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3/350/2 Mettukuppam,
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Chennai, India

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+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™





1316
28.2.97

Mr. A Jagannathan.

00DD 344849

M. V. SANTHANAM,
Stamp Vendor
5, Arundale Street,
Mylapore, Madras 600 004.
Licence: C4/2045/32

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at CHENNAI on this the 5th day of MARCH, 1997, BY:

(1) Mr. C.ANANDAKUMAR, son of Late Chengalvarayan, Hindu, aged about 38 years,

(2) Mrs. D.VIJAYALAKSHMI W/o of Late Dharmalingam Hindu, aged about 35 years,

(3) Mr. C.KARUNAKARAN, S/o. Late Chengalvarayan, Hindu, aged about 33 years,

Verified for
Doc.No. 2163/23 21/04/23
Dated : 13/4/23
Sub Registrar
Anna Nagar
17/04/23

TAMIL

4000
20
30
4050

471/97 with 1 copy

Dominion

42 Acres

Presented in the Office of the Sub-Registrar
Annanagar and fee of Rs. 4050/- Paid between the
hours of 4.55 PM on the 5th March 1997

DOCUMENT NO. 471 OF 1997
CONTAINS 10 SHEETS
1 SHEET.

SUB-REGISTRAR

EXECUTION ADMITTED BY

(1) LEFT THUMB
S/o. Chengalvarayan
325. P.H. Road Aminjikari Chennai-29

(2) LEFT THUMB
w/o. Late Dharmalingam
— do —

(3) LEFT THUMB
S/o. Chengalvarayan
— do —

(4) LEFT THUMB
Sh. Chengalvarayan
— do —

(5) LEFT THUMB
TAMIL Sh Chengalvarayan
— do —

IDENTIFIED BY

K. KARUNANIDHI S/o. K. KUMARASWAMY.
No. 295. P.H. ROAD. AMINJIKARAI MADRAS. 29.

&

M. GUNASEKARAN S/o MUTHUNICKAR NO 10, JAYALA
KMIPURAM 4th STEET NUNGAMBAKKAM MADRAS-34

5th March 1997 SUB REGISTRAR

SUB-REGISTRAR
In the Cadre of





14334
5.3.97

A. Jagannathan

00DD 344861

M. V. Kalyanaraman
STAMP VENDOR
46, Tachi Arunachala Mudali
MYLAPORE, MADRAS-600 00
L. No: B1 / 1658 / 86

(4) Mr. C.JAISHANKAR, S/o Late Chengalvarayan Hindu, aged about 31 years,

(5) Mr. C.TAMILCHELVAN S/o Late Chengalvarayan, Hindu, aged about 28 years,

all residing at 325, Poonamallee High Road, Aminjikarai, Chennai-600 029,

hereinafter called the 'VENDORS'

TO AND IN FAVOUR OF

Mr. A.JAGANNATHAN, son of S.L.Anandan, Hindu, aged 23 years, residing at 76, Kanniah Street, Aminjikarai, Chennai-600 029,

hereinafter called the PURCHASER', the terms

அதை குறிக்கும்

வி இரண்டாவது

TAMIL

1000Rs.



M. V. KALYANARAMAN
STAMP VENDOR
16, Tachi Arunachala Mudali
MYLAPORE, MADRAS-600 004
Lic. No. B1/1658/86

14335
5.397

- 3 -

Vendors and Purchaser wherever occurs shall mean and include their respective heirs, executors, administrators, legal representatives and assigns Witnesseth:-

WHEREAS originally the A schedule mentioned property along with larger extent of land comprised in O.S.No. 70/1 present T.S. No. 2/8, Block No.23, Aminjikarai Village admeasuring a total extent of 7686 sq.ft. or thereabouts was owned by Palani Rajagopal Mudaliar

அ தாத்தனார்
பழனியப்பன்
சு. ராஜகோபால்
முதலியார்

TAMIL

1000 Rs.



14336
5.397

A Jagannathan

M. V. KALYANARAMAN
STAMP VENDOR
16, Tachi Arunachala Mudali
MYLAPORE, MADRAS-600 00
L. No. B1-1658/86

i.e. great grand father of the Vendor, having purchased the same by way of Sale Deed dt. 4-3-1936 332 of 1936, at the SRO, Sembium.

AND WHEREAS the said Palani Rajagopal Mudaliar by his last will and Testament dated 1-2-1960 bequeathed the 'A' Schedule property along with adjacent portion to his son Chinnakkannu Mudaliar and his another son Chengalvaraya Mudaliar with life interest and after their life time the

அவர்களது
குழந்தைகளுக்கு
சொந்தமானது

TAMIL

schedule property was bequeathed in favour of the children of Mr.Chengalvarayan with equal rights.

AND WHEREAS at the time of the execution of the said Will the first Vendor was only the born child to Mr.Chengalvarayan and subsequently Vendors 2 to 5 were born to Mr.Chengalvarayan.

AND WHEREAS the said Palani Rajagopal Mudaliar died on 21.3.1960 and after his death the said Will was probated in O.P.No.93/1980 on the file of the High Court of Judicature at Madras. Mr.Chinnakkannu Mudaliar i.e. the grand father of the Vendors died on 5.8.1980 and Chengalvaraya Mudaliar, i.e. father of the Vendors also died on 23.9.1974. Smt. Raniammal wife of Chengalvaraya Mudaliar also died on 8.2.1992.

AND WHEREAS as per the provisions of the Will of Palani Rajagopal Mudaliar the Vendors 1 to 5 are the absolute owners of the A schedule property in which the Purchaser's family is a tenant for the past 30 years.

AND WHEREAS the Vendors herein offered to sell a portion of the A schedule property in the North Eastern corner which is more fully described in the B Schedule hereunder of an area of 1200 sq.ft.

coloured as RED in the annexed Plan for a sale consideration of Rs.4,00,000/- (RUpees Four lakhs only) and the Purchaser herein agreed to purchase the same without any encumbrances or whatsoever.

WHEREAS the Vendors herein have no legal impediment to sell the property to the Purchaser herein.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH as follows:

- that in pursuance of the aforesaid agreement and in consideration of the payment of Rs.4,00,000/- (Rupees Four lakhs only) already paid by the Purchaser to the Vendors, the receipt of which sum, the Vendors do hereby admit and acknowledge and acquit the Purchaser from further payment of the said sum, the Vendors do hereby SELL, GRANT, CONVEY, TRANSFER AND ASSIGN unto the purchaser absolutely by way of sale the B schedule property and as referred to in the plan annexed hereto and marked RED colour therein, together with all commons, ditches, ways, water courses, liberties, privileges, easements, appurtenances and advantages whatsoever to the property hereby conveyed or in anywise appurtaining or be appurtenant thereto and all the estate, right, title, interest, claim or demand whatsoever of the Vendors unto the Purchaser

absolutely to have and to hold by the Purchaser for ever free from all encumbrances.

The Vendors further covenant that they alone are entitled to sell, grant, convey and assign the B Schedule property hereby conveyed unto and to the use of the Purchaser herein and no one else have any right, title, claim, interest or demand in the B schedule property.

The Vendors further covenant that the B Schedule conveyed hereunder is free from all encumbrances, charges, litigation, court proceedings, maintenance, lispendens, claims etc. and that they have not charged, mortgaged or otherwise encumbered the said property in any manner or subjected it to any claim or demand.

The Vendors further covenant that they and/or any person/s claiming through them or in trust for them or their predecessors-in-title will and shall at all times hereafter at the cost and request of the purchaser herein do all such acts, deeds and things that may be necessary and reasonably required for further assuring the title and peaceful possession of the B schedule property hereby conveyed to the use of the purchaser.

The Vendors hereby agree to indemnify the purchaser against any damages, loss, liability or expenses which the purchaser may suffer or incur by reason of any defect in title or by reason of encumbrances.

The Vendors further covenant and assure that all the rates, taxes and public charges as demanded upto this date have been paid by them in respect of the A schedule property hereby conveyed and the purchaser herein shall be liable to pay the said charges hereafter payable in respect of the B Schedule property hereby conveyed unto the Purchaser.

The Vendors have this day delivered all the requisite title deeds of the B schedule property to the Purchaser herein and also the vacant possession.

SCHEDULE OF PROPERTY

A SCHEDULE

Land bearing Door No.336 at Poonamallee High Road, Aminjikarai, Chennai - 600 029 comprised in O.S.No. 70/1 part then, now T.S.No.2/8, Block No.23, Aminjikarai Village, Egmore Nungambakkam Taluk admeasuring a total extent of 7686 sq.ft. bounded on the

NORTH BY : T.S.No.2/1

EAST BY : T.S.No.2/5 and 2/1

WEST BY : Plot No.31

SOUTH BY : T.S.No. 3 & 4

and situated within the Registration District of North Madras and Sub Registration District of Sembium.

B SCHEDULE

(Hereby conveyed)

1000

P1

Vacant land bearing Door No.336 part at Poonamallee High Road, Aminjikarai, Chennai - 600 029 comprised in O.S.No.70/1 part then, now T.S.No.2/8 part, Block No.23, Aminjikarai Village, Egmore Nungambakkam Taluk, admeasuring an extent of 1200 sq.ft. and bounded on the

NORTH BY : R.S.No.2/1 & passage

EAST BY : R.S.No.2/5 & 2/1

WEST BY : Block No.31

SOUTH BY : R.S.No. 3 & 4

Measuring on the

NORTH : 20 Feet

EAST : 60 Feet

WEST : 60 Feet

SOUTH : 20 Feet

and coloured RED in the annexed Plan.

1200 Sq.ft x 1000 = 1,200,000 Rs.75/- Rs.12,85,750/-

TAMIL

and situated within the Registration District of North Madras and Sub Registration District of ~~Egmore~~ ANNA Nagar.

MARKET VALUE OF THE B SCHEDULE : Rs. 4,00,000/-

IN WITNESS WHEREOF the abovenamed Vendors have hereunto set and subscribed their respective hands on the day, month and year first a bove written.

WITNESSES:

1. V.M. Syed Ahamed
No. 36, North Sheaf Sriram Nagar Alwarpet M. 18

2. K. KARUNANIDHI
No. RAI. P.H. ROAD
AMINJIKARAI
MADRAS-29.

1.

2.

3.

4.

5.

DRAFTED BY

S. Ambalavanan
Advocate
No. 4, Balaji Avenue
Luz Mylapore
Chennai-4

TAMIL



8671
10.12.98

S. L. Anandan
Chennai

00DD 357042

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai 600 004
Licence: C.L.2000/32
Ph: No: 4981668

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai on this the 11th day of DECEMBER 1998

BY

(1) Mr. C.ANANDAKUMAR, son of late Chengalvarayan, Hindu, aged about 39 years,

(2) Mrs.VIJAYALAKSHMI, wife of late Dharmalingam, Hindu, aged about 36 years,

(3) Mr. C.KARUNAKARAN, son of late Chengalvarayan, Hindu, aged about 34 years,

(4) Mr. C.JAISHANKAR, son of late Chengalvarayan, Hindu, aged about 32 years,

(5) Mr. C.TAMILCHELVAN, son of late Chengalvarayan, Hindu, aged about 29 years, all residing at 325, Poonamallee High

TAMIL

Verified for
Doc.No. 2163/23/2164/23
Dated : 13/4/23
Sub Registrar
Anna Nagar
13/4/2023

47AU & அனைவரும்

P. 728
11.12.98

827/2001

Annimma

P93 - Docno & year
PE Seal 2001

827

Presented in the Office of the Sub-Registrar
Annanagar and fee of Rs. 420/- Paid between the
hours of 4-5 on the 11th December 1998

DOCUMENT NO. 827 of Leaf
CONTAINS 13 SHEETS
1 SHEET

Thumb impression

Regd: 27179

EXECUTION ADMITTED BY

THUMB — S/o Shrgavamaya
325. P. H. Road Chen. 29

THUMB — W/o. Dharmalingam
— do —

THUMB — S/o Chengalvarayan.
— do —

THUMB — S/o. Chengalvarayan
— do —

THUMB

TAMIL — S/o Chengalvarayan.
— do —

IDENTIFIED BY

T. ஜெயராம் — Mo. Jaishankar 93; Chavady St. Chennai 43

R.B.I. — H. S/o. K. KUMARA SWAMY. No. 295. P.H. ROAD ANNAYIKARAI. CHENNI. 29.

K. KARUNANIDHI.

11th December 1998

SUB REGISTRAR

Seal of SUB REGISTRAR



8672
10.12.98

S. L. Anandan
Chennai

00CC 375942

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004.
Licence: C1/234/92
Ph: No: 4981[illegible]

Road, Aminjikarai, Chennai 600 029, hereinafter called the "VENDORS";

TO AND IN FAVOUR OF

Mr. S.L.ANANDAN, son of Loganathan, aged 51 years, residing at No.76, Kanniah Street, Aminjikarai, Chennai 600 029, hereinafter called the "PURCHASER";

The terms VENDORS and PURCHASER wherever occurs shall mean and include their respective heirs, executors, administrators, legal representatives and assigns WITNESSETH:

WHEREAS originally the "A" Schedule mentioned property along with an larger extent of land comprised in O.S.No.70/1, Present T.S.No.2/8, Block No.23, Aminjikarai

அனைத்திலும்
வழியவகுத்தி
சுகாதாரத்துறை
ஒழுங்குகள்

TAMIL

1000Rs.



S. L. Anandan
Chennai

8748
10.12.98

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

Village, admeasuring a total extent of 7696 square feet or thereabouts was owned by Palani Rajagopal Mudaliar i.e., Great Grand Father of the VENDORS 1 to 5 having purchased the same by Sale Deed dated 4.3.1976 registered as document No. 332 of 1936 at SRO Sembiam.

AND WHEREAS the said Palani Rajagopal Mudaliar by his Last Will and Testament dated 1.2.1960 bequeathed the "A" schedule mentioned property along with the adjacent portion to his son Chinnakannu Mudaliar and his son Chengalvaraya Mudaliar with life interest and after their life time the schedule property was bequeathed in favour of the children of Mr.Chengalvaraya Mudaliar with equal rights.

AND WHEREAS at the time of the execution of the said WILL the First Vendor was only the born child to

TAMil

1000Rs.



8749
10.12.98
S. L. Anandan
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

10 DEC 1998

Mr.Chengalvarayan and subsequently the Vendors 2 to 5 were born to Mr.Chengalvarayan.

AND WHEREAS the said Palani Rajagopal Mudaliar died on 21.3.60 and after his death the said WILL was probated in O.P.No.93/80 by the High Court of Judicature at Madras. Mr.Chinnakannu Mudaliar i.e., the Grand father of the VENDORS died on 05.08.1980 and Chengalvaraya Mudaliar i.e., the Father of the VENDORS also died on 23.9.1974. Smt. Raniammal, wife of Chengalvaraya Mudaliar also died on 8.2.1992.

AND WHEREAS as per the provisions of the WILL of Palani Rajagopala Mudaliar the VENDORS 1 to 5 are the absolute owners of the "A" schedule property in which the purchaser is a tenant for the past 30 years.

TAMIL

1000Rs.



10 DEC 1998

8750 S. L. Anandam
10.12.98 Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

AND WHEREAS the VENDORS herein offered to sell a portion of the "A" Schedule Property which is morefully described in the "B" Schedule hereunder of an area of 1220 square feet coloured as RED in the annexed plan for a sale consideration of Rs.4,15,000/- (Rupees Four Lakhs and fifteen thousand only) and the PURCHASER herein agreed to purchase the same without any encumbrances or whatsoever.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuancce of the aforesaid agreement and in consideration of the payment of a sum of Rs.4,15,000/- (Rupees Four Lakhs and fifteen thousand only) already paid by the PURCHASER to the VENDORS the receipt of which the VENDORS do hereby admit and acknowledge and acquit the PURCHASER from further payment of the said sum, the VENDORS

TAMIL

55

1000Rs.



10 DEC 1998

8751
10.12.98

S. L. Anandan
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

do hereby Sell, Convey, Grant, Transfer and Assign unto the PURCHASER absolutely by way of Sale the "B" schedule property, together with all commons, ditches, ways, water-courses, liberties, privileges, easements, appurtenances and advantages whatsoever to the "B" Schedule property hereby conveyed or in anywise appertaining or be appurtenant thereto and all the estate, right, title, interest, claim or demand whatsoever of the VENDORS unto the PURCHASER absolutely to have and to hold by the PURCHASER forever free from all encumbrances.

THE VENDORS further covenant that they alone are entitled to Sell, Grant, Convey and Assign the "B" Schedule property hereby conveyed unto and to the use of the PURCHASER herein and no one else have any right, title, claim, interest or demand in the "B" Schedule property.

TAMIL

1000 Rs.



10 DEC 1998

8752
10.12.98

S. L. Amandan
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Balfah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

THE VENDORS further covenant that the "B" Schedule property conveyed hereunder is free from all encumbrance, charges, litigation, court proceedings, maintenance, lispendens, claims, etc., and that they have not charged, mortgaged or otherwise encumbered the said property in any manner or subjected it to any claim or demand.

THE VENDORS further covenant that they and/or any person/s claiming through them or in trust for them or their predecessors-in-title will and shall at all times hereafter at the cost and request of the PURCHASER herein, do all such acts, deeds and things that may be necessary and reasonably required for further assuring the title and peaceful possession of the "B" schedule property hereby conveyed to the use of the PURCHASER.

அனைத்திலும் TAMIL
பயன்படுத்தி
உங்கள்
வாழ்த்துக்கள்

VS

1000Rs.



8753
10.12.97

S.L. Anandan
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Balliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/33/97.

THE VENDORS hereby agree to indemnify the PURCHASER against any damages, loss, liability or expenses which the PURCHASER may suffer or incur by reason of any defect in title or by reason of encumbrances.

THE VENDORS further covenant and assure that all the rates, taxes and public charges as demanded upto this date have been paid by them in respect of the "A" Schedule property hereby conveyed and the PURCHASER herein shall be liable to pay the said charges hereafter payable in respect of the "B" schedule property hereby conveyed unto the PURCHASER.

THE VENDORS have this day delivered all the requisite title deeds of the "B" schedule property to the PURCHASER herein.

TAMil

1000Rs.



S.L. Anandan
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

8754
10.12.98

THE PURCHASER is already in possession of the "B" Schedule.

SCHEDULE OF PROPERTY
"A" SCHEDULE

Land and Superstructure bearing Door No.336 to 344 at Poonamallee High Road, Aminjikarai, Chennai, comprised in O.S.No.70/1 Part then now T.S.No.2/8 Block No.23, Aminjikarai Village, Egmore Nungambakkam Taluk, admeasuring a total extent of 7696 square feet bounded on the

NORTH BY : T.S.No.2/1,

EAST BY : T.S.No.2/5 and 2/1,

WEST BY : Block No.31,

SOUTH BY : T.S.No.3 and 4,

and situated within the Registration District of North Madras and Sub Registration District of ANNA NAGAR.

1000Rs.



8755
10.12.98

S. L. Anandan
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

-10-

"B" SCHEDULE
(PROPERTY HEREBY SOLD)

11.12.98
1257

Land and Shed bearing part of Door Nos.336 to 344 at Poonamallee High Road, Aminjikarai, Chennai, comprised in O.S.No.70/1, Part then now T.S.No.2/8 (Part) Block No.23, Aminjikarai Village, Egmore Nungambakkam Taluk, admeasuring an extent 1220 square feet and bounded on the

NORTH BY : Plot No.D,

EAST BY : T.S.No.2/1,

SOUTH BY : T.S.No.3 and 4,

WEST BY : Block No.31,

coloured as RED in the annexed plan and marked as Plot "E" and situated within the Registration District of North Madras and Sub Registration District of ANNA NAGAR.

Market Value of "B" Schedule is Rs.4,15,000/-

அனைத்திற்கும்
மாவட்ட பதிவாளர்
சென்னைதெற்கு
மற்றும்வடக்கு

TAMIL

Land M.V. 15,33,510/-

1000 Rs.



S. L. Anandan
Chennai

8756
10.12.98

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/37.

IN WITNESS WHEREOF THE ABOVENAMED VENDORS have hereunto set and subscribed their respective hands on the day, month and year first above written.

1.
2.
3.
4.
5.

VENDORS

WITNESSES:

1.

2.

DRAFTED BY:

S. AMBALAVANAN
M.A., B.L., P.G. Dip. in IR & PM
ADVOCATE
No. 4, Baliah Avenue, Luz,
Mylapore, Chennai-600 004.
Ph: 4991468, 4994316

ANNEXURE I-A

1. Description of Building	Please denote by a tick mark relevant item involved in the following	
a. Construction of structure	~~Cement or lime mortor.~~ ~~Partly cement or lime~~ and ~~Part~~ly Mud mortor.	
b. Depth of foundation	3 to 4 feet	above 4 feet
c. Thickness of walls in G.F.	~~9 inch~~ NO	1' 1-1\2'
d. Whether teakwood used throughout	~~Yes~~	~~No.~~
e. Flooring	~~Mosaic~~	MGP Ordinary ~~plastered~~
2. Age of the Building	75 Years	
3. Extent of site.	— 1220 Sq'	
4. Value of Site Rs.	4,06,666/66 paise	

BUILT UP AREA (Each type of the conts. involved in each Floor)

	Ground floor	First floor	Second floor	Third floor
a) Floor				
b) Madras Terrace				
c) RCC roof				
d) Mangalore tile roof over flat tiles.				
e) Mangalore tile roof over ceiling tiles.				
f) Mangalore tile roof plain				
g) Pantile roof				
h) Pantile roof over flat tiles				
i) ACC Cement roof.	200 Sq'			

5. Area of separate garage if any nil
6. a) Length of compound wall nil
   b) Length of barbed wire or chain link fence. nil
7. Well with diameter and depth nil
8. Is there a separate latrine or septic tank nil
9. Electrical Installations (a) No. of points — (b) NO. of Fans — (c) No. of motor pumpset.
10. Annual Rental Value Rs. NO
11. Executant's Estimate of the market value of the Building including Land. Rs. 4,15,000/-

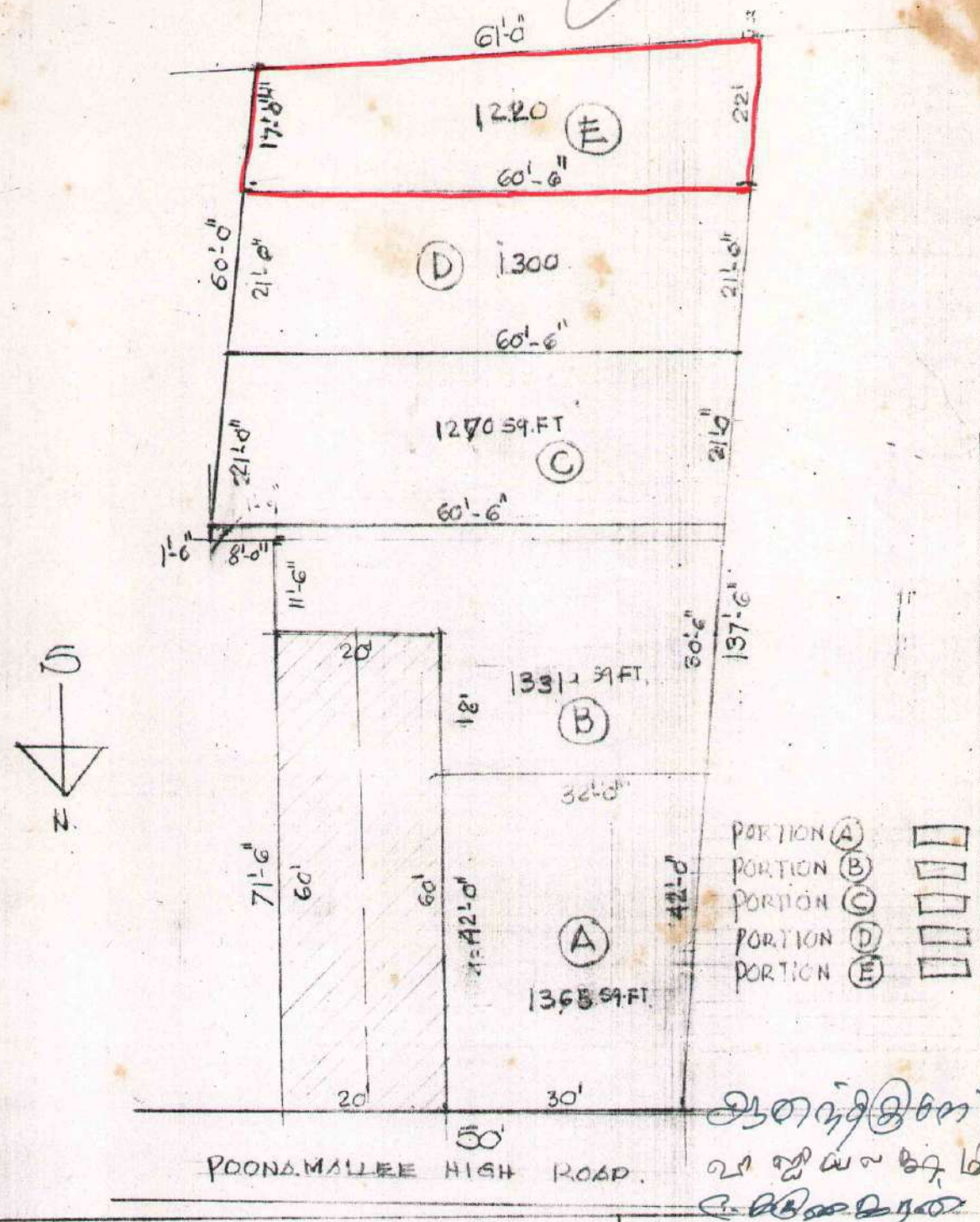
SIGNATURE OF EXECUTANTS

அனுபவம்

ஜனிலவ நத்தி

ச. தினகரன்

எழுதுகிறார்



PLAN SHOWING THE SUB-DIVISIONS IN T.S.NO 3/8
DOOR NO 336 To 344 AT POONAMALLEE HIGH ROAD
AMINJIKARAI MADRAS 600029 BLOCK NO 23
SCALE 1"=16'

TAMIL

57200 17/02



8673/10.12.98 Mrs. Sundari Chennai

00DD 357036

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004.
Licence: CH/2045/92
Ph: No: 4981858

57200

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai on this the 11th day of DECEMBER 1998

BY

(1) Mr. C.ANANDAKUMAR, son of late Chengalvarayan, Hindu, aged about 39 years,

(2) Mrs.VIJAYALAKSHMI, wife of late Dharmalingam, Hindu, aged about 36 years,

(3) Mr. C.KARUNAKARAN, son of late Chengalvarayan, Hindu, aged about 34 years,

(4) Mr. C.JAISHANKAR, son of late Chengalvarayan, Hindu, aged about 32 years,

(5) Mr. C.TAMILCHELVAN, son of late Chengalvarayan, Hindu, aged about 29 years, all residing at 325, Poonamallee High

அனைத்து இடங்கள்
TAMIL
ஸ்ரீமதி விஜயலக்ஷ்மி
சி. கருணாகரன்
சி. ஜெயசங்கர்

Verified for Doc.No. 2163/23/2164/23
Dated: 13/4/23
Sub Registrar Anna Nagar

828/2001

Presented in the Office of the Sub-Registrar
Annanagar and fee of Rs. 445 Paid between the
hours of 4-5 on the 11th December 1998

EXECUTION ADMITTED BY

THUMB — S/o Chengalvaraya
325, Poonamalle High Road,
Chennai 29.

THUMB — W/o Dharmalingam

THUMB — S/o Chengalvarayan

THUMB — S/o. Chengalvarayan.

THUMB — S/o Chengalvarayan

IDENTIFIED BY

W/o CJAISHANKAR. NO. Chavady. St. 95.
Pallavaram. Chennai-43.

S/o K. KUNDRASWAMY. NO. 295. P. ROAD. AMBATTUR.
MENNAI RD.

K. KARUNANIDHI.

11th December 1998

REGISTRAR
Grade I Cadre of
REGISTRAR



01AA 176663

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

Mrs. Sundari
Chennai

8757
10.12.98

Road, Aminjikarai, Chennai 600 029, hereinafter called the "VENDORS";

TO AND IN FAVOUR OF

Mrs. SUNDARI, wife of S.L.Anandan, aged 42 years, residing at No.76, Kanniah Street, Aminjikarai, Chennai 600 029, hereinafter called the "PURCHASER";

The terms VENDORS and PURCHASER wherever occurs shall mean and include their respective heirs, executors, administrators, legal representatives and assigns

WITNESSETH:

WHEREAS originally the "A" Schedule mentioned property along with an larger extent of land comprised in O.S.No.70/1, Present T.S.No.2/8, Block No.23, Aminjikarai

TAMIL

5000Rs.





Mrs Sundari
Chennai

8674
10.1298

M. V. SANTHANAM
Stamp Vendor
5, Arambala Street
Mylapore, Chennai-600 004
Licence: C1/1207/32
Ph. No: 4991668

Village, admeasuring a total extent of 7696 square feet or thereabouts was owned by Palani Rajagopal Mudaliar i.e., Great Grand Father of the VENDORS 1 to 5 having purchased the same by Sale Deed dated 4.3.1976 registered as document No. 332 of 1936 at SRO Sembiam.

AND WHEREAS the said Palani Rajagopal Mudaliar by his Last Will and Testament dated 1.2.1960 bequeathed the "A" schedule mentioned property along with the adjacent portion to his son Chinnakannu Mudaliar and his son Chengalvaraya Mudaliar with life interest and after their life time the schedule property was bequeathed in favour of the children of Mr.Chengalvaraya Mudaliar with equal rights.

AND WHEREAS at the time of the execution of the said WILL the First Vendor was only the born child to

TAMIL

5000Rs.



8675/98
10.12.98

Mrs. Sundari
Chennai

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004
Licence: C1/2345/32
Ph: No: 49816..

Mr.Chengalvarayan and subsequently the Vendors 2 to 5 were born to Mr.Chengalvarayan.

AND WHEREAS the said Palani Rajagopal Mudaliar died on 21.3.60 and after his death the said WILL was probated in O.P.No.93/80 by the High Court of Judicature at Madras. Mr.Chinnakannu Mudaliar i.e., the Grand father of the VENDORS died on 05.08.1980 and Chengalvaraya Mudaliar i.e., the Father of the VENDORS also died on 23.9.1974. Smt. Raniammal, wife of Chengalvaraya Mudaliar also died on 8.2.1992.

AND WHEREAS as per the provisions of the WILL of Palani Rajagopala Mudaliar the VENDORS 1 to 5 are the absolute owners of the "A" schedule property in which the purchaser is a tenant for the past 30 years.

TAMIL

5000Rs.



8676/1298

Mrs. Sundari
Chennai

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004.
Licence: C4/2345/32
Ph: No: 4981868

AND WHEREAS the VENDORS herein offered to sell a portion of the "A" Schedule Property which is morefully described in the "B" Schedule hereunder of an area of 1300 square feet coloured as RED in the annexed plan for a sale consideration of Rs.4,40,000/- (Rupees Four Lakhs and forty thousand only) and the PURCHASER herein agreed to purchase the same without any encumbrances or whatsoever.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:
That in pursuancce of the aforesaid agreement and in consideration of the payment of a sum of Rs.4,40,000/- (Rupees Four Lakhs and forty thousand only) already paid by the PURCHASER to the VENDORS the receipt of which the VENDORS do hereby admit and acknowledge and acquit the PURCHASER from further payment of the said sum, the VENDORS

TAMIL

VS 5000Rs.



8758
10.12.98

Mrs. Sundari
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

do hereby Sell, Convey, Grant, Transfer and Assign unto the PURCHASER absolutely by way of Sale the "B" schedule property, together with all commons, ditches, ways, water-courses, liberties, privileges, easements, appurtenances and advantages whatsoever to the "B" Schedule property hereby conveyed or in anywise appertaining or be appurtenant thereto and all the estate, right, title, interest, claim or demand whatsoever of the VENDORS unto the PURCHASER absolutely to have and to hold by the PURCHASER forever free from all encumbrances.

THE VENDORS further covenant that they alone are entitled to Sell, Grant, Convey and Assign the "B" Schedule property hereby conveyed unto and to the use of the PURCHASER herein and no one else have any right, title, claim, interest or demand in the "B" Schedule property.

TAMIL

VS 1000Rs.



8759
10.12.98
Mrs. Sundari
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/37.

THE VENDORS further covenant that the "B" Schedule property conveyed hereunder is free from all encumbrance, charges, litigation, court proceedings, maintenance, lispendens, claims, etc., and that they have not charged, mortgaged or otherwise encumbered the said property in any manner or subjected it to any claim or demand.

THE VENDORS further covenant that they and/or any person/s claiming through them or in trust for them or their predecessors-in-title will and shall at all times hereafter at the cost and request of the PURCHASER herein, do all such acts, deeds and things that may be necessary and reasonably required for further assuring the title and peaceful possession of the "B" schedule property hereby conveyed to the use of the PURCHASER.

TAMIL

55

1000Rs.



Mrs. Sundari
Chennai

876
10.12.98

V. SELVANAYAGAM
Stamp Vendor
No. 4, Ballah Avenue, Lus
Mylapore, Chennai-4.
L. No. 4/A3/97.

THE VENDORS hereby agree to indemnify the PURCHASER against any damages, loss, liability or expenses which the PURCHASER may suffer or incur by reason of any defect in title or by reason of encumbrances.

THE VENDORS further covenant and assure that all the rates, taxes and public charges as demanded upto this date have been paid by them in respect of the "A" Schedule property hereby conveyed and the PURCHASER herein shall be liable to pay the said charges hereafter payable in respect of the "B" schedule property hereby conveyed unto the PURCHASER.

THE VENDORS have this day delivered all the requisite title deeds of the "B" schedule property to the PURCHASER herein.

அனைத்தும்
ஒப்படைக்கப்பட்டது.
TAMIL
(கையொப்பம்)
வழங்குபவர்கள்

100 Rs.



8677
10.12.98

Mrs. Sundari
Chennai

M. V. SANTHANAM
Stamp Vendor
6, Arundale Street
Mylapore, Chennai-600 004
Licence: CH/[illegible]/92
Ph: No: 4981668

THE PURCHASER is already in possession of the "B" Schedule.

SCHEDULE OF PROPERTY
"A" SCHEDULE

Land and Superstructure bearing Door No.336 to 344 at Poonamallee High Road, Aminjikarai, Chennai, comprised in O.S.No.70/1 Part then now T.S.No.2/8 Block no.23, Aminjikarai Village, Egmore Nungambakkam Taluk, admeasuring a total extent of 7696 square feet bounded on the

NORTH BY : T.S.No.2/1,

EAST BY : T.S.No.2/5 and 2/1,

WEST BY : Block No.31,

SOUTH BY : T.S.No.3 and 4,

and situated within the Registration District of North Madras and Sub Registration District of ANNA NAGAR.

TAMIL

50 Rs.



1997 APR

8628
10.12.98

Mrs. Sundari
Chennai

M.V. Sam
M.V. SAMBANDAM
Mylapore, Chennai-600 004.
Licence No. 3/97/32
Ph: No. 4991038

10.12.98
1257

"B" SCHEDULE
(PROPERTY HEREBY SOLD)

Land and Shed bearing part of Door Nos.336 to 344 at Poonamallee High Road, Aminjikarai, Chennai, comprised in O.S.No.70/1, Part then now T.S.No.2/8 (Part) Block No.23, Aminjikarai Village, Egmore Nungambakkam Taluk, admeasuring an extent 1300 square feet and bounded on the

NORTH BY : Plot No.C,

EAST BY : T.S.No.2/1,

SOUTH BY : Plot No.E,

WEST BY : Block No.31,

coloured as RED in the annexed plan and marked as Plot "D" and situated within the Registration District of North Madras and Sub Registration District of ANNA NAGAR.

Market Value of "B" Schedule is Rs.4~~0~~,000/-

Land
1634100/-

TAMIL

50 Rs.



1997 APR

8629
10/12/98

Mrs. Sundari
Chanmi

M. V. SANTHANAM
5, Anna Pillai Street
Mylapore, Chennai-600 004.
Licence: CA/2047/32
Ph: No: 4981858

IN WITNESS WHEREOF THE ABOVENAMED VENDORS have hereunto set and subscribed their respective hands on the day, month and year first above written.

1.
2.
3.
4.
5. TAMIL

VENDORS

WITNESSES:

1.

2.

DRAFTED BY:

S. AMBALAVANAN
M.A., B.L., P.G. Dip. in IR & PM
ADVOCATE
No. 4, Balish Avenue, Luz,
Mylapore, Chennai-600 004.
Ph: 4991468, 4994316

ANNEXURE I-A

1. Description of Building — Please denote by a tick mark relevant item involved in the following

a. Construction of structure — ~~Cement or lime mortor.~~ ~~Partly cement or lime~~ and ~~Partly~~ Mud mortor.

b. Depth of foundation — ~~3 to 4 feet~~ above ~~4 feet~~

c. Thickness of walls in G.F. — ~~9"~~ 1' ~~1-1\2'~~

d. Whether teakwood used throughout — ~~Yes~~ ~~No.~~

e. Flooring — ~~Mosaic~~ ~~Ordinary plastered~~

2. Age of the Building — 75 Years SHED ONLY

3. Extent of site. — 1300 Sq' 27-1

4. Value of Site Rs. 433.333/-

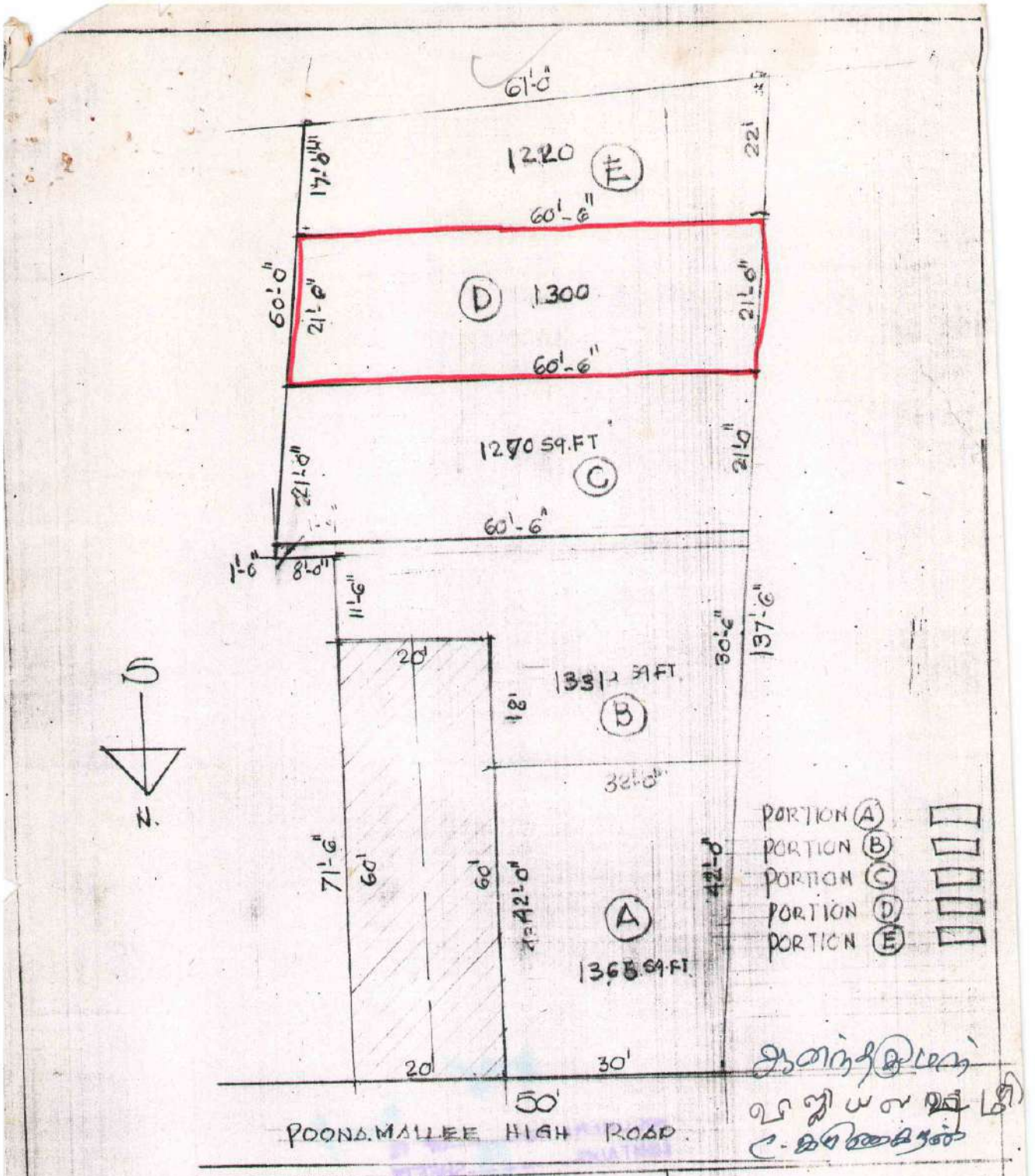
BUILT UP AREA (Each type of the conts. involved in each Floor)

	Ground floor	First floor	Second floor	Third floor
a) Floor	1257 Sq feet			
b) Madras Terrace				
c) RCC roof				
d) Mangalore tile roof over flat tiles.				
e) Mangalore tile roof over ceiling tiles.				
f) Mangalore tile roof plain				
g) Pantile roof				
h) Pantile roof over flat tiles				
i) ACC Cement roof.	200 Sq'			

5. Area of separate garage if any nil
6. a) Length of compound wall nil
   b) Length of barbed wire or chain link fence. nil
7. Well with diameter and depth nil
8. Is there a separate latrine or septic tank nil
9. Electrical Installations (a) No. of points – (b) NO. of Fans ✓
   (c) No. of motor pumpset. –
10. Annual Rental Value Rs. NO
11. Executant's Estimate of the market value of the Building including Land. Rs. 440.000/-

SIGNATURE OF EXECUTANTS

T.M



PLAN SHOWING THE SUB-DIVISIONS IN T.S. NO 3/8
DOOR NO 336 TO 344 AT POONAMALLEE HIGH ROAD
AMINJIKARAI MADRAS 600029 BLOCK NO 23
SCALE 1"=16'

TAMIL



DISTRICT TREASURY STAMP MADRAS 1998 FEB

8767
10.12.98

A. Jagannatham
Chennai

0ODD 357056

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai on this the 11th day of DECEMBER 1998

BY

(1) Mr. C.ANANDAKUMAR, son of late Chengalvarayan, Hindu, aged about 39 years,

(2) Mrs.VIJAYALAKSHMI, wife of late Dharmalingam, Hindu, aged about 36 years,

(3) Mr. C.KARUNAKARAN, son of late Chengalvarayan, Hindu, aged about 34 years,

(4) Mr. C.JAISHANKAR, son of late Chengalvarayan, Hindu, aged about 32 years,

(5) Mr. C.TAMILCHELVAN, son of late Chengalvarayan, Hindu, aged about 29 years, all residing at 325, Poonamallee High

அனைத்துலகம்
பூங்கொடி
C. கருணாகரன்
ஜெயசங்கர்

TAMIL

Verified for
Doc.No. 2163/03/2164/23
Dated : 13/4/23

Sub Registrar
Ambattur
13/04/23

R.730
11.12.98

Presented in the Office of the Sub-Registrar
Annanagar and fee of Rs. 4700/- paid between the
hours of 4-5 on the 11th December 1998

DOCUMENT NO. 829 of 2001
CONTAINS 1/3 SHEET
SHEET

SUB-REGISTRAR

EXECUTION ADMITTED BY

THUMB

THUMB

THUMB

THUMB

THUMB

IDENTIFIED BY

R. Sathi.
K. KARUNANIDHI.

11th December 1998

SUB-REGISTRAR



01AA 176688

8768
10.12.98

A. Jagannathan,
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

Road, Aminjikarai, Chennai 600 029, hereinafter called the "VENDORS";

TO AND IN FAVOUR OF

Mr. A.JEGANNATHAN, son of S.L.Anandan, aged 24 years, residing at No.76, Kanniah Street, Aminjikarai, Chennai 600 029, hereinafter called the "PURCHASER";

The terms VENDORS and PURCHASER wherever occurs shall mean and include their respective heirs, executors, administrators, legal representatives and assigns

WITNESSETH:

WHEREAS originally the "A" Schedule mentioned property along with an larger extent of land comprised in O.S.No.70/1, Present T.S.No.2/8, Block No.23, Aminjikarai

தமிழ் · TAMIL



01AA 176689

8769
10.12.98

A. Jagannatha Rao
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

Village, admeasuring a total extent of 7696 square feet or thereabouts was owned by Palani Rajagopal Mudaliar i.e., Great Grand Father of the VENDORS 1 to 5 having purchased the same by Sale Deed dated 4.3.1976 registered as document No. 332 of 1936 at SRO Sembiam.

AND WHEREAS the said Palani Rajagopal Mudaliar by his Last Will and Testament dated 1.2.1960 bequeathed the "A" schedule mentioned property along with the adjacent portion to his son Chinnakannu Mudaliar and his son Chengalvaraya Mudaliar with life interest and after their life time the schedule property was bequeathed in favour of the children of Mr.Chengalvaraya Mudaliar with equal rights.

AND WHEREAS at the time of the execution of the said WILL the First Vendor was only the born child to

அனைத்திலும்
ஆங்கிலம்
சான்றிதழ்
வழங்கப்படும்

TAMIL

5000Rs.



8770
10.12.98

A. Jagannathan
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

Mr.Chengalvarayan and subsequently the Vendors 2 to 5 were born to Mr.Chengalvarayan.

AND WHEREAS the said Palani Rajagopal Mudaliar died on 21.3.60 and after his death the said WILL was probated in O.P.No.93/80 by the High Court of Judicature at Madras. Mr.Chinnakannu Mudaliar i.e., the Grand father of the VENDORS died on 05.08.1980 and Chengalvaraya Mudaliar i.e., the Father of the VENDORS also died on 23.9.1974. Smt. Raniammal, wife of Chengalvaraya Mudaliar also died on 8.2.1992.

AND WHEREAS as per the provisions of the WILL of Palani Rajagopala Mudaliar the VENDORS 1 to 5 are the absolute owners of the "A" schedule property in which the purchaser is a tenant for the past 30 years.

5000Rs.



8647
7.12.98

A. Jagannathan

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

AND WHEREAS the VENDORS herein offered to sell a portion of the "A" Schedule Property which is morefully described in the "B" Schedule hereunder of an area of 1365 square feet coloured as RED in the annexed plan for a sale consideration of Rs.4,65,000/- (Rupees Four Lakhs and sixty five thousand only) and the PURCHASER herein agreed to purchase the same without any encumbrances or whatsoever.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:
That in pursuancce of the aforesaid agreement and in consideration of the payment of a sum of Rs.4,65,000/- (Rupees Four Lakhs and sixty five thousand only) already paid by the PURCHASER to the VENDORS the receipt of which the VENDORS do hereby admit and acknowledge and acquit the PURCHASER from further payment of the said sum, the VENDORS

TAMIL

5000Rs.



1998

8648
7.12.98

A. Jagannathan
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

do hereby Sell, Convey, Grant, Transfer and Assign unto the PURCHASER absolutely by way of Sale the "B" schedule property, together with all commons, ditches, ways, water-courses, liberties, privileges, easements, appurtenances and advantages whatsoever to the "B" Schedule property hereby conveyed or in anywise appertaining or be appurtenant thereto and all the estate, right, title, interest, claim or demand whatsoever of the VENDORS unto the PURCHASER absolutely to have and to hold by the PURCHASER forever free from all encumbrances.

THE VENDORS further covenant that they alone are entitled to Sell, Grant, Convey and Assign the "B" Schedule property hereby conveyed unto and to the use of the PURCHASER herein and no one else have any right, title, claim, interest or demand in the "B" Schedule property.

TAMIL

100Rs.



8689
10.1298

A. Jagannathan
Chennai

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004.
Licence; C1/2345/82
Ph: No: 4981658

THE VENDORS further covenant that the "B" Schedule property conveyed hereunder is free from all encumbrance, charges, litigation, court proceedings, maintenance, lispendens, claims, etc., and that they have not charged, mortgaged or otherwise encumbered the said property in any manner or subjected it to any claim or demand.

THE VENDORS further covenant that they and/or any person/s claiming through them or in trust for them or their predecessors-in-title will and shall at all times hereafter at the cost and request of the PURCHASER herein, do all such acts, deeds and things that may be necessary and reasonably required for further assuring the title and peaceful possession of the "B" schedule property hereby conveyed to the use of the PURCHASER.

TAMIL

100 Rs.



1997 APR

8690
10/298

A. Jagannathan.
Chennai

M. V. SANTHANAM
Stamp Vendor
6, Arundale Street
Mylapore, Chennai-600 004.
Licence: C/[illegible]/32
Ph: No. [illegible]

THE VENDORS hereby agree to indemnify the PURCHASER against any damages, loss, liability or expenses which the PURCHASER may suffer or incur by reason of any defect in title or by reason of encumbrances.

THE VENDORS further covenant and assure that all the rates, taxes and public charges as demanded upto this date have been paid by them in respect of the "A" Schedule property hereby conveyed and the PURCHASER herein shall be liable to pay the said charges hereafter payable in respect of the "B" schedule property hereby conveyed unto the PURCHASER.

THE VENDORS have this day delivered all the requisite title deeds of the "B" schedule property to the PURCHASER herein.

அனந்தநாராயணன்
ஜெயலக்ஷ்மி
எ. ஜகன்னாதன்
வேலுசங்கர்

TAMIL

100Rs.



1997 APR

8691/10/12/98

A. Jagannatham
Chennai

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004
Licence: C4/3320/92
Ph: No: 4991038

THE PURCHASER is already in possession of the "B" Schedule.

SCHEDULE OF PROPERTY
"A" SCHEDULE

Land and Superstructure bearing Door No.336 to 344 at Poonamallee High Road, Aminjikarai, Chennai, comprised in O.S.No.70/1 Part then now T.S.No.2/8 Block no.23, Aminjikarai Village, Egmore Nungambakkam Taluk, admeasuring a total extent of 7696 square feet bounded on the

NORTH BY : T.S.No.2/1,

EAST BY : T.S.No.2/5 and 2/1,

WEST BY : Block No.31,

SOUTH BY : T.S.No.3 and 4,

and situated within the Registration District of North Madras and Sub Registration District of ANNA NAGAR.

அனைத்திலும்
மாறிய நிலம்
எ. அருணாசலம்
இயக்குநர்

TAMIL

100 Rs.



1997 APR

8692
10 12 98

A. Jagannatha Rao
Chennai

M.V.
M. V. SANTHANAM
Stamp Vendor
6, Arundale Street
Mylapore, Chennai-600 004.
Licence: C1/TD/02
Ph: No. 4991008

11.12.98
1257

"B" SCHEDULE
(PROPERTY HEREBY SOLD)

Land and Shed bearing part of Door Nos.336 to 344 at Poonamallee High Road, Aminjikarai, Chennai, comprised in O.S.No.70/1, Part then now T.S.No.2/8 (Part) Block No.23, Aminjikarai Village, Egmore Nungambakkam Taluk, admeasuring an extent 1365 square feet and bounded on the

NORTH BY : Road,

EAST BY : Property of Jagannathan,

SOUTH BY : Part of T.S.No.2/8, now Plot No.B,

WEST BY : Block No.31,

coloured as RED in the annexed plan and marked as Plot "A" and situated within the Registration District of North Madras and Sub Registration District of ANNA NAGAR.

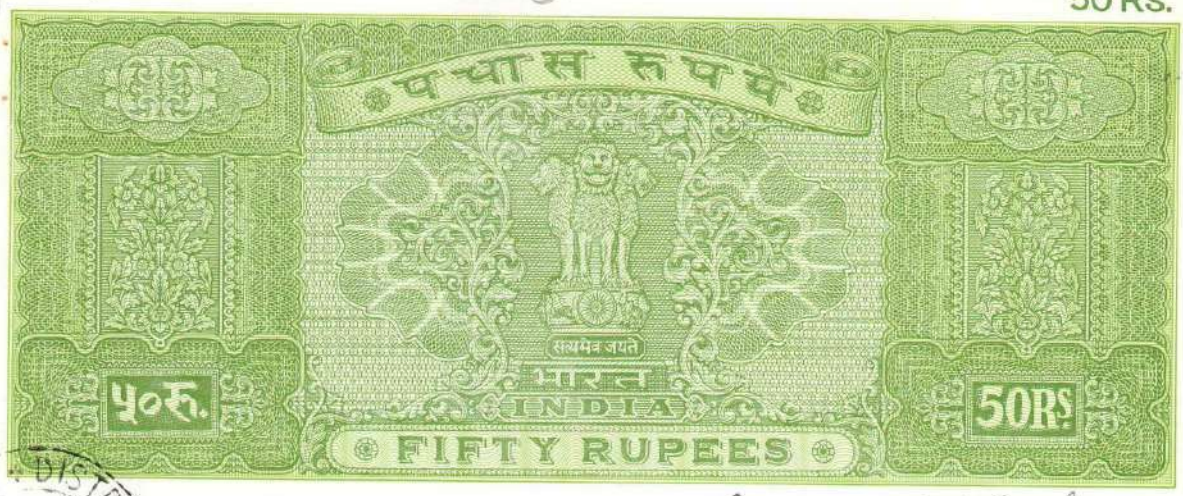
Market Value of "B" Schedule is Rs.4,65,000/-

அனைத்திலும்
பயன்படுத்தி
[illegible]
வருகிறார்

TAMIL

Land Rs. 1715805/-

50 Rs.



DISTRICT TREASURY

8893/10/1298 A. Jagannathan demi.

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004.
Licence: CM/S 645/92
Ph: No: 4991668

IN WITNESS WHEREOF THE ABOVENAMED VENDORS have hereunto set and subscribed their respective hands on the day, month and year first above written.

1. அருணாசலம்
2. வி. ஜெயலட்சுமி
3. ஏ. அனிதாதேவி
4. எஜயசுந்தர்
5. TAMIL

VENDORS

WITNESSES:

1. ஜி. சம்பத்

2. [illegible]

DRAFTED BY:

S. AMBALAVANAN
M.A., B.L., P.G. Dip. in IR & PM
ADVOCATE
No. 4, Baliah Avenue, Luz,
Mylapore, Chennai-600 004.
Ph: 4991468, 4994316

ANNEXURE I-A

1. Description of Building — Please denote by a tick mark relevant item involved in the following

a. Construction of structure — ~~Cement or lime mortor.~~ ~~Partly cement or lime~~ and Partly Mud mortor.

b. Depth of foundation — 3 to 4 feet / above 4 feet

c. Thickness of walls in G.F. — ~~9"~~ NO / 1' 1-1\2'

d. Whether teakwood used throughout — ~~Yes~~ / ~~No.~~

e. Flooring — ~~Mosaic~~ / MUD ~~Ordinary~~ plastered

2. Age of the Building — 75 Years

3. Extent of site. — 1365 Sq' (1257 / 333.33 / 27%)

4. Value of Site Rs. — 455,000/-

BUILT UP AREA (Each type of the conts. involved in each Floor)

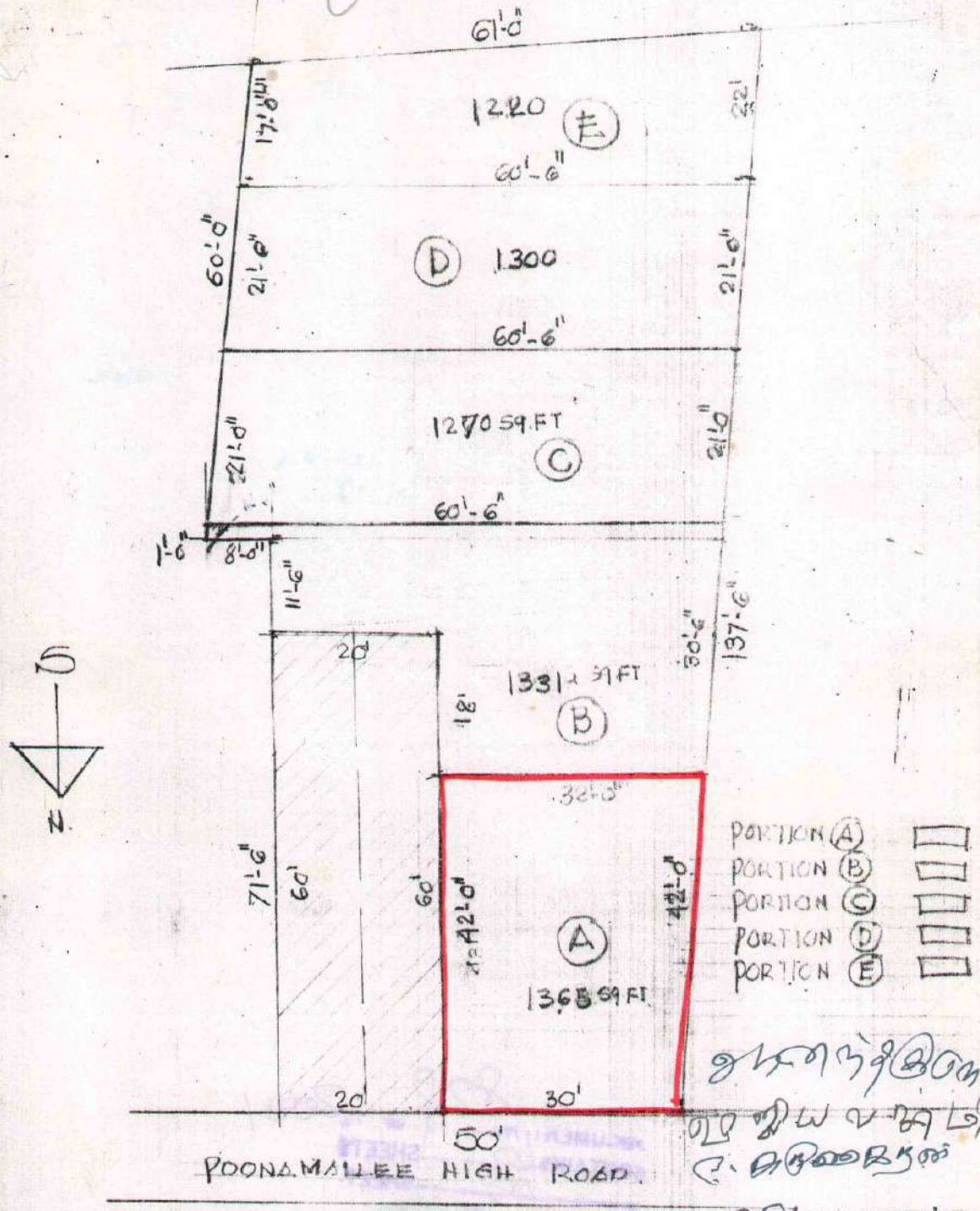
	Ground floor	First floor	Second floor	Third floor
a) Floor				
b) Madras Terrace				
c) RCC roof				
d) Mangalore tile roof over flat tiles.				
e) Mangalore tile roof over ceiling tiles.				
f) Mangalore tile roof plain				
g) Pantile roof				
h) Pantile roof over flat tiles	200 Sq'			
i) ACC Cement roof.				

5. Area of separate garage if any — nil
6. a) Length of compound wall — nil
   b) Length of barbed wire or chain link fence. — nil
7. Well with diameter and depth — nil
8. Is there a separate latrine or septic tank — nil
9. Electrical Installations (a) No. of points — (b) NO. of Fans — (c) No. of motor pumpset. —
10. Annual Rental Value — Rs. Not Assted
11. Executant's Estimate of the market value of the Building including Land. — Rs. 4,65,000/-

SIGNATURE OF EXECUTANTS

அனைத்து
பட்டியலாளி
S. [illegible]

எழுதுபவர்



PLAN SHOWING THE SUB-DIVISIONS IN T.S.NO 2/8
DOOR NO 336 TO 344 AT POONAMALLEE HIGH ROAD
AMINJIKARAI MADRAS-600029 BLOCK NO 23
SCALE 1"=16'

3



8680/10.12.98

A. Murali
Chennai

00DD 357041

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004
Licence: C1/2245/32
Ph: No. 4984308

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai on this the 11th day of DECEMBER 1998

BY

(1) Mr. C.ANANDAKUMAR, son of late Chengalvarayan, Hindu, aged about 39 years,

(2) Mrs.VIJAYALAKSHMI, wife of late Dharmalingam, Hindu, aged about 36 years,

(3) Mr. C.KARUNAKARAN, son of late Chengalvarayan, Hindu, aged about 34 years,

(4) Mr. C.JAISHANKAR, son of late Chengalvarayan, Hindu, aged about 32 years,

(5) Mr. C.TAMILCHELVAN, son of late Chengalvarayan, Hindu, aged about 29 years, all residing at 325, Poonamallee High

அனந்தகுமார்
வி ஜயலக்ஷ்மி
4 TAMIL

2. செ. தருணாகரன்

Verified for
Doc.No. 2163/23/2164/23
Dated : 13/4/23
Sub Registrar
Annanagar

3. ஜெயசங்கர்

Presented in the Office of the Sub Registrar
Ananagar and fee of Rs. 4350/- Paid between the
hours of 4-5 on the 11th December 1998

DOCUMENT NO. 830 OF 2001
CONTAINS 13 SHEET
1 SHEET

EXECUTION ADMITTED BY

LEFT THUMB

S/o late Chengalvaraya
No 325 Poonamallee High Road.
Chennai

RIGHT THUMB

W/o Dharmalingam
Ch

LEFT THUMB

S/o Chengalvarayan.
Ch

RIGHT THUMB

S/o. Chengalvarayan
Ch

LEFT THUMB

TAMIL S/o. Chengalvarayan
Ch

IDENTIFIED BY

W/o Jaishankar. No 95 Chevady St.
Pallavaram Chen. 43

S/o. K. KUMARASWAMY. NO 295. P.H ROAD AMINJIKARAI
CHENNAI-600029.

K. KARUNANIDHI.

11th December 1998



MADRAS
FEB

8681/10.12.98

A. Murali
Chennai

00CC 375948
M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai 600 004
Licence: C1/22/5/32
Ph: No: 4981808

Road, Aminjikarai, Chennai 600 029, hereinafter called the "VENDORS";

TO AND IN FAVOUR OF

Mr. A.MURALI, son of S.L.Anandan, aged 21 years, residing at No.342, Poonamallee High Road, Aminjikarai, Chennai 600 029, hereinafter called the "PURCHASER";

The terms VENDORS and PURCHASER wherever occurs shall mean and include their respective heirs, executors, administrators, legal representatives and assigns WITNESSETH:

WHEREAS originally the "A" Schedule mentioned property along with an larger extent of land comprised in O.S.No.70/1, Present T.S.No.2/8, Block No.23, Aminjikarai

அனைத்திலும்
ஏனையவர்கள்
சி. முரளிகரன்
என்பவர்கள்

TAMIL

5000Rs.



8765
10.12.98

A. Murali
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Baliah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

Village, admeasuring a total extent of 7696 square feet or thereabouts was owned by Palani Rajagopal Mudaliar i.e., Great Grand Father of the VENDORS 1 to 5 having purchased the same by Sale Deed dated 4.3.1976 registered as document No. 332 of 1936 at SRO Sembiam.

AND WHEREAS the said Palani Rajagopal Mudaliar by his Last Will and Testament dated 1.2.1960 bequeathed the "A" schedule mentioned property along with the adjacent portion to his son Chinnakannu Mudaliar and his son Chengalvaraya Mudaliar with life interest and after their life time the schedule property was bequeathed in favour of the children of Mr.Chengalvaraya Mudaliar with equal rights.

AND WHEREAS at the time of the execution of the said WILL the First Vendor was only the born child to

TAMIL

VS

5000Rs.



1995

8766
10.12.95

A. Murali
Chennai

V. SELVANAYAGAM
Stamp Vendor
No. 4, Ballah Avenue, Luz
Mylapore, Chennai-4.
L. No. 4/A3/97.

Mr.Chengalvarayan and subsequently the Vendors 2 to 5 were born to Mr.Chengalvarayan.

AND WHEREAS the said Palani Rajagopal Mudaliar died on 21.3.60 and after his death the said WILL was probated in O.P.No.93/80 by the High Court of Judicature at Madras. Mr.Chinnakannu Mudaliar i.e., the Grand father of the VENDORS died on 05.08.1980 and Chengalvaraya Mudaliar i.e., the Father of the VENDORS also died on 23.9.1974. Smt. Raniammal, wife of Chengalvaraya Mudaliar also died on 8.2.1992.

AND WHEREAS as per the provisions of the WILL of Palani Rajagopala Mudaliar the VENDORS 1 to 5 are the absolute owners of the "A" schedule property in which the purchaser is a tenant for the past 30 years.

TAMIL

500Rs.



8682/10/1298

A. Murali
Chennai

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004
Licence: C4/2345/92
Ph: No: 4981868

AND WHEREAS the VENDORS herein offered to sell a portion of the "A" Schedule Property which is morefully described in the "B" Schedule hereunder of an area of 1270 square feet coloured as RED in the annexed plan for a sale consideration of Rs.4,30,000/- (Rupees Four Lakhs and thirty thousand only) and the PURCHASER herein agreed to purchase the same without any encumbrances or whatsoever.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:
That in pursuancce of the aforesaid agreement and in consideration of the payment of a sum of Rs.4,30,000/- (Rupees Four Lakhs and thiry thousand only) already paid by the PURCHASER to the VENDORS the receipt of which the VENDORS do hereby admit and acknowledge and acquit the PURCHASER from further payment of the said sum, the VENDORS

TAMIL

100 Rs.



1997 APR

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10 12 97

A. Murali
Chemi

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004.
Licence: C4/2345/82
Ph: No: 4981868

do hereby Sell, Convey, Grant, Transfer and Assign unto the PURCHASER absolutely by way of Sale the "B" schedule property, together with all commons, ditches, ways, water-courses, liberties, privileges, easements, appurtenances and advantages whatsoever to the "B" Schedule property hereby conveyed or in anywise appertaining or be appurtenant thereto and all the estate, right, title, interest, claim or demand whatsoever of the VENDORS unto the PURCHASER absolutely to have and to hold by the PURCHASER forever free from all encumbrances.

THE VENDORS further covenant that they alone are entitled to Sell, Grant, Convey and Assign the "B" Schedule property hereby conveyed unto and to the use of the PURCHASER herein and no one else have any right, title, claim, interest or demand in the "B" Schedule property.

TAMIL

100Rs.



1997 APR

8684/10/1298

A. Murali
Chennai

M. V. SANTHANAM
Stamp Vendor
5, Arundale Street
Mylapore, Chennai-600 004.
Licence: [illegible]/32
Ph: No: [illegible]

THE VENDORS further covenant that the "B" Schedule property conveyed hereunder is free from all encumbrance, charges, litigation, court proceedings, maintenance, lispendens, claims, etc., and that they have not charged, mortgaged or otherwise encumbered the said property in any manner or subjected it to any claim or demand.

THE VENDORS further covenant that they and/or any person/s claiming through them or in trust for them or their predecessors-in-title will and shall at all times hereafter at the cost and request of the PURCHASER herein, do all such acts, deeds and things that may be necessary and reasonably required for further assuring the title and peaceful possession of the "B" schedule property hereby conveyed to the use of the PURCHASER.

ஆனந்துகுமார்
விஜயலக்ஷ்மி
ச. கருணாகரன்

TA M;L

அபிஷேக்

50 Rs.



8885/10/1298

A. Murali
Chennai

M. V. S[illegible]AM

5, [illegible]

Mylapore, [illegible]

Lic[illegible]

Ph: No: [illegible]

THE VENDORS hereby agree to indemnify the PURCHASER against any damages, loss, liability or expenses which the PURCHASER may suffer or incur by reason of any defect in title or by reason of encumbrances.

THE VENDORS further covenant and assure that all the rates, taxes and public charges as demanded upto this date have been paid by them in respect of the "A" Schedule property hereby conveyed and the PURCHASER herein shall be liable to pay the said charges hereafter payable in respect of the "B" schedule property hereby conveyed unto the PURCHASER.

THE VENDORS have this day delivered all the requisite title deeds of the "B" schedule property to the PURCHASER herein.

TAMIL

அனைத்தும்
ஒப்படைக்கப்பட்டது
எனையோர்கள்

50 Rs.



8686/98

A. Murali
Chennai

M. V. SRINIVASAM

THE PURCHASER is already in possession of the "B" Schedule.

SCHEDULE OF PROPERTY
"A" SCHEDULE

Land and Superstructure bearing Door No.336 to 344 at Poonamallee High Road, Aminjikarai, Chennai, comprised in O.S.No.70/1 Part then now T.S.No.2/8 Block no.23, Aminjikarai Village, Egmore Nungambakkam Taluk, admeasuring a total extent of 7696 square feet bounded on the

NORTH BY : T.S.No.2/1,

EAST BY : T.S.No.2/5 and 2/1,

WEST BY : Block No.31,

SOUTH BY : T.S.No.3 and 4,

and situated within the Registration District of North Madras and Sub Registration District of ANNA NAGAR.

TAMil

50 Rs.



1997 APR

8687/10.12.98

A. Murali
Chennai

M. V. Santhanam
5, Arundale Street
Mylapore, Chennai-600 004
Licence: CM/LA/17/32
Ph: No: 4984808

11-12-98
1257

"B" SCHEDULE
(PROPERTY HEREBY SOLD)

Land and Shed bearing part of Door Nos.336 to 344 at Poonamallee High Road, Aminjikarai, Chennai, comprised in O.S.No.70/1, Part then now T.S.No.2/8 (Part) Block No.23, Aminjikarai Village, Egmore Nungambakkam Taluk, admeasuring an extent 1270 square feet and bounded on the

NORTH BY : Plot No.B,

EAST BY : T.S.No.2/1,

SOUTH BY : Plot No.D,

WEST BY : Block No.31,

coloured as RED in the annexed plan and marked as Plot "C" and situated within the Registration District of North Madras and Sub Registration District of ANNA NAGAR.

Market Value of "B" Schedule is Rs.4,30,000/-

TAMIL

50 Rs.



1997 APR

8688
10.12.98

A. Murali
Chennai

M. V. Santhanam

M. V. SANTHANAM
5, Arundale Street
Mylapore, Chennai-600 004.
Ph: Res: 4931658

IN WITNESS WHEREOF THE ABOVENAMED VENDORS have hereunto set and subscribed their respective hands on the day, month and year first above written.

1.
2.
3.
4.
5.

VENDORS

WITNESSES:

1.

2.

DRAFTED BY:

S. AMBALAVANAN
M.A., B.L., P.G. Dip. in IR & PM
ADVOCATE
No. 4, Baliah Avenue, Luz,
Mylapore, Chennai-600 004.
Ph: 4991468, 4994316

ANNEXURE I-A

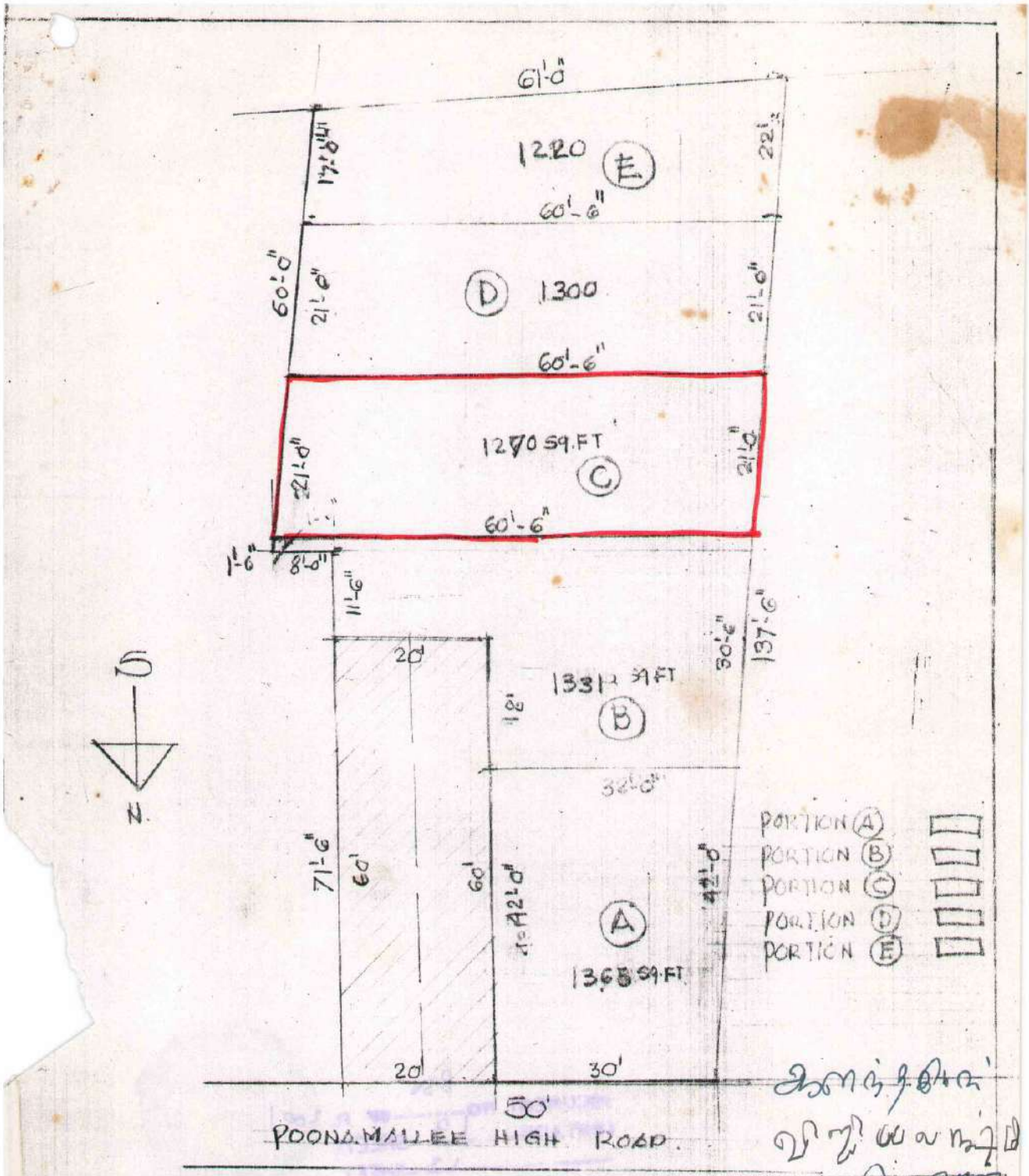
1. Description of Building	Please denote by a tick mark relevant item involved in the following	
a. Construction of structure	~~Cement or lime mortor.~~ ~~Partly cement or lime~~ and Partly Mud mortor.	
b. Depth of foundation NO	~~3 to 4 feet~~	~~above 4 feet~~
c. Thickness of walls in G.F.	~~9"~~	1 ~~1-1\2'~~
d. Whether teakwood used throughout	~~Yes~~	~~No.~~ 1257/-
e. Flooring	~~Mosaic~~	~~Ordinary~~ MUD plastered
2. Age of the Building	75 Years	Shed only.
3. Extent of site.	1270 Sq'	27-/-
4. Value of Site Rs.	423333/-	

BUILT UP AREA (Each type of the conts. involved in each Floor)

	Ground floor	First floor	Second floor	Third floor
a) Floor				
b) Madras Terrace				
c) RCC roof				
d) Mangalore tile roof over flat tiles.				
e) Mangalore tile roof over ceiling tiles.				
f) Mangalore tile roof plain				
g) Pantile roof				
h) Pantile roof over flat tiles				
i) ACC Cement roof.	200 Sq'			

5. Area of separate garage if any nil
6. a) Length of compound wall nil
   b) Length of barbed wire or chain link fence. nil
7. Well with diameter and depth nil
8. Is there a separate latrine or septic tank nil
9. Electrical Installations (a) No. of points Nil (b) NO. of Fans (c) No. of motor pumpset.
10. Annual Rental Value Rs. Nil
11. Executant's Estimate of the market value of the Building including Land. Rs. 4,30,000/-

SIGNATURE OF EXECUTANTS



PLAN SHOWING THE SUB-DIVISIONS IN T.S.NO 3/8
DOOR NO 336 TO 344 AT POONAMALLEE HIGH ROAD
AMINJIKARAI MADRAS 600029 BLOCK NO 23
SCALE 1"=16'

TAMIL

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

13/4/2023 M/s. Shri Raman Developers

CW 656416

P.P. GOWRI
STAMP VENDOR
L.No. 58/2172/B3/96
PLOT No. 1076 'O' TVS COLONY
CHENNAI - 600 101
Cell: 98414 99972

DEED OF GENERAL POWER OF ATTORNEY

(With Consideration)

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 13th APRIL 2023 BETWEEN

1. MRS. A. SUNDARI (PAN : APDPS7538F) (Aadhar No.7490 3242 9136) W/o Late Mr. S.L.Anandan, aged 64 years, residing at No.3/11, Rathinamal 2nd Street, Aminjikarai, Chennai – 600029, **2. MR. A. JAGANATHAN** (PAN : AFZPA9672C) (Aadhar No.4097 0162 6811) S/o Late Mr. S.L.Anandan, aged 49 years, residing at No.186C, Ammayee Ammal Street, Ayyavoo Colony, Aminjikarai, Chennai – 600029,

A. Sundari.

For SHRI RAMAN DEVELOPERS

Partner

DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
1 SHEET

SUB REGISTRAR

3. MR. A. MURALI (PAN : AXJPM0981A) (Aadhar No.4944 1144 1853) S/o Late Mr. S.L.Anandan, aged 45 years, residing at No.160A, Ayyavoo Street, Ayyavoo Colony, Aminjikarai, Chennai – 600029, **4. MR. A.MAHENDRAN** (PAN : AHVPM9552H) (Aadhar No.4379 2768 5024) S/o Late Mr. S.L.Anandan, aged 47 years, residing at No.3/11, Rathinamal 2nd Street, Aminjikarai, Chennai -600029, **5. MRS. G.DEVI** (PAN : DLCPD0339F) (Aadhar No.8686 0717 1700) W/o Mr. Ganesh Kumar, D/o Late Mr. S.L.Anandan, aged 41 years, residing at No.67/35, Ibrahim Sahib Main Road, Chennai G.P, Chennai – 600001, hereinafter called the "PRINCIPALS";

TO AND IN FAVOUR OF

M/S. SHRI RAMAN DEVELOPERS, (PAN : ACOFS9134R), a Partnership Firm registered under the provisions of Indian Partnership Act before the Registrar of Firms and Associations, bearing Number 643/2014 dated 17-6-2014, represented its Partner **MR. SIDDHANT SAILESH HINDOCHA** (Aadhar No.7275 8792 8124) S/o Mr. Sailesh Hindocha, aged 31 years, having office at No.18/46B, East 1st Main Road, Shenoy Nagar, Chennai – 600030, hereinafter called the "AGENT";

Whereas the Principals herein represents that all that piece and parcel of land and building bearing New Door No.336 to 344, Poonamallee High Road, Aminjikarai, Chennai - 600029, comprised in O.S.No.70/1part then T.S.No.2/8, Block No.23 of Aminjikarai Village, Aminjikarai Taluk, Chennai District, admeasuring 7686 Sq.ft., or thereabouts which is morefully described in the Schedule-A hereunder, Mr. S.L.Anandan and 1st to 4th Principals, have purchased the same form Mr.Anandakumar and 3 Others in vide Seven (7) different Sale Deeds in the following manner:

For SHRI RAMAN DEVELOPERS

DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
2 SHEET

Partner

SUB REGISTRAR

A. Sundari
A. Mahe
G. Devi

a) Deed of Sale dated 5-3-1997, registered as document no.471 of 1997, at SRO Anna Nagar.

b) Deed of Sale dated 11-12-1998, registered as document no.827 of 2001, dated 15-3-2001, at SRO Anna Nagar.

c) Deed of Sale dated 11-12-1998, registered as document no.828 of 2001, dated 15-3-2001 at SRO Anna Nagar.

d) Deed of Sale dated 11-12-1998, registered as document no.829 of 2001, dated 15-3-2001 at SRO Anna Nagar.

e) Deed of Sale dated 11-12-1998, registered as document no.830 of 2001, dated 15-3-2001 at SRO Anna Nagar.

f) Deed of Sale dated 11-12-1998, registered as document no.831 of 2001, dated 15-3-2001, at SRO Anna Nagar.

from and out of their own funds and savings.

And Whereas the Mr. S.L.Anandan, died intestate on 14-09-2004, leaving behind the 1st to 5th Principals as his legal heirs to succeed to the property mentioned in the Schedule-A hereunder (as per the legal heirship certificate issued by Tahsildar of Egmore Nungambakkam Taluk vide legal herishp Certificate No. நி.மு.இ4/24374/2005, வ.எண். 1430/2005).

A. Sundari.

For SHRI RAMAN DEVELOPERS

Partner

A. Mahesh

A. Devi

DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
3 SHEET

SUB REGISTRAR

And Whereas ever since the Principals herein are in absolute possession and enjoyment of property described in the Schedule-A hereunder by paying all public dues and demands in their names and free of all encumbrances.

And Whereas the Principals herein have decided to sell the Schedule-B mentioned property. But due to their personal inconvenience they are not able to take steps for the sale or other connected activities in respect of the Schedule-B mentioned property and has therefore decided to appoint **M/S. SHRI RAMAN DEVELOPERS** as their Agent, to carry out the sale and other connected activities in respect of the Schedule-B mentioned property.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH:

THAT the Principals herein do hereby constitute, nominate, appoint and retain the AGENT herein, as their true and lawfully constituted General Power of Attorney Agent in their names and on their behalf to do all or any of the following acts, deeds or things in respect of the Schedule-B mentioned property:

1. To maintain and develop the Schedule-A mentioned property and make any application and representation before any Government or statutory authorities in that regard.

2. To make sign and verify all applications and objections to appropriate authorities for any licence or permission etc., required by law in connection with the management and development of the Schedule-A mentioned property.

For SHRI RAMAN DEVELOPERS

Partner

DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
4 SHEET

SUB REGISTRAR

A. Sundari.
A. Zar
G. Devi

3. To take possession of the Schedule-A mentioned property and also to sub divide, develop and improve the Schedule-A mentioned property on behalf of the Principals herein.

4. To merge and reconstitute the Schedule-A mentioned property with any other property and execute necessary documents in that regard.

5. To construct any building, including individual house or apartment complex or any other building over the Schedule-A mentioned property.

6. To apply for plan sanction with the concerned local body or Municipality or Panchayat Union or any other competent authority to construct any building and for such purpose appear or represent before the local authorities, revenue authorities, Panchayat Union or any other appropriate authority on behalf of the Principals.

7. To represent before the Municipal or any other authority in connection with the approval or modification of the building on behalf of the Principals.

8. To sign and submit applications for demolition and for reconstruction of the buildings that may be put up over the Schedule-A mentioned property.

For SHRI RAMAN DEVELOPERS

Partner

DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
5 SHEET

SUB REGISTRAR

A. Sundari.

G. Devi

9. To submit applications and correspondences to obtain electricity connection for the buildings to be constructed over the Schedule-A mentioned property or for the transfer of the existing supply if any, with the Tamil Nadu Electricity Board.

10. To sign and submit applications for providing amenities.

11. To pay necessary fees, tax, duty, charges or deposits before any authority in respect of the above transactions and sign necessary receipts for payments and also to make applications for refund etc.,

12. To find out the Purchasers/s and to sell the Schedule-B mentioned property or any portion thereof either as a whole or in parts thereof either as vacant land or after construction of buildings and handover possession of the same.

13. To advertise the sale of the Schedule-B mentioned property.

14. To negotiate on terms and to sell the Schedule-B mentioned property to any Purchaser or Purchasers at such price which the said attorney in their absolute discretion, thinks proper, to agree upon and to enter into any agreement or agreements of sale and or to cancel/repudiate the same.

15. To receive from the Purchaser/s any earnest/advance money and also the balance of purchase money and to give valid receipt and discharge for the same, which will protect the Purchaser/s without seeing the applications of the money.

For SHRI RAMAN DEVELOPERS

Partner

DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
6 SHEET

SUB REGISTRAR

A. Sundari.

16. Upon receipt as aforesaid in the name of the Principals and on behalf of the Principals to sign and execute any deed of sale, conveyance of the Schedule-B mentioned property or portions thereof in favour of the Purchaser or his nominee.

17. To sign and execute all other deeds, instruments which the Agents shall consider necessary and to enter into such covenants as may be required for morefully and effectually conveying the Schedule-B mentioned property as if the Principals could do the same himself if present.

18. To present any such Deed of Sale, Conveyance or any other documents for registration, to admit execution and receipt of the consideration before the Sub-registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the said property to the said Purchaser or Purchasers as fully and effectually in all respects as the Principals could do the same themselves if present. Also, to execute and register Deed of Rectification or Deed of Ratification of Sale Deed.

19. To execute and register Deed of Cancellation of Sale Deed. To mortgage the Schedule-B mentioned property with Banks/Financial Institutions.

A. Sundari

For SHRI RAMAN DEVELOPERS

Partner

DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
7 SHEET

SUB REGISTRAR

20. To lease the Schedule-B mentioned property fix rent, advance and enter into necessary Rental Agreements and also to evict the tenants and initiate appropriate proceedings in that regard.

21. To apply and make applications for transfer of patta in respect of the Schedule-B mentioned property.

22. To appear and act in all Courts, Civil or Criminal (Original or Appellate), or in the revenue or registration offices or any office of the Government or in any other authority in respect of any proceedings or enquiry in connection with the Schedule-B mentioned property or in respect of any other matter concerning the Schedule-A mentioned property.

23. To sign and verify Plaints, written statements, petitions or claims and objections, memorandum of appeals/petitions and applications of all kinds and to file them in any Court of law or Tribunal or office or authorities in respect of any matter concerning the Schedule-A mentioned property and for that purpose to sign Vakalath and engage an Advocate.

24. The Agent should maintain accounts in respect of his dealings under this Deed.

25. The Agent states that they have paid a sum of Rs.5,00,000/- (Rupees Five Lakhs only) to the Principals as consideration for executing this Deed of General Power of Attorney in the following manner:

For SHRI RAMAN DEVELOPERS

Partner

DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
8 SHEET

SUB REGISTRAR

A. Sundari.

a) Sum of Rs.1,00,000/- (Rupees One Lakh only) vide NEFT on 11-04-2023.

b) Sum of Rs.1,00,000/- (Rupees One Lakh only) vide NEFT on 11-04-2023.

c) Sum of Rs.1,00,000/- (Rupees One Lakh only) vide NEFT on 11-04-2023.

d) Sum of Rs.1,00,000/- (Rupees One Lakh only) vide NEFT on 11-04-2023.

e) Sum of Rs.1,00,000/- (Rupees One Lakh only) vide NEFT on 11-04-2023.

26. The Principals hereby agrees to ratify, confirm and indemnify all such acts and deed that might have been done by the said Power of Attorney or their nominee as aforesaid on their behalf and it shall be valid and effective as if done by the Principals themselves.

SCHEDULE –A

(Total Property)

All that piece and parcel of land and building bearing **New Door No.336 to 344, Poonamallee High Road, Aminjikarai, Chennai - 600029, comprised in O.S.No.70/1part then T.S.No.2/8, Block No.23 of Aminjikarai Village,** Aminjikarai Taluk, Chennai District, admeasuring **7686 Sq.ft.** or thereabouts and bounded on the

North by	:	T.S.No.2/1
South by	:	T.S.No.3 & 4
East by	:	T.S.No.2/5 & 2/1
West by	:	Block No.31

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SUB REGISTRAR

For SHRI RAMAN DEVELOPERS

Partner

A. Sandai.

In all measuring 7686 Square Feet of land together with building and situated within the Registration District of Central Chennai and Sub-registration District of Anna Nagar;

SCHEDULE –B

(Property hereby given Power to convey)

All that 35% undivided share in the Schedule-A mentioned property.

IN WITNESS WHISEOF THE PRINCIPALS and AGENT HAVE SET THEIR HANDS AND SIGNATURE ON THIS DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

For SHRI RAMAN DEVELOPERS

Partner

AGENT

PRINCIPALS

WITNESSES :

1. Sohan Hindocha, S/o. Sailesh Hindocha,
No.6/13, Waddles Street, Kilpauk, Chennai – 600 010.

2. Bhaskar Dharman, S/o. Dharman,
No.21/5, 2nd Street,
Jambugeswarar Nagar, Korattur, Chennai – 600 080

Drafted By :



A.Muthukumaran, M.B.A.., B.L.
Advocate, Roll No. Ms. 1667/2012
No. 202, 54th Street, TVS Colony, Anna Nagar West Extension,
Chennai – 600 101, Cell No. 9994404768

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SUB REGISTRAR

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Aminjikarai Town : Aminjikarai Ward : 001

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0023-புந்தமல்லி ஹைரோடு	2	8	70/1PT	336	ரயத்துவாரி	மனை	-	-	0-	-	0.00		0	7	14.0	-	20.00	-	எ. ஜெகநாதன் , எஸ். எல். ஆனந்தன் , ஏ. முரளி , சுந்தர் , ஏ. மகேந்திரன்	கட்டிடம்	TR.NO/2022/0158/02 /022171-2022-07-07 17:14:18.224 TR/3082/11-12 dt.20.3.2012 As per Assistant Director of Survey and Land Records in Order No.A2/1888 /2021-9 Dt.1.6.2022 TR DT: 13-07-2022

BOOK 1 SHEET 1 Contain SHEETS 25 DOCUMENT NO 2162 OF 2023
SB REGISTRAR

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 13-07-2022
பெயர் / Name : Praveena Kumari A K
பதவி / Designation : Revenue Divisional Officer
இடம் / Place : அமைந்தகரை வட்டம் / Aminjikarai, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/05/009/001/0023/2/8** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02/05/009/001/0023/2/8**

2. இத் தகவல்கள் 13-04-2023 அன்று 02:11:35 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 13-04-2023 at 02:11:35 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

சென்னை மாநகராட்சி
CORPORATION OF CHENNAI

Sl.No. **CAD** 069128

சுகாதாரத்துறை
DEPARTMENT OF HEALTH

FORM-NO.6, படிவம் எண்.6
(See rule 8- விதி 8ஐப் பார்க்க)

DEATH CERTIFICATE/ இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record o death of the Corporation of Chennai of the State of Tamil Nadu, India.

கீழ்கண்ட தகவல்கள் தமிழ்நாடு, சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது.

Zone / மண்டலம் :	10
Division / கோட்டம் :	143
Name / பெயர்	: S.L. ANANDAN
Name of Father / Husband தந்தை / கணவர் பெயர்	: LOGANATHAN
Permanent Residential Address நிலையான வீட்டு முகவரி	: 76/10, KANNAIYA STREET AMINJIKARAI CHENNAI - 600029
Age / வயது	: 57
Sex / பாலினம்	: Male
Date of Death / இறந்த தேதி	: 14/09/2004
Place of Death / இறந்த இடம்	: DEVAKI HOSPITAL LTD. NO.148, LUZ CHURCH ROAD, MYLAPORE, CHENNAI - 600004
Registration No./ பதிவு எண்	: 2004/10/143/88
Date of Registration / பதிவு செய்த தேதி	: 24/09/2004
Date / தேதி :	01/08/2005

THE ASST. HEALTH OFFICER
Date
OFFICE OF CIRCLE

சான்றிதழ் அளிப்பவரின் கையொப்பம்
Signature of issuing authority
Seal / முத்திரை

BIRTH AND DEATH REGISTRAR
ZONE X
CORPORATION OF CHENNAI

(No disclosure shall be made of particular regarding the cause of death as entered in the register இறப்பின் காரணம் எதையும் இப்பதிவில் வெளியிடப்படக் கூடாது See provisio to section 17(1) பிரிவு 17(1)-ன் கீழ் பாதுகாப்பிற்கு)

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12 SHEET
Partner
SUB REGISTRAR

வாரிசு சான்றிதழ்

வ.எண். 1430/2005

நி.மு.இ/ 24374/2005

வட்டாட்சியர் அலுவலகம்
எழும்பூர்-நுங்கம்பாக்கம் வட்டம்
சென்னை-600 031

நாள்: .10.2005

சென்னை- 600 029, அண்ணாநகர், கண்ணையா தெரு, கதவு எண். 10/76 என்ற முகவரியில் வசித்து 14.09.2004 அன்று மரணமடைந்த காலமான திரு. S.L. ஸ்ரீனிவாசன் த/பெ. ~~சுப்பு~~ ஸ்ரீனிவாசன் என்பவருக்கு கீழ்க்கண்ட நபர்கள் வாரிசுதாரர்கள் என்று சான்றளிக்கப்படுகிறது.

வ. எண்	வாரிசுதாரர் பெயர்	வயது	உறவுமுறை	திருமணம் ஆனவர்/ஆகாதவர்
1	திரு A. சீனிவாசன்	47	மனைவி	திருமணம்
2	திரு A. ஸ்ரீனிவாசன்	32	மகன்	திருமணம்
3	திரு A. மகேஸ்வரன்	30	மகன்	திருமணம்
4	திரு A. ரவி	27	மகன்	திருமணம்
5	செல்வி A. ஜெயா	24	மகள்	திருமணம்

இறந்தவரின் தாய்/ தந்தை/ ~~கணவர்/ மனைவி~~ அவருக்கு முன்பாகவே இறந்துவிட்டனர்.

இச்சான்று குடும்ப பென்ஷன் மற்றும் வாகன உரிமம் பெயர் மாற்றம் செய்யவும், எல். ஐ. சி. தொகை மட்டும் வழங்கப்படுகிறது.

TAHSILDAR
EGMORE-NUNGAMBAKKAM TALUK
CHENNAI-31

A. Sundari.

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For SHRI RAMAN DEVELOPERS

Partner

SUB REGISTRAR

A. Mahesh

G. Ravi

R/AnnaNagar/Book-1/2163/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1541 of 2023

I hereby certify that a sum of ₹ 20,000/- (Rupees Twenty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ஆ சுந்தரி residing at No.3/11, Rathinamal 2nd Street, Aminjikarai,, Aminjikarai[URBAN], Aminjikarai, Chennai, Tamil Nadu, India, 600029.

Sub Registrar: AnnaNagar
Date: 13/04/2023

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

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 10,660/- paid at 04:47 PM on the 13/04/2023 by

Left Thumb





A Sundari.

9581888193

Additions as per recitals of document

Execution admitted by
Left Thumb





A Sundari.

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:99294310f08676884c4a70be0ad7391ddece4a
(Details from UIDAI : A Sundari W/O: S L Ananadan, 10-06-1958, xxxxxxxx9136)



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SUB REGISTRAR

Execution admitted by Left Thumb 	A. Jag 9840881950 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:869547fea417c9de4847e3976ef4be555a22d7 **(Details from UIDAI : Jaganathan A S/O: Anandan, 16-07-1973, xxxxxxxx6811)**	
Execution admitted by Left Thumb 	A. Mur 9941004002 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:2907426643342284db46cab991075b05e9d5fc **(Details from UIDAI : Murali A S/O: Anandan, 03-12-1977, xxxxxxxx1853)**	
Execution admitted by Left Thumb 	A. Mahe 9840834403. Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:3879698117b494b0164aba9994baf652273845 **(Details from UIDAI : A Mahendran S/O: Anandan, 24-03-1975, xxxxxxxx5024)**	
Execution admitted by Left Thumb 	G. Devi 9941018612 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:26744001abe0231fc3482f921e7ac1b25dff9a **(Details from UIDAI : G Devi W/O: Ganesh Kumar, 04-11-1981, xxxxxxxx1700)**	

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SUB REGISTRAR

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:562712333fa9a1d1744e18b832c1610205dc49
(Details from UIDAI : Siddhant Sailesh Hindocha S/O: Sailesh Hindocha, 14-05-1991, xxxxxxxx8124)



13th day of April 2023

RAVI M
Sub Registrar
AnnaNagar

Registered as Number **R/AnnaNagar/Book-1/2163/2023**.

Date: 13/04/2023
AnnaNagar

RAVI M
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

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SUB REGISTRAR

உங்கள் ஆதார் எண் / Your Aadhaar No.

7490 3242 9136

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India



ஆ சுந்தரி

A Sundari

பிறந்த நாள் / DOB 10/06/1958

பெண்பால் / Female

A. Sundari

DOCUMENT NO. 2163

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SUB REGISTRAR

7490 3242 9136

ஆதார் - சாதாரண மனிதனின் அதிகாரம்


இந்திய அரசாங்கம்
Government of India
ஜெகநாதன் ஆ
Jaganathan A
பிறந்த நாள் / DOB : 16/07/1973
ஆண்பால் / Male
4097 0162 6811
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
ஆதார்
முகவரி:
தந்தை / தாய் பெயர்: ஆனந்தன்,
186சி, அம்மாயி அம்மாள் தெரு,
அய்யாவு காலனி,
அமைந்தகரை, சென்னை,
அமைந்தகரை, தமிழ் நாடு,
600029
Address:
S/O: Anandan, 186C, AMMAYEE AMMAL STREET, AYYAVOO COLONY, Aminjikarai, Chennai, Aminjikarai, Tamil Nadu, 600029
4097 0162 6811
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

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SUB REGISTRAR

भारत सरकार

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 2017/30750/41458

To
முரளி ஆ
Murali A
S/O: Anandan
160A AYYAVOO STREET
AYYAVOO COLONY
Aminjikarai
Aminjikarai
Chennai Chennai
Tamil Nadu 600029
9941004002

24/10/2015

297280621

MP972806215FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4944 1144 1853

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India



முரளி ஆ
Murali A
பிறந்த நாள் / DOB : 03/12/1977
ஆண்பால் / Male

4944 1144 1853

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

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SUB REGISTRAR

भारत सरकार

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No. : 2193/13331/96340

To
A Mahendran
ஆ மகேந்திரன்
S/O: Anandan,
3/11,
RATHINAMAL 2ND STREET,
VTC: Aminjikarai, PO: Aminjikarai,
Sub District: Chennai, District: Chennai,
State: Tamil Nadu, PIN Code: 600029,
Mobile: 9840834403

14184675

KC141846756FL

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4379 2768 5024

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

ஆதார்



Issue Date: 17/04/2015

ஆ மகேந்திரன்
A Mahendran
பிறந்த நாள் / DOB: 24/03/1975
ஆண்பால் / Male

4379 2768 5024

எனது ஆதார், எனது அடையாளம்

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SUB REGISTRAR



இந்திய அரசாங்கம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No.: 2040/80365/35709

To
ஜி தேவி
G Devi
W/O: Ganesh Kumar
67/35 IBRAHIM SAHIB MAIN ROAD
Chennai
Chennai G.p
Chennai Chennai
Tamil Nadu 600001
9841818501

25/03/2016
3478469089

MA478469089FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

8686 0717 1700

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

ஜி தேவி
G Devi
பிறந்த நாள் / DOB: 14/11/1981
பெண்பால் / Female

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SHEET 25

8686 0717 1700

G. Devi


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACOFS9134R
नाम / Name
SHRI RAMAN DEVELOPERS
निगमन/गठन की तारीख
Date of Incorporation/Formation
17/06/2014

For SHRI RAMAN DEVELOPERS

Partner

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SUB REGISTRAR

भारत सरकार

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No. : 2193/00717/03868

29/11/2016

To
Siddhant Sailesh Hindocha
சித்தாந்த் சைலேஷ் ஹிண்டோச்சா
S/O: Sailesh Hindocha
No 6/13
Waddels Road
Kilpauk
Kilpauk,Chennai,Chennai,
Tamil Nadu - 600010
9884128525

KA023203046FH

02320304

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7275 8792 8124

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India

சித்தாந்த் சைலேஷ் ஹிண்டோச்சா

Siddhant Sailesh Hindocha



பிறந்த நாள் / DOB: 14/05/1991

ஆண்பால் / Male

7275 8792 8124

எனது ஆதார், எனது அடையாளம்

For SHRI RAMAN DEVELOPERS

Partner

DOCUMENT NO 2163 OF 2023

BOOK I Contains SHEETS 1 TO 23 SHEET

SUB REGISTRAR



இந்திய அரசாங்கம்
Government of India

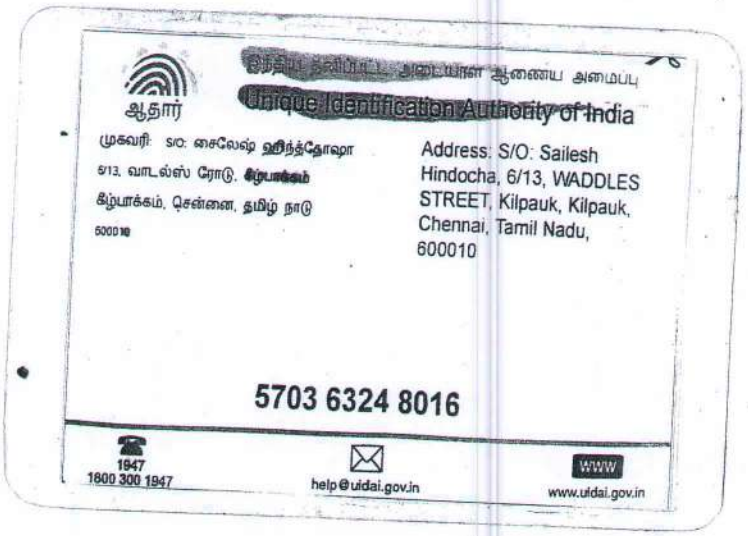
சோகன் ஹிந்த்தோஷா
Sohan Hindocha

பிறந்த நாள்/DOB: 08/11/1994
ஆண்பால் / Male

5703 6324 8016

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Sohan



இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி: S/O: சைலேஷ் ஹிந்த்தோஷா
6/13, வாடல்ஸ் ரோடு, கில்பாக்கம்
கில்பாக்கம், சென்னை, தமிழ் நாடு
600010

Address: S/O: Sailesh Hindocha, 6/13, WADDLES STREET, Kilpauk, Kilpauk, Chennai, Tamil Nadu, 600010

5703 6324 8016

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
24 SHEET

SUB REGISTRAR

இந்திய அரசாங்கம்
Government of India



பாஸ்கர் தர்மன்
Bhaskar Dharman

பிறந்த நாள்/DOB: 21/03/1979
ஆண்பால் / Male

9187 8488 4129

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி: S/O: தர்மன், 21/5
2வது தெரு ஜம்புகேஸ்வரர் நகர்
கொரட்டூர், கொரட்டூர், திருவள்ளூர்
தமிழ் நாடு, 600080

Address: S/O: Dharman,
21/5, 2ND STREET
JAMBUGESWARAR
NAGAR, Korattur, Korattur,
Tiruvallur, Tamil Nadu,
600080

9187 8488 4129

1947
1800 300 1947

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DOCUMENT NO 2163 OF 2023
BOOK I Contains SHEETS 25
25 SHEET

SUB REGISTRAR

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 2866/2023

ஆவண எண் : R/ AnnaNagar/ BOOK-1/ 2163 / 2023

திருமதி ஆ சுந்தரி அவர்களிடமிருந்து ₹ 30,660 (ரூபாய் முப்பதாயிரத்து அறுநூற்று அறுபது மட்டும்) [இணைய வழி: REG202304131110993 ₹ 22660, REG202304131119800 ₹ 8000] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	20,000
2	பதிவுக் கட்டணம்	10,050
3	கணினிக் கட்டணம்	500
4	குறுந்தகடுக் கட்டணம்	100
5	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	30,660

13/4/2023

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு அண்ணாமலை இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

அண்ணா நகர் அலுவலகம்

நாள்: 13/04/2023

சார் பதிவாளர்
அண்ணா நகர்
சென்னை மேற்கு

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
gowrirekha (குடிமக்கள்)	Rekha	9952006818	12-04-23 06:27:14 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

DH 916644

08 NOV 2024

Shri Raman Developers

R. LAKSHMANAN
STAMP VENDOR
L C.No 6/772/B3/96
No 261, E.V.R ROAD
AMINJIKARAI.CHENNAI-29

SUPPLEMENTARY JOINT VENTURE DEVELOPMENT AGREEMENT

This Supplementary Development Agreement is made on this **09th** Saturday of November 2024.

(1) Mrs.A.SUNDARI(PAN : APDPS7538F) (Aadhaar No. 7490 3242 9136), W/o Late Mr.S.L. Anandan, aged 65 years, residing at 3/11, Rathinamal 2nd Street, Aminjikarai, Chennai - 600029.

(2) Mr. A. JAGANATHAN (PAN : AFZPA9672C) (Aadhaar No. 4097 0162 6811), S/o Late Mr.S.L. Anandan, aged 50 years, residing at No: 186C, Ammayee Ammal Street, Ayyavoo Colony, Aminjikarai, Chennai - 600029.

A. Sundari

A. Jaganathan

A. Nalini

G. Devi

For SHRI RAMAN DEVELOPERS

Partner

(3) Mr. A. MURALI, (PAN : AXJPM0981A) (Aadhaar No. 4944 1144 1853), S/o Late. Mr.S.L. Anandan, aged 46 years, residing at No: 160A, Ayyavoo Street, Ayyavoo Colony, Aminjikarai, Chennai - 600029.

(4) Mr. A. MAHENDRAN (PAN : AHVPM9552H) (Aadhaar No. 4379 2768 5024), S/o LateMr.S.L. Anandan, aged 48 years, residing at No: 3/11, Rathinamal 2nd Street, Aminjikarai, Chennai - 600029.

(5) Mrs. G. DEVI, (PAN : DLCPD0339F) (Aadhaar No. 8686 0717 1700), W/o Mr. Ganesh Kumar, D/o Late Mr. S.L. Anandan, aged 42 years, residing at 67/35, Ibrahim Sahib Main Road, Chennai G.P, Chennai - 600001, herein after called the **LAND OWNERS** (which term or expression shall unless to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART:

BETWEEN

M/S.SHRI RAMAN DEVELOPERS, (PAN:ACOFS9134R) a Partnership concern, represented by it's Partner, **Mr. SIDDHANT SAILESH HINDOCHA**(Pan. AAXPS8193B)(Aadhar No. 7275 8792 8124) S/o. Mr. SaileshHindocha, aged 34 years, having office at No.15/6, First Floor, 7th West Cross Street, Shenoy Nagar, Chennai 600 030 hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context to deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **SECOND PART.**

A. Sundari.
A. Murali
A. Mahendran
G. Devi

For SHRI RAMAN DEVELOPERS

Siddhant

Partner

WHEREAS the Agreement cum Development Power of Attorney Signed on 13th April 2023. And Registered Document No. 2163 dated 13.04.2023 mentioned 35% Undivided Share for Developers and 65% Undivided Share for Land owners the purpose of developing the said property by erecting a Stilt + 3 Floors commercial building (office) thereon on certain terms and conditions mentioned therein and the said Development Agreement Cum Development Power of Attorney was registered at the office of Anna Nagar Registrar.

AND WHEREAS after executing the said Development Agreement, the above named Landowners delivered possession of the same and accordingly, the Developer submitted a Planning Permission No: CMDA/PP/NHRB/N/0735/2023 And Building plan No.CEBA/WDCN08/00226/2024.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

LAND OWNERS' SHARE:

The landowners Share is 65% of Stilt + 3 Floors commercial building office to be constructed and the same would be provided in the following manner:

Second Floor & Third Floor ,undivided Share together with the proportionate undivided interest in the land, common facilities and amenities.

A. Sundari

G. Devi

For SHRI RAMAN DEVELOPERS

Partner

DEVELOPER'S SHARE:

The Developers Share is 35% of Stilt + 3 floors commercial Building to be constructed and the same shall be provided in the following manner:-

SHARE DETAILS :

Description	Floor	UDS
Developer (33.34%)	First Floor	238 sq.mt
Land Owners (33.34%)	Second Floor	238 sq.mt
Land Owners (31.66% - 75.35 sq.mt) & Developer (1.66%- 3.95 sq.mt)	Third Floor	238 sq.mt

SCHEDULE OF PROPERTY

All that piece and parcel of land and building bearing Old **Door Nos. 336 to 344, Old No.336, Poonamallee High Road, Aminjikarai, Chennai – 600 029, measuring to an extent of 7686 Square Feet, Comprised in O.S. No. 70/1 Part, then T.S.No.2/8, Block No.23, Aminjikarai Village,** Previously Egmore Nungambakkam Taluk, presently Aminjikarai Taluk, Chennai District and the property being bounded on the

A. Sundari.

For SHRI RAMAN DEVELOPERS

Partner

North By	:	T.S.No.2/1
South By	:	T.S.No.3 & 4
East By	:	T.S.No.2/5 and 2/1
West By	:	Plot No.31

Measuring on the

Northern Side	:	50 feet
Southern Side	:	61 feet
Eastern Side	:	137 feet 6 inches
Western Side	:	131 feet 6 inches

in all totally measuring an extent of **714 square meter** of land together with building and situated within the Registration District of Chennai Central and Registration Sub-District of Anna Nagar.

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE SIGNED THIS MEMORANDUM ON THE DAY MONTH AND YEAR FIRST ABOVE STATED.

LAND OWNERS

A. Sundari.

WINESSESS:-

1. S Geethalakshmi (S. Geethalakshmi)
2. P. Lydiya. (Lydiya).

DEVELOPERS

For SHRI RAMAN DEVELOPERS

Partner

CARPET AREA STATEMENTS

BLOCK	FLOOR	FLAT NO.	TYPE	RERA CARPET AREA (SQ.M)	EXCLUSIVE BALCONY (SQ.M)	EXCLUSIVE VERANDAH/SERVICE /UTILITY/OPEN TERRACE (SQ.M)	PROPORTIONATE COMMON AREA (SQ.M)	TOTAL AREA (SQ.M)	UDS LAND AREA (SQ.M)	CAR PARKING	
										Covered	Open
1	First Floor	F1	Office	418.94	NA	NA	108.56	527.5	238.00	3	1
	Second Floor	S1	Office	418.94	NA	NA	108.56	527.5	238.00	3	1
	Third Floor	T1	Office	418.94	NA	NA	108.56	527.5	238.00	3	1
							TOTAL AREA	**1582.50**	**714**	9	3
								Total No of Car parking			**12**

A. JAGAN, B.Arch.,M.Arch.
COA Reg. No. CA/2007/40336
CMDA Reg. No. RA/Gr.I/19/06/266
Mob: 9962332852

For SHRI RAM DEVELOPERS

Partner

Document history - SLA Towers, P.H. Road

S. No.	Doc. Type	Doc. No.	Date	Description/Seller	Buyer	Extent	Schedule B/Survey No.	Partitions
2	Sale deed	831/2001	11-12-1998	C. Anandkumar, Vijayalakshmi, C. Karunakaran, C. Jayashankar, C. Tamilchelvan	A. Mahendran	Door No. 336 to 344. Schedule A - 7696 Sq. ft. (land & super structure) **Schedule B - 1331 Sq. ft. (land & shed)**	Land & Shed bearing part of Door Nos. 336 to 344 at Poonamallee high road, Aminjikarai, Chennai, comprised in O.S. No. 70/1 part then, now T.S. No. 2/8 part, Block No. 23, Aminjikarai village, Egmore- Nungambakkam taluk, admeasuring an extent 1331 Sq. ft. North by - Plot A East by - Property of Jagannathan and T.S. No.2/5 and 2/1 South by - Plot No. C West by - Block No. 31	B
3	Sale deed	830/2001	11-12-1998	C. Anandkumar, Vijayalakshmi, C. Karunakaran, C. Jayashankar, C. Tamilchelvan	A. Murali	Door No. 336 to 344. Schedule A - 7696 Sq. ft. (land & super structure) **Schedule B - 1270 Sq. ft. (land & shed)**	Land & Shed bearing part of Door Nos. 336 to 344 at Poonamallee high road, Aminjikarai, Chennai, comprised in O.S. No. 70/1 part then, now T.S. No. 2/8 part, Block No. 23, Aminjikarai village, Egmore- Nungambakkam taluk, admeasuring an extent 1270 Sq. ft. North by - Plot B East by - T.S. No. 2/1 South by - Plot No. D West by - Block No. 31	C
4	Sale deed	829/2001	11-12-1998	C. Anandkumar, Vijayalakshmi, C. Karunakaran, C. Jayashankar, C. Tamilchelvan	A. Jegannathan	Door No. 336 to 344. Schedule A - 7696 Sq. ft. (land & super structure) **Schedule B - 1365 Sq. ft. (land & shed)**	Land & Shed bearing part of Door Nos. 336 to 344 at Poonamallee high road, Aminjikarai, Chennai, comprised in O.S. No. 70/1 part then, now T.S. No. 2/8 part, Block No. 23, Aminjikarai village, Egmore- Nungambakkam taluk, admeasuring an extent 1365 Sq. ft. North by - Road East by - Property of Jagannathan South by - Part of T.S. No. 2/8, now Plot No. B West by - Block N. 31	A
5	Sale deed	828/2001	11-12-1998	C. Anandkumar, Vijayalakshmi, C. Karunakaran, C. Jayashankar, C. Tamilchelvan	Sundari, W/o. S. L. Anandan	Door No. 336 to 344. Schedule A - 7696 Sq. ft. (land & super structure) **Schedule B - 1300 Sq. ft. (land & shed)**	Land & Shed bearing part of Door Nos. 336 to 344 at Poonamallee high road, Aminjikarai, Chennai, comprised in O.S. No. 70/1 part then, now T.S. No. 2/8 part, Block No. 23, Aminjikarai village, Egmore- Nungambakkam taluk, admeasuring an extent 1300 Sq. ft. North by - Plot C East by - T.S. No. 2/1 South by - Plot No. E West by - Block N. 31	D
6	Sale deed	827/2001	11-12-1998	C. Anandkumar, Vijayalakshmi, C. Karunakaran, C. Jayashankar, C. Tamilchelvan	S. L. Anandan	Door No. 336 to 344. Schedule A - 7696 Sq. ft. (land & super structure) **Schedule B - 1220 Sq. ft. (land & shed)**	Land & Shed bearing part of Door Nos. 336 to 344 at Poonamallee high road, Aminjikarai, Chennai, comprised in O.S. No. 70/1 part then, now T.S. No. 2/8 part, Block No. 23, Aminjikarai village, Egmore- Nungambakkam taluk, admeasuring an extent 1220 Sq. ft. North by - Plot D East by - T.S. No. 2/1 South by - T.S. No. 3 and 4 West by - Block N. 31	E
7	Sale deed	471/1997	05-03-1997	C. Anandkumar, Vijayalakshmi, C. Karunakaran, C. Jayashankar, C. Tamilchelvan	A. Jagannathan	Door No. 336, Schedule A - 7686 Sq. ft. (Vacant land) **Schedule B - 1200 Sq. ft. (Vacant land)**	Vacant land bearing Door. No. 336 part of Poonamallee high road, Aminjikarai, Chennai - 600029 comprised in O.S. No. 70/1 part then, now T.S. No. 2/8 part, Block No. 23, Aminjikarai Village, Egmore- Nungambakkam taluk, admeasuring an extent of 1200 Sq. ft. North by - R.S. No.2/1, passage East by - R.S. No.2/1 & 2/1 South by - R.S. No. 3 and 4 West by - Block N. 31	Passage
8	Death certiifcate	2004/10/143/88	24-09-2004	S.L.Anandan				

9	S.L.Anandan Legal heir certificate	24374/2005		In the name of Mrs.A.Sundari ,Mr. A. Jeganathan, A. Mahendran,A. Murali, Mrs.G.Devi				
10	Patta			Mrs.A.Sundari ,Mr. A. Jeganathan, A. Mahendran,A. Murali, Mrs.G.Devi		714 sq.mt	O.S.No. 70/1 pt, T. S. No. 2/8 Block - 31	
11	GPA	2163/2023	05-03-2024	Mrs.A.Sundari ,Mr. A. Jeganathan, A. Mahendran,A. Murali, Mrs.G.Devi	M/S.Shri Raman Developers Mr.Siddhant Sailesh Hindocha	7686		

Partition	Area (in Sq. ft)
A	1365
B	1331
C	1270
D	1300
E	1220
	6486
Jaganathan (471/1997)	1200
	7686

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Aminjikarai Town : Aminjikarai Ward : 001

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : 0023-புந்தமல்லி ஹைரோடு	2	8	70/1PT -	336	ரயத்துவாரி	மனை	-	-	0-	-	0.00		0	7	14.0	-	20.00	-	எ. ஜெகநாதன் , ஏ. முரளி , சுந்தரி .., ஏ. மகேந்திரன் , A தேவி ..	கட்டிடம்	2023/0153 /02/051168TR DT. 2023-12-26 TR DT: 26-12-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 26-12-2023
பெயர் / Name : Pasupathi M
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : அமைந்தகரை வட்டம் / Aminjikarai, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/02/05/009 /001/0023/2/8** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal **https://eservices.tn.gov.in** by giving the reference number **URB/02 /05/009/001/0023/2/8**
2. இத் தகவல்கள் 26-12-2023 அன்று 06:26:48 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 26-12-2023 at 06:26:48 PM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

COPY OF SURVEY PLAN

Application ID ...2023/0153/02/051168

Scale:1MM:....500...MM

R.S. No. / T.S.No. : ....2/8.....

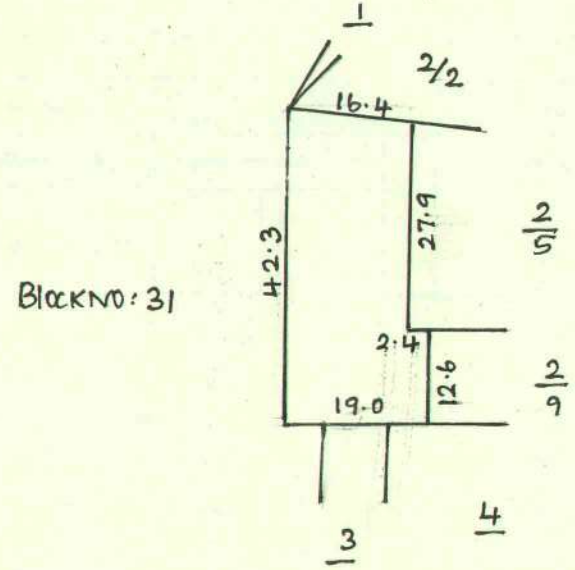
Block No. :.....23.....

VILLAGE :....AMINJIKARAI.....

AMINJIKARAI TALUK

CHENNAI - DISTRICT

N



Certified that the above is a true copy of the survey plan of the land specified on the reverse:
Copied by:

26/12/2023

SENIOR DRAUGHTSMAN
AMINJIKARAI, CHENNAI-30

26.12.23

DEPUTY INSPECTOR
SURVEY AND LAND RECORDS
26/12/2023 **AMINJIKARAI, CHENNAI-30**



our services doesn't just end there

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.



empowering your real estate decisions with smart tools

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™

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

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OMR Thoraipakkam,
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