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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

4350/2024

Sale Deed

THIS DEED OF SALE deed IS EXECUTED ON THIS 2nd DAY OF MARCH 2024 at Hosur BETWEEN :

1. Mr.Y.SURESH REDDY, (Aadhaar No.789811031291) aged about 51 years Son of N.Yella Reddy, (**Cell No.9242238936**) residing at Sevaganapalli Village and Post, Hosur Taluk, Krishnagiri-635 103.

2. Mr.Y.MANJUNATH REDDY, (Aadhaar No.429435334448) aged about 43 years Son of N.Yella Reddy, (**Cell No.7598317883**) residing at Sevaganapalli Village and Post, Hosur Taluk, Krishnagiri-635 103.

(Hereinafter called "the VENDORS") which expression shall unless and otherwise requires the context include, their legal heirs, successors, agents, representatives and assigns of the **ONE PART.**

AND

M/s. Sevaganapalli Land Partners (PAN: AFCFS4430H) a partnership firm having its registered office at Ranka Chambers No.31, Cunningham Road, Vasanth Nagar, Bangalore -560 051. Represented by its Managing Partner: **Mr. Nishant Ranka (Aadhar No.4159 0535 2796)** aged about 43 years S/o Late Dinesh Ranka, residing at Flat No.1503, Embassy Habitat, No.59, Palace Road, Bangalore-560001 **(Hereinafter called "the VENDEE/PURCHASER")** which expression shall unless and otherwise requires the context includes, its legal representatives, successors, agents and assigns of the **OTHER PART.**

Whereas an extent of Ac.0.33 cents in Sy.No.166/2B along with other land situated in Sevaganapalli village of Hosur Taluk originally belongs to N.Yella Reddy and Lakshmamma as their separate and self-acquired properties, having been earlier purchased by them, under a registered sale deed, (Registered as Document No.5872/2005 of Book 1 in the office of the Sub Registrar, Hosur) And in recognition of their title and possession and enjoyment.

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VENDORS **VENDEE**

Suresh Reddy
Y. Manjunatha reddy

Registering Officer

For SEVAGANAPALLI LAND PARTNERS
Authorized Signatory

And whereas the said N.Yella Reddy and his wife Lakshmamma and their children namely Y.Suresh Reddy and Y.Manjunath Reddy on the one hand have divided their family ancestral properties along with Schedule mentioned property under a registered partition deed dated 28.11.2023 (Regd. as doc.No.22229/2023 of SRO Hosur) and in the said partition deed entire extent of Ac.0.33 cents in Sy.No.166/2B and other properties has been jointly allotted to the share of Vendors in the "B" schedule of the partition deed and they were in separate possession and enjoyment of their own rights. And in recognition of their title and possession the separate patta issued in the names of Y.Suresh Reddy and Y.Manjunath Reddy under patta No.1867. Thus, the VENDORS have got good, valid, absolute and marketable title over the schedule mentioned property and they are legally and lawfully entitled to sell the same.

And whereas, the vendors have agreed to sell absolutely to the vendee the under mentioned property for valid and proper sale consideration amount of **Rs.50,00,000/- (Rupees Fifty Lakhs only)** in order to discharge their debts and also to meet their family expenses and also to purchase other properties, and also to meet their urgent legal and family necessities and benefits.

And whereas, vendee has also agreed to purchase the schedule mentioned property from the vendors. And in pursuance of the sale talk, the vendors and vendee entered into an oral talk of sale to sell the schedule mentioned property. The vendors have agreed to receive the entire sale consideration amount of **Rs.50,00,000/- (Rupees Fifty Lakhs only)** at the time of the execution and registration of the sale deed by way of Cheques and now in pursuance of the above said sale talk the vendors execute this deed of sale in the following manner:

Now this deed of sale witnesseth, that in pursuance of the sale talk, the vendors have this day received the entire sale consideration amount of **Rs.50,00,000/- (Rupees Fifty Lakhs only)** from the vendee by way of **cheques** in the following manner: -

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VENDORS

Suresh Reddy
Y. Manjunatha reddy.

Registering Officer

VENDEE

FOR SEVAGANAPALLI LAND PARTNERS

Authorised Signatory

a) Rs.25,00,000/- (Rupees Twenty Five Lakhs only) by way of Cheque, vide No.000034, dated 02.03.2024, drawn on Kotak Mahindra Bank, Bengaluru 560001 Branch in favour of Y.Suresh Reddy.

b) Rs.25,00,000/- (Rupees Twenty Five Lakhs only) by way of Cheque, vide No.000035, dated 02.03.2024, drawn on Kotak Mahindra Bank, Bengaluru 560001 Branch in favour of Y.Manjunath Reddy.

And thus the vendors do hereby acknowledge that the entire sale consideration amount has been duly received from the Vendee in the above said manner and in consideration thereof, the vendors do hereby convey, transfer, assign and sell absolutely the schedule mentioned properties for the absolute use of the vendee together with all rights easements, privileges and appurtenances whatsoever belonging to or enjoyed there under and reputed so to be. All the rights, title, easements, interest, properties claim and demand whatsoever of the vendors into or upon the under schedule mentioned property is hereby conveyed absolutely unto the vendee free from all encumbrances, charges, liens and demands whatsoever by the vendors.

The vendors do hereby covenant and agree that the vendors and all persons claiming under them shall and will from time to time upon the request and at the cost of the vendee to do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the under mentioned schedule properties and every part thereof according to the true intent and meaning of these presents, as shall or may be reasonably required.

It is hereby covenanted by the vendors that the under mentioned schedule property hereby conveyed are free from all encumbrances, charges, liens or demands or litigations of any sort and the vendors do hereby assure and covenant that they have not suppressed any material facts affecting the title to the property hereby conveyed and she covenant and undertake to clear any defect or encumbrance affecting the schedule mentioned properties if come to light after the execution of the sale deed at their own cost and fully protect the vendee in all respects. The vendors do hereby assure and covenant that they have not entered into any earlier agreement of sale with respect to the under

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VENDORS **VENDEE**

For SEVAGANAPALLI LAND PARTNERS

Registering Officer

Authorized Signatory

mentioned schedule property or any part thereof, with any other person or persons and the vendors have not done anything whereby the schedule mentioned property may be subject to any attachment or lien of any court or person or any claim whatsoever in any manner detrimental to the vendee. The vendors also covenant that they have fully and correctly disclosed all the relevant information pertaining to the schedule mentioned property and the source of title and other details relevant for the sale of property without any omission or suppressing any details in any respect on this behalf.

The vendors do hereby covenant and assure that the schedule mentioned property is not notified or subject to any proceedings under the Land Acquisition Act, for any purpose and they do not hold land in excess of Tamil Nadu Land Reforms Act 1961, and that the sale will not be hit by any provisions of the above said Act. The schedule mentioned property is not hit by any Provisions of the Tenancy Laws or other enactments in any manner and also not hit by any lispendens or any claim from any minors.

The vendors do hereby admit and covenant that the absolute full and actual physical possession of the schedule mentioned property is also delivered to the vendee on this day itself and the vendee is also absolutely entitled to apply to the Revenue Authorities for transfer of Patta in its name and the vendors do hereby give their full consent for the transfer of Patta or change of Patta or change of registry in the revenue accounts in the name of vendee with respect to the properties sold hereunder. The vendors have also paid the revenue to the schedule mentioned property without any arrears and the vendee shall hereafter pay the Land Revenue, Cess, etc., to the Government in its own right. The vendors have also handed over the Xerox copies of title deeds to support their title of the schedule mentioned property.

The vendors do hereby covenant and assure that they agree and undertake to indemnify the vendee against all claims and demands or disputes of any sort with respect to the schedule mentioned property in all respects at all times.

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VENDORS

S Urephodey
Y. Manjunatha reddy.

Registering Officer

VENDEE

For SIVAGANGAPALLI LAND PARTNERS

Authorized Signatory

SCHEDULE OF PROPERTY

In **Sevaganapalli Village** of Hosur Taluk, attached to Hosur Sub Registration District, Krishnagiri Registration District of Krishnagiri District the lands bearing:

Sy.No.166/2B, Dry Ext.Hec.0.13.5, Asst Rs.0.67 np., or Acre 0.33 in this an extent of **Acre 0.10 (Ten** Cents) within the following boundaries:

East : Sy.No.166/3D Land belongs to Vendee

West : Remaining land in same survey number 166/2B

North : Remaining land in same survey number 166/2B

South : Land in Sy.Nos.177/1A1 belongs to Vendee and Sy.No.177/1B

Within these boundaries above said an extent of **Acre 0.10 (Ten Cents) with minimum 12+ Meter of Common Boundary of Land is covered under this deed of sale.**

The said propertY comes under village panchayat limits of Sevaganapalli AND UNION COUNCIL OF Hosur.

THE PRESENT MARKET VALUE OF THE PROPERTIES ARE **RS.50,00,000/-**

This Sale Deed has been executed by **M/s. Sevaganapalli Land Partners (PAN: AFCFS4430H)** a partnership firm having its registered office at Rank Chambers No.31, Cunningham Road, Vasanth Nagar, Bangalore -560 051. Represented by its Managing Partner: -

Mr. Nishant Ranka (Aadhar No.4159 0535 2796) aged about 43 years S/o Late Dinesh Ranka, residing at Flat No.1503, Embassy Habitat No.59, Palace Road, Bangalore-560 001. To present the Deed and admit the execution through its Special Power of Attorney Holder **Mr. RAJENDRA S.V.** aged about 55 Years, Son of Virupakshappa, residing at No.96/1, 1st Cross, 1st Main, Avalahalli Layout BANGALORE Aadhaar **No.868352393635,** as per the registered Special Power of Attorney dated 20.12.2023, registered as document No. **SHV-4-00557/2023-24 of Book IV,** dated 21.12.2023 in the office of the Sub-registrar, Shivajinagar, Bangalore.

VENDORS

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VENDEE

For SEVAGANAPALLI LAND PARTNERS

Authorized Signatory

Registering Officer

IN WITNESSES WHEREOF THE VENDOR AND VENDEE HAVE SIGNED THIS DEED OF SALE ON THIS THE 2nd DAY MARCH 2024 at Hosur.

WITNESSES

1. NGOPALA REDDY (GOPALA REDDY), S/o NANJUNDA REDDY, Door No.1/130, Sevaganapalli Post, Hosur Taluk, Krishnagiri District 635103, Aadhaar No.461234563222.

2. Anand T (ANAND T) S/o Thimmarayappa, No.3/42, Kakkanur, Sevaganapalli Post, Hosur Taluk, Krishnagiri District. Aadhaar No.606434376604.

DRAFTED BY:-



NANJUNDA REDDY

DOCUMENT WRITER

L.No.B.854/KSG/1993/HOSUR,

7/162, Kothapalli, Hosur 635103.

Cell No.8248265870

For SIVAKAMI ... AND PARTNERS

Authorized Signatory

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VENDORS

Suresh Reddy

Y. Mahendra Reddy.

Registering Officer

VENDEE

R/Hozur/Book-1/4350/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3392 of 2024

I hereby certify that a sum of ₹ 3,50,000/- (Rupees Three Lakh Fifty 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. MR. NISHANT RANKA MANAGING PARTNER REPRESENTED BY HIS SPA HOLDER RAJENDRA S.V. residing at No.96/1, 1st Cross, 1st Main, Avalahalli Layout BANGALORE, Karnataka, India, 560030.

Sub Registrar: Hozur
Date: 02/03/2024

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

Presented in the office of the Sub Registrar of Hozur and fee of ₹ 1,02,510/- paid at 04:38 PM on the 02/03/2024 by

Left Thumb





${dataMap.get("AADHA

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Registering Officer

Execution admitted by
Left Thumb





Suresh Reddy Y

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:235581738f4ba68a2148a08a524b305b1d0850
(Details from UIDAI : Y Sureshreddy Yellareddy, 1972, xxxxxxxx1291)



Execution admitted by
Left Thumb





Y. Manjunathareddy

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:054373e65551ecfaea43fe86683d0ddab0c4e7
(Details from UIDAI : Manjunathreddy Ellareddy S/O: Ellareddy, 10-05-1980, xxxxxxxx4448)



Claim admitted by
Left Thumb





MR. NISHANT RANKA MANAGING PARTNER REPRESENTED BY HIS SPA HOLDER RAJENDRA S.V., 50
No.96/1, 1st Cross, 1st Main, Avalahalli Layout BANGALORE, Karnataka, India, 560030.

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:338136207071f8dd63e4c5aaf8366a89f759264
(Details from UIDAI : Rajendra S V S/O: Virupakshappa, 1968, xxxxxxxx3635)



2nd day of March 2024

SHAKILABEGUM A
Sub Registrar
Hozur

Registered as Number **R/Hozur/Book-1/4350/2024**.

Date: 02/03/2024
Hozur

SHAKILABEGUM A
Sub Registrar

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Registering Officer

தமிழ்நாடு அரசு

வருவாய்த் துறை

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

மாவட்டம் : இருஷ்ணகிரி வட்டம் : ஒசூர்

வருவாய் இராமம் : சேவகானபள்ளி பட்டா எண் : 1867

உரிமையாளர்கள் பெயர்

1. எல்லாரெட்டி மகன் சுரேஷ்ரெட்டி

2. எல்லாரெட்டி மகன் மஞ்சுநாத ரெட்டி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
152	9B	0 - 1.50	0.10	--	--	--	--	2023/0103/31/302777--1286-1418 -- 12-12-2023
158	1A4	0 - 18.00	0.89	--	--	--	--	2023/0103/31/302776---- 07-12-2023
158	1A5	0 - 48.00	2.37	--	--	--	--	2023/0103/31/302776---- 07-12-2023
158	1A6	0 - 0.50	0.06	--	--	--	--	2023/0103/31/302776---- 07-12-2023
158	1B2	0 - 18.00	0.89	--	--	--	--	2023/0103/31/302776---- 07-12-2023
158	1B3	0 - 1.50	0.07	--	--	--	--	2023/0103/31/302777---- 12-12-2023
158	1B4	0 - 11.00	0.54	--	--	--	--	2023/0103/31/302776---- 07-12-2023
158	1C3	0 - 10.00	0.49	--	--	--	--	2023/0103/31/302776---- 07-12-2023
158	1C4	0 - 15.50	0.77	--	--	--	--	2023/0103/31/302776---- 07-12-2023
158	1C5	0 - 1.00	0.06	--	--	--	--	2023/0103/31/302776---- 07-12-2023
158	1C6	0 - 4.00	0.20	--	--	--	--	2023/0103/31/302776---- 07-12-2023
158	1C9A	0 - 10.00	0.50	--	--	--	--	2023/0103/31/302776--8-1417 -- 07-12-2023
16	4	0 - 32.00	1.58	--	--	--	--	2023/0103/31/302776---- 07-12-2023
166	2A	0 - 33.00	1.63	--	--	--	--	2023/0103/31/302777---- 12-12-2023
166	2B	0 - 13.50	0.67	--	--	--	--	2023/0103/31/302776---- 07-12-2023
167	1E	0 - 2.00	0.10	--	--	--	--	2023/0103/31/302776---- 07-12-2023

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Registering Officer

Suresh Reddy
Y. Manjunatha reddy.

167	2C	0 - 14.50	0.72	--	--	--	--	2023/0103/31/302776- -- -- 07-12-2023
168	2A2	0 - 53.00	2.62	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
168	2B2	0 - 24.50	1.22	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
169	2B	0 - 3.00	0.16	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
169	3B	0 - 1.00	0.06	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
174	2B	0 - 26.00	1.29	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
175	2	0 - 56.50	2.80	--	--	--	--	2023/0103/31/302776- -- -- 07-12-2023
175	3B	0 - 40.00	1.99	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
175	4B	0 - 10.00	0.49	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
176	1A1	0 - 17.00	0.84	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
176	1B1	0 - 4.00	0.20	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
176	2A1	0 - 13.00	0.64	--	--	--	--	2023/0103/31/302776- -371/1416 -- 07-12- 2023
176	2A2A	0 - 1.00	0.06	--	--	--	--	2023/0103/31/302776- -16-1417 -- 07-12- 2023
184	1A	1 - 64.00	5.54	--	--	--	--	2023/0103/31/302776- -- -- 07-12-2023
67	1A2	0 - 2.50	0.12	--	--	--	--	2023/0103/31/302776- -847/1422 -- 07-12- 2023
71	1C	0 - 19.50	0.95	--	--	--	--	2023/0103/31/302776- -- -- 07-12-2023
82	10B2	0 - 4.50	0.22	--	--	--	--	2023/0103/31/302776- -- -- 07-12-2023
82	1C2	0 - 1.34	0.10	--	--	--	--	2023/0103/31/302776- -930/1423 -- 07-12- 2023
82	1D	0 - 3.50	0.17	--	--	--	--	2023/0103/31/302776- -- -- 07-12-2023
83	2O	0 - 1.50	0.08	--	--	--	--	2023/0103/31/302776- -- -- 07-12-2023
83	4B	0 - 1.00	0.11	--	--	--	--	2023/0103/31/302777- -- -- 12-12-2023

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Registering Officer

Suresh Reddy
Y. Manjunatha reddy.

83	6B1B	0 - 2.00	0.10	--	--	--	--	2023/0103/31/302776--8-1417 -- 07-12-2023
83	8B1	0 - 1.00	0.06	--	--	--	--	2023/0103/31/302777---- 12-12-2023
83	8B2	0 - 1.00	0.06	--	--	--	--	2023/0103/31/302777---- 12-12-2023
83	8B3	0 - 2.50	0.12	--	--	--	--	2023/0103/31/302776---- 07-12-2023
83	8B4	0 - 1.00	0.06	--	--	--	--	2023/0103/31/302777---- 12-12-2023
102	11	--	--	0 - 6.00	0.68	--	--	2023/0103/31/302776---- 07-12-2023
102	2B1	--	--	0 - 1.50	0.16	--	--	2023/0103/31/302777---- 12-12-2023
102	2B3	--	--	0 - 1.50	0.16	--	--	2023/0103/31/302777---- 12-12-2023
102	3	--	--	0 - 6.50	0.72	--	--	2023/0103/31/302776---- 07-12-2023
102	4B	--	--	0 - 6.50	0.72	--	--	2023/0103/31/302776---- 07-12-2023
102	5B	--	--	0 - 3.50	0.40	--	--	2023/0103/31/302776---- 07-12-2023
104	1B	--	--	0 - 16.00	2.11	--	--	2023/0103/31/302776---- 07-12-2023
		6 - 88.34	31.70	0 - 41.50	4.95			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **31/09/001/01867/50162** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 19-01-2024 அன்று 12:08:28 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Suresh Reddy
Y. Mayunatha reddy.

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Registering Officer





sureshReddy.
Y. Manjunathreddy

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Registering Officer

ಭಾರತ ಸರ್ಕಾರ
Government of India



ರಾಜೇಂದ್ರ ಎಸ್ ವಿ
Rajendra S V
ಹುಟ್ಟಿದ ದಿನಾಂಕ / Year of Birth : 1968
ಪುರುಷ / Male

8683 5239 3635

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ:
S/O: ವಿರುಪಾಕ್ಷಪ್ಪ, #96/1, 1ನೇ ಮೈನ್, 1ನೇ ಕ್ರಾಸ್, ಅವಲಹಳ್ಳಿ ಬಡಾವಣೆ, ಬಾಪೂಜಿನಗರ, ಬೆಂಗಳೂರು ದಕ್ಷಿಣ, ಬೆಂಗಳೂರು, ಗವರ್ನ್‌ಮೆಂಟ್ ಎಲೆಕ್ಟ್ರಿಕ್ ಫ್ಯಾಕ್ಟರಿ, ಕರ್ನಾಟಕ, 560026

Address:
S/O: Virupakshappa, #96/1, 1st Main, 1st Cross, Avalahalli Layout, Bapujinagara, Bangalore South, Bangalore, Governmemnt Electric Factory, Karnataka, 560026

8683 5239 3635

ಭಾರತ ಸರ್ಕಾರ
Government of India



ನಿಶಾಂತ್ ರಂಕ
Nishant Ranka
ಜನ್ಮ ದಿನಾಂಕ / DOB : 18/12/1979
ಪುರುಷ / Male

4159 0535 2796

ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ವಿಳಾಸ: C/O ದಿನೇಶ ರಂಕ, ಫ್ಲ್ಯಾಟ್ ನಂ 1503, ಎಂಬೆಸ್ಸಿ ಹೆಬ್ಬಾಯು, ನಂ 59, ಪ್ಯಾಲೇಸ್ ರೋಡ್, ಬೆಂಗಳೂರು ನಾರ್ತ್, ಬೆಂಗಳೂರು, ಜಿ ಪಿ ಓ, ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ, 560001
Address: C/O Dinesh Ranka, Flat No 1503, Embassy Habitat, No 59, Palace Road, Bangalore North, Bangalore G P O, Bengaluru, Karnataka, 560001

4159 0535 2796

For DRA REALTY PRIVATE LIMITED

Director / Authorised Signatory

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Registering Officer



N GOPI REDDY

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Registering Officer

DECLERATION

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி DECLERATION (நீர்பேராணை எண்22163/2018ல் வழங்கப்பட்ட தீர்ப்புரையைகாண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம், மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்ட பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப் பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக் கொடுப்பவர்களின் கையொப்பம்

For SIVAGANGAPALLI LAND PARTNERS

Authorized Signatory

Suresh Reddy

Y. Manjunatha Reddy

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Registering Officer

TP/16525 4483/2023.

22229/2023

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

தமிழ்நாடு தமிலநாடு TAMILNADU Rs1000/-

Dt: 27.11.2023

Y.Suresh Reddy - Sevaganapalli

BE 147158

S.M.SUNDAR
STAMP VENDOR, HOSUR
L.No:2/2008/ KGI-TN.

PARTITION DEED

This deed of Partition is made and entered at Hosur on this 28th day of November 2023, between :-

(1) **Mr.N.YELLA REDDY,** Son of Late Narayana Reddy, Aged about 78 Years, Aadhaar No.724856110359, Mobile Phone Number 7598378178,

(2) **Mrs.LAKSHMAMMA,** Wife of Mr.N.Yella Reddy, Aged about 73 Years, Aadhaar No.539400001722,

Nos.1 and 2 residing at No.1/134, Sevaganapalli Village, Sevaganapalli Post, Hosur Taluk, Krishnagiri District, Tamil Nadu, Herein after called the **Parties of the FIRST PART.**

(3) **Mr.Y.SURESH REDDY,** Son of Mr.N.Yella Reddy, Aged about 51 Years, Aadhaar No.789811031291, Mobile Phone Number 9242238936,

(4) **Mr.Y.MANJUNATH REDDY,** Son of Mr.N.Yella Reddy, Aged about 43 Years, Aadhaar No.429435334448, Mobile Phone Number 7598317883,

Nos.3 and 4 are residing at Sevaganapalli Village and Post, Hosur Taluk, Krishnagiri District, Tamil Nadu, Herein after called the **Parties of the SECOND PART.**

LTM of N.Yella Reddy.

Suresh Reddy.Y

Y.Manjunathareddy

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Y. మంజునాథరెడ్డి

Registering officer

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

Verified RealEstate
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OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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