yadhavar St, Adambakkam Ch-88

2. D. Thyn. D. Thangamani S/o M. DHANARAJ NO 140 mastan
Otari St Adambakkam. Chennai-88

REGISTERED AS NO. 1017 OF 2009
BOOK 2
DATE 6 MAY 2009

SUB-REGISTRAR

6th day of MAY 2009.

Sub Registrar

THE SEAL OF THE SUB-REGISTRAR OF ALANDUR

WHEREAS the **SETTLEE** is the son of Mr. S.T.Saravanan and Mrs.Indhmathi and the **SETTLOR** being father of Mrs.Indhmathi had lot of love and affection towards his grandson the **SETTLEE** herein.

WHEREAS the **SETTLOR** had purchased 406 Sq.ft of Undivided share of land in Schedule A mentioned property from (1) Mr. N.Krishnamurthy Son of Late Mr. K.A.Natesa Iyer and (2) Mr. N.Margabandhu Son of Late Mr. K.A.Natesa Iyer through their General Power of Attorney Agent Mr.K.Mohan Son of Mr.S.kandasamy who was duly appointed through General power of Attorney Deed dated 25.03.1996 registered as document No.146/96 in S.R.O. Alandur.

WHEREAS the **SETTLOR** through SALE DEED duly registered as Document No.3573/1996 dated 11.09.1996 in the office of the Sub-Registrar, Alandur ,Chennai-600 016 purchased 406 Sq.ft of Undivided share of land in Schedule A mentioned property from the above said parties and also entered construction agreement with M/s SIVASAKTIII CONSTRUCTIONS Managing partner Mr.K.Mohan Son of Mr.S.kandasamy for construction of 710 Sq.ft of Flat in the Schedule A mentioned property now presently bearing door No.5,G-2, Sivasakthi Illam, Parthasarathy Nagar ,Second Street, Adambakkam,Chennai-600 088 which is more fully described in the Schedule B mentioned property.

WHEREAS, ever since the date of purchase, the **SETTLOR** has been and continues to be in absolute possession and enjoyment of the Flat more fully described in the Schedule B mentioned property hereunder; and

WHEREAS the **SETTLOR** on account of his ill health desires to settle the Schedule mentioned B property in favour of his grandson, the **SETTLEE** herein; and

WHEREAS the **SETTLOR** has absolute power of alienation of Schedule mentioned B property, and



WHEREAS THE "**SETTLEE** is the grandson of the **SETTLOR**" and out of Natural Love and affection the **SETTLOR** to settle the Schedule mentioned **B** property in favour of the **SETTLEE** herein.

NOW THIS DEED OF SETTLEMENT WITNESSETH THAT:

1. In consideration of the above promises and out of NATURAL LOVE AND AFFECTION, the SETTLOR and out of his free will and volition hereby settle the Schedule mentioned **B** property hereto in favour of the SETTLEE and declare that the SETTLEE shall hence fourth HOLD AND ENJOY the transferred right, title and interest of the SETTLOR absolutely and free from all encumbrances and for ever.

2. THE SETTLOR doth hereby grants, transfers, conveys and assigns absolutely for ever in favour of the SETTLEE the Schedule mentioned **B** property hereunder written, together with right of easements, privileges, liberties, advantages and estate, right, title and interest, benefit, claim and demand whatsoever the SETTLOR has unto and upon the said property TO HAVE AND TO HOLD the said Schedule mentioned **B** 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, etc.,

3. THE SETTLOR further covenants with the SETTLEE that the SETTLEE shall and at all times hereinafter hold peacefully and quietly enjoy the said Schedule mentioned **B** property which is settled under this Deed of Settlement without any let or interruption, claim, hindrance, or demand whatsoever by the SETTLOR or any person claiming through or under him.

4. THE SETTLOR doth declare that upon execution of this Deed of Settlement, the SETTLEE becomes the sole and absolute owner of the Schedule mentioned **B** property with full power to Sell, Mortgage, Lease, create charge or lien or otherwise alienate the Schedule mentioned property.



5. The SETTLOR doth hereby undertakes to keep the SETTLEE indemnified against all risks, costs, damages that the SETTLEE may be put to on account of any defect in the title of the SETTLOR.

6. 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 revenue and municipal records and the SETTLOR agrees to execute any letter of consent, as may be reasonably required for such process.

7. The SETTLEE is hereby authorized to obtain changes in favour of his name from Corporation for Schedule Property Tax assessment, and from CMWSSB, for water and Drainage Tax Receipts, for Water charges receipts and T.N.E.B., the Service connection including the Security Deposits in T.N.E.B., in respect of the Schedule mentioned B property.

8. The SETTLOR has delivered the possession of the Schedule mentioned **B** property to the SETTLEE for his absolute enjoyment of the property.

AND THE SETTLOR doth hereby assure that he will not revoke this Deed of Settlement.

SCHEDULE "A"

All that piece and parcel of vacant land bearing Plot No.26, Situated at Parthasarathy Nagar Second Street, Adambakkam,Chennai-600 088 and as per revenue Records, No.136,Adambakkam Village, Saidapet Taluk, Chengalpet District and comprised in Survey No.212 part, Pymash No.176 and as in the approved Layout DTP.No.17/63, measuring 4048 Sq.ft or One Ground and 1648 Sq.ft only.bounded on the

10/7/09 RK I
Page 5
Totals 5
Pages 6

North by : Plot No.25.

South by : Plot No.6 in Pymash No.180, DTP No.11/67.

East by : Plot No.19.

West by : 30 feet road.

and situated within the Registration District of South Chennai and the Sub registration District of Alandur and within the limits of Alandur municipality.

SCHEDULE "B"

406 Sq.ft of Undivided share of land in the above mentioned Schedule A property with built up area of 710 Sq.ft situated in Ground Floor bearing door No.5,G-2, Sivasakthi Illam, Parthasarathy Nagar ,Second Street, Adambakkam,Chennai-600 088.

The Present market value of the property is Rs 20,00000/-(Rupees Twenty Lakhs Only)

IN WITNESSES WHEREOF the SETTLOR to this Deed have set and subscribed his hands on the day, month, and the year first above written.

WITNESS **SETTLOR**

1. M. (M. SIVA KUMAR)

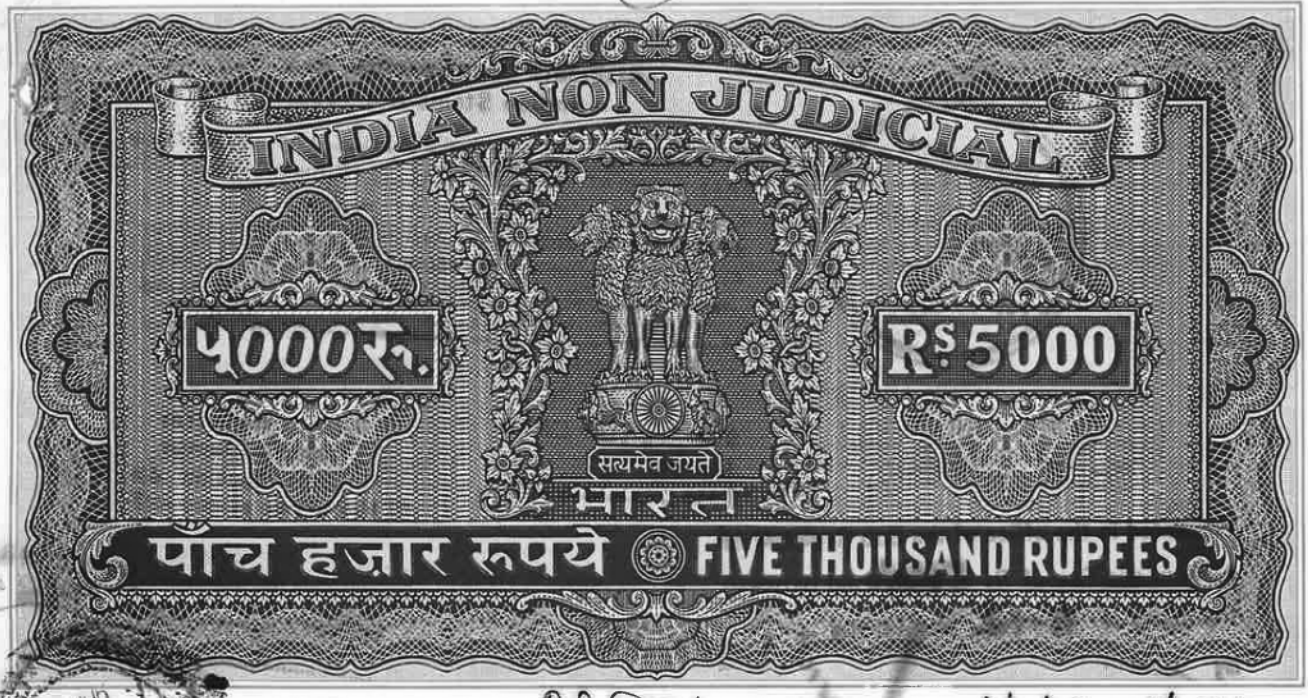
2. D. (D. Thangamani)

DOCUMENTS REGISTERED 10/7/09 Bk.I Page No. Totals Pages 6 6

Drafted by:
M/s. M.Jaikumar B.sc, B.L.
Advocate
No-189-D Yadaval Street
Adambakkam Chennai-600 088

(8)

5000Rs.



282
24/1/2006

Rs.5000/-

C. Venkatraman,
Ch.

H. Meenakshi
A. MEENAKSHI,
STAMP VENDOR
41/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020.
LIC No: 9597/B1/2000

SALE DEED

THIS DEED OF SALE executed at Chennai this 31st day of January, 2006 by:-

(PAN: ABTPS 6680E)

SRI.R.SUBRAMANIAN, aged about 50 years, son of (late) Ramachandran, Hindu, residing at Ground Floor Flat, "Nithya Flats", Door No.42, 28th Street, Thillai Ganga Nagar, Chennai - 600 061,

hereinafter called and referred to as the **'VENDOR'** which expression shall unless repugnant to the context mean and include the above said VENDOR, his legal heirs, legal representative, executors, successors, Receivers and Assigns of ONE PART;

Purchaser

Vendor

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Total Pages: 18

278/2006 W/D

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Page No: 2
Total: Pages: 18

Certificate under section 41 of the Indian Stamp Act 1899.

S. No. 112 of 2006 I hereby certify that a sum of Rs 3860/- (Rupees Three thousand Eight hundred and Sixty only) on account of proper / deficit stamp duty has been levied under section 41 of the stamp act in respect of this instrument from Thiru S. Venkatraman Residing at 3/435, Plot No:11, Ganganagar, Nadipakkam, Chennai-91.

Sub Registrar Office Alandur Date 31.1.2006

Sub Registrar and Collector Under Section 41 of the Indian stamp act

Presented in the office of the Sub Registrar of Alandur and Fee of Rs 5620/- Paid between the hours of 11-12 and on the 31st JAN 2006 by

Document No. 278 of 2006 of Book I
Columns 16 Sheets
1 Sheets

Execution Admitted by Left Thumb



S/o. (late) Ramachandran, No. 42, 28th Street, Thillai Ganga Nagar, Chennai - 600 061.

Identification Confirmed by Govt of India. Central Board of Excise & Customs. Central Excise Commissionerate - I. R.D. Card. S.L. No: 22 dt: 10.2005 Desig: Superintendent. Door No: 3/435 PS: Alandur

Claim admitted by Left Thumb



S/o. K. Chandrasekaran, Plot No: 11 Bhramaputra Street, Ganga Nagar, Madipakkam, Chennai - 600 091.

Identification Confirmed by form (See rule 6 (1)) Driving Licence D.L. No. 04 2247 / NL / NWO / 95 Madras city (West) Date. 29.6.1995.

Identified by

S/o (late) R. Muthuswamy Iyer, No: 52, Jubilee Road, West Mambalam, Chennai - 33

J. Rasudamary w/o J. Appadurai No. 362 g 09(m) Thillaiganganagar Chennai 61.

Executed by me this 31st day of January 2006

Sub Registrar

Note: Number of copies Registered with this Original one

REGISTERED AS NO. 278 OF 2006 OF BOOK I

Sub-Registrar

DATE: 31 JAN 2006

Sub Registrar

5000Rs.



283
24/1/2006

Pf. 5000/-

C. Venkatraman,
Ch.

A. MEENAKSHI,
STAMP VENDOR
41/6, Kamarajar Avenue 2nd Street,
ADYAR, CHENNAI-600 020.
LIC No: 9597/B1/2000

[2]

TO AND IN FAVOUR OF:-

SRI.C.VENKATRAMAN (PAN), aged about 33 years, son of Sri.K.Chandrasekaran, residing at Door No.3/435, Plot No.11, Bhramapudra Street, Ganga Nagar, Madipakkam, Chennai - 600 091,

hereinafter called and referred to as the 'PURCHASER which expression unless repugnant to the context mean and include the above said PURCHASER, his legal heirs, legal representatives, executors and assigns of the OTHER PART.

WHEREAS the VENDOR is the sole and absolute owner in possession enjoyment of the said Two Bedroom Flat Property bearing Flat No.G-1, measuring a plinth area 780 sq.ft or thereabouts in the Ground Floor of the Two Storied Residential Apartment known as 'SIVASAKTHI HOMES', together with undivided 446 sq.ft share of right, title and interest in all the piece and parcel of Land bearing New Door No.5, Old No.3, Plot No.26, Second Street,

Purchaser

Vendor

DOCUMENT NO/YEAR
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5000Rs.



284
24/1/2006

Rs.5000/-

C. Venkatraman,
Ch.

H. Meenakshi
MEENAKSHI,
STAMP VENDOR
61/6, Kamaraj Avenue 2nd Street
ADYAR, CHENNAI-600 020.
LIC No: 9597/B1/2000

[3]

Parthasarathy Nagar, Adambakkam, Chennai - 600 088, comprised in Paimash No.176, Town Survey No.73 of Adambakkam Village, Saidapet taluk, Chennai District, totally admeasuring an area of 1 Ground and 1648 sq.ft (i.e., 4048 sq.ft) or thereabouts morefully and particularly described in Schedule here-under and hereinafter called the said FLAT PROPERTY.

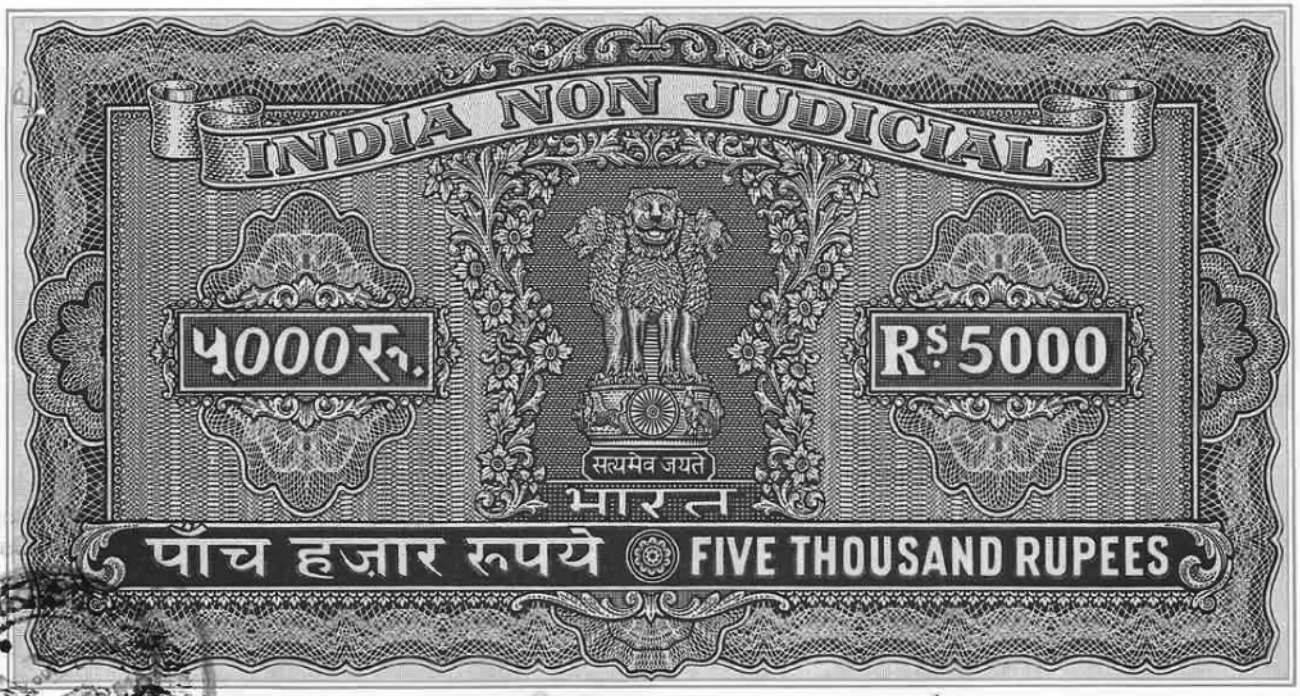
AND WHEREAS the **VENDOR** purchased the said undivided 446 sq.ft share of right, title and interest in the said Plot of Land bearing New Door No.5, Old Door No.3, Plot No.26, Second Street, Parthasarathy Nagar, Adambakkam, Chennai - 600 088, comprised in Paimash No.176, Town Survey No.73 of Adambakkam Village, Saidapet Taluk, Chennai District, totally admeasuring an area of 1 Ground and 1,648 sq.ft (i.e., 4048 sq.ft) or thereabouts out of his self earned funds from Sri.N.Krishnamurthy and N.Margabandhu through their

Purchaser

Vendor

DOCUMENT
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18

5000Rs.



285
24/1/2006

A.MEENAKSHI,
STAMP VENDOR
41/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020.
LIC No: 9597/B1/2000

C. Venkatraman,

Power Agent Mr.K.Mohan, for a sale consideration of 66,900/- under Sale Deed dated 19.08.1996 registered as Document No.852 of 1996 in the Office of the Sub-Registrar Alandur.

AND WHEREAS the **VENDOR** availed Housing Loan from Bank of Saurashtra, Adambakkam Branch, Chennai and constructed the said Flat and in order to secure repayment of the said loan, together with accrued interest subject the said **FLAT PROPERTY** to equitable mortgage in favour of the said Bank.

AND WHEREAS the **VENDOR** in order to repay the above availed loan together with accrued interest decides to sell the said **FLAT PROPERTY** and repay the said loan and invest the balance sale proceeds for better returns.

AND WHEREAS the **VENDOR** has as been in exclusive possession and uninterrupted enjoyment of the said **FLAT PROPERTY** as sole and absolute owner for the past 9 years.

Purchaser

DOCUMENT NO/YEAR 278/2006 Page No: Total: 5 Pages: 18

Vendor

5000Rs.



28b
24/1/2006

Rs. 5000/

C. Venkatraman,

H. Meenakshi
A. MEENAKSHI,
STAMP VENDOR
61/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020.
LIC No: 9597/B1/2006

[5]

AND WHEREAS the **VENDOR** agreed to sell and the **PURCHASER** agreed to purchase said **FLAT PROPERTY** for a total sale consideration of Rs.5,50,000/- (Rupees five lakhs and fifty thousand only) and out of his self earned funds and free from any encumbrance whatsoever on the terms and conditions set out hereunder:-

NOW THIS DEED OF SALE WITNESSETH that pursuant to the said agreement and in consideration of the covenants herein contained and also in consideration of the entire sum of Rs.5,50,000/- (Rupees five lakhs and fifty thousand only) paid by the **PURCHASER** to the **VENDOR**, in the manner set out in detail hereunder:-

1. 1,00,000.00 Advance paid by **PURCHASER** to the **VENDOR** by way of cash on 14.09.2005.

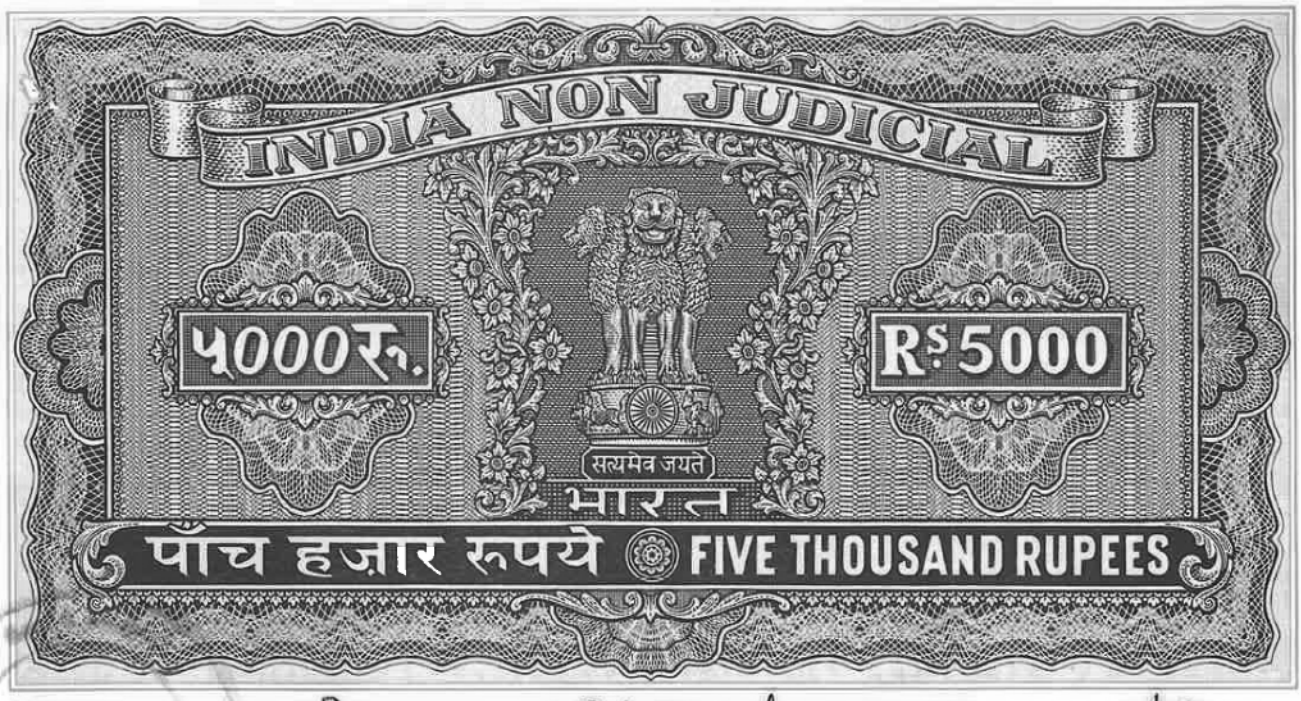
31/01

Purchaser

Vendor

DOCUMENT NO/YEAR
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5000Rs.



287
24/1/2006

Pd. 5000/-

C. Venkatraman,
Ch.

A. MEENAKSHI,
STAMP VENDOR
41/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020
LIC No: 9597/BL/2000

[6]

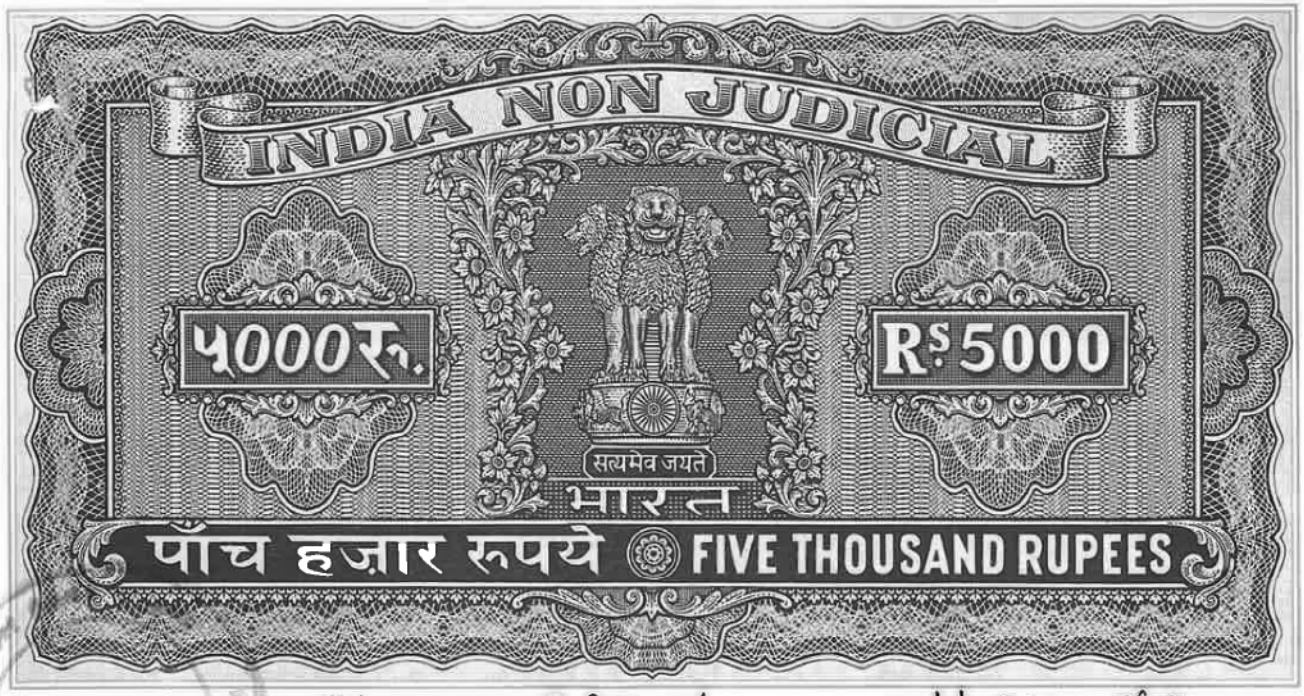
	50,000.00	Paid by the **PURCHASER** to the **VENDOR** by way of cheque No.457108 dated 14.09.2005 drawn on Indian Bank, Raja Annamalai Puram Branch, Chennai - 600 028.
3	4,00,000.00	Paid by M/s. State Bank of Saurastra, Adambakkam Branch, Adambakkam, Chennai-600 088 on behalf of the **PURCHASER** to the **VENDOR** at the time of registration of the said Sale Deed by way of Pay Order No. 012311 dated 31/01/2006.
	5,50,000.00	Total

Purchaser

Vendor

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5000Rs.



288
24/1/2006

Rs.5000/-

C. Venkatraman,
Ch.

H. Meenakshi
A. MEENAKSHI,
STAMP VENDOR
61/6, Kamarajar Avenue 2nd Street,
ADYAR, CHENNAI-600 020.
LIC No: 9597/B1/2000

[7]

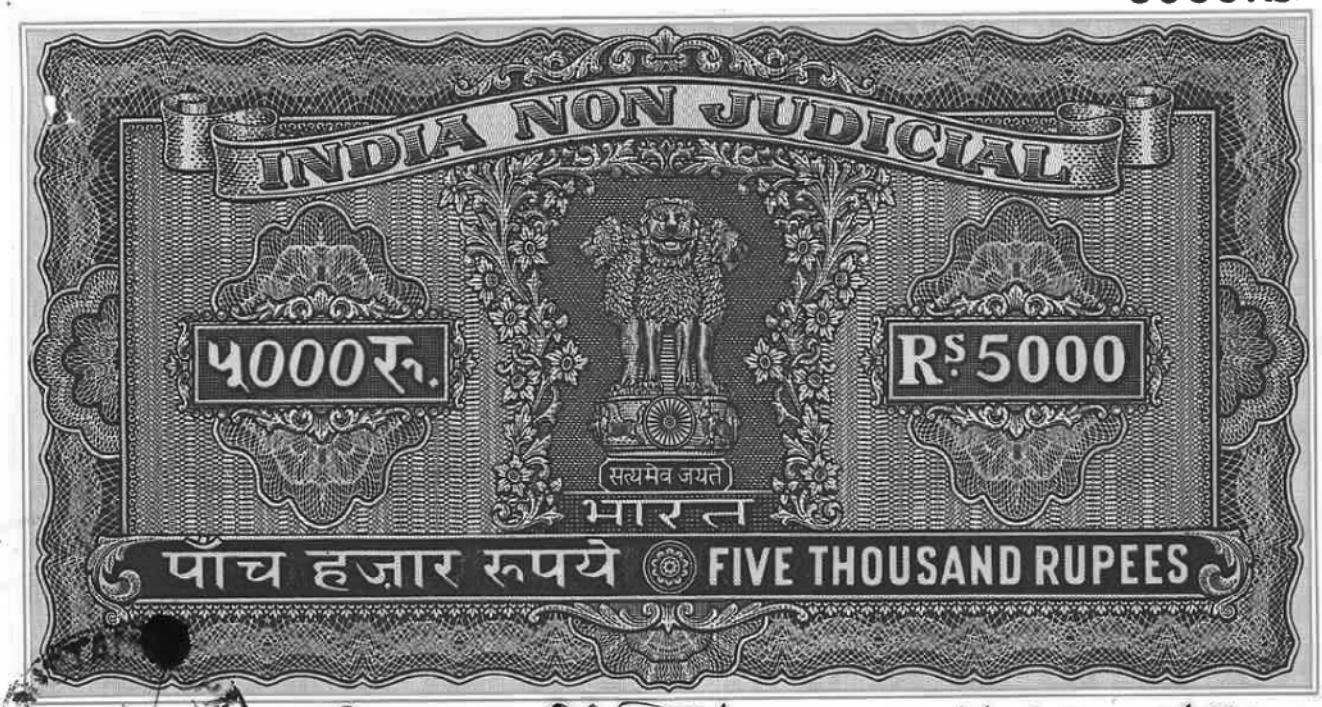
The receipt of which sum of Rs.5,50,000/- (Rupees five lakhs and fifty thousand only), the **VENDOR** doth hereby admit and acknowledge and release the **PURCHASER** from any further liability in respect of the above agreed sale consideration or any part thereof and doth hereby sell, grant, convey, transfer, and assign the said Two Bedroom flat Property bearing Flat No.G-1, measuring a plinth area 780 sq.ft or thereabouts in the Ground Floor of the Two Storied Residential Apartment known as **'SIVASAKTHI HOMES'**, together with undivided 446 sq.ft share of right, title and interest in all the piece and parcel of Land bearing New Door No.5, Old Door No.3, Plot No.26,Second street, Parthasarathy Nagar, Adambakkam, Chennai - 600 088, comprised in Paimash No.176,Town Survey No.73 of Adambakkam Village, Saidapet Taluk, Chennai district totally admeasuring an area of 1 Ground & 1,648 sq.ft (i.e.,4048 sq.ft)

Purchaser

Vendor

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5000Rs.



3661

289
24/1/2006

Rs. 5000/-

C. Venkatraman.
ch.

H. Meenakshi.
A. MEENAKSHI,
STAMP VENDOR
41/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020
LIC No: 9597/B11/000

or thereabouts morefully and particularly described in Schedule hereunder and hereinafter called the said **FLAT PROPERTY** by way of absolute sale to and in favour the **PURCHASERS**, together with all doors, windows, fittings, fixtures both sanitary and electrical, all external and internal walls, with common share of interest in the staircase land below, all ways and passages, ditch, water drains, water-courses, easements, privileges,liberties, advantages and appurtenances whatsoever and all the right, title, interest, estate, property claim and demand whatsoever of the **VENDOR** into or upon the said **FLAT PROPERTY** and to have and to hold the same or every part thereof unto and to the use of the **PURCHASER** as sole and absolute owner and free from any encumbrances whatsoever.

The **VENDOR** hereby covenant with the **PURCHASER** that the **VENDOR** has

Purchaser

Vendor

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தமிழ்நாடு तमिलनाडु TAMIL NADU Rs.20/-

02AA 163652

C. Venkatraman, Ch.

H. MEENAKSHI,
STAMP VENDOR
41/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020
LIC No: 9397/B1/2000

not done or suffered anything whereby the title of the **VENDOR** to the said **FLAT PROPERTY** hereby sold to the **PURCHASER** will be affected and that notwithstanding any act, deed or thing done or executed or knowingly suffered to the contrary, the **VENDOR** shall have indefeasible right and title to sell / convey the said **FLAT PROPERTY** hereby sold to the **PURCHASER.**

THE **VENDOR** doth hereby further declare and assure the **PURCHASER** that the said **FLAT PROPERTY** conveyed herein, is the sole and absolute property of the **VENDOR** and that no other person or persons have any interest in or right to the said property and that the said **FLAT PROPERTY** is not the subject matter of any lien, charge, trust, attachment or encumbrances

31/01

Purchaser

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Vendor



தமிழ்நாடு तमिलनाडु TAMIL NADU Rs.20/

36
5/11/2006

C. Venkatraman,
Ch.

02AA 163655

H. Meenakshi
H. MEENAKSHI.
STAMP VENDOR
41/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020
LIC No. 9597/B1/2000

of any other nature whatsoever and that the said property is absolutely free from any encumbrance, defect or flaw in title;

THE **VENDOR** does hereby covenant and assure the **PURCHASER** that the **VENDOR** has good right and absolute authority to convey or otherwise assure the said **FLAT PROPERTY** unto the **PURCHASER** absolutely and for ever according to the true intent and meaning of these presents;

THE **VENDOR** does hereby covenant that whatever right and restrictions that he had secured in the said **FLAT PROPERTY,** under the Builders Agreement dated 11.06.1996 is hereby sold and conveyed to the **PURCHASER** and that the said **PURCHASER** shall henceforth enjoy all these rights.

Purchaser

DOCUMENT
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18

Vendor



தமிழ்நாடு तमिलनाडु TAMIL NADU

02AA 163656

C. Venkataraman.

A. MEENAKSHI.
STAMP VENDOR
61/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020
LIC No: 9597/B1/2000

THE **VENDOR** doth hereby declare that all the Taxes, Kist and Other Public Charges payable in respect of the said **FLAT PROPERTY,** conveyed hereunder to the **PURCHASER** have been fully paid up to date by the VENDOR and that there are no dues whatsoever and that all future amount due and payable in respect of **FLAT PROPERTY** hereby conveyed shall henceforth be paid by the **PURCHASER.**

THE **VENDOR** hereby further undertake to pay arrears of Property Tax, Electricity Charges and other public charges payable in respect of the **FLAT PROPERTY,** if any found to be unpaid upto this date of Sale'

Purchaser

Vendor

DOCUMENT
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தமிழ்நாடு तमिलनाडु TAMIL NADU Rs.20/

02AA 163657

C. Venkatraman, Ch.

H. Meenakshi
H.MEENAKSHI,
STAMP VENDOR
41/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020
LIC No: 9597/B1/2000

[12]

THE **VENDOR** has hereby declare and confirm that the **VENDOR** has delivered vacant possession of the said **FLAT PROPERTY** hereby conveyed to the **PURCHASER** and that the **PURCHASER** shall hold and enjoy the same peacefully and quietly without any let or hindrance whatsoever, eviction or interruption or disturbance of any nature from the VENDOR or any person claiming from, under or in trust for him or any or through her acts, defaults procurement or priority'

THE **VENDOR** has already handed over all the original title deeds and documents in respect of the **FLAT PROPERTY** to the **PURCHASER;**

THE **VENDOR** shall at all times and at their own cost and expenses

Purchaser

278/2006
Pages: 13
18

Vendor



தமிழ்நாடு तमिलनाडु TAMIL NADU

02AA 163658

C. Venkatraman, Ch.

H. MEENAKSHI.
STAMP VENDOR
41/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020
Lic No: 5597/B1/2000

establish and uphold the title of the **PURCHASER** to the said **FLAT PROPERTY,** hereby sold to the **PURCHASER** and that the **VENDOR** shall personally be liable for any loss or injury or damage or damages caused to or any claim put forward to the said property from any source whatsoever or any one and that the **VENDOR** shall indemnify the **PURCHASER** against all such losses if any sustained by the **PURCHASER.**

THE **VENDOR** doth hereby assure that they will always execute any deed or documents at the request of the **PURCHASER,** from time to time for the more effectually and perfectly confirming or otherwise assuring the said **FLAT PROPERTY** hereby conveyed or as may reasonably be required by the **PURCHASER.**

Purchaser

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Vendor



02AA 163659

H. MEENAKSHI.
STAMP VENDOR
61/6, Kamarajar Avenue 2nd Street
ADYAR, CHENNAI-600 020
LIC.No: 5897/B3/2000

C. Venkatraman,

SCHEDULE

All the Two Bedroom Flat Property bearing Flat No.G-1, measuring a plinth area 780 sq.ft or thereabouts in the Ground Floor of the Two Storied Residential Apartment known as 'SIVASAKTHI HOMES', together with undivided 446 sq.ft undivided share of right, title and interest in all the piece and parcel of land measuring 1 Ground and 1,648 sq.ft (i.e., 4048 sq.ft) or thereabouts, bearing New Door No.5, Old No.3, Plot No.26, Second Street, Parthasarathy Nagar, Adambakkam, Chennai - 600 088, comprised in Paimash No.176, Town Survey No.73 of Adambakkam Village, Saidapet taluk, Chennai District, bounded on the North by Plot No.25, East by Plot No.19, South by

Purchaser

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Vendor



தமிழ்நாடு तमिलनाडु TAMIL NADU 02AA 155176

29
24/11/2006

C. Venkatraman,

H. MEENAKSHI,
STAMP VENDOR
41/6, Kamaraj... 2nd Street
ADYAR, CHENNAI-600 020
LIC No. 9597/...

[15]

Plot No.6 in Piamash No.180 DDTP.11/67, West by 30' feet Road and situate within the Sub-Registrar District of Alandur and Registration District of Chennai South.

Market Value of the property is Rs.5,50,000/-

IN WITNESS WHEREOF the Vendor and the Purchaser abovenamed have hereto set their respective hands, on the day, month and year first above written in the presence of:-

Purchaser

Vendor

WITNESSES:-

1. K.P. Swami (K.P. SWAMI) S/o M.S. Krishnamurthy, B-8, Mahalakshmi 52, Jukilla road, West Mambalam, Chennai. 33

2. Sriram (R. SRIRAM) S/o Gr. Rajagopal 2/1, 50, I Main Road, R.A. Puram,

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Drafted by: Self.

ANNEXURE - IA

I. Description of Building :

(a) Construction of the Structure	-	Cement or Lime mortar Partly Cement or Lime & Mud mortor
(b) Depth of foundation	-	3 to 4 feet ✓ Above 4 feet
(c) Thickness of walls in Ground Floor	-	9" ✓ (-1'-1 1/2')
(d) Whether teakwood used throughout	-	Yes : No. ✓
(e) Flooring	-	Mosaic
II. Age of the building :	-	9 years
III. Extent of the site :	-	446 square feet undivided share of land.
Site Value :	-	Rs.1,96,686/-

IV. Built up area : (each type of construction involved in each floor)

NOTE : Areas open to sky such as court-yard etc., should be deducted from built up area if any

Floor	Madras Terrace roof	RCC Roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore roof over Ceiling tiles	Pantile roof over flat tiles	Pantile roof Plain	ACC sheet roof
1	2	3	4	5	6	7	8	9
In Ground Floor ✓		780 sft.,						
In First Floor								
In Second Floor								

V.	Area of separate garage if any & type of Construction	-	Nil
VI.	(a) Length of compound wall if any	-	Nil
	(b) Length of barbed wire or chain or link fence	-	Nil
VII.	Is there a separate latrine or spetic tank	-	Nil
VIII.	Well if any with diameter and depth	-	Common
IX.	Electrical Installation :		
	(a) No.of points		10
	(b) No.of fans		4
	(c) No.of electric motor pumpsets	-	Common
X.	Annual rental value	-	Rs.
XI.	The estimate of the Market value of the land and building		Rs.5,50,000/-

Land Cost	Rs.1,96,686.00
Building Cost	Rs.3,53,314.00
Total	Rs.5,50,000.00

DOCUMENT NO/YEAR 278/2006 Page No. Total: 17 Pages: 18

31/01

PURCHASER

VENDOR



0400 265573

M. T. VIJAYAKUMAR
STAMP VENDOR,
1, West Mathiran Street,
Adambakkam, Madras-88

17943
18/7/08

V. Manikandan
Chennai

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI, ON THIS 18th DAY OF JULY, 2008, BY:-

Mr.K.VEERARAGHAVAN, Son of Mr.V.Krishnamurthy, Hindu, aged about 29 years, residing at No.20/2, 'Vighnesh Apartments, First Floor, Ponniamman Koil IInd Cross Street, Rajakilpakkam, Chennai -600 073, hereinafter called the VENDOR of the ONE PART:- PAN No.ACKPV8461E.

TO AND IN FAVOUR OF

Mr.V.MANIKANDAN, Son of Mr.N.Venkatraman, aged about 26 years, residing at No.5, F-2, Sivasakthi Homes, IInd Street Parthasarathy Nagar, Adambakkam, Chennai-600 088, hereinafter called the PURCHASER of the OTHER PART:- PAN No.ASOPM3188K.

V. Manikandan

K.Veeraghavan

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2156 / 2008
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23

28.3.2023.

2156/08

2156/2008

Presented in the office of the Sub Registrar of Alandur and Fee of Rs 12120 Paid between the hours of 3.41 and on the 23 JUL 2008

2156 of 2008

18 Sheets

1 Sheets

1

1300

(LEFT THUMB)



SUB-REGISTRAR ALANDUR

Execution Admitted by Left Thumb



SUB-REGISTRAR ALANDUR

Claim admitted by Left Thumb

IC Venkatesan S/o M.V. Krishnamoorthy No: 20/2, Vighnesh Apartments, Fifth Floor, Ponniamman Koil IInd cross street, Rajakilpakkam Chennai-73 Verified Driving Licence No: F/TN/22/1004211/2000

IDENTIFICATION VERIFIED THROUGH



SUB-REGISTRAR ALANDUR

M. Manivannan S/o N. VENKATRAMAN No: 5, F2, SIVASAKTHI HOMES, 1 STREET, PARTHASARATHY NAGAR, ADAMBAKKAM, CHENNAI-600 088. Verified PAN ID NO. ASOPM3188K.

IDENTIFICATION VERIFIED THROUGH

IDENTIFIED BY

Kasturibalaraman (N. VENKATRAMAN, S/o N. NATESAN, No: 5, F2, SIVASAKTHI HOMES 1 STREET, PARTHASARATHY NAGAR, ADAMBAKKAM, CHENNAI - 600 088)



தமிழ்நாடு तमिलनाडु TAMILNADU

V. Manikandan
Chennai

A 969082

L. NO. 1451/III/5...
A. T. VIJAYAKUMAR
STAMP VENDOR,
1, West Karthikan Street,
Adambakkam, Madras-88

..2..

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

WITNESSETH AS FOLLOWS

WHEREAS the VENDOR herein is the sole and absolute owner of an undivided 426 Square feet Share of land right, title and interest in house site PLOT No.26, out of the total extent of 4048 Square Feet in area, together with Residential Flat, FLAT No.F-2, having a Plinth area of 751 Square feet, (inclusive of common areas and common shares), in FIRST FLOOR, 'Siva Sakthi Homes' in Old No.3, New No.5, Second Street Parthasarathy Nagar, Adambakkam, Chennai-600 088, situated at ADAMBAKKAM VILLAGE, Tambaram Taluk, Kancheepuram District,

DOCUMENT RECEIVED
215/2008
Book No.1
Serial No. 4
Page No. 23

2. T. Ramasami (D. KUNASUNDARAM) W/o. M. S. Janakiram, 9, Hindu Colony, Puzhuthivakkam, Chennai-91.

Note: Number of copies Registered with this Original....One.....

Sub-Registrar

23rd day of July 2008

Sub Registrar

REGISTERED AS NO. 2156 OF 2008

BOOK I

DATED 23 JUL 2008 SUB-REGISTRAR

G.M. THYAGARAJ@HENRY MANI

SOUTH ALANDUR

2156/2008

23

2156/08/2

SUB REGISTRAR

THE SEAL AFFIXED ON THE SUB-REGISTRAR OF ALANDUR



தமிழ்நாடு TAMILNADU

A 969083

V. Manikandan
Chennai

L. No. 1451/
A. T. VIJAYAKUMAR
STAMP VENDOR,
[illegible]

...3...

comprised in Paimash No.176, Survey No.212 Part, T.S.No.73, he having purchased the same from and out of his own self acquired funds and saving, from Mr.N.Margabandu, in and by virtue of a deed of absolute sale executed on 11.09.2000, Registered in the office of the Sub Registrar of Alandur, as Document No.2036 of 2000, Volume 1385, Pages 111 to 115 on 13.09.2000, of Book I.

WHEREAS the Vendor herein, has been in absolute possession and enjoyment of the Schedule mentioned properly without let or hindrance, paying all taxes and other dues is civic authorities.

WHEREAS the VENDOR herein decided to dispose of the FLAT together with the undivided share of land right and title to the extent of 426 Square feet Share of land (out of 4048 SQUARE FEET) hereinafter referred to as

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தமிழ்நாடு तमिलनाडु TAMILNADU

V. Manikandan
Chennai

A 969084

L. No. 1481/98.
A. T. VIJAYAKUMAR,
STAMP VENDOR,
2, West Boulevard Road,
Vyasarpadi, Madras-39.

..4..

the 'SALE PROPERTY', for a net sale consideration of **Rs.12,00,000/-(Rupees Twleve Lakhs only)**, representing to the PURCHASER herein that he is the absolute owner of the schedule mentioned property, legally competent to convey the same and assuring that there are no encumbrances whatsoever subsisting on the property and there are no legal impediments to convey the same; and

WHEREAS on believing such representations and also the assurances given by the VENDOR, the PURCHASER herein, entered into an agreement of sale of agreeing to purchase the 'SALE PROPERTY', for **Rs.12,00,000/-(Rupees Twleve lakhs only).**

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தமிழ்நாடு தமிலநாடு TAMILNADU

V. Manikandan
Chennai

A 969085

Lic. No. 1451/98/94.
A. T. VIJAYAKUMAR,
STAMP VENDOR,
2, West Mambalam Street,
Mambalam, Madras-33.

..5..

:NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

In view of the recitals above and in consideration of the payment of **Rs.12,00,000/-(Rupees Twleve lakhs only)** paid by the PURCHASER to the VENDOR in the following manner viz.,

a) Rs.4,00,000/- (Rupees Four lakhs only), paid by Cash at the time of Agreement.

b)Rs.8,00,000/- (Rupees Eight lakhs only), being balance sale consideration paid by the ICICI Bank Ltd., Mumbai, by way of Bankers Pay order No.309916, dated 18.07.2008, in favour of the VENDOR on behalf of the purchaser herein, at the time of Registration.

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தமிழ்நாடு तमिलनाडु TAMILNADU

V. Manikandan
Chennai

A 969086

A. T. VIJAYAKUMAR
STAMP VENDOR,
1, West Marthalam Street,
Adambakkam, Madras-88.

..6..

in all aggregating to **Rs.12,00,000/- (Rupees Twelve lakhs only)**, paid by the PURCHASER to the VENDOR in the manner stated above in full and final settlement, the receipt of which the VENDOR doth hereby admit, acknowledge and acquit the PURCHASER from any further payment thereof.

The VENDOR doth hereby sell, convey, grant, transfer, and assign, to the PURCHASER by means of absolute sale of all the piece and portion of property, more fully described in the schedule hereunder, with the rights in common areas and all the rights, title and interest claim and demand of the VENDOR unto and upon the undivided share in the land and fittings, electrical installations, TNEB SERVICE CONNECTION, 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, free from all encumbrances, charges, etc.,

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தமிழ்நாடு तमिलनाडु TAMILNADU

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V. Mani Kandan
Chennai

A 969087

LIC NO. 14011/05/...
A. T. VIJAYAKUMAR,
STAMP VENDOR,
3, West Mariaiah Street,
Kilambakkam, Madras-60.

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THE VENDOR DOTH HEREBY EXPRESSLY ASSURES AND COVENANTS WITH THE PURCHASER AS FOLLOWS:

a) The VENDOR is the sole and absolute owner of the schedule mentioned property and is possessing good and subsisting title and right to convey the property hereby conveyed to the PURCHASER in the manner herein contemplated, and there is no deficiency or defect in his title, no impediments, legal or otherwise in conveying the property.

b) The property herein conveyed is not subject to any encumbrance, charge, or attachment lien, lispendens, attachment of court proceedings, of any other kind of encumbrances, whatsoever and the sale is not affected by any law.

V. Mani Kandan

A. Venkatesan

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V. Mani Kandan
Chennai

A 969088

L. No. 1481/
A. T. VIJAYAKUMAR
STAMP VENDOR,
5 West Mantleeswar Street,
Mambalam, Madras-33

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c) The PURCHASER shall peacefully and quietly possess and enjoy, enter into upon, retain hold and enjoy the same as their own property without any let or hindrances, interruption, claim or demand by or from the VENDOR or any other person claiming interest for the VENDOR.

d) The VENDOR at all times will INDEMNIFY and save harmless the PURCHASER against all losses, expenses, costs and damages that the PURCHASER may be put to by reason of any encumbrances or defect, flaw or deficiency in the title of the VENDOR of the property hereby conveyed or for breach of any of the covenants contained herein by the VENDOR.

V. Mani Kandan

J. Vasudevan

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தமிழ் நாடு தமிலநாடு TAMILNADU

A 969089

V. Mani Kandan
Chennai

NO. 1451/2008
A. T. VIJAYAKUMAR
STAMP VENDOR,
2, West Karlmian Street,
Adambakkam, Madras-88

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e) The VENDOR at the request and cost of the PURCHASER shall do or cause to be done, executed and registered all such further acts, deeds and things as may be necessary and reasonably required for further or better assuring the title of the VENDOR herein conveyed and for peaceful and effective possession and enjoyment of the said property to the PURCHASER.

f) The VENDOR has given vacant possession of the Sale FLAT conveyed on this date and the PURCHASER is entitled to take necessary steps for mutation of his name, in the relevant municipal, electricity board, revenue and other records.

g) The VENDOR has not entered into any other agreement for sale of the said FLAT with anybody else.

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தமிழ்நாடு तमिलनाडु TAMILNADU

A 969090

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Chennai

Lic. No. 1481/Mis-...
A. T. VIJAYAKUMA...
STAMP VENDOR,
2, West Konchalai Street,
Adambakkam, Madras-88

..10..

h) The VENDOR doth hereby declares that all public charges, taxes and all dues to the association of the FLAT complex, etc., have been paid upto the date in respect of the property hereby conveyed. However if any demand is made towards non payment to be made upto the date of sale, the VENDOR hereby undertake to pay the same as and when it arises.

i) The PURCHASER as matter of necessity shall and will enjoy the undivided share of land hereby conveyed in common and consistent with the rights and interests of the other undivided shares in all other persons lawfully entitled hereto and to use all the sewers, drains, and water courses, now in or upon or hereafter

V. Manikandan

K. Venkatesan

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தமிழ்நாடு தமிலநாடு TAMILNADU

A 969091

V. Manikandan
Chennai

L. No. 1401/III/94
A. T. VIJAYAKUMAR
STAMP VENDOR,
2, West Mathiaha Street,
Ambattur, Madras-58.

..11..

to be erected and installed in the property hereby sold and conveyed or any other part thereof in common with the said owners and others and to permit freely to run and pass water through or along the same or any of them and share with the aforesaid owners and persons, the cost of repairing and maintaining all such common sewers, drains and water courses of the FLATS and APARTMENTS and to use the same as aforesaid and or in accordance with the rules and regulations bye-laws, and terms of the association formed consisting of the owners of the other FLATS in the property for the purpose of attending to, safeguarding and maintaining all matters of common interest and amenities.

I.L.Venkatram

V. Manikandan

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A 969092

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A. T. VIJAYAKUMAR
STAMP VENDOR,
No. 1481/98/56,
1, West Harrington Street,
Adambakkam, Madras-88

j) The PURCHASER will and shall give to the owners of the other FLATS, the necessary VERTICAL, HORIZONTAL, and LATERAL support for their FLATS and also right of way over all common staircase, roads, passage and it is hereby declared that the walls and fences of the owners of the adjoining FLATS and shall be used, maintained by the owners of the adjoining FLATS and occupiers for the time being of the said FLATS, provided always that the PURCHASER and his successors in title shall not by virtue of this deed, acquire any right of light or air which would prejudice the free use and enjoyment of the other remaining FLATS.

V. Manikandan

L. Vijayakumar

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V. Manikandan
Chennai

A 969093

Lr. No. 1451/98/S.
A. T. VIJAYAKUMAR,
STAMP VENDOR,
1, West Mambalam Street,
Ganeshapuram, Madras-33.

..13..

k) In short, the PURCHASER as a matter of necessity shall and will own and enjoy the property hereby conveyed (FLAT and UNDIVIDED SHARE OF LAND), consisting with the rights and interests of the other co-owners of the other undivided shares of land and other owners of the FLATS in accordance with the FLATS scheme, rules and regulation prevailing to the system of 'OWNERSHIP FLATS', to live in harmony and peaceful co-existence.

l) The VENDOR has handed over to the PURCHASER the ORIGINAL SALE DEED and XEROX COPIES of other documents to the PURCHASER, and the PURCHASER do hereby acknowledge the same.

V. Manikandan

V. Venkatesan

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A 969094

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Chennai

A. T. VIJAYAKUMAR
STAMP VENDOR,
1, West Karikalan Street,
Adambakkam, Madras-88

..14..

SCHEDULE OF SALE PROPERTY

AN UNDIVIDED **426** Square feet of land right, title and interest out of **4048** SQUARE FEET of land together with Residential Flat, having a Plinth area of **751** SQUARE FEET in **FIRST FLOOR**, (inclusive of common areas and common share), **Plot No.26**, bearing **Flat No.F-2**, Old No.3, New No.5, **Second Street PARTHASARATHY NAGAR**, Building known as **'Siva Sakthi Homes'** Adambakkam, Chennai-88, comprised in Paimash No.176, Survey No.212 (Part), T.S.No.73, Layout approved vide DTP No.17/63, situated at **ADAMBAKKAM VILLAGE**, Tambaram Taluk, Kancheepuram District, within the Registration District of Chennai South, and Sub Registration District of Alandur, with all basic and common amenities provided thereon, and all fixtures and fittings, electrical installations, TNEB SERVICE CONNECTION and the entire land bounded as follows:

V. Manikandan

K. Vasanthan

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A 969095

V. Manikandan
Chennai

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A. T. VIJAYAKUMAN,
STAMP VENDOR,

NORTH BY	:	PLOT No.25,
SOUTH BY	:	PLOT No.6 IN PAIMASH No.180 DDTP No.11/67,
EAST BY	:	PLOT No.19,
WEST BY	:	30 FEET WIDE ROAD (SECOND STREET PARTHASARATHY NAGAR).

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தமிழ்நாடு तमिलनाडु TAMILNADU

D 721503

V. Manikandan
Chennai

A.T. VIJAYAKUMAR
STAMP VENDOR,
2, West Harrisons Street,
Kodambakkam, Madras-24

..16..

The PROPERTY TAX ASSESSMENT NUMBER IS : 10044

TNEB SERVICE CONNECTION NUMBER IS : 243 – 124 - 236

Present Market value of 'SALE PROPERTY' is Rs.12,00,000/-

V. Manikandan

V. Venugopal

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தமிழ்நாடு तमिलनाडु TAMILNADU

D 721504

A. T. VIJAYAKUMAR
STAMP VENDOR,
[illegible] Street,
[illegible]

V. Manikandan
Chennai

1796
18/12/07

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IN WITNESS WHEREOF THE VENDOR AND PURCHASER HAVE HEREUNTO SET THEIR 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:

WITNESSES:

1. N. Venkatraman
(N. VENKATRAMAN)
S/o K.A. NATESAN
No:5, 82, SIVAGARTHI HOMES
1ST, PARTHASARATHY NAGAR,
KOMBAKKAM, CHENNAI-600 048

2. J. Gunasundari
(J. GUNASUNDARI)
W/o. K.S. Janakiram
91, Hindu Colony,
Purasaiwalkam,
Chennai-91.

V. Manikandan
VENDOR

M. Gunasundari
PURCHASER

DRAFTED BY

M. Valarmathi
M. VALARMATHI
LICENCED DOCUMENT WRITER
L. No: A/286/[illegible] (S) / 98
CHENNAI-600 042.

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ANNEXURE - 1A

1. CONSTRUCTION OF THE BUILDING:
a) NATURE OF CONSTRUCTION : CEMENT MORTOR.
b) THICKNESS OF WALLS IN GROUND FLOOR : 9 INCHES
c) DEPTH OF FOUNDATION : 3 TO 4 FEET,
d) WHETHER TEAK WOOD USED THROUGH OUT :
e) FLOORING : MOSAIC

2. AGE OF THE BUILDING : 8 years

3. EXTENT OF SITE: 426 Sq.ft., UDS SHARE OUT OF 4048 Sq.ft.,
a) VALUE OF SITE Rs.7,24,200/-

4. BUILT UP AREA: FLOOR ROOF
751 SQ.FT., FIRST RCC
(INCLUSIVE OF COMMON AREAS AND COMMON SHARES)

5. IS THERE SEPARATE LATRINE OR SEPTIC TANK : UGSS (UDS)

6. IS THERE COMPOUND WALL : NIL

7. IS THERE A WELL WITH DIA & DEPTH : NIL

8. IS THERE A SEPARATE GARAGE : NIL

9. ELECTRICAL INSTALLATIONS :
a) Number of Points : 5
b) Number of Fans : Nil
c) Number of Pumpsets : ½ HP INCLUDED IN THE COMMON SHARE

10. ANNUAL RENTAL VALUE Rs. 806/-

11. MARKET VALUE IS AS FOLLOWS:

a) VALUE OF LAND	Rs.7,24,200
b) VALUE OF BUILDING	Rs.4,75,800
c) TOTAL VALUE	Rs.12,00,000

PURCHASER.

SIGNATURE OF EXECUTANT.

PLACE : CHENNAI
DATE : 18.07.2008

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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.

Property Development & Approvals

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

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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We're honored to be part of your
real estate journey

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