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DIGITALLY VERIFIED RECORD

17475/2021 TP/10626936/21

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU 16 OCT 2021 AR 106486

Sai Veeran Agencies Pvt Ltd, R. RAGUPATHI

Chennai

STAMP VENDOR, L/No. C3/4839/83
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 9445114347

SALE DEED

This **DEED OF ABSOLUTE SALE** is executed at Chennai on this the **18th** day of **October 2021** by

1. **Mrs. RAJ SHREE N. MEHTA**, [PAN-AEXPM7784G], aged 56 years, wife of Mr. Naresh S. Mehta, residing at No. 110, Atkinson Road, Vepery, Chennai 600 007, having Aadhar No. 9218 3529 0482
2. **Mrs. CHANDRA A. MEHTA**, [PAN-AEXPM7787F], aged 62 years, wife of Mr. Anil Kumar, residing at No. 110, Atkinson Road, Vepery, Chennai 600 007, having Aadhar No. 3600 5252 8334,
3. **Mrs. SHASHIKALA R. MEHTA**, [PAN-AEXPM7789M] aged 65 years, wife of Mr. Raj Kumar Mehta, residing at No. 110, Atkinson Road, Vepery, Chennai 600 007, having Aadhar No. 2176 0535 6433,

collectively hereinafter referred to as the "**VENDORS**";

1. Rajshree N. Mehta
2. Chandra A. Mehta
3. Shashikala R. Mehta

For SAI VEERAN AGENCIES PVT. LTD.

Director

17475/2021
Document No.....of.....of Book
1 Contains 15 Sheets 1 Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR

TO AND IN FAVOUR OF

M/s. SAI VEERAN AGENCIES PRIVATE LIMITED, (PAN-ABECS4502K) a company incorporated as per provision of companies act 1956, having its Registered office at No. 2/14, Vidyodaya Colony, 2nd Street, T. Nagar, Chennai - 600 017, the represented by its Managing Director **Mr. S. Shanmugavel**, aged 57 years, son of Mr. Suriyamoorthy, residing at No. 84, Rani Street, Seethapathi Nagar, Velachery, Chennai - 600 042, having Aadhaar No. 8193 3297 8609, hereinafter referred to as **"PURCHASER"**

(The terms `Vendors' and 'Purchaser' shall wherever the context so permits mean and include all their legal heirs, representatives, administrators, executors, successors, successors in interest and assigns.)

WHEREAS

a) The Vendors are the absolute owners of the property being land of an extent of 23.5 cents in Survey No. 30/2A, situated at Kunnakadu Village (Thiruvidanthai group), Thiruporur Taluk, Chengalpattu District, more clearly described in the Schedule hereunder, hereinafter referred to as "**Schedule mentioned Property**".

1. Rajshree N. Mehta

2. Chandra A. Mehta

3. Shashikala R. Mehta

For SAI VEERAN AGENCIES PVT. LTD.

S. Shanmugavel

Director

17475/2021

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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPORUR

b) Formerly, the Schedule mentioned property was owned and possessed by Mr. C. L. Sarvothama Naicker and he was in absolute ownership, possession and enjoyment of the said property. The Revenue Department issued Patta No. 257 in his favour in respect of the Schedule mentioned property in proof of his ownership and possession over the said property.

c) The said Mr. C. L. Sarvothaman along with his family members Mrs. Pushpammal and Mr. I. Balaji (represented by their power agents Mr. S. Naresh Mehta and Mr. T. Sudakar) sold the Schedule mentioned property among another item under a Sale Deed dated 20.07.1995, registered as Doc. No. 2093/1995, at SRO – Thiruporur to Mr. Puneet Gupta and since then the said Mr. Puneet Gupta was in absolute ownership and possession over the said property and obtained Patta No. 1371 in his favour in respect of the said property.

d) By a Sale Deed dated 18.07.2006, registered as Doc. No. 6394/2006 at SRO – Thiruporur, the said Mr. Puneet Gupta (represented by his power agent Mr. S. Naresh Mehta as per Power of Attorney dated 29.02.2005, bearing Doc. No. 1240/2005 at SRO - Velachery) sold the Schedule mentioned property among another land to Mrs. Raj Shree N. Mehta, Mrs. Chandra A. Mehta and Mrs. Shashikala R. Mehta, the Vendors herein.

e) In the said manner the Vendors are entitled to the Schedule mentioned property and have been in absolute ownership, possession and enjoyment of the Schedule mentioned property. The Revenue Department issued Patta No. 1919 in favour of the Vendors in respect of the Schedule mentioned property in proof of their ownership and possession over the Schedule mentioned property.

1. Rajshree N. Mehta

2. Chandra A. Mehta

3 Shashikala R. Mehta

For SAI VEERAN AGENCIES PVT. LTD.

Director

17475/2021
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THE SEAL OF THE SUB REGISTRAR THIRUPPORUR

f) The Purchaser approached the Vendors to sell the Schedule mentioned property and the Vendors have offered to sell the Schedule mentioned property free of all encumbrances for sum of Rs. 23,50,000 /- (Rupees Twenty-Three Lakhs Fifty Thousand only), relying on the representations of the Vendors, the Purchaser accepted the said offer and agrees to purchase the Schedule mentioned property as free of all encumbrances from the Vendors and the parties have executed this Sale Deed.

NOW THIS DEED OF SALE WITNESSETH THAT:

1. In pursuance of the above terms and in consideration of a sum of **Rs. 23,50,000 /- (Rupees Twenty-Three Lakhs Fifty Thousand only),** paid by the Purchaser to the Vendors in following manner:

Payment Details	Amount
Demand Draft No. 035344 dated 20.10.2021 issued by HDFC Bank, Velachery, Chennai Mrs. RAJ SHREE N. MEHTA, [PAN-AEXPM7784G]	Rs. 7,83,333/-
Demand Draft No. 035345 dated 20.10.2021 issued by HDFC Bank, Velachery, Chennai in favor of Mrs. CHANDRA A. MEHTA, [PAN-AEXPM7787F]	Rs. 7,83,333/-
Demand Draft No. 035346 dated 20.10.2021 issued by HDFC Bank, Velachery, Chennai in favor of Mrs. SHASHIKALA R. MEHTA, [PAN-AEXPM7789M]	Rs. 7,83,334/-
Total	**Rs. 23,50,000/-**

which sum the Vendors hereby admit and acknowledge the receipt of the above said entire sale consideration in the above said manner and in consideration of the same, the Vendors hereby convey, grant, sell, transfer, assign, unto and in favour of the Purchaser, the **Schedule mentioned property** together with water, water courses, easements, rights of way liberties, advantages whatsoever and together with all rights, title, interest, claims and demands whatsoever in favour of the Purchaser TO HAVE AND TO HOLD the same, free of all encumbrances absolutely forever.

THE SEAL OF THE SUB REGISTRAR THIRUPPORUR

For SAI VEERAN AGENCIES PVT. LTD.

Director

1. Rajshree N. Mehta

2. Chandra A. Mehta

3. Shashikala R. Mehta

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2. The Vendors further covenant with the Purchaser that the Vendors herein are the absolute owners of the Schedule mentioned property and that they have a clear, perfect, absolute, valid and marketable title to the same and that no one else has any right, title, claim, share, demand or interest over the property hereby conveyed to the Purchaser and the Vendors further covenants that there is no prior Agreement to Sell to any third parties.

3. The Vendors further covenant with the Purchaser that the Vendors have not done anything, omitted or knowingly suffered any act, deed or thing whereby the Schedule mentioned property may stand in any way encumbered or impeached in title and that the Purchaser may at all times or at any time hereafter quietly possess and enjoy the same without any manner of claim, title, right, share, demand, lawful let, hindrance, interruption or interference from the Vendors or any person or persons claiming through or under the Vendors.

4. The Vendors assure and declare that there is no mortgage, charge or any other encumbrance over the Schedule mentioned property and that the same is not the subject matter of any pending litigation, proceedings or attachments or maintenance claims or other orders of any court or tribunal or any other Revenue, Municipal/Panchayat/Corporation/other Government or other authorities.

1. Rajeshkumar N. Mehta

For SAI VEERAN AGENCIES PVT. LTD.

Director

2. Chandra. A. Mehta

3. Shashikala. R. Mehta

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THE SEAL OF THE SUB REGISTRAR THIRUPPUR

5. The Vendors assure and declare that the Schedule mentioned property is free from any leasehold rights, lien, lispendens, suretyship, claim, suit or proceedings of any kind or nature whatsoever.

6. The Vendors agree and undertake to indemnify and keep the Purchaser well and sufficiently indemnified against all actions, claims, demands, whatsoever that may be made on the Purchaser on the ground of any defects in the title to the property and against all expenses, costs and damages which the Purchaser may incur or be put to or suffer by reason of any defect or infirmity in the title to the property.

7. The Vendors covenant with the Purchaser that all the taxes, deposits and other public charges have been paid in respect of the Schedule mentioned property upto the date of this sale and should any amount be found due, the Vendors hereby agree to pay the same upto the date of Sale and henceforth, it shall be the responsibility of the Purchaser to pay the taxes and other public charges.

8. The Vendors further covenant with the Purchaser that the Vendors shall at all times execute, register or cause to be done, executed and registered all such further or other act or acts, deeds and things which the Purchaser may reasonably require for more effectively assuring the title of the Schedule mentioned property to the Purchaser.

1. Rajeshwari N. Mehta

2. Chandra A. Mehta

3 Shashikala R. Mehta

For SAI VEERAN AGENCIES PVT. LTD.

Director

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THE SEAL OF THE SUB REGISTRAR THIRUPPUR

9. The Vendors have this day delivered the originals of the relevant records/documents pertaining to the Schedule mentioned property to the Purchaser and also handed over vacant possession of the Schedule mentioned property to the Purchaser, who shall henceforth possess and enjoy the same absolutely and forever.

10. The Purchaser can apply for mutation of records in their name in respect of the Schedule mentioned property with Revenue, Municipal/Panchayat and other authorities concerned.

SCHEDULE

(Property hereby conveyed)

All that piece and parcel of property being land of an extent of **23.5 cents** (0.09.50 hectare) full extent in **Survey No. 30/2A**, as per Patta No. 1919, situated at **Kunnakadu Village** (Thiruvidanthai group), Thiruporur Taluk, Chengalpattu District,

bounded on the

North by	Land in Survey No. 31/1A2 and East Coast Road
South by	Land in Survey No. 30/1
East by	East Coast Road
West by	Land in Survey No. 31/1A2 & Land in Survey No. 31/1B4

within the Sub Registration District of Thiruporur and Registration District of Chengalpattu.

The Market Value of this Property is Rs. 23,50,000 /-

THE SEAL OF THE SUB REGISTRAR THIRUPPORUR

For SAI VEERAN AGENCIES PVT. LTD.

Director

1. Rajeshwari N. Mehta

2. Chandra A. Mehta

3. Shashikala R. Mehta

17475/2021

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Registering Officer

IN WITNESS WHEREOF the Parties herein have executed this Deed of Sale on the date, month and year first above mentioned in the presence of the following:

For SAI VEERAN AGENCIES PVT. LTD.

Director

[PURCHASER]

[VENDORS]

1. Rajeshwari N. Mehta
2. Chandra A. Mehta
3. Shashikala R. Mehta

WITNESSES:

1. Sudhakaran s/o Rajendran, no: 26/1, Sannathi St, Thiruvadisoolam, Chengalpet. 603108.
2. Atheeswaran s/o Panneerselvam. Plot no: 2, Jagadeeswaran nagar, Bharathi nagar, Tambaram.



Drafted by

ELA. PUGAZHENDHI, Advocate [MS. No.1041/2003]
A-2, First Floor, Roop Emerald
No. 45, North Usman Road, T.Nagar, Chennai -17

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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPORUR

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : செங்கல்பட்டு

வட்டம் : திருப்போரூர்

வருவாய் கிராமம் : திருவிடந்தை

பட்டா எண் : **1919**

உரிமையாளர்கள் பெயர்

1.	நரேஷ் எஸ்.. மேத்தா	மனைவி	ராஜஸ்ரீ என். மேத்தா	-
2.	அணில்குமார் மேத்தா	மனைவி	சந்திரா எ.மேத்தா	-
3.	ராஜ்குமார் மேத்தா	மனைவி	சசிகலா ஆர்.மேத்தா	-

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
30	2A	0 - 9.50	0.12	--	--	--	--	10508/2008---- 10-04-2001
30	2B	0 - 72.00	0.89	--	--	--	--	10508/2008---- 10-04-2001
		0 - 81.50	1.01					

குறிப்பு**2** :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **35/11/045/01919/30500** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 17-10-2021 அன்று 02:33:23 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

1. Rajasree. N. Mehta

2. Chandra. A. Mehta

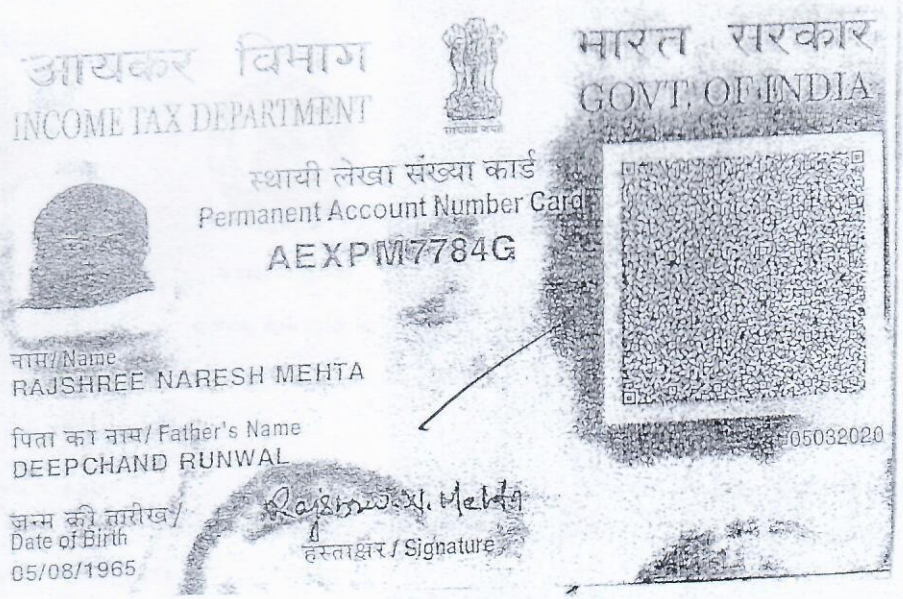
3. Shashikala. R. Mehta

For SAI VEERAN AGENCIES PVT. LTD.

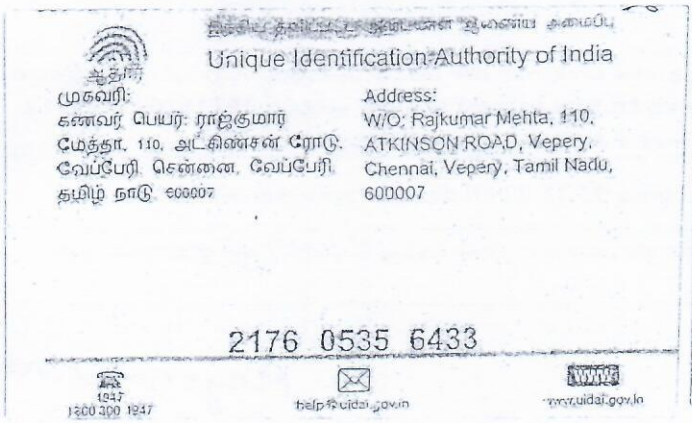
Director

17475/2021
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1.....Contains..15.Sheets...9.....Sheet
Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPORUR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AEXPM7784G
नाम/ Name
RAJSHREE NARESH MEHTA
पिता का नाम/ Father's Name
DEEPCHAND RUNWAL
जन्म की तारीख/
Date of Birth
05/08/1965
हस्ताक्षर / Signature
05032020


आयकर विभाग
INCOME TAX DEPARTMENT
SHASHIKALA MEHTA
LAL CHAND PAREKH
02/06/1957
Permanent Account Number
AEXPM7789M
Signature
भारत सरकार
GOVT. OF INDIA


Unique Identification Authority of India
முகவரி:
கணவர் பெயர்: ராஜ்குமார்
மேத்தா, 110, அட்கின்சன் ரோடு,
வேப்பேரி, சென்னை, வேப்பேரி,
தமிழ் நாடு 600007
Address:
W/O: Rajkumar Mehta, 110,
ATKINSON ROAD, Vepery,
Chennai, Vepery, Tamil Nadu,
600007
2176 0535 6433
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in


இந்திய அரசாங்கம்
Government of India
சசிதலா மேத்தா
Shashikala Mehta
பிறந்த நாள்/DOB: 02/06/1957
பெண்பால் / Female
2176 0535 6433
ஆதார் - சாதாரண மனிதனின் அதிகாரம்

For SAI VEERAN AGENCIES PVT. LTD.

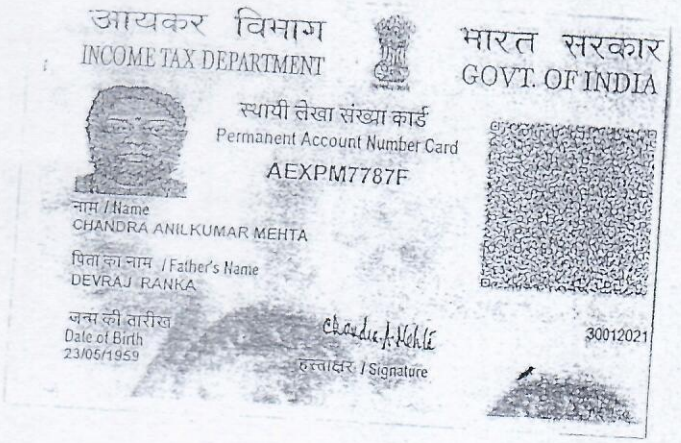
1. Rajshree N. Mehta

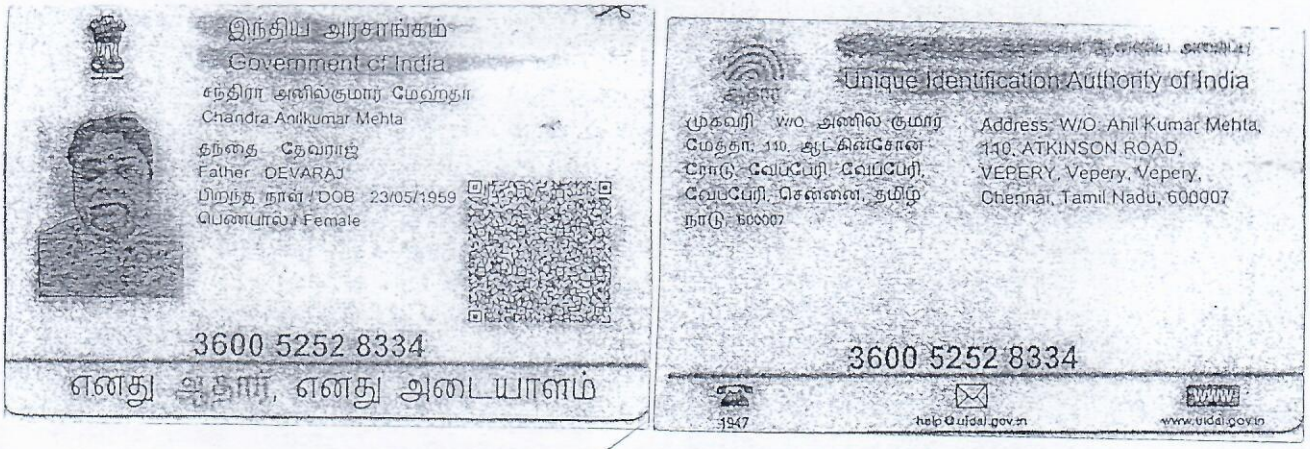
2. Chandra A. Mehta

3. Shashikala R. Mehta

Document Register No. 17475/2021
Book No. 1
Contains 15 Sheets 1.0 Sheet
Registrar

THE SEAL OF THE SUB REGISTRAR THIRUPPURUR





1. Rajkumar. N. Mehta

For SAI VEERAN AGENCIES PVT. LTD.

Director

2. Chandra. A. Mehta

3. Shashikala. R. Mehta

17475/2021
Document No.....of.....of Book
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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPOBUR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABECS4502K
नाम/ Name
SAI VEERAN AGENCIES PRIVATE LIMITED
18112020
निगमन / गठन की तारीख
Date of Incorporation / Formation
14/09/2020


03/05/2017
Shanmugavel
சண்முகவேல்
S/O: Suriyamoorthy
No 84
Rani Street
Seethapathy Nagar
Velacherry
Velacherry,Chennai,Chennai,
Tamil Nadu - 600042
9444317222
இந்திய அரசாங்கம்
Government of India
Shanmugavel
8193 3297 8609
எனது ஆதார், எனது அடையாளம்

For SAI VEERAN AGENCIES PVT. LTD.

S. Shanmugavel

Director

Rajeshwari N. Mehta

Chandra A. Mehta

Shashikala R. Mehta

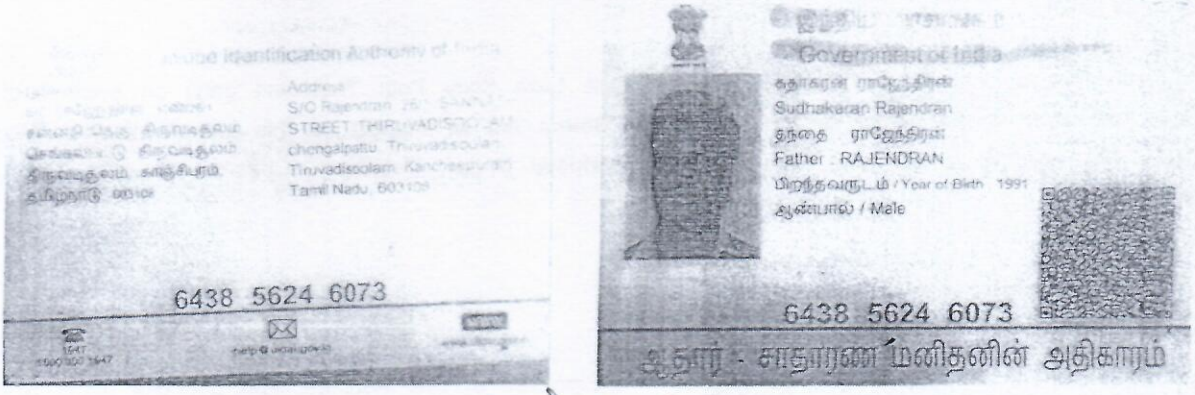
17475/2021

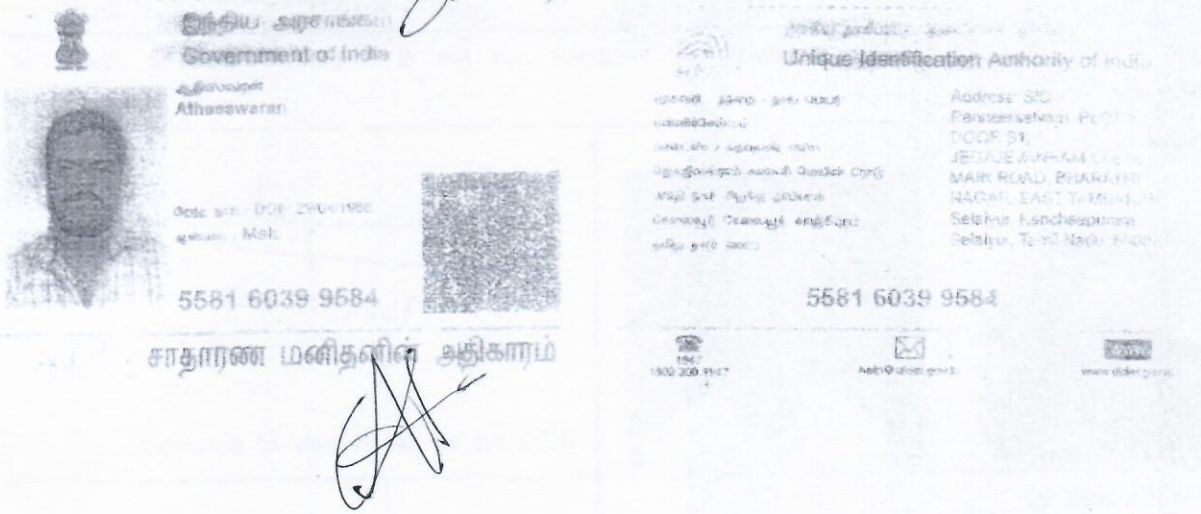
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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPORUR





For SAI VEERAN AGENCIES PVT. LTD.

Director

Rajeshwar N. Mehta
Chandra A. Mehta
Shashikala R. Mehta

17475/2021
Document No. ..... of ..... of Book
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Registering Officer

THE SEAL OF THE SUB REGISTRAR THIRUPPOEUR

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 13009 of 2021

I hereby certify that a sum of ₹ 1,64,000/- (Rupees One Lakh Sixty Four Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. எஸ் சண்முகவேல் residing at No. 84, Rani Street, Seethapathi Nagar, Velachery, Chennai, Chennai, Tamil Nadu, India, 600042.

Sub Registrar: Thiruporur
Date: 20/10/2021

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

SUB REGISTRAR
THIRUPORUR

Presented in the office of the Sub Registrar of Thiruporur and fee of ₹ 94,600/- paid at 05:46 PM on the 20/10/2021 by

Left Thumb





S. Thiruvel
9444317222

Additions as per recitals of document

Execution admitted by

Left Thumb





Rajshree N. Mehta
9940165862

Additions as per recitals of document

17475/2021
Document No. 15 of Book
Contains 14 Sheets
Registering Officer

Execution admitted by

Left Thumb





Chandra A. Mehta
8147888888

Additions as per recitals of document

THE SEAL OF THE SUB REGISTRAR THIRUPORUR

Execution admitted by

Left Thumb





Shashikala R. Mehta

86160 74696

Additions as per recitals of document

Claim admitted by

Left Thumb





Additions as per recitals of document

Identified By

1. Mr. ATHEESWARAN Son of PANNEERSELVAM NO.2, JAGADEESWARAM COLONY MAINROAD, BHARATHI NAGAR, TAMBARAM, CHENNAI., Chennai, Tamil Nadu, India, 600076.

2. Mr. SUDHAKARAN Son of RAJENDRAN NO.26/1, SANNATHI STREET, THIRUVADISOOLAM, CHENGALPET, Chengalpattu, Tamil Nadu, India, 603108.

20th day of October 2021

THE SEAL OF THE SUB REGISTRAR THIRUPPORUR

Ravi R
Sub Registrar
Thiruporur

SUB REGISTRAR
THIRUPORUR

Registered as Number **R/Thiruporur/Book-1/17475/2021**.

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Document No.....of.....of Book
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Registering Officer

Date: 20/10/2021
Thiruporur

Ravi R
Sub Registrar

SUB REGISTRAR
THIRUPORUR

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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