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Doc no 1721/2017/I



தமிழ்நாடு तमिलनाडु TAMILNADU

BM 132332

M/s. Sameera Shelters India Pvt Ltd.

M.C. ANUSUYA
STAMP VENDOR L. No. 21/2000
51/2, SOUNDARYA COLONY,
ANNA NAGAR (W) EXTN. CHENNAI - 600 101
PAN - AAMPA 3451D

10743
12/6/17

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at Chennai this the **12th** day of **JUNE 2017** by

AMARESHA REALITY & DEVELOPMENT PRIVATE LIMITED, [PAN : AAECA5116G] a company registered under Indian Companies Act 1956, (CIN No.U70200MH1997PTC105894), having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021 represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016, hereinafter referred to as the "**VENDOR**" (The terms "VENDOR" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

SAMEERA SHELTERS INDIA PVT LTD

Director

[PURCHASER]

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For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

[VENDOR]

TO AND IN FAVOUR OF

M/s. SAMEERA SHELTERS INDIA PRIVATE LIMITED, a company registered under Indian Companies Act 1956, (CIN No.U70100TN2016PTC111221) having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102, represented by its Directors (i) **Mr. J. Murugesan**, [PAN-AEWPM3708F] aged 49 years, son of Mr. Jayaraman Identifed by Aadhaar No. 7140 8598 2287 and (ii) **Mr. S. Baskaran**, [PAN - AHPPB2963F] aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**PURCHASER**' (The terms "PURCHASER" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

WHEREAS:

a) The Vendor is the absolute owner of the property being lands of extents of

(i) 5 cents in Survey No. 25/1;
(ii) 21 cents in Survey No. 27/1;
(iii) 1 acre 15 cents in Survey No. 31;
(iv) 20 cents in Survey No. 34/1;
(v) 1 acre 81 cents in Survey No. 35/2;
(vi) 2 acres 60 cents in Survey No. 36/1;
(vii) 2 acres 21 cents in Survey No. 39;
(viii) 1 acre 6 cents in Survey No. 77/2 (part of Old. S. No.77);
(ix) 14 cents in Survey No. 81/1B (part of Old. S. No.81);

situate at New No.32 (Old No.10), Parivakkam Village, Poonamallee Taluk, Thiruvallur District, more clearly described in the Schedule hereunder.

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

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Total: Page: 17

b) The Vendor represents that the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Poonamallee in the following manner;

Sale Deed date & Doc. No.	Sold by	Survey No.	Extent in cents
19.04.2006 (809/2006)	Mrs. G. Lakshmi Ammal & 21 others – owners Power Agent Mr. Mohan Rao	25/1	5 cents
		27/1	21 cents
		31	1 acre 15 cents
		34/1	20 cents
		35/2	1 acre 81 cents
		36/1	2 acres 60 cents
		38 (part)	4 cents
		39	2 acres 21 cents
19.04.2006 (811/2006)	Mr. P.D. Seethapathy & Mr. Nareshkumar – owner Power Agent Mr. Mohan Rao	77 (part)	1 acre 6 cents
		81 (part)	20 cents

c) Thus, the Vendor is holding the absolute ownership and possession of the Schedule mentioned property.

d) The Vendor has represented that the property is free of all encumbrances and claims and has offered to sell the same for Rs.12,25,90,000/- (Rupees Twelve Crores Twenty Five Lakhs and Ninety Thousand only), relying on the representations of the Vendor, the Purchaser has agreed to purchase the same, free from all encumbrances and the parties have executed this Sale Deed.

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Amaresha Realty and Development Private Ltd

Authorised Signatory

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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. THAT in pursuance of the above said terms agreed and in consideration of the payment of **Rs.12,25,90,000/- (Rupees Twelve Crores Twenty Five Lakhs and Ninety Thousand only),** has been already paid by the Purchaser to the Vendor, after deducting sum of Rs.12,25,900/- (Rupees Twelve Lakhs Twenty Five Thousand and Nine Hundred only) being 1% TDS payable to Income Tax Department towards the account of Vendor, on the receipt of said sum of the vendor do hereby admits, acknowledges and releases the Purchaser free from any further payment of this sale deed and the Vendor do hereby sells, conveys, transfers and assigns unto the use of the Purchaser all that piece and parcel of land, more clearly described in the Schedule hereunder together with all hedges, passages, water, minerals, water ways, ditches, drains, ways rights easements, liberties, appurtenances, conveniences, privileges and advantages pertaining to the property or belonged or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the vendor to and in upon the said property and every piece thereof TO HAVE AND TO HOLD the same unto the Purchaser free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the Purchaser forever.

2. THE VENDOR hereby assures the Purchaser that they are having full ownership, absolute right and authority to convey the property described in the Schedule hereunder and except the Vendor no other person is having any right or claim to the said property and the Vendor further assure that the schedule mentioned property is not subject to any mortgage, charge, encumbrances, lien, attachment, maintenance and claim whatsoever.

3. THE VENDOR further covenants with the Purchaser that they are absolutely entitled to the property hereby conveyed and have full power of alienation and the Vendor has not done or knowingly suffered any act or things thereby schedule property encumbered or charged in any manner.

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

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4. THE VENDOR covenants with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any let or hindrance, or law full eviction, interruption claim or demand whatsoever by the Vendor or any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

5. THAT the PURCHASER shall acquire, possess and enjoy with rights and interest in the Schedule mentioned property hereunder in its entirety absolutely and shall possess the same without any intervention by the Vendor or any person claiming under the Vendor in any manner and Purchaser shall be entitled to be in possession and enjoyment of the property forever.

6. THAT the Vendor do hereby undertakes to indemnify the Purchaser always at all times against all claims, risks, damages, costs or losses that the Purchaser may be put to incur or suffer on account of any defect in title, right and authority of the Vendor herein over the property hereby conveyed under this conveyance by the Vendor herein to the Purchaser.

7. THE VENDOR agrees to execute all such deeds and documents as may be necessary to secure the rights of the Purchaser herein to the title and right over the property hereby conveyed.

8. THE VENDOR assures the Purchaser that by virtue of the sale the Vendor or any person, claiming under them shall have not claim, right, or title the schedule property hereunder.

9. THE VENDOR hereby declares that they have paid all taxes and other Statutory public dues, due and payable by them in respect of the schedule property hereunder hereby conveyed up to the date of this deed, and all such taxes subsequent to the said date shall be borne and paid by the Purchaser.

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Amaresha Realty and Development Private Ltd

Authorised Signatory

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10. The VENDOR has this day handed over the absolute peaceful vacant possession of the property along with the available original of the documents pertaining to the schedule property to the Purchaser.

11. THE PURCHASER by virtue of the sale shall be entitled to effect change of their name in the property register maintained by the Village Panchayat / Municipal / Taluk and all other Statutory Authorities pertaining to the schedule property hereunder.

12. THE VENDOR hereby give full consent to change the name of the ownership of the property hereby conveyed in the file of PATTA, REVENUE RECORDS AND IN THE LOCAL BODY REGISTRY etc.,

SCHEDULE

(property hereby conveyed)

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
25/1	0.02.0	5 cents
27/1	0.08.5	21 cents
31	0.46.5	1 acre 15 cents
34/1	0.08.0	20 cents
35/2	0.72.5	1 acre 81 cents
36/1	1.05.0	2 acres 60 cents
39	0.89.5	2 acres 21 cents
77/2	0.43.0	1 acre 6 cents
81/1B	0.05.5	14 cents

in all totaling to an extent of **9 acres 43 cent**, situate at New No.32 (Old No.10), PARIVAKKAM Village, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of POONAMALLEE and Registration District of Chennai South.

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

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Page No: 6
Total: Page: 17

THE MARKET VALUE OF THE PROPERTY IS **Rs.12,25,90,000/-**

IN WITNESS WHEREOF the parties have executed this Sale Deed on the day, month and year first above mentioned in the presence of:

SAMEERA SHELTERS INDIA PVT LTD

[PURCHASER]

Director

For M/s Amaresha Reality and Development Private Ltd

[VENDOR]

Authorised Signatory

WITNESSES:

1. R. Dhayalan Dhayalan s/o Ramalingam no:-11
Valleeswaran Koil St, Mangadu Ch: 101

2. Ayyampennud s/o Gomathi nayagam 22E
7th Avenue, Banurgan, Padur, Ambathur Ch:-53

DRAFTED BY

ELA. PUGAZHENDHI
Advocate (MS No: 1041 / 2003)
RLN ASSOCIATES
A-2, First Floor, Roop Emerald,
No: 45, North Usman Road,
T. Nagar, Chennai - 600 017.

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Page No: 7
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STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : Poonamallee Village: Parivakkam

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	25/1	5	130000/-	6,50,000/-
2.	27/1	21	130000/-	27,30,000/-
3.	31	115	130000/-	1,49,50,000/-
4.	34/1	20	130000/-	26,00,000/-
5.	35/2	181	130000/-	2,35,30,000/-
6.	36/1	260	130000/-	3,38,00,000/-
7.	39	221	130000/-	2,87,30,000/-
8.	77/2	106	130000/-	1,37,80,000/-
9.	81/1B	14	130000/-	18,20,000/-
	Total	**9 acre 43 cents**		**12,25,90,000/-**

SAMEERA SHELTERS INDIA PVT LTD

Director

[PURCHASER]

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

[VENDOR]

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 141

உரிமையாளர்கள் பெயர்

1. -... அமரேஷா ரியாலிட்டி அண்டு டெவலப்மெண்ட் பி லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
25	1	0 - 2.00	0.22	--	--	--	--
27	1	0 - 8.50	0.67	--	--	--	--
31	-	0 - 46.50	3.67	--	--	--	--
34	1	0 - 8.00	0.57	--	--	--	--
34	2	0 - 56.50	4.43	--	--	--	--
35	2	0 - 72.50	5.77	--	--	--	--
36	1	1 - 5.00	11.36	--	--	--	--
39	-	0 - 89.50	7.05	--	--	--	--
		3 - 88.50	33.74				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/05/010/00141/20066** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:38:46 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Amaresha Realty and Development Private Ltd

Authorised Signatory

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 476

உரிமையாளர்கள் பெயர்

1. - ... அமிரேஷா ரயாலிட்டி அண்டு டெவலப்மெண்ட் (பி) லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
28	1	0 - 64.50	5.05	--	--	--	--
38	2	0 - 1.50	0.15	--	--	--	--
43	2	0 - 11.50	0.80	--	--	--	--
69	2B	0 - 16.50	1.65	--	--	--	--
77	2	0 - 43.00	5.00	--	--	--	--
		1 - 37.00	12.65				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00476/50017 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:39:46 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

Director

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 2982

உரிமையாளர்கள் பெயர்

1. - ... அமரேஷ்ரயாவிட்டி(ம)டெவலப்மெண்ட்(பி)லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
81	1B	0 - 5.50	0.70	--	--	--	--
81	2B	0 - 2.50	0.30	--	--	--	--
		0 - 8.00	1.00				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/05/010/02982/30071** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:40:33 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Amaresha Reality and Development Private Ltd

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

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1721/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1031 of 2017

I hereby certify that a sum of Rs. 8635900/- (Rupees Eighty six Lakhs Thirty Five thousand nine hundred only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from J. MURUGESAN residing at CHENNAI- 102

Poonamallee
Date:12/06/2017

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

Presented in the Office of Sub Registrar of Poonamallee and fee of Rs. 4934910 paid between hours of 3 and 4 on 12/06/2017 by

1 Left Thumb





Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

9448117501

DOCUMENT NO/YEAR 1721/2017
Page No: 12
Total: Page: 17

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

90800 - 66666

2 Left Thumb





Additions As per the recitals of the document

98946 - 31995

Identified by

1 Name : R. DHAYALAN S/o L. RAMALINGAM NO.11, VALLEESWARAR KOIL ST, MANGADU, CH-101.

2 Name : AYYAMPERUMAAL S/o GOMATHINAYAGAM NO.22E, 7TH AVENUE, BANU NGR, PUDUR, AMBATHUR, CH-53.

12th day of June 2017

Sub Registrar Poonamallee

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Registered as No 1721 of 2017 of Book I

Date : 12/06/2017 Sub Registrar Poonamallee

K.VENKATASUBRAMANIAN

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SAMEERA SHELTERS INDIA PVT LTD

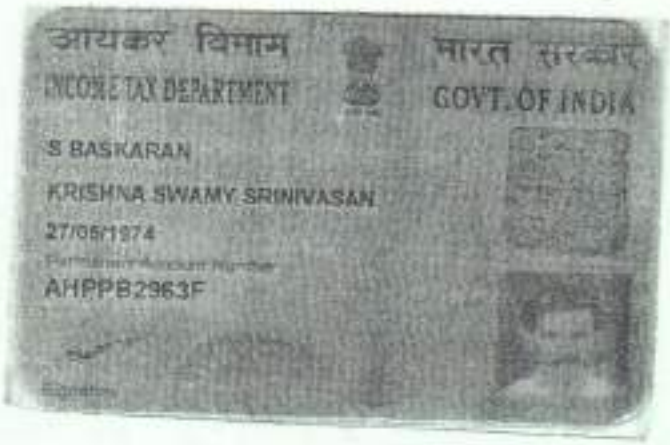
Director

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1721/2017 Page No: 15 Total: Page: 17













SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

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Page No: 16
Total: Page: 17



TN01 19920031999
DHAYALAN R
KANDALINGA REDDIYAR V

2449/1992



R. Dhayalan



India Driving Licence(Tamilnadu)

TN22 19960000903
AYYAMPERUMAAL G
GOMATHINAYAGAMMAL S

ANANDA ILLAM NO 22E
7TH AVENUE, BANU NAGAR
PUDUR, AMBATTUR, CHENNAI 600053

DOB 29/02/1996

02/04/1967



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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

M/s. Sameera Estates Pvt Ltd.

BM 132330

M.C. ANUSUYA
STAMP VENDOR L. No. 21/2000
51/2, SOUNDARYA COLONY,
ANNA NAGAR (W) EXTN. CHENNAI - 600 101
PAN - AAMPA3461D

10741
12/6/17

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at Chennai this the **12th** day of **JUNE 2017** by

ALOK SHELTERS PRIVATE LIMITED, [PAN :AAECA4506E] a company registered under Indian Companies Act 1956 having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021 , (CIN No.U70100MH1997PTC105101) represented by its Authorised Signatory, **Mr.Dwarakanath Govind**, aged 50 years, son of Late.Shri. B.K.Govindarajulu, (identified by Aadhaar No.5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016, hereinafter referred to as the "**VENDOR**" (The terms "VENDOR" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

For M/s Alok Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

[PURCHASER]

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[VENDOR]

AND

M/s. SAMEERA SHELTERS INDIA PRIVATE LIMITED, a company registered under Indian Companies Act 1956, (CIN No.U70100TN2016PTC111221) having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102, represented by its Director **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**CONFORMING PARTY**'

TO AND IN FAVOUR OF

M/s. SAMEERA ESTATES PRIVATE LIMITED, [PAN :AAWCS2091L] a company registered under Indian Companies Act 1956, having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102, (CIN No.U70102TN2015PTC102268) represented by its Directors (i) **Mr. J. Murugesan**, aged 49 years, son of Mr. Jayaraman Identifed by Aadhaar No. 7140 8598 2287 and (ii) **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**PURCHASER**' (The terms "PURCHASER" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

WHEREAS:

a) The Vendor is the absolute owner of the property being lands of extents of

(i) 95 cents in Survey No. 26/2;
(ii) 1 cent in Survey No. 12/2A (part of Old S. No. 12/2);
(iii) 50 cents in Survey No. 12/2B (part of Old S. No. 12/2);
(iv) 81 cents in Survey No. 12/2C (part of Old S. No. 12/2);
(v) 46 cents in Survey No. 12/2D (part of Old S. No. 12/2);
(vi) 1 acre in Survey No. 30/2 (part of Old S. No. 30);
(vii) 48 cents in Survey No. 13/1 (part of Old S. No. 13);

situate at New No.32 (Old No.10), Parivakkam Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM -I** in the **Schedule** hereunder.

SAMEERA ESTATES PVT LTD

For M/s Alok Shelters Private Ltd

Authorised Signatory

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For M/s Sameera Shelters India Private Ltd

Authorised Signatory

i) 1 acre 16 cents in Survey No.105/1;
ii) 1 acre 19 cents in Survey No.143/2;
iii) 1 acre 64 cents in Survey No.136/4A;
iv) 37 cents in Survey No. 142/1A (part of Old S. No. 142);
v) 45 cents in Survey No. 142/2 (part of Old S. No. 142);
vi) 31 cents in Survey No. 142/1B and
vii) 57 cents in Survey No. 122,

situate at New No.31 (Old No.9), Veeraragavapuram Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM-II** in the Schedule hereunder.

b) The Vendor represents that the item –I of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Poonamallee in the following manner;

Sale Deed date & Doc. No.	**Sold by**	**Survey No.**	**Extent**
11.08.2004 (1411/2004)	Mr. V. Thangadurai (power agent Mr. K. Mohan Rao)	26/2	95 cents
11.08.2004 (1412/2004)	Mr. Munisamy & others (power agent Mr. K. Mohan Rao)	12/2 (part)	50 cents
		12/2 (part)	39 cents
11.08.2004 (1413/2004)	Mr. Chinnasamy (power agent Mr. K. Mohan Rao)	12/2 (part)	50 cents
		12/2 (part)	39
11.08.2004 (1414/2004)	Mr. R. Chellakannu & others (power agent Mr. K. Mohan Rao)	30/2	1 acre
19.08.2004 (1436/2004)	Mr. M. Thirunavukarasu & others	13 (part)	48 cents
		14 (part)	90 cents

SAMEERA ESTATES PVT LTD

Director

For M/s Alok Shelters Private Ltd.

Authorised Signatory

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For M/s Sameera Shelters India Private Ltd

Authorised Signatory

c) The Vendor represents that the item-II of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO- Kundarathur in the following manner;

Sl. No.	Sale Deed dated & Doc. No.	Sold by	Survey No.	Extent in Acres /cents
1	09.02.2004 (853/2004)	Mrs. P. Muthammal & others (Power agent Mr. K. Mohan Rao)	105/1	1 acre 16 cents
2	16.03.2005 (2213/2005)	Mrs. Santhammal & others	143/2	1 acre 19 cents
			136/4A (part)	62 cents
			136/4A (part)	1 acre 2 cents
			142 (part)	82 cents
			142/1B	31 cents
			122	57 cents

d) Thus, the Vendor is holding the absolute ownership and possession of the Schedule mentioned property.

e) The Vendor and Confirming Party have represented that the property is free of all encumbrances and claims and has offered to sell the same for Rs.12,87,00,000/- (Rupees Twelve Crores and Eighty Seven Lakhs only) relying on the representations of the Vendor, the Purchaser has agreed to purchase the same, free from all encumbrances and the parties have executed this Sale Deed.

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA ESTATES PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. THAT in pursuance of the above said terms agreed and in consideration of the payment of **Rs.12,87,00,000/- (Rupees Twelve Crores and Eighty Seven Lakhs only),** has been already paid by the Purchaser to the Vendor, after deducting sum of Rs.12,87,000/- (Rupees Twelve Lakhs Eighty Seven Thousand only) being 1% TDS payable to Income Tax Department towards the account of Vendor, on the receipt of said sum of the vendor do hereby admits, acknowledges and releases the Purchaser free from any further payment of this sale deed and the Vendor do hereby sells, conveys, transfers and assigns unto the use of the Purchaser all that piece and parcel of land, more clearly described in the Schedule hereunder together with all hedges, passages, water, minerals, water ways, ditches, drains, ways rights easements, liberties, appurtenances, conveniences, privileges and advantages pertaining to the property or belonged or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the vendor to and in upon the said property and every piece thereof TO HAVE AND TO HOLD the same unto the Purchaser free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the Purchaser forever.

2. THE VENDOR hereby assures the Purchaser that they are having full ownership, absolute right and authority to convey the property described in the Schedule hereunder and except the Vendor no other person is having any right or claim to the said property and the Vendor further assure that the schedule mentioned property is not subject to any mortgage, charge, encumbrances, lien, attachment, maintenance and claim whatsoever.

3. THE VENDOR further covenants with the Purchaser that they are absolutely entitled to the property hereby conveyed and have full power of alienation and the Vendor has not done or knowingly suffered any act or things thereby schedule property encumbered or charged in any manner.

SAMEERA ESTATES PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

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4. THE VENDOR covenants with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any let or hindrance, or law full eviction, interruption claim or demand whatsoever by the Vendor or any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

5. THAT the PURCHASER shall acquire, possess and enjoy with rights and interest in the Schedule mentioned property hereunder in its entirety absolutely and shall possess the same without any intervention by the Vendor or any person claiming under the Vendor in any manner and Purchaser shall be entitled to be in possession and enjoyment of the property forever.

6. THAT the Vendor do hereby undertakes to indemnify the Purchaser always at all times against all claims, risks, damages, costs or losses that the Purchaser may be put to incur or suffer on account of any defect in title, right and authority of the Vendor herein over the property hereby conveyed under this conveyance by the Vendor herein to the Purchaser.

7. THE VENDOR agrees to execute all such deeds and documents as may be necessary to secure the rights of the Purchaser herein to the title and right over the property hereby conveyed.

8. THE VENDOR assures the Purchaser that by virtue of the sale the Vendor or any person, claiming under them shall have not claim, right, or title the schedule property hereunder.

9. THE VENDOR hereby declares that they have paid all taxes and other public dues, due and payable by them in respect of the schedule property hereunder hereby conveyed up to the date of this deed, and all such taxes subsequent to the said date shall be borne and paid by the Purchaser.

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA ESTATES PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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10. The VENDOR has this day handed over the absolute peaceful vacant possession of the property along with the available original of the documents pertaining to the schedule property to the Purchaser.

11. THE PURCHASER by virtue of the sale shall be entitled to effect change of their name in the property register maintained by the Village Panchayat / Municipal / Taluk and all other Statutory Authorities pertaining to the schedule property hereunder.

12. THE VENDOR hereby give full consent to change the name of the ownership of the property hereby conveyed in the file of PATTA, REVENUE RECORDS AND IN THE LOCAL BODY REGISTRY etc.,

SCHEDULE OF PROPERTY

(property hereby conveyed)

ITEM -I

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
26/2	0.38.5	95 cents
12/2A	0.00.5	1 cent
12/2B	0.20.0	50 cents
12/2C	0.33.0	81 cents
12/2D	0.18.5	46 cents
30/2	0.40.5	1 acre
13/1	0.19.0	48 cents

totaling to an extent of **4 acres 21 cents**, situate at New No.32 (Old No.10), PARIVAKKAM Village, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of POONAMALEE and Registration District of Chennai South.

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA ESTATES PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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ITEM-II

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
105/1	0.47.0	1 acre 16 cents
143/2	0.48.0	1 acre 19 cents
136/4A	0.66.5	1 acre 64 cents
142/1A	0.15.0	37 cents
142/1B	0.12.5	31 cents
142/2	0.18.0	45 cents
122	0.23.0	57 cents

Totaling to an extent of **5 acres 69 cents**, situate at New No.31 (Old No.9), VEERARAGAVAPURAM Village, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of KUNDRATHUR and Registration District of Chennai South.

In all totaling to an extent of 9 acres 90 cents,

The parties have registered this SALE DEED in the office of the Sub-Registrar of POONAMALEE, and Registration District of Chennai South.

THE MARKET VALUE OF THE PROPERTY IS **Rs.12,87,00,000/-**

IN WITNESS WHEREOF the parties have executed this Sale Deed on the day, month and year first above mentioned in the presence of:

SAMEERA ESTATES PVT LTD

For M/s Sameera Shelters India Private Ltd

Director

[PURCHASER]

Authorised Signatory

[VENDOR]

For M/s Alok Shelters Private Ltd

Authorised Signatory

WITNESSES:

1. Dhayalan s/o Ramalingam no:-11 Va Ileeswaran koil st, Manjadu ch: 101.

2. Ayyamperumal s/o Gomathinayagam 22E 9th Avenue Ponni nagar, Padur, Ambattur ch:- 53,

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Drafted by

G.A. PUGAZHENDHI
Advocate (MS No: 1041 / 2003)
RLN ASSOCIATES
A-2, First Floor, Roop Emerald,
No: 45, North Usman Road,
T. Nagar, Chennai - 600 017.

ITEM-I

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur
Sub-District : Poonamalee

Taluk : Poonamallee
Village: Parivakkam

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	26/2	95	130000/-	1,23,50,000/-
2.	12/2A	1	130000/-	1,30,000/-
3.	12/2B	50	130000/-	65,00,000/-
4.	12/2C	81	130000/-	1,05,30,000/-
5.	12/2D	46	130000/-	59,80,000/-
6.	30/2	100	130000/-	1,30,00,000/-
7.	13/1	48	130000/-	62,40,000/-
	Total	**4 acres 21 cents**		**5,47,30,000/-**

SAMEERA ESTATES PVT LTD

Director

[PURCHASER]

For M/s Alok Shelters Private Ltd

Authorised Signatory

[VENDOR]

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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ITEM-II

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : Kundrathur Village: Veeraragavapuram

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	105/1	116	130000/-	1,50,80,000/-
2.	143/2	119	130000/-	1,54,70,000/-
3.	136/4A	164	130000/-	2,13,20,000/-
4.	142/1A	37	130000/-	48,10,000/-
5.	142/1B	31	130000/-	40,30,000/-
6.	142/2	45	130000/-	58,50,000/-
7.	122	57	130000/-	74,10,000/-
	Total	**5 acres 69 cents**		**7,39,70,000/-**

SAMEERA ESTATES PVT LTD

Director

[PURCHASER]

For M/s Alok Shelters Private Ltd

Authorised Signatory

[VENDOR]

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 457

உரிமையாளர்கள் பெயர்

1. - ... அலோக் ஹெல்டர்ஸ் பி லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை	ஹெக் - ஏ	ரூ - பை
12	2A	0 - 0.50	0.05	--	--	--	--
12	2C	0 - 33.00	2.62	--	--	--	--
12	2D	0 - 18.50	1.47	--	--	--	--
13	1	0 - 19.00	1.50	--	--	--	--
26	2	0 - 38.50	3.04	--	--	--	--
30	2	0 - 40.50	2.88	--	--	--	--
12	2B	--	--	0 - 20.00	1.51	--	--
		1 - 50.00	11.56	0 - 20.00	1.51		

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00457/50026 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:35:00 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA ESTATES PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 52

உரிமையாளர்கள் பெயர்

1. நாராயணசாமி ரெட்டியார் மகன் கப்பாரெட்டியார்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
119	10B	0 - 14.50	1.25	--	--	--	--
119	11C	0 - 10.50	0.91	--	--	--	--
119	7C	0 - 18.00	1.56	--	--	--	--
119	8B	0 - 20.50	1.77	--	--	--	--
142	2	0 - 18.00	1.57	--	--	--	--
85	1C	0 - 8.50	0.72	--	--	--	--
87	1B	0 - 21.00	2.05	--	--	--	--
87	1C1	0 - 0.50	0.10	--	--	--	--
87	1E1	0 - 13.00	0.48	--	--	--	--
87	1F1	0 - 10.00	0.98	--	--	--	--
87	2A	0 - 4.00	0.39	--	--	--	--
87	2B	0 - 1.00	0.10	--	--	--	--
87	2C	0 - 1.00	0.10	--	--	--	--
87	2D	0 - 1.00	0.10	--	--	--	--
10	7B	--	--	0 - 3.00	0.10	--	--
10	7C	--	--	0 - 6.00	0.18	--	--
118	1	--	--	0 - 11.00	0.34	--	--
118	2	--	--	0 - 9.50	0.29	--	--
118	3	--	--	0 - 10.00	0.31	--	--
73	2A	--	--	0 - 8.50	0.25	--	--
179	10	--	--	--	--	0 - 40.50	1.62
179	14	--	--	--	--	0 - 40.50	1.62
45	3A	--	--	--	--	0 - 1.00	0.10
		1 - 41.50	12.08	0 - 48.00	1.47	0 - 82.00	3.34

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For M/s Alok Shelters Private Ltd

Authorised Signatory

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் http://eservices.tn.gov.in என்ற இணைய தளத்தில் 01/05/009/00052/60977 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:33:22 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA ESTATES PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 2517

உரிமையாளர்கள் பெயர்

1. - ... அலோக் ஷெல்டர்ஸ் பிரைவேட் லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
136	4A	0 - 66.50	4.74	--	--	--	--
122	-	0 - 23.00	2.00	--	--	--	--
142	1B	0 - 12.50	1.07	--	--	--	--
143	2	0 - 48.00	4.17	--	--	--	--
142	1A	0 - 15.00	1.30	--	--	--	--
		1 - 65.00	13.28				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/02517/30925 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:30:49 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For M/s Alok Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

SAMEERA ESTATES PVT LTD

Director

DOCUMENT NO/YEAR 1723/2017 Page No: 13 Total: Page:20

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 322

உரிமையாளர்கள் பெயர்

1. ரி.பி.சீனிவாஸ் - ரெப்ரசண்டேடிவ் ... அலோக் ஷெல்டர்ஸ் (பி) லிட்.

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
105	1	--	--	--	--	0 - 47.00	2.17
106	1A	--	--	--	--	0 - 77.00	3.55
						1 - 24.00	5.72

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/05/009/00322/40977** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:29:20 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA ESTATES PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1723/2017 Page No: 14 Total: Page: 20

1723/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1033 of 2017

I hereby certify that a sum of Rs. 9009000/- Rupees Ninety Lakhs Nine thousand only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from J. MURUGESAN residing at CHENNAI-102

Poonamallee
Date:12/06/2017

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

Presented in the Office of Sub Registrar of Poonamallee and fee of Rs. 5148150 paid between hours of 3 and 4 on 12/06/2017 by

1 Left Thumb





Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

9448117501

DOCUMENT NO/YEAR 1723/2017 Page No: 16 Total: Pages: 20

Execution Admitted by

2 Left Thumb





Name : S. BASKARAN
S/o SRINIVASAN
CONFORMING PARTY.

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

90800 - 66666

2 Left Thumb





Additions As per the recitals of the document

98946 - 31999

Identified by

	Name : R. DHAYALAN	S/o RAMALINGAM	NO.11, VALLEESWARAR KOIL ST, MANGADU, CHENNAI-600 101.
2	Name : AYYAMPERUMAAL	S/o GOMATHINAYAGAM	NO.22E, 7TH AVENUE, BANU NAGAR, PUDUR, AMBATHUR, CH-53.

DOCUMENT NO/YEAR 1723/2017 Page No: 16 Total: Page: 25

12th day of June 2017

Sub Registrar Poonamallee

Registered as No 1723 of 2017 of Book I

Date : 12/06/2017 Sub Registrar Poonamallee

K.VENKATASUBRAMANIAN

DOCUMENT NO/YEAR 1723/2017 Page No: 17 Total: Page: 20



ALOK SHELTERS PRIVATE LIMITED

1401/199?

Permanent Account Number

AAECA4506E

Signature



5611 5863 2240

Address: S/O Late B K Govindarajulu, #12 Manjusree Nilaya, 4th Cross 1st main Maheshwari Nagar, Mahadevapura, Bangalore North, Mahadevapura, Bangalore, Karnataka, 560048

For M/s Alok Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

SAMEERA ESTATES PVT LTD

Director

DOCUMENT NO/YEAR 1723/2017 Page No: Total: 18 Page: 20


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SAMEERAESTATESPRIVATELIMITED
21/09/2015
Permanent Account Number
AAWCS2091L
Signature


Government of India
7140 8596 2267
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
7140 8596 2267


Government of India
Dasharan
7609 2011 6231
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
7609 2011 6231

For M/s Alok Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

SAMEERA ESTATES PVT LTD

Director

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Page No: 19
Total: Page: 20



TN01 19920011999
DHAYALAN R
KAMALPURA METTOOR 1

24/09/1992



R. Dhayalan



India Driving Licence(Tamilnadu)

DOI 29/02/1996

TN22 19960000903
AYYAMPERUMAAL G
SOMATHINAYAGAM R S

AANANDA ILLAM NO 229,
7TH AVENUE, ILANJI NAGAR,
PUDUR, AMBATTUR, CHENNAI 600053

02/04/1967





DOCUMENT
NO/YEAR
1723/2017
Page No: 20
Total:
Page:20

1723/2017

பதிவுத்துறை
REGISTRATION DEPARTMENT



Guideline V

Guideline Value
From 01-04-2012

Choose Zone

Chennai

Coimbatore

Cuddalore

Madurai

Salem

Thanjavur

Thirunelveli

Trichy

Vellore

Disclaimer:

The Guideline Value found in this web site are subject to confirmation with the Registering Officers concerned

Zone : CHENNAI SRO : KANDANCHAVADI Village : THIRUVALLUR

Revenue District Name : THIRUVALLUR Taluk Name : PONNERI

Survey Number wise Guideline value

Enter the Survey Number

100

Submit

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
100/1	10650000/Acre	2483400/Hect	Wet Lake irrigation Double Crop Type - I
101/2	10995000/Acre	2483400/Hect	Wet Lake irrigation Double Crop Type - I

Quick Contact

LINKS

- Encumbrance Certificate
- Marriage Certificate
- Certified Documents
- Online EC Status
- Guideline Value
- Society
- Govt Forms
- Marriage
- Stamp Vendor
- Field Offices
- Document
- Marriage
- Encumbrance Certificate
- Certified Copies
- Doc Writers
- Citizen Charter
- Tell me How
- STAR
- E - Stamp
- Utility Forms
- Circulars
- Tamil Font

No.100, Santhome High Road,
Chennai 600 028.
+91-44-24614160
+91-44-24642774
grivcell@tnreginet.net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption, No.293, N.S.K.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website:
Phone Nos:(044) 22310989/22321090/22321085/22342142; FAX: 044-22321005.
* For Election Related Information :

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

DOCUMENT NO/YEAR
1723/2017
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பதிவுத்துறை
REGISTRATION DEPARTMENT



Guideline

Guideline Value
From : 01-04-2017

Choose Zone

Chennai
Coimbatore
Cuddalore
Madurai
Salem
Thanjavur
Thirunelveli
Trichy
Vellore

Disclaimer:

The Guideline Values hosted in this web site are subject to confirmation by the Registering Officers concerned.

Zone: CHENNAI SRO: KUNDRATHUR Village : [redacted]

Revenue District Name : [redacted] Taluk Name : [redacted]

Survey Number(s) for Guideline value :

143

SUBMIT

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
143/1A	10050000/Acre	24834000/Hect.	Wet Lake irrigation Double Crop Type - 1
143/1B	10050000/Acre	24834000/Hect.	Wet Lake irrigation Double Crop Type - 1
143/2	10050000/Acre	24834000/Hect.	Wet Lake irrigation Double Crop Type - 1

Quick Contact

No.100, Santhome High Road,
Chennai 600 028.
[redacted] +91-44-24643190
[redacted] +91-44-24642774
[redacted] grivcell@tnreginet.net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the Directorate of Vigilance and Anti-corruption, No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website: [redacted]
Phone Nos:(044) 22321969/22321090/22321085/22342142; FAX: 044-22321000.
* for Election Related Information : [redacted]

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

DOCUMENT
NO/YEAR
1723/2017
Page No:
Total: 22
Page: 25

பதிவுத்துறை
REGISTRATION DEPARTMENT



Guideline V

Guideline Value
From 01-04-2012

Choose Zone

Chennai
Coimbatore
Cuddalore
Madurai
Salem
Thanjavur
Tirunelveli
Trichy
Vellore

Disclaimer:

The Guideline Values listed in the web site are subject to confirmation by the Registering Officer concerned.

Zone: CHENNAI (ZN) KODAMBAKKAM Village: [redacted]

Revenue District Name: [redacted] Taluk Name: [redacted]

Survey Number/Plot Guideline Values

Plot No. / Survey Number

Plot

Submit

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
136/5	10050000/Acre	24834000/Hect.	Wet Lake irrigation Double Crop Type - I
136/2A	10050000/Acre	24834000/Hect.	Wet Lake irrigation Double Crop Type - I
136/2B	10050000/Acre	24834000/Hect.	Wet Lake irrigation Double Crop Type - I
136/2C	10050000/Acre	24834000/Hect.	Wet Lake irrigation Double Crop Type - I
136/3	10050000/Acre	24834000/Hect.	Wet Lake irrigation Double Crop Type - I
136/4A	10050000/Acre	24834000/Hect.	Wet Lake irrigation Double Crop Type - I

LINKS

- Encumbrance Certificate
- Marriage Certificate
- Certified Documents
- Online EC Status
- Guideline Value
- Society
- Chit Funds
- Marriage
- Stamp Vendor
- Field Offices
- Document
- Marriage
- Encumbrance Certificate
- Certified Copies
- Doc Writers
- Citizen Charter
- Tell me How
- STAR
- E - Stamp
- Utility Forms
- Circulars
- Tamil Font

Quick Contact

No.100, Santhome High Road,
Chennai 600 028.
Phone: +91-44-24640160
Fax: +91-44-24642774
Email: grievance@tnreginet.net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption, No.293, M.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website:
Phone Nos:(044) 22310988/22321085/22321085/22342142; FAX: 044-22321005.
* For Election Related Information :

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

DOCUMENT NO/YEAR 1723/2017 Page No: 23 Total: Page: 25

பதிவுத்துறை
REGISTRATION DEPARTMENT



Guideline Value shared by

Guideline Value
From : 01-04-2017

Choose Zone

Chennai

Coimbatore

Cuddalore

Madurai

Salem

Thanjavur

Thirunelveli

Trichy

Vellore

Disclaimer:

The Guideline Values hosted in this web site are subject to confirm with the registering Officers concerned.

Zone : CHENNAI SRO KUNDRATHUR Village : [illegible]

Revenue District Name : [illegible] Taluk Name : POONAMALLEE

Survey Numberwise Guideline values

Select the Survey Number

142

Submit

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
142/1A	10050000/Acre	2483400/Hect	Wet Lake irrigation Double Crop Type - I
142/1B	10050000/Acre	2483400/Hect	Wet Lake irrigation Double Crop Type - I
142/2	10050000/Acre	2483400/Hect	Wet Lake irrigation Double Crop Type - I

Quick Contact

No.100, Santhome High Road,
Chennai 600 028.
+91-44-24640160
+91-44-24642774
privcell@tnreginet.net

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Phone Nos:(044) 22310989/22321090/22321685/22342142; FAX: 044-22321005.
* For Election Related Information :

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பதிவுத்துறை
REGISTRATION DEPARTMENT



Guid

Guideline Value
From: 01-04-2012

Choose Zone

Chennai
Coimbatore
Cuddalore
Madurai
Salem
Thanjavur
Thirunelveli
Trichy
Vellore

Disclaimer:

The Guideline Values Exhibit in this web site are subject to confirmation by the Registering Officers concerned.

Zone : CHENNAI SRO KUNRATHUR Village :

Revenue District Name : Taluk Name :

Survey Number wise Guideline value

Enter the Survey Number

122

Submit

SURVEY NO	GUIDELINE VALUE	GUIDELINE VALUE (IN METRIC)	CLASSIFICATION
122	10010000/Acre	2483.6000/Meter	Wet Lake irrigation Double Crop Type - I

LINKS

- Encumbrance Certificate
- Marriage Certificate
- Certified Documents
- Online EC Status

- Guideline Value
- Society
- Chit Funds
- Marriage
- Stamp Vendor
- Field Offices

- Document
- Marriage
- Encumbrance Certificate
- Certified Copies
- Doc Writers

- Citizen Charter
- Tell me How
- STAR
- E - Stamp

- Utility Forms
- Circulars
- Tamil Font

Quick Contact

No.100, Santhome High Road,
Chennai 600 028.
Phone : +91-44-24645160
Fax : +91-44-24642774
Email : grivcell@tnreginet.net

"Bribe giving and receiving is an offence. Complaints about demand for bribe may be made in person or over phone to the directorate of Vigilance and Anti-corruption, No.293, K.K.N.Road, Alandur, Chennai-16 or to the local Vigilance Office. Website:
Phone Nos:(044) 22310989/22321090/22321085/22342142; FAX: 044-22321085.
" For Election Related Information :

Disclaimer: The contents of the website have been prepared with due care and with reference to the Acts and Rules. However in case of any error or omission, the Department cannot be held responsible. The contents of the site are of informative in nature.

DOCUMENT NO/YEAR 1723/2017 Page No: Total: 25 Page: 25

Doc no 1724/2017/I

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

BM 132331

M/s Nidesh Land Realtors LLP

M.C. ANUSUYA
STAMP VENDOR L. No. 21/2000
61/2, SOUNDARYA COLONY,
ANNA NAGAR (W) EXTN. CHENNAI - 600 101
PAN - AAMPA 3461D

10742
12/6/17

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at Chennai this the **12TH** day of JUNE **2017** by

ALVINA ESTATE & REALITY PRIVATE LIMITED, [PAN : AAECA4519K] a company registered under Indian Companies Act 1956, having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400021, (CIN No.U70100MH1997PTC106994) represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016, hereinafter referred to as the "**VENDOR**" (The terms "VENDOR" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

NIDESH LAND REALTORS LLP

H. Samitha

B. Anubama

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

[VENDOR]

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

[PURCHASER]

DOCUMENT NO/YEAR 1724/2017
Page No: 1
Total: Page: 16

AND

M/s. SAMEERA SHELTERS INDIA PRIVATE LIMITED, a company registered under Indian Companies Act 1956, (CIN No.U70100TN2016PTC111221) having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102, represented by its Director **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**CONFORMING PARTY**'

TO AND IN FAVOUR OF

NIDESH LAND REALTORS LLP, [PAN : AANFN8721A] a firm in corporated as per Limited Liability Partnership Act 2008, having Office New No.11, Old No.6, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai-600034, represented by its Partners, (i) **Mrs. M. Sumitha**, aged 40 years, wife of Mr. J. Murugesan, identified by Aadhaar No. 6184 2441 3733 and (ii) **Mrs. B. Anubama**, aged 40 years, wife of Mr. S. Baskaran, Identified by Aadhaar No. 9522 0256 2562, hereinafter referred to as the '**PURCHASER**' (The terms "PURCHASER" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

WHEREAS:

a) The Vendor is the absolute owner of the property being lands of extents of

(i) 16 cents in Survey No. 16/1
(ii) 1 acre 48.5 cents in Survey No. 16/2A
(iii) 74 cents in Survey No. 16/2B
(iv) 36 cents in Survey No. 20
(v) 70.5 cents in Survey No. 22/1
(vi) 1 acre 38.5 cents in Survey No. 22/2
(vii) 74 cents in Survey No. 24/3
(viii) 59.5 cents in Survey No. 26/1 (as per Patta 54.5 cents)
(ix) 74 cents in Survey No. 37
(x) 1 acre 9 cents in Survey No. 40
(xi) 59 cents in Survey No. 41/1
(xii) 53 cents in Survey No. 42/2

situate at New No.32 (Old No.10), Parivakkam Village, Poonamallee Taluk, Thiruvallur District, more clearly described in the Schedule hereunder.

NIDESH LAND REALTORS LLP

M. Sumitha B. Anubama

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1724/2017 Page No: 2 Total: Page: 16

b) The Vendor represents that the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Poonamallee in the following manner;

Sale Deed date & Doc. No.	Sold by	Survey No.	Extent in cents
18.02.2005 (345/2005)	Mr. R. Ramachandran	16/1	16 cents
		16/2A	1 acre 48.5 cents
		16/2B	74 cents
		20	36 cents
		22/1	70.5 cents
		22/2	1 acre 38.5 cents
		24/3	74 cents
		26/1	59.5 cents
		37	74 cents
		40	1 acre 9 cents
		41/1	59 cents
		42/2	53 cents

c) Thus, the Vendor is holding the absolute ownership and possession of the Schedule mentioned property.

d) The Vendor and Confirming Party has represented that the property is free of all encumbrances and claims and has offered to sell the same for Rs.11,85,60,000/-(Rupees Eleven Crores Eighty Five Lakhs and Sixty Thousand only), relying on the representations of the Vendor, the Purchaser has agreed to purchase the same, free from all encumbrances and the parties have executed this Sale Deed.

NIDESH LAND REALTORS LLP

H. Sunitha

B Anuradha

Partner
For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1724/2017
Page No: 3
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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. THAT in pursuance of the above said terms agreed and in consideration of the payment of **Rs. 11,85,60,000/-(Rupees Eleven Crores Eighty Five Lakhs and Sixty Thousand only),** has been already paid by the Purchaser to the Vendor, after deducting sum of Rs.11,85,600/- (Rupees Eleven Lakhs Eighty Five Thousand and Six Hundred only) being 1% TDS payable to Income Tax Department towards the account of Vendor, on the receipt of said sum of the vendor do hereby admits, acknowledges and releases the Purchaser free from any further payment of this sale deed and the Vendor do hereby sells, conveys, transfers and assigns unto the use of the Purchaser all that piece and parcel of land, more clearly described in the Schedule hereunder together with all hedges, passages, water, minerals, water ways, ditches, drains, ways rights easements, liberties, appurtenances, conveniences, privileges and advantages pertaining to the property or belonged or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the vendor to and in upon the said property and every piece thereof TO HAVE AND TO HOLD the same unto the Purchaser free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the Purchaser forever.

2. THE VENDOR hereby assures the Purchaser that they are having full ownership, absolute right and authority to convey the property described in the Schedule hereunder and except the Vendor no other person is having any right or claim to the said property and the Vendor further assure that the schedule mentioned property is not subject to any mortgage, charge, encumbrances, lien, attachment, maintenance and claim whatsoever.

3. THE VENDOR further covenants with the Purchaser that they are absolutely entitled to the property hereby conveyed and have full power of alienation and the Vendor has not done or knowingly suffered any act or things thereby schedule property encumbered or charged in any

NIDESHYAND REALTORS LLP

M. Sumitha

B. Anuhama

Partner

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1724/2017 Page No: 4 Total: Page: 16

4. THE VENDOR covenants with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any let or hindrance, or law full eviction, interruption claim or demand whatsoever by the Vendor or any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

5. THAT the PURCHASER shall acquire, possess and enjoy with rights and interest in the Schedule mentioned property hereunder in its entirety absolutely and shall possess the same without any intervention by the Vendor or any person claiming under the Vendor in any manner and Purchaser shall be entitled to be in possession and enjoyment of the property forever.

6. THAT the Vendor do hereby undertakes to indemnify the Purchaser always at all times against all claims, risks, damages, costs or losses that the Purchaser may be put to incur or suffer on account of any defect in title, right and authority of the Vendor herein over the property hereby conveyed under this conveyance by the Vendor herein to the Purchaser.

7. THE VENDOR agrees to execute all such deeds and documents as may be necessary to secure the rights of the Purchaser herein to the title and right over the property hereby conveyed.

8. THE VENDOR assures the Purchaser that by virtue of the sale the Vendor or any person, claiming under them shall have not claim, right, or title the schedule property hereunder.

9. THE VENDOR hereby declares that they have paid all taxes and other ~~public~~ STATUTORY dues, due and payable by them in respect of the schedule property hereunder hereby conveyed up to the date of this deed, and all such taxes subsequent to the said date shall be borne and paid by the Purchaser.

H Sumitha

NIDESH LAND REALTORS LLP

H Sumitha

B. Arabama

For M/s Sameera Builders India Private Ltd

Authorised Signatory

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

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10. The VENDOR has this day handed over the absolute peaceful vacant possession of the property along with the available original of the documents pertaining to the schedule property to the Purchaser.

11. THE PURCHASER by virtue of the sale shall be entitled to effect change of their name in the property register maintained by the Village Panchayat / Municipal / Taluk and all other Statutory Authorities pertaining to the schedule property hereunder.

12. THE VENDOR hereby give full consent to change the name of the ownership of the property hereby conveyed in the file of PATTA, REVENUE RECORDS AND IN THE LOCAL BODY REGISTRY etc.,

SCHEDULE

(property hereby conveyed)

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
16/1	0.06.5	16 cents
16/2A	0.60.0	1 acre 48.5 cents
16/2B	0.30.0	74 cents
20	0.14.5	36 cents
22/1	0.28.5	70.5 cents
22/2	0.56.0	1 acre 38.5 cents
24/3	0.30.0	74 cents
26/1	0.22.0	59.5 cents
37	0.30.0	74 cents
40	0.44.0	1 acre 9 cents
41/1	0.24.0	59 cents
42/2	0.21.5	53 cents

NIDESH LAND REALTORS LLP

Partner

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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in all totaling to an extent of **9 acres 12 cents**, situate at New No.32 (Old No.10), PARIVAKKAM Village, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of POONAMALLEE and Registration District of Chennai South.

THE MARKET VALUE OF THE PROPERTY IS **Rs.11,85,60,000/-**

IN WITNESS WHEREOF the parties have executed this Sale Deed on the day, month and year first above mentioned in the presence of:

For M/s Alvina Estate and Reality Private Ltd

NIDESH LAND REALTORS LLP

For M/s Sameera Shelters India Private Ltd

M Sunitha

B Anbarasu

Partner

Authorised Signatory

[VENDOR]

Authorised Signatory

[PURCHASER]

WITNESSES:

1. R. Dhayalan s/o Ramalingam no:-11 Valleeswaran Koil st. Mangadu Ch:101.

2. Ayyamperumal s/o Gomathinayagam 22E 7th Avenue, Bamiyagar, Padi, Ambathur Ch-53

Drafted by

ELA. PUGAZHENDHI
Advocate (MS No: 1041 / 2003)
RLN ASSOCIATES
A-2, First Floor, Roop Emerald,
No: 45, North Usman Road,
T. Nagar, Chennai - 600 017.

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STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : Poonamallee Village: Parivakkam

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	16/1	16	130000/-	20,80,000/-
2.	16/2A	148.5	130000/-	1,93,05,000/-
3.	16/2B	74	130000/-	96,20,000/-
4.	20	36	130000/-	46,80,000/-
5.	22/1	70.5	130000/-	91,65,000/-
6.	22/2	138.5	130000/-	1,80,05,000/-
7.	24/3	74	130000/-	96,20,000/-
8.	26/1	59.5	130000/-	77,35,000/-
9.	37	74	130000/-	96,20,000/-
10.	40	109	130000/-	1,41,70,000/-
11.	41/1	59	130000/-	76,70,000/-
12.	42/2	53	130000/-	68,90,000/-
	Total	**9 acres 12 cents**		**11,85,60,000/-**

NIDESH LAND REALTORS LLP Anubama.

For M/s Alvina Estate and Reality Private Ltd

M Sumitha

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

Authorised Signatory

[PURCHASER] **[VENDOR]**

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 431

உரிமையாளர்கள் பெயர்

1. - ... ஆல்வினா எஸ்டேட் அண்டு ரியாலிட்டி பி லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
16	1	0 - 6.50	0.46	--	--	--	--
15	2A	0 - 60.00	4.28	--	--	--	--
16	2B	0 - 30.00	2.12	--	--	--	--
22	2	0 - 56.00	3.96	--	--	--	--
20	-	0 - 14.50	1.03	--	--	--	--
21	-	0 - 62.00	4.39	--	--	--	--
26	1	0 - 22.00	1.75	--	--	--	--
22	1	0 - 28.50	2.24	--	--	--	--
23	1	0 - 42.50	4.59	--	--	--	--
24	3	0 - 30.00	3.28	--	--	--	--
37	-	0 - 30.00	3.23	--	--	--	--
40	-	0 - 44.00	3.48	--	--	--	--
41	1	0 - 24.00	1.69	--	--	--	--
42	2	0 - 21.50	1.52	--	--	--	--
		4 - 71.50	38.02				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சார்ந்தநில விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் http://eservices.tn.gov.in என்ற இணைய தளத்தில் 01/05/010/00431/50065 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:37:06 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

NIDESH LAND REALTORS LLP

M Sumitha

For M/s Sameera Shelters India Private Ltd

B. Anuradha
Partner

Authorised Signatory

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

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1724/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1035 of 2017

I hereby certify that a sum of Rs. 8299200/- (Rupees Eighty Two Lakh Ninty Nine thousand Two hundred only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from M. SUMITHA residing at CHENNAI-34

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

Poonamallee
Date:13/06/2017

Presented in the Office of Sub Registrar of Poonamallee and fee of Rs. 4743240 paid between hours of 3 and 4 on 13/06/2017 by

1 Left Thumb





M Sumitha

Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

9448112501

DOCUMENT NO/YEAR 1724/2017 Page No: Total: 10 Page: 16

Sheet no. 1 of 3

Execution Admitted by

2 Left Thumb





Name : S. BASKARAN 94440 53695

S/o SRINIVASAN

CONFIRMING PARTY.

Claim Admitted by

1 Left Thumb





M. Sumitha

Additions As per the recitals of the document

2 Left Thumb





B. Anulaxmy

Additions As per the recitals of the document

9597937003

Identified by

1 Name : R. DHAYALAN S/o RAMALINGAM NO.11, VALLEESWARAN KOIL STREET, MANGADU, CHENNAI-600 101.

2 Name : AYYAMPERUMAL S/o GOMATHINAYAGAM NO.22E, 7TH AVENUE, BANU NAGAR, PUDUR, AMBATHUR, CH-53.

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13th day of June 2017

Sub Registrar Poonamallee

Registered as No 1724 of 2017 of Book I

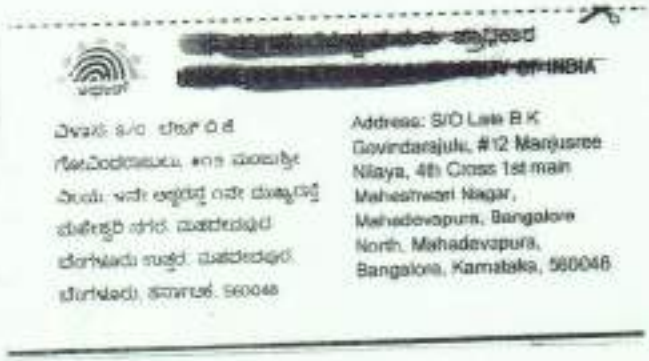
Date : 13/06/2017 Sub Registrar Poonamallee

K.VENKATASUDRAMANIAN

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NIDESH LAND REALTORS LLP

H. Sumitha

B. Anubama

Partner

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

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Page No: 13
Total: 16

Government of India

பாஸ்கரன்
Baskaran



DOB: 27/05/1974
ஆண் / Male

7609 2011 6231

Unique Identification Authority of India

Address: S/O: Srinivasan A
F1, E B OFFICE ROAD,
INDIRA GRANDIAR
MUGAPPAIR EAST,
Mogappair, Mogappair,
Tiruvallur, Tamil Nadu,
600037

7609 2011 6231

1947
help@uidai.gov.in
www.uidai.gov.in

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

NIDESH LAND REALTORS LLP

H. Sumitha

B. Anubana

Partner

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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M. Sumitha B. Anubama

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

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R. Dhayalan

India Driving Licence(Tamilnadu)

DOI 29/02/1996





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Doc no 1727/2017 [J

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU BM 132329

M/s. Sameera Infra Private Limited

M.C. ANUSUYA
STAMP VENDOR L. No. 21/2000
51/2, SOUNDARYA COLONY,
ANNA NAGAR (W) EXTN. CHENNAI - 600 101
PAN - AAMPA 3491D

10740
12/6/17

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at Chennai this the **12TH** day of **JUNE 2017** by

ALOK CITY HOMES SHELTERS PRIVATE LIMITED, [PAN :AAFCA8312F] a company registered under Indian Companies Act 1956, having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021 (CIN No.U45201UP2005PTC030757) represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016, hereinafter referred to as the "**VENDOR**" (The terms "VENDOR" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

SAMEERA INFRA PVT LTD

Director

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

[PURCHASER]

[VENDOR]

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AND

M/s. SAMEERA SHELTERS INDIA PRIVATE LIMITED, a company registered under Indian Companies Act 1956, (CIN No.U70100TN2016PTC111221) having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102, represented by its Director **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**CONFORMING PARTY**'

TO AND IN FAVOUR OF

M/s. SAMEERA INFRA PRIVATE LIMITED, [PAN : AAWCS5266K] a company registered under Indian Companies Act 1956, having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600 102, (CIN No.U70200TN2015PTC103382) represented by its Directors (i) **Mr. J. Murugesan**, aged 49 years, son of Mr. Jayaraman Identifed by Aadhaar No. 7140 8598 2287 and (ii) **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**PURCHASER**' (The terms "PURCHASER" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

WHEREAS:

a) The Vendor is the absolute owner of the property being land extents of

(i) 52 cents in Survey No.23/2A (part of Old Survey No. 23/2);
(ii) 51 cents in Survey No. 23/2B (part of Old Survey No. 23/2);
(iii) 5 cents in Survey No. 66/3A2 (part of Old S. No.66/3A);
(iv) 69 cents in Survey No. 66/3B;
(v) 1 acre 82 cents in Survey No. 25/2;
(vi) 53 cents in Survey No. 41/3;
(vii) 1 acre 9 cents in Survey No. 72;
(viii) 54 cents in Survey No. 73/1;

situate at New No.32 (Old No.10), Parivakkam Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM - I** in Schedule hereunder.

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

SAMEERA INFRA PVT LTD

Director

Authorised Signatory

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i) 53 cents in Survey No. 157/1D;
ii) 2.5 cents in Survey No. 138/1A (part of Old S. No. 138/1);
iii) 83 cents in Survey No. 138/2;
iv) 49.5 cents in Survey No. 139/3;
v) 46.5 cents in Survey No. 126,
vi) 39 cents in Survey No. 136/2C;
vii) 43 cents in Survey No. 127;
viii) 37 cents in Survey No. 136/2A and
ix) 37 cents in Survey No. 136/2B,

with half share in Well in Survey No. 138/1A, situate at New No.31 (Old No.9), Veeraragavapuram Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM - II** in Schedule hereunder.

b) The Vendor represents that the Item –I of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO- Poonamallee in the following manner;

Sale Deed date & Doc. No.	Sold by	Survey No.	Extent
27.02.2007 (562/2007)	Mr. P.G. Vivekanandan (power agent Mr. K. Mohan Rao)	23/2 (part)	51 cents
27.02.2007 (563/2007)	Mr. P.G. Babu (alias) Sridhar & others (power agent Mr. K. Mohan Rao)	23/2 (part)	52 cents
27.02.2007 (564/2007)	Mr. P.M. Ramakrishnan & others	66/3A (part)	5 cents
		66/3B	69 cents
27.02.2007 (565/2007)	Mr. O.S. Kanagasabhai (power agent Mr. K. Mohan Rao)	25/2	1 acre 82 cents
15.05.2007 (1386/2007)	Mr. P.G. Inbasekaran & others (power agent Mr. K. Mohan Rao)	41/3	53 cents
15.05.2007 (2805/2007)	Mr. V. Mohan (alias) Panneer & others (power agent Mr. K. Mohan Rao)	72	1 acre 9 cents
		73/1	54 cents

For M/s Alok City Homes Shelters Private Ltd
Authorised Signatory

For M/s Sameera Shelters India Private Ltd
Authorised Signatory

SAMEERA INFRA PVT LTD
Director

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c) The Vendor represents that the Item-II of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO- KUNRATHUR in the following manner;

Sl. No.	Sale Deed dated & Doc. No.	Sold by	Survey No.	Extent in Acres /cents
1	01.09.2006 (9706/2006)	Mrs. S. Chandra Ammal	157/1D	53 cents
			138/1 (part)	2.5 cents with half share in Well
			138/2	83 cents with waterways & pathways
2	06.09.2006 (9953/2006)	Mr. G. Vedhachalam & others	139/3 (part)	16.5 cents
3	06.09.2006 (9954/2006)	Mr. Gopal Naicker	139/3 (part)	16.5 cents
4	06.09.2006 (9955/2006)	Mrs. Alameluammal & others	139/3 (part)	16.5 cents
5	29.06.2007 (8949/2007)	Mrs. Kuppammal (Power agent Mr. K. Mohan Rao)	126 (part)	43 cents
			126 (part)	1.75 cents
6	09.10.2007 (13848/2007)	Mr. G. Mani & others (Power agent Mr. K. Mohan Rao)	136/2C (part)	31 cents
7	09.10.2007 (13849/2007)	Mr. G. Seeyalan (Power agent Mr. K. Mohan Rao)	127	43 cents
			126 (part)	1.75 cents
8	25.06.2008 (6271/2008)	Mr. G.Nagarathinam (Power agent Mr. K. Mohan Rao)	136/2C (part)	8 cents
9	18.03.2009 (1671/2009)	Mr. M. Ragavan (Power agent Mr. K. Mohan Rao)	136/2A	37 cents
			136/2B	37 cents

d) Thus, the Vendor is holding the absolute ownership and possession of the Schedule mentioned property.

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

SAMEERA INFRA PVT LTD

Director

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e) The Vendor and Confirming Party have represented that the property is free of all encumbrances and claims and has offered to sell the same for Rs.12,55,65,000/- (Rupees Twelve Crores Fifty Five Lakhs and Sixty Five Thousand only) relying on the representations of the Vendor, the Purchaser has agreed to purchase the same, free from all encumbrances and the parties have executed this Sale Deed.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. THAT in pursuance of the above said terms agreed and in consideration of the payment of **Rs.12,55,65,000/- (Rupees Twelve Crores Fifty Five Lakhs and Sixty Five Thousand only),** has been already paid by the Purchaser to the Vendor after deducting sum of Rs.12,55,650/- (Rupees Twelve Lakhs Fifty Five Thousand Six Hundred and Fifty only) being 1% TDS payable to Income Tax Department towards the account of the Vendor, on the receipt of said sum of the vendor do hereby admits, acknowledges and releases the Purchaser free from any further payment of this sale deed and the Vendor do hereby sells, conveys, transfers and assigns unto the use of the Purchaser all that piece and parcel of land, more clearly described in the Schedule hereunder together with all hedges, passages, water, minerals, water ways, ditches, drains, ways rights easements, liberties, appurtenances, conveniences, privileges and advantages pertaining to the property or belonged or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the vendor to and in upon the said property and every piece thereof TO HAVE AND TO HOLD the same unto the Purchaser free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the Purchaser forever.

2. THE VENDOR hereby assures the Purchaser that they are having full ownership, absolute right and authority to convey the property described in the Schedule hereunder and except the Vendor no other person is having any right or claim to the said property and the Vendor further assure that the schedule mentioned property is not subject to any mortgage, charge, encumbrances, lien, attachment, maintenance and claim whatsoever.

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

SAMEERA INFRA PVT LTD

Director

Authorised Signatory

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3. THE VENDOR further covenants with the Purchaser that they are absolutely entitled to the property hereby conveyed and have full power of alienation and the Vendor has not done or knowingly suffered any act or things thereby schedule property encumbered or charged in any manner.

4. THE VENDOR covenants with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any let or hindrance, or law full eviction, interruption claim or demand whatsoever by the Vendor or any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

5. THAT the PURCHASER shall acquire, possess and enjoy with rights and interest in the Schedule mentioned property hereunder in its entirety absolutely and shall possess the same without any intervention by the Vendor or any person claiming under the Vendor in any manner and Purchaser shall be entitled to be in possession and enjoyment of the property forever.

6. THAT the Vendor do hereby undertakes to indemnify the Purchaser always at all times against all claims, risks, damages, costs or losses that the Purchaser may be put to incur or suffer on account of any defect in title, right and authority of the Vendor herein over the property hereby conveyed under this conveyance by the Vendor herein to the Purchaser.

7. THE VENDOR agrees to execute all such deeds and documents as may be necessary to secure the rights of the Purchaser herein to the title and right over the property hereby conveyed.

8. THE VENDOR assures the Purchaser that by virtue of the sale the Vendor or any person, claiming under them shall have not claim, right, or title the schedule property hereunder.

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

SAMEERA INFRA PVT LTD

Director

DOCUMENT NO/YEAR 1727/2017
Page No: 6
Total: Page: 21

9. THE VENDOR hereby declares that they have paid all taxes and other statutory public dues, due and payable by them in respect of the schedule property hereunder hereby conveyed up to the date of this deed, and all such taxes subsequent to the said date shall be borne and paid by the Purchaser.

10. The VENDOR has this day handed over the absolute peaceful vacant possession of the property along with the available original of the documents pertaining to the schedule property to the Purchaser.

11. THE PURCHASER by virtue of the sale shall be entitled to effect change of their name in the property register maintained by the Village Panchayat / Municipal / Taluk and all other Statutory Authorities pertaining to the schedule property hereunder.

12. THE VENDOR hereby give full consent to change the name of the ownership of the property hereby conveyed in the file of PATTA, REVENUE RECORDS AND IN THE LOCAL BODY REGISTRY etc.,

SCHEDULE OF PROPERTY

(property hereby conveyed)

ITEM – I

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
23/2A	0.21.0	52 cents
23/2B	0.21.0	51 cents
66/3B	0.28.0	69 cents
25/2	0.73.5	1 acre 82 cents
41/3	0.21.0	53 cents
72	0.44.0	1 acre 9 cents
73/1	0.21.5	54 cents
66/3A2	0.02.0	5 cents

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

SAMEERA INFRA PVT LTD

Director

DOCUMENT NO/YEAR 1727/2017
Page No: 7
Total: Page: 21

Totaling to an extent of **5 acres 75 cents**, situate at New No.32 (Old No.10), PARIVAKKAM Village, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of POONAMALLEE and Registration District of Chennai South.

ITEM - II

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
157/1D	0.21.5	53 cents
138/1A	0.01.0	2.5 cents
138/2	0.33.5	83 cents
139/3	0.20.0	49.5 cents
126	0.18.5	46.5 cents
136/2C	0.15.5	39 cents
127	0.17.5	43 cents
136/2A	0.15.0	37 cents
136/2B	0.15.0	37 cents

Totaling to an extent **3 acres 90.5 cents,** with half share in Well in Survey No. 138/1A and rights to use the waterways & pathways in Survey No. 138/2, situate at New No.31 (Old No.9), VEERARAGAVAPURAM Village, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of KUNDRATHUR and Registration District of Chennai South.

In all totaling to an extent of 9 acres 65.5 cents,

The parties have registered this SALE DEED in the office of the Sub-Registrar of POONAMALEE, and Registration District of Chennai South.

SAMEERA INFRA PVT LTD

Director

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1727/2017 Page No: 8 Total: Page: 21

THE MARKET VALUE OF THE PROPERTY IS **Rs.12,55,65,000/-**

IN WITNESS WHEREOF the parties have executed this Sale Deed on the day, month and year first above mentioned in the presence of:

SAMEERA INFRA PVT LTD

Director

[PURCHASER]

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

[VENDOR]

WITNESSES:

1. R. Dhayalan Dhayalan. R. S/o Ramalingam. No:-11 Valleeswaram koil St, Manjadi ch:-101

2. Myyamperumal S/o Gomathinayagam 22E 9th Avenue, Ramnagar, Padur, Ambattur Ch:-53

DRAFTED BY Ela. P.

ELA. PUGAZHENDHI
Advocate (MS No: 1041 / 2003)
RLN ASSOCIATES
A-2, First Floor, Roop Emerald,
No: 45, North Usman Road,
T. Nagar, Chennai - 600 017.

DOCUMENT NO/YEAR 1727/2017 Page No: 9 Total: Page: 21

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : Poonamallee Village: Parivakkam

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	23/2A	52	130000/-	67,60,000/-
2.	23/2B	51	130000/-	66,30,000/-
3.	66/3B	69	130000/-	89,70,000/-
4.	25/2	182	130000/-	2,36,60,000/-
5.	41/3	53	130000/-	68,90,000/-
6.	72	109	130000/-	1,41,70,000/-
7.	73/1	54	130000/-	70,20,000/-
8.	66/3A2	5	130000/-	6,50,000/-
	Total	**5 acres 75 cents**		**7,47,50,000/-**

SAMEERA INFRA PVT LTD

Director

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

[PURCHASER] **[VENDOR]**

DOCUMENT NO/YEAR 1727/2017 Page No: 10 Total: Page: 21

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : Kundrathur Village : Veeraragavapuram

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	157/1D	53	130000/-	68,90,000/-
2.	138/1A	2.5	130000/-	3,25,000/-
3.	138/2	83	130000/-	1,07,90,000/-
4.	139/3	49.5	130000/-	64,35,000/-
5.	126	46.5	130000/-	60,45,000/-
6.	136/2C	39	130000/-	50,70,000/-
7.	127	43	130000/-	55,90,000/-
8.	136/2A	37	130000/-	48,10,000/-
9.	136/2B	37	130000/-	48,10,000/-
	Half share in Well in S. No. 138/1(part)			50,000/-
	Total	**3 acres 90.5**		**5,08,15,000/-**

SAMEERA INFRA PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

[PURCHASER]

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

[VENDOR]

DOCUMENT NO/YEAR 1727/2017
Page No: 11
Total: Page: 21

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 1159

உரிமையாளர்கள் பெயர்

1. - ... அலோக் சிட்டி ஹோம்ஸ் ஷெல்டர்ஸ் (பி) லிட்.

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
127	-	0 - 17.50	1.50	--	--	--	--
		0 - 17.50	1.50				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/01159/20946 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:27:55 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் முலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

SAMEERA INFRA PVT LTD

Director

DOCUMENT NO/YEAR 1727/2017 Page No: 12 Total: Page: 21

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 1158

உரிமையாளர்கள் பெயர்

1. - ... அலோக் சிட்டி ஹோம்ஸ் ஷெல்டர் (பி) லிட்.

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
136	2C	0 - 15.50	1.10	--	--	--	--
		0 - 15.50	1.10				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/01158/20935 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:26:00 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA INFRA PVT LTD

Director

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1727/2017 Page No: 13 Total: Page: 21

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 324

உரிமையாளர்கள் பெயர்

1. பி.பி.சீனிவாஸ் ... அலோக் சிட்டி ஹோம்ஸ் ஷெல்டர் (பி) லிட்.

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
157	1D	0 - 21.50	1.52	--	--	--	--
157	2	0 - 45.50	3.25	--	--	--	--
126	-	0 - 18.50	1.62	--	--	--	--
138	1A	0 - 1.00	0.08	--	--	--	--
138	2	0 - 33.50	2.69	--	--	--	--
139	3	0 - 20.00	1.44	--	--	--	--
		1 - 40.00	10.60				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00324/40999 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:24:44 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA INFRA PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1727/2017 Page No: 14 Total: Page: 21

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 1156

உரிமையாளர்கள் பெயர்

1. - ... அலோக் சிட்டி ஹோம்ஸ் ஷெல்டர் (பி) லிட்.

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
136	2A	0 - 15.00	1.06	--	--	--	--
136	2B	0 - 15.00	1.06	--	--	--	--
		0 - 30.00	2.12				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/01156/20913 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:27:18 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA INFRA PVT LTD

Director

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1727/2017 Page No: 15 Total: Page: 21.

1727/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1038 of 2017

I hereby certify that a sum of Rs. 8789550/- (Rupees Eighty Sevan Laks Eighty nine thousand Five hundred and Fifty only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from J. MURUGESAN residing at CHENNAI-102

Poonamallee
Date:13/06/2017

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

Presented in the Office of Sub Registrar of Poonamallee and fee of Rs. 5023770 paid between hours of 3 and 4 on 13/06/2017 by

1 Left Thumb





Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

9448117501

Sheet no. 1 of 3

DOCUMENT NO/YEAR 1727/2017 Page No: 16 Total: Page: 21

Execution Admitted by

2 Left Thumb





Name : S. BASKARAN

S/o SRINIVASAN

CONFORMING PARTY.

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

90800 - 66666

2 Left Thumb





Additions As per the recitals of the document

98946 - 31999

Identified by

1	Name : R. DHAYALAN	S/o RAMALINGAM	NO.11, VALLEESWARAN KIL ST, MANGADU, CH-101.
2	Name : AYYAMPERUMAAL	S/o GOMOTHINAYAGAM	NO.22E, 7TH AVENUE, BANU NAGAR, PUDUR, AMBATHUR, CH-53.

DOCUMENT NO/YEAR 1727/2017 Page No: Total: 17 Page: 21.

13th day of June 2017

Sub Registrar Poonamallee

Registered as No 1727 of 2017 of Book I

Date : 13/06/2017 Sub Registrar Poonamallee

K.VENKATASUBRAMANIAN

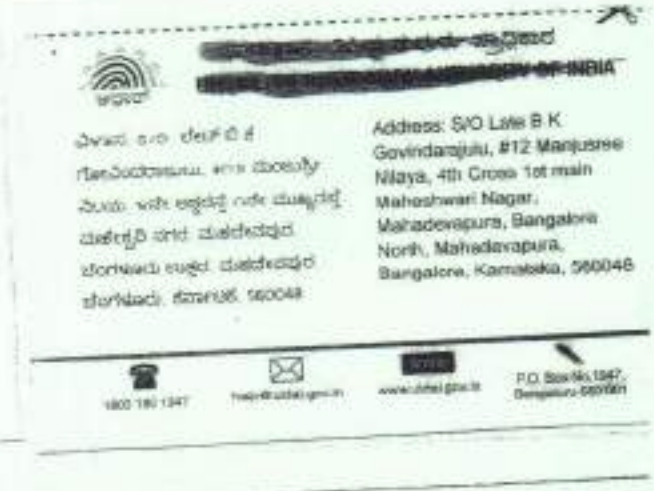
DOCUMENT NO/YEAR 1727/2017 Page No: Total: 18 Page: 2.1





5611 5863 2240

ಆಧಾರ್ – ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



Address: S/O Late B K Govindarajulu, #12 Manjusree Nilaya, 4th Cross 1st main Maheshwari Nagar, Mahadevapura, Bangalore North, Mahadevapura, Bangalore, Karnataka, 560048

1800 180 1947

P.O. Box No.1947, Bengaluru-560001

SAMEERA INFRA PVT LTD

Director

For M/s Aiok City Homes Shelters Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory













DOCUMENT NO/YEAR 1727/2017 Page No: Total: 20 Page: 21

SAMEERA INFRA PVT LTD

Director

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Alok City Homes Shelters Private Ltd

Authorised Signatory



TN01 19920011998
DHAVALAN R
S/SIVALINGAREDDIYAR I

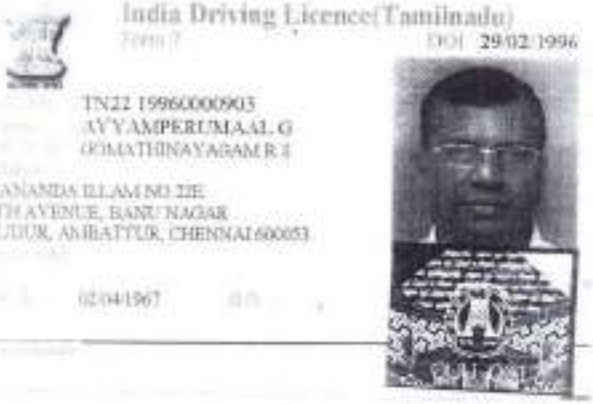
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R.Dhayalan 9/9/14

R. Dhayalan



India Driving Licence(Tamilnadu)

DOI 29/02/1996

TN22 19960000903
AYYAMPERUMAAL G
SOMATHINAYAGAM R I

ANANDA ILLAM NO 22E
7TH AVENUE, BANU NAGAR
PUDUR, AMBATTUR, CHENNAI 600053

02/04/1967



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Page No: 21
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Doc no 1730/2017/I

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

BM 132336

M/s. Ruddhii Land Realtors LLP

M. C. ANUSUYA
STAMP VENDOR L. No. 21/2000
51/2, SOUNDARYA COLONY,
ANNA NAGAR (W) EXTN. CHENNAI - 600 101.
PAN - AAMPA 3481D

10747
12/6/17

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at Chennai this the **12th** day of **JUNE 2017** by

1. **AMBUJA SHELTER PRIVATE LIMITED**, [PAN : AAECA4508L] a company registered under Indian Companies Act 1956, having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021 (CIN No : U70200MH1997PTC112563) represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016

RUDDHII LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

[PURCHASER]

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

[VENDORS]

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Total: Page: 23

2. AKHILESH REALITY & DEVELOPMENT PRIVATE LIMITED, [PAN : AAECA4516G] a company registered under Indian Companies Act 1956, having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021 (CIN No : U70200MH1997PTC110176) represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016

collectively hereinafter referred to as the "**VENDORS**" (The terms "VENDORS" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

AND

M/s. SAMEERA SHELTERS INDIA PRIVATE LIMITED, a company registered under Indian Companies Act 1956, (CIN No.U70100TN2016PTC111221) having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102, represented by its Director **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**CONFORMING PARTY**'

TO AND IN FAVOUR OF

RUDDHII LAND REALTORS LLP, [PAN :AAVFR8669K] a firm in corporated as per Limited Liability Partnership Act 2008, having Office New No.11, Old No.6, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai-600034, represented by its Partners, (i) **Mr. J. Murugesan**, aged 49 years, son of Mr. Jayaraman Identifed by Aadhaar No. 7140 8598 2287 and (ii) **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**PURCHASER**' (The terms "PURCHASER" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

RUDDHII LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

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WHEREAS:

a) The Vendor No.1 (AMBUJA SHELTERS PRIVATE LIMITED) is the absolute owner of the property being lands of extents of

(i) 74 cents in Survey No. 24/1;
(ii) 1 cent in Survey No. 24/2;
(iii) 78 cents in Survey No. 6;
(iv) 73 cents in Survey No. 27/2;
(v) 5 cents in Survey No. 28/2 (part of Old S. No. 28);
(vi) 1 acre 43 cents in Survey No. 29;

situate at New No.32 (Old No.10), Parivakkam Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM-I** in the Schedule hereunder.

b) The Vendor No.2 (AKHILESH REALITY & DEVELOPMENT PRIVATE LIMITED) is the absolute owner of the property being lands of extents of

(i) 1 acre 65 cents in Survey No. 102/1A (part of Old S. No. 102/1);
(ii) 78 cents in Survey No. 104/2A (part of Old S. No. 104/2);
(iii) 80 cents in Survey No. 104/2B (part of Old S. No. 104/2);
(iv) 67 cents in Survey No. 165/2 (part of Old S. No. 165);
(v) 16 cents in Survey No. 158/2A (part of Old S. No.158/2);
(vi) 8 cents in Survey No. 158/2B (part of Old S. No.158/2)
(vii) 68 cents in Survey No. 164/1,

situate at New No.31 (Old No.9), Veeraragavapuram Village, Poonamallee Taluk, Thiruvallur District, more clearly described as Item-II in the Schedule hereunder.

RUDDHII LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

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c) The Vendor No.1 represents that the item -I of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Poonamallee in the following manner;

Sale Deed date & Doc. No.	Sold by	Survey No.	Extent
24.01.2005 (99/2005)	Mr. Meshak & others (power agent Mr. K. Mohan Rao)	24/1	74 cents
		24/2	1 cent
24.01.2005 (100/2005)	Mr. R. Narasimhan & others (power agent Mr. K. Mohan Rao)	6	78 cents
24.01.2005 (101/2005)	Mrs. J. Raniammal & others	27/2	73 cents
		28	5 cents
		29	1 acre 43 cents

d) The Vendor No.2 represents that the item -II of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Kundarathur in the following manner;

Sale Deed date & Doc. No.	Sold by	Survey No.	Extent
02.07.2003 (4176/2003)	Mr. M. Raji	102/1 (part)	1 acre 40 cents
		102/1 (part)	25 cents
02.07.2003 (4177/2003)	Mr. Munusamy Pillai	104/2 (part)	79 cents
13.10.2003 (5901/2003)	Mr. K.P. Balaji	165 (part)	67 cents
02.07.2003 (3816/2003)	Mr. Arimuthu Pillai	104/2 (part)	79 cents
09.08.2004 (6058/2004)	Mr. R. Mani & others (Power agent Mr. K. Mohan Rao)	158/2	24 cents
		164/1	68 cents

e) Thus, the Vendors are holding the absolute ownership and possession of the Schedule mentioned property.

RUDDHII LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

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f) The Vendors and Confirming Party have represented that the property is free of all encumbrances and claims and has offered to sell the same for Rs.11,12,80,000/- (Rupees Eleven Crores Twelve Lakhs and Eighty Thousand only), relying on the representations of the Vendors, the Purchaser has agreed to purchase the same, free from all encumbrances and the parties have executed this Sale Deed.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. THAT in pursuance of the above said terms agreed and in consideration of the payment of **Rs.11,12,80,000/- (Rupees Eleven Crores Twelve Lakhs and Eighty Thousand only),** has been already paid by the Purchaser to the Vendors after deducting sum of Rs.11,12,800/- (Rupees Eleven Lakhs Twelve Thousand Eight Hundred only) being 1% TDS payable to Income Tax Department towards the account of the Vendor, on the receipt of said sum of the vendors do hereby admit, acknowledge and release the Purchaser free from any further payment of this sale deed and the Vendors do hereby sell, convey, transfer and assign unto the use of the Purchaser all that piece and parcel of land, more clearly described in the Schedule hereunder together with all hedges, passages, water, minerals, water ways, ditches, drains, ways rights easements, liberties, appurtenances, conveniences, privileges and advantages pertaining to the property or belonged or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the vendors to and in upon the said property and every piece thereof TO HAVE AND TO HOLD the same unto the Purchaser free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the Purchaser forever.

RUDDHII LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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2. THE VENDORS hereby assure the Purchaser that they are having full ownership, absolute right and authority to convey the property described in the Schedule hereunder and except the Vendors no other person is having any right or claim to the said property and the Vendors further assure that the schedule mentioned property is not subject to any mortgage, charge, encumbrances, lien, attachment, maintenance and claim whatsoever.

3. THE VENDORS further covenant with the Purchaser that they are absolutely entitled to the property hereby conveyed and have full power of alienation and the Vendors have not done or knowingly suffered any act or things thereby schedule property encumbered or charged in any manner.

4. THE VENDORS covenant with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any let or hindrance, or law full eviction, interruption claim or demand whatsoever by the Vendors or any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

5. THAT the PURCHASER shall acquire, possess and enjoy with rights and interest in the Schedule mentioned property hereunder in its entirety absolutely and shall possess the same without any intervention by the Vendors or any person claiming under the Vendors in any manner and Purchaser shall be entitled to be in possession and enjoyment of the property forever.

For M/s Ambaja Shelter Private Ltd

Authorised Signatory

RUDDHI LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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6. THAT the Vendors do hereby undertakes to indemnify the Purchaser always at all times against all claims, risks, damages, costs or losses that the Purchaser may be put to incur or suffer on account of any defect in title, right and authority of the Vendors herein over the property hereby conveyed under this conveyance by the Vendors herein to the Purchaser.

7. THE VENDORS agree to execute all such deeds and documents as may be necessary to secure the rights of the Purchaser herein to the title and right over the property hereby conveyed.

8. THE VENDORS assures the Purchaser that by virtue of the sale the Vendors or any person, claiming under them shall have not claim, right, or title the schedule property hereunder.

9. THE VENDORS hereby declare that they have paid all taxes and other STATUTORY ~~public~~ dues, due and payable by them in respect of the schedule property hereunder hereby conveyed up to the date of this deed, and all such taxes subsequent to the said date shall be borne and paid by the Purchaser.

10. The VENDORS have this day handed over the absolute peaceful vacant possession of the property along with the available original of the documents pertaining to the schedule property to the Purchaser.

11. THE PURCHASER by virtue of the sale shall be entitled to effect change of their name in the property register maintained by the Village Panchayat / Municipal / Taluk and all other Statutory Authorities pertaining to the schedule property hereunder.

12. THE VENDORS hereby give full consent to change the name of the ownership of the property hereby conveyed in the file of PATTA, REVENUE RECORDS AND IN THE LOCAL BODY REGISTRY etc.,

RUDDHII LAND REALTORS LLP

Partner

For M/s Ambaja Shelter Private Ltd

Authorised Signatory

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For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SCHEDULE OF PROPERTY

(property hereby conveyed)

ITEM – I

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
24/1	0.30.0	74 cents
24/2	0.00.5	1 cent
6	0.31.5	78 cents
27/2	0.29.5	73 cents
28/2	0.02.0	5 cents
29	0.58.0	1 acre 43 cents

in all totaling to an extent of **3 acres 74 cents**, situate at New No.32 (Old No.10), **PARIVAKKAM Village**, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of POONAMALEE and Registration District of Chennai South.

ITEM –II

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
102/1A	0.66.8	1 acre 65 cents
104/2A	0.31.5	78 cents
104/2B	0.32.5	80 cents
165/2	0.27.0	67 cents
158/2A	0.06.5	16 cents
158/2B	0.3.0	8 cents
164/1	0.27.5	68 cents

Totaling to an extent of **4 acres 82 cents**, situate at New No.31 (Old No.9), **VEERARAGAVAPURAM Village**, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of KUNDRATHUR and Registration District of Chennai South.

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

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For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

In all totaling to an extent of 8 acres 56 cents,

The parties have registered this SALE DEED in the office of the Sub-Registrar of POONAMALEE, and Registration District of Chennai South.

THE MARKET VALUE OF THE PROPERTY IS **Rs.11,12,80,000/-**

IN WITNESS WHEREOF the parties have executed this Sale Deed on the day, month and year first above mentioned in the presence of:

RUDDHI LAND REALTORS LLP

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

[PURCHASER]

[VENDORS]

For M/s Akhilesh Reality and Development Private Ltd

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

Authorised Signatory

WITNESSES:

1. R. Dhayalan

R. Dhayalan S/o Ramalingam No.-11 Valleeswaran Koil St, Mangadu Ch:-101

2. Ayyam perumal S/o Somathi nayagam 22E 7th Avenue, Bamu nagar, Pudu, Ambathur, Ch:-53

DRAFTED BY

ELA. PUGAZHENDHI
Advocate (MS No: 1041 / 2003)
RLN ASSOCIATES
A-2, First Floor, Roop Emerald,
No: 45, North Usman Road,
T. Nagar, Chennai - 600 017.

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ITEM-I

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur
Taluk : Poonamallee
Sub-District : Poonamalle
Village: Parivakkam

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	24/1	74	1,30,000/-	9620000
2.	24/2	1	1,30,000/-	130000
3.	6	78	1,30,000/-	10140000
4.	27/2	73	1,30,000/-	9490000
5.	28/2	5	1,30,000/-	650000
6.	29	143	1,30,000/-	18590000
	Total	**374**		**4,86,20,000/-**

RUDDHI LAND REALTORS LLP
Partner

[PURCHASER]

For M/s Ambuja Shelter Private Ltd
Authorised Signatory

[VENDORS]

For M/s Akhilesh Reality and Development Private Ltd
Authorised Signatory

For M/s Sameera Shelters India Private Ltd
Authorised Signatory

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ITEM-II

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur
Taluk : Poonamallee
Sub-District : Kundrathur
Village: Veeraragavapuram

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	102/1A	165	1,30,000/-	21450000/-
2.	104/2A	78	1,30,000/-	10140000/-
3.	104/2B	80	1,30,000/-	10400000/-
4.	165/2	67	1,30,000/-	8710000/-
5.	158/2A	16	1,30,000/-	2080000/-
6.	158/2B	8	1,30,000/-	1040000/-
7.	164/1	68	1,30,000/-	8840000/-
	Total	**482**		**6,26,60,000/-**

RUDDHII LAND REALTORS LLP

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

[PURCHASER]

[VENDORS]

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 326

உரிமையாளர்கள் பெயர்

1. -... அம்பேஷ் ரியாலிட்டி அண்டு டெவலப்மெண்ட் பி லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
102	1A	--	--	--	--	0 - 66.80	3.10
						0 - 66.80	3.10

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00326/40911 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:32:10 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 325

உரிமையாளர்கள் பெயர்

1. பி.பி.சீனிவாஸ் ... அகிலேஷ் ரியாலிடி அண்டு டெவலப்மெண்ட்ஸ் (பி) லிட்.

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
102	2B	--	--	--	--	0 - 33.00	1.52
102	2C	--	--	--	--	0 - 33.50	1.55
104	2A	--	--	--	--	0 - 31.50	1.45
104	2B	--	--	--	--	0 - 32.50	1.50
						1 - 30.50	6.02

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00325/40900 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:34:40 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

For M/s Akhilesh Realty and Development Private Ltd

Authorised Signatory

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் இராமம் : வீரராகவபுரம் பட்டா எண் : 330

உரிமையாளர்கள் பெயர்

1. - ... அகிலேஷ் ரயாவிட்டி டெவலப்மென்ட் (பி) விட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
161	2	0 - 65.00	4.61	--	--	--	--
165	2	0 - 27.00	3.09	--	--	--	--
166	2	0 - 61.00	4.30	--	--	--	--
106	182	--	--	--	--	0 - 1.50	0.10
		1 - 53.00	12.00			0 - 1.50	0.10

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00330/40956 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:36:10 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

RUDDHI LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 330

உரிமையாளர்கள் பெயர்

1. - ... அலிவேஷ் ரயாலிட்டி டெவலப்மென்ட் (பி) லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
161	2	0 - 65.00	4.61	--	--	--	--
165	2	0 - 27.00	3.09	--	--	--	--
166	2	0 - 61.00	4.30	--	--	--	--
106	182	--	--	--	--	0 - 1.50	0.10
		1 - 53.00	12.00			0 - 1.50	0.10

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00330/40956 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:36:10 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 1730/2017 Page No: 15 Total: Page: 23

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 456

உரிமையாளர்கள் பெயர்

1. - ... அம்புஜா ஷெல்டர்ஸ் பி லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
24	1	0 - 30.00	3.23	--	--	--	--
24	2	0 - 0.50	0.06	--	--	--	--
27	2	0 - 29.50	2.10	--	--	--	--
27	3	0 - 46.00	3.60	--	--	--	--
29	-	0 - 58.00	4.10	--	--	--	--
6	-	0 - 31.50	0.74	--	--	--	--
62	1	0 - 19.50	1.38	--	--	--	--
62	2	0 - 39.50	2.21	--	--	--	--
63	1	0 - 64.00	4.57	--	--	--	--
63	2A	0 - 15.00	1.07	--	--	--	--
63	2B	0 - 15.50	1.09	--	--	--	--
63	2C	0 - 15.50	1.09	--	--	--	--
63	3A	0 - 55.50	4.37	--	--	--	--
63	3C	0 - 12.50	0.99	--	--	--	--
67	-	0 - 24.00	1.69	--	--	--	--
68	-	0 - 27.00	1.92	--	--	--	--
RUDDHI LAND REALTORS LLP		0 - 86.00	6.10	--	--	--	--
		5 - 69.50	40.31				

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 1730/2017 Page No: 16 Total Pages: 23

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

குறிப்பு2 :	
	1. மேற்கண்ட தகவல் / சர்வே நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை அரசுகள் http://eservices.tn.gov.in என்ற இணைய தளத்தில் 01/05/010/00456/50015 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2. இத் தகவல்கள் 12-06-2017 அன்று 03:30:36 PM நேரத்தில் அச்சடிக்கப்பட்டது.

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 2515

உரிமையாளர்கள் பெயர்

1. -... அகிலேஷ் ரியாலிட்டி அண்ட் டெவலப்மெண்ட் பிரைவேட் லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
138	1B	0 - 32.50	2.60	--	--	--	--
158	2A	0 - 6.50	0.45	--	--	--	--
164	1	--	--	--	--	0 - 27.50	0.84
		0 - 39.00	3.05			0 - 27.50	0.84

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/02515/30903 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-06-2017 அன்று 03:37:18 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

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1730/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1041 of 2017

I hereby certify that a sum of Rs. 7789600/- (Rupees Seventy Seven Lakhs Eighty Nine Thousand Six Hundred only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from J. MURUGESAN residing at CHENNAI-102.

Poonamallee
Date:13/06/2017

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

Presented in the Office of Sub Registrar of Poonamallee and fee of Rs. 4452150 paid between hours of _____ and _____ on 13/06/2017 by

1 Left Thumb





Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

9448117501

DOCUMENT NO/YEAR 1730/2017 Page No: 18 Total: Page: 23

Execution Admitted by

2 Left Thumb





Name : S. BASKARAN

S/o SRINIVASAN

CONFORMING PARTY.

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

9080066666

2 Left Thumb





Additions As per the recitals of the document

9894631999

Identified by

Name : R. DHAYALAN S/o RAMALINGAM NO.11, VALLEESWARAN KOIL ST, MANGADU, CH-101.

2 Name : AYYAMPERUMAAL S/o GOMATHINAYAGAM NO.22E, 7TH AVENUE, BANU NAGAR, PUDUR, AMBATHUR, CH-53.

DOCUMENT NO/YEAR 1730/2017 Page No: 19 Total: Pages 23

13th day of June 2017

Sub Registrar Poonamallee

Registered as No 1730 of 2017 of Book I

Date : 13/06/2017 Sub Registrar Poonamallee

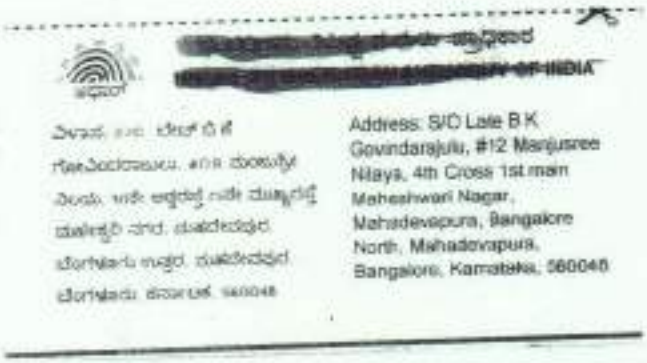
K.VENKATASUBRAMANIAN

DOCUMENT NO/YEAR 1730/2017 Page No: 20 Total: Page: 23









RUDDHII LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

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For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Sameera Shelters India Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR
1730/2017
Total: 22
Page: 23

24/09/1992

TN01 19920011990
DILAVALAN R



Form No. TN01/DL R/0004494/2014 08/09/2014 1:03:56 PM



R. Dhyalan

29/02/1996

TN22 19960000903
AYYAMPERUMAAL G
SOMASUNDARAM R S

ANANDA ILLAM NO 22E
7TH AVENUE, BANU NAGAR
PUDUR, AMBATTUR, CHENNAI 600053

02/04/1967



Form No. TN13 /DL R/0001865/2017 24/03/2017 1:02:07 PM

Non-Transport Veh.Validity(to) 01/04/2022
Prev DL Exp Date - NIL - 01/04/2017



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NO/YEAR
1730/2017
Page No: 23
Total:
Pages 23

Doc No 2234/2017/I

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU BM 172980

M SARAVANAN
STAMP VENDOR, L.No: 2776/E 4/94
No 4/2, Padmanaban Street,
Koambakkam, Chennai 600 024

28847
11.07.17

Sameera Shelters India Pvt Ltd

M Saravanan

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at Chennai this the **13th** day of **JULY 2017** by

ALVINA ESTATE & REALITY PRIVATE LIMITED, [PAN : AAECA4519K] a company registered under Indian Companies Act 1956, having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400021, (CIN No.U70100MH1997PTC106994) represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016, hereinafter referred to as the "**VENDOR**" (The terms "VENDOR" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns);

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR
2234/2017
Total Page: 18

TO AND IN FAVOUR OF

M/s. SAMEERA SHELTERS INDIA PRIVATE LIMITED, a company registered under Indian Companies Act 1956, (CIN No.U70100TN2016PTC111221) having Office at No. 44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102, represented by its Directors (i) **Mr. J. Murugesan**, [PAN-AEWPM3708F] aged 49 years, son of Mr. Jayaraman Identified by Aadhaar No. 7140 8598 2287 and (ii) **Mr. S. Baskaran**, [PAN – AHPPB2963F] aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**PURCHASER**' (The terms "PURCHASER" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

WHEREAS:

a) The Vendor is the absolute owner of the property being lands of extents of

(i) 1 acre 53 cents in Survey No.21;
(ii) 48 cents in Survey No.13/3;
(iii) 13 cents in Survey No.11/1, (part of Old S. No.11);
(iv) 22 cents in Survey No.12/1

situate at New No.32 (Old No.10), Parivakkam Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM - I** in Schedule hereunder and 10 cents in Survey No. 166/1B, situate at New No.31 (Old No.9), Veeraragavapuram Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM - II** in Schedule hereunder.

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2234/2017 Page No: 2 Total Pages: 18

b) The Vendor represents that the Item -I of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Poonamallee in the following manner;

Sale Deed date & Doc. No.	Sold by	Survey No.	Extent in cents
18.02.2005 (345/2005)	Mr. R. Ramachandran	21	1 acre 53 cents
07.03.2005 (498/2005)	Mrs. Sakunthala Ammal	13/3	48 cents
21.03.2005 (664/2005)	Mr. Anjanan	11	1 acre 24 cents
		12/1	22 cents

c) The Vendor represents that the Item -II of the Schedule mentioned property was purchased from Mr. K.P. Balaji & others, under a SALE DEED dated 06.09.2013, registered as Doc. No. 12375/2013, at SRO-Kundarathur.

d) Ever since from the date of purchase the Vendor is holding the absolute ownership and possession of the Schedule mentioned property. Thus, the Vendor is holding the absolute ownership and possession of the Schedule mentioned property.

e) The Vendor has represented that the property is free of all encumbrances and claims and have offered to sell the same for Rs.7,22,01,000/-(Rupees Seven Crores Twenty Two Lakhs and One Thousand only), relying on the representations of the Vendor, the Purchaser has agreed to purchase the same, free from all encumbrances and the parties have executed this Sale Deed.

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2234/2017 Page No: 3 Total: Page: 18

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. THAT in pursuance of the above said terms agreed and in consideration of the payment of **Rs.7,22,01,000/-(Rupees Seven Crores Twenty Two Lakhs and One Thousand only),** has been already paid by the Purchaser to the Vendor, after deducting sum of Rs.7,22,010/- (Rupees Seven Lakhs Twenty Two Thousand and Ten Only) being 1% TDS payable to Income Tax Department towards the account of Vendor, on the receipt of said sum of the vendor do hereby admits, acknowledges and releases the Purchaser free from any further payment of this sale deed and the Vendor do hereby sells, conveys, transfers and assigns unto the use of the Purchaser all that piece and parcel of land, more clearly described in the Schedule hereunder together with all hedges, passages, water, minerals, water ways, ditches, drains, ways rights easements, liberties, appurtenances, conveniences, privileges and advantages pertaining to the property or belonged or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the vendor to and in upon the said property and every piece thereof TO HAVE AND TO HOLD the same unto the Purchaser free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the Purchaser forever.

2. THE VENDOR hereby assures the Purchaser that they are having full ownership, absolute right and authority to convey the property described in the Schedule hereunder and except the Vendor no other person is having any right or claim to the said property and the Vendor further assure that the schedule mentioned property is not subject to any mortgage, charge, encumbrances, lien, attachment, maintenance and claim whatsoever.

3. THE VENDOR further covenants with the Purchaser that they are absolutely entitled to the property hereby conveyed and have full power of alienation and the Vendor has not done or knowingly suffered any act or things thereby schedule property encumbered or charged in any manner.

SAMEERA SHELTERS INDIA PVT LTD

Director

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

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Page No: 24
Total: Page: 18

4. THE VENDOR covenants with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any let or hindrance, or law full eviction, interruption claim or demand whatsoever by the Vendor or any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

5. THAT the PURCHASER shall acquire, possess and enjoy with rights and interest in the Schedule mentioned property hereunder in its entirety absolutely and shall possess the same without any intervention by the Vendor or any person claiming under the Vendor in any manner and Purchaser shall be entitled to be in possession and enjoyment of the property forever.

6. THAT the Vendor do hereby undertakes to indemnify the Purchaser always at all times against all claims, risks, damages, costs or losses that the Purchaser may be put to incur or suffer on account of any defect in title, right and authority of the Vendor herein over the property hereby conveyed under this conveyance by the Vendor herein to the Purchaser.

7. THE VENDOR agrees to execute all such deeds and documents as may be necessary to secure the rights of the Purchaser herein to the title and right over the property hereby conveyed.

8. THE VENDOR assures the Purchaser that by virtue of the sale the Vendor or any person, claiming under them shall have not claim, right, or title the schedule property hereunder.

9. THE VENDOR hereby declares that they have paid all taxes and other public dues, due and payable by them in respect of the schedule property hereunder hereby conveyed up to the date of this deed, and all such taxes subsequent to the said date shall be borne and paid by the Purchaser.

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2234/2017 Page No: 5 Total: Page: 18

10. The VENDOR has this day handed over the absolute peaceful vacant possession of the property along with the available original of the documents pertaining to the schedule property to the Purchaser.

11. THE PURCHASER by virtue of the sale shall be entitled to effect change of their name in the property register maintained by the Village Panchayat / Municipal / Taluk and all other Statutory Authorities pertaining to the schedule property hereunder.

12. THE VENDOR hereby give full consent to change the name of the ownership of the property hereby conveyed in the file of PATTA, REVENUE RECORDS AND IN THE LOCAL BODY REGISTRY etc.,

SCHEDULE

(property hereby conveyed)

Item –I

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
21	0.62.0	1 acre 53 cents
13/3	0.19.0	48 cents
11/1	0.05.0	13 cents
12/1	0.09.0	22 cents

in all totaling to an extent of **2 acres 36 cents**, situate at New No.32 (Old No.10), **PARIVAKKAM Village**, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of POONAMALLEE and Registration District of Chennai South.

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2234/2017
Page No: 6
Total: Page: 18

Item –II

All that piece and parcel of property being land of an extent of **10 cents** (0.04.0 hectare) in **Survey No. 166/1B**, situate at New No.31 (Old No.9), **VEERARAGAVAPURAM Village**, Poonamallee Taluk, Thiruvallur District, within the Sub-Registration District of KUNDRATHUR and Registration District of Chennai South.

In all totaling to an extent of 2 acres 46 cents,

The parties have registered this SALE DEED in the office of the Sub-Registrar of POONAMALEE, and Registration District of Chennai South.

THE MARKET VALUE OF THE PROPERTY IS **Rs.7,22,01,000/-**

IN WITNESS WHEREOF the parties have executed this Sale Deed on the day, month and year first above mentioned in the presence of:

SAMEERA SHELTERS INDIA PVT LTD

Director

SAMEERA SHELTERS INDIA PVT LTD

[PURCHASER] Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

[VENDOR]

WITNESSES:

1. R. Dhayalan [R. Dhayalan] S/o L. Ramalingam. No. 11- Valleeswaran Kail Street mangadu. Chennai-600122

2. P. Nagarajan S/o Parthasarathy No. 27, Bramana Theru Valluvarpuram Post Vellore Dt

DOCUMENT NO/YEAR 2234/2017 Page No: 4 Total: Page: 18

Drafted by Elg.

ELA. PUGAZHENDHI, Advocate, MS. No.1041/2003
No. 45, North Usman Road, T.Nagar, Chennai -17.

ITEM-I

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : Poonamallee **Village : Parivakkam**

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	21	153	2,93,500/-	44905500
2.	13/3	48	2,93,500/-	14088000
3.	11/1	13	2,93,500/-	3815500
4.	12/1	22	2,93,500/-	6457000
	Total	**236**		**6,92,66,000/-**

SAMEERA SHELTERS INDIA PVT LTD

Director

SAMEERA SHELTERS INDIA PVT LTD

[PURCHASER] Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

[VENDOR]

DOCUMENT NO/YEAR 2834/2017
Page No: 8
Total: Page: 18

ITEM-II

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : Kundrathur **Village : Veeraragavapuram**

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1	166/1B	10	2,93,500/-	29,35,000//-

SAMEERA SHELTERS INDIA PVT LTD

Director

SAMEERA SHELTERS INDIA PVT LTD

Director

[PURCHASER]

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

[VENDOR]

DOCUMENT NO/YEAR 9234/2017
Page No: 9
Total: Page: 18

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 431

உரிமையாளர்கள் பெயர்

1. - ... ஆல்வினா எஸ்டேட் அண்டு ரயாலிட்டி பி லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
16	1	0 - 6.50	0.46	--	--	--	--
16	2A	0 - 60.00	4.28	--	--	--	--
16	2B	0 - 30.00	2.12	--	--	--	--
22	2	0 - 56.00	3.96	--	--	--	--
20	-	0 - 14.50	1.03	--	--	--	--
21	-	0 - 62.00	4.39	--	--	--	--
26	1	0 - 22.00	1.75	--	--	--	--
22	1	0 - 28.50	2.24	--	--	--	--
23	1	0 - 42.50	4.59	--	--	--	--
24	3	0 - 30.00	3.28	--	--	--	--
37	-	0 - 30.00	3.23	--	--	--	--
40	-	0 - 44.00	3.48	--	--	--	--
41	1	0 - 24.00	1.69	--	--	--	--
42	2	0 - 21.50	1.52	--	--	--	--
		4 - 71.50	38.02				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00431/50068 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இச் சான்றிதழ் 12-07-2017 அன்று 10:28:43 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

ALVINA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2234/2017 Page No: 10/18 Total Pages:

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 46

உரிமையாளர்கள் பெயர்

1. ஆறுமுகம் மனைவி சகுந்தலம்மாள்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
13	3	0 - 19.00	1.50	--	--	--	--
		0 - 19.00	1.50				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00046/50010 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:30:13 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2234/2017 Page No: 11 Total: Page: 18

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 87

உரிமையாளர்கள் பெயர்

1. அப்பு மகன் எ.அருசணன்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
11	1	0 - 5.00	0.39	--	--	--	--
11	2	0 - 45.00	3.20	--	--	--	--
12	1	0 - 9.00	0.71	--	--	--	--
		0 - 59.00	4.30				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00087/90025 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:31:04 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 1272

உரிமையாளர்கள் பெயர்

1. ... ... அல்வினா எஸ்டேட்அண்டு ரயாவிட்டி பி.லிட்.

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
166	1B	0 - 4.00	0.28	--	--	--	--
		0 - 4.00	0.28				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/01272/20972 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:32:09 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2934/2017 Page No: 13 Total: Pages: 18

2234/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1310 of 2017

I hereby certify that a sum of Rs. 5054078 (Rupees Five Crore fifty four lakhs and Seventy eight only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from MURUGESAN residing at Chennai

Poonamallee
Date:14/07/2017

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

Presented in the Office of Sub Registrar of Poonamallee and fee of Rs. 2888340 paid between hours of 12 and 1 on 14/07/2017 by

1 Left Thumb





Additions As per the recitals of the document

9444441198 96

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

DOCUMENT NO/YEAR 2234/2017 Page No: 14 Total: Page: 12

Sheet no. 1 of 2

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

2 Left Thumb





Additions As per the recitals of the document

9444040 - 83895

Identified by

1 R. Dhayalan Name : 1 R. Dhayalan S/o L. Ramaliyan No:11. vallesar. Kavil street maryadu -

2 P Name : 2 P. Muruganandham S/o Pantharam, no. 2E Brahmeswaram nagar vattuvanam (post) venur Dt

14th day of July 2017

Sub Registrar

Poonamallee

Registered as No 2234 of 2017 of Book I

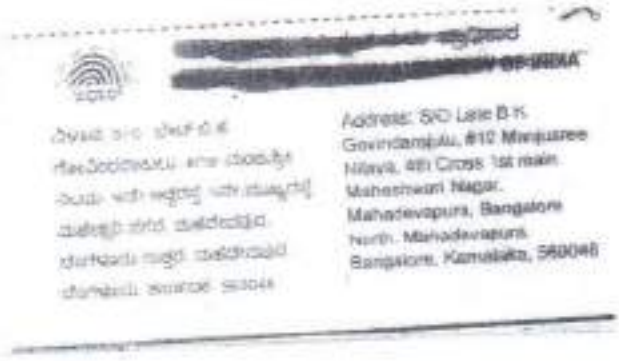
Date : 14/07/2017 Sub Registrar Poonamallee

K.VENKATASUBRAMANIAM

DOCUMENT NO/YEAR 2234/2017 Page Nos Total: Pages: 15/2


ALVINA ESTATE & REALITY
PRIVATE LIMITED
AAECA4519K


5611 5863 2240


Address: S/O Late B.K.
Govindambalu, #10 Mayuuree
Nilaya, 4th Cross 1st main
Maheshwari Nagar,
Mahadevapura, Bangalore
North, Mahadevapura,
Bangalore, Karnataka, 560048

SAMEERA SHELTERS INDIA PVT LTD

Director

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

DOCUMENT
NO/YEAR
2234/2017
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SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

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Page No:
Total: Page: 18







SAMEERA SHELTERS INDIA PVT LTD

Director

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alvina Estate and Reality Private Ltd

Authorised Signatory

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Page No: 18
Total Page: 18

Doc No 2236/2017 I



தமிழ்நாடு தமிலநாடு TAMILNADU

BM 172987

M SARAVANAN
STAMP VENDOR, L.No: 2776/E 2/96
No. 4/2, Padmanaban Street,
Saidapet, Chennai 600 015

Hiranmayee Land Realtors LLP

11.07.17

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at Chennai this the **13th** day of **JULY 2017** by

1. **AMBUJA SHELTER PRIVATE LIMITED**, [PAN : AAECA4508L] a company registered under Indian Companies Act 1956, having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021 (CIN No : U70200MH1997PTC112563) represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016, hereinafter referred to as **VENDOR NO.1**;

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 2236/2017 Page No: Total Page: 26

HIRANMAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

2. **AKHILESH REALITY & DEVELOPMENT PRIVATE LIMITED**, [PAN : AAECA4516G] a company registered under Indian Companies Act 1956, having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021 (CIN No : U70200MH1997PTC110176) represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016, hereinafter referred to as **VENDOR NO.2**;

collectively hereinafter referred to as the "**VENDORS**" (The terms "VENDORS" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

AND

M/s. SAMEERA SHELTERS INDIA PRIVATE LIMITED, a company registered under Indian Companies Act 1956, (CIN No.U70100TN2016PTC111221) having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102. represented by its Director **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**CONFIRMING PARTY**'

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

HIRANMAAYEE LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

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Page No: 2
Total Page: 26

TO AND IN FAVOUR OF

HIIRANMAAYEE LAND REALTORS LLP, [PAN : AAKFH1955K] in corporated as per Limited Liability Partnership Act 2008, having Office at New No.11, Old No.6, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai-600034, Tamilnadu, India. (represented by its Partners (i) **Mr. J. Murugesan**, aged 49 years, son of Mr. Jayaraman Identifed by Aadhaar No. 7140 8598 2287 and (ii) **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**PURCHASER**' (The terms "PURCHASER" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-titie and assigns)

WHEREAS:

a) The Vendor No.1 (AMBUJA SHELTER PRIVATE LIMITED) is the absolute owner of the property being lands of extents of;

(i) 1 acre 13 cents in Survey No. 27/3;
(ii) 50 cents in Survey No. 66/3A1;
(iii) 1 cents in Survey No. 76/1 (part) (being 1/3rd share with Well)

situate at New No.32 (Old No.10), Parivakkam Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM-I** in the Schedule hereunder.

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

HIIRANMAAYEE LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

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b) The Vendor No.2 (AKHILESH REALITY & DEVELOPMENT PRIVATE LIMITED) is the absolute owner of the property being lands of extents of:

(i) 1 acre 66 cents in Survey No. 104/1A (part of Old S. No. 104/1);
(ii) 3 cents in Survey No. 104/1B (part of Old S. No. 104/1);
(iii) 1 acre 60 cents in Survey No. 161/2 (part of Old S. No. 161);
(iv) 1 acre 50 cents in Survey No. 166/2 (part of Old S. No.166);
(v) 1 acre 18 cents in Survey No. 105/2;
(vi) 30 cents in Survey No. 138/1B (part of Old S. No.138/1);

situate at New No.31 (Old No.9), Veeraragavapuram Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM –II** in the Schedule hereunder.

c) The Vendor No.1 represents that the item –I of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Poonamallee in the following manner;

Sale Deed date & Doc. No.	**Sold by**	**Survey No.**	**Extent**
24.01.2005 (101/2005)	Mrs. J. Raniammal & others	27/3	1 acre 13 cents
31.01.2005 (186/2005)	Mrs. V. Aandal	66 (part)	50 cents
		76/1 (part)	1/3rd share in 3 cents of Weil

HIRANMAYEE LAND REALTORS LLP

Partner

HIRANMAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

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Total Pages: 26

d) The Vendor No.2 represents that the item -II of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Kundarathur in the following manner;

Sale Deed date & Doc. No.	Sold by	Survey No.	Extent
02.07.2003 (4175/2003)	Mrs. Munisundari	104/1	1 acre 69 cents
13.10.2003 (5901/2003)	Mr. K.P. Balaji	161 (part)	1 acre 60 cents
		166 (part)	1 acre 50 cents
16.06.2003 (3815/2003)	Mrs. Arputhammal	105/2	1 acre 18 cents
09.08.2004 (6058/2004)	Mr. R. Mani & others (Power agent Mr. K. Mohan Rao)	138/1 (part)	80 cents

e) Thus, the Vendors are holding the absolute ownership and possession of the Schedule mentioned property.

f) The Vendors along with the Confirming Party have represented that the property is free of all encumbrances and claims and have offered to sell the same for Rs.24,68,58,500/- (Rupees Twenty Four Crores Sixty Eight Lakhs Fifty Eight Thousand and Five Hundred only) relying on the representations of the Vendors, the Purchaser has agreed to purchase the same, free from all encumbrances and the parties have executed this Sale Deed.

HIIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. THAT in pursuance of the above said terms agreed and in consideration of the payment of **Rs.24,68,58,500/- (Rupees Twenty Four Crores Sixty Eight Lakhs Fifty Eight Thousand and Five Hundred only),** has been already paid by the Purchaser to the Vendors after deducting sum of Rs.24,68,585/- (Rupees Twenty Four Lakhs Sixty Eight Thousand Five Hundred and Eighty Five only) being 1% TDS payable to Income Tax Department towards the account of the Vendor, on the receipt of said sum of the vendors do hereby admit, acknowledge and release the Purchaser free from any further payment of this sale deed and the Vendors do hereby sell, convey, transfer and assign unto the use of the Purchaser all that piece and parcel of land, more clearly described in the Schedule hereunder together with all hedges, passages, water, minerals, water ways, ditches, drains, ways rights easements, liberties, appurtenances, conveniences, privileges and advantages pertaining to the property or belonged or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the vendors to and in upon the said property and every piece thereof TO HAVE AND TO HOLD the same unto the Purchaser free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the Purchaser forever.

HIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

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2. THE VENDORS hereby assure the Purchaser that they are having full ownership, absolute right and authority to convey the property described in the Schedule hereunder and except the Vendors no other person is having any right or claim to the said property and the Vendors further assure that the schedule mentioned property is not subject to any mortgage, charge, encumbrances, lien, attachment, maintenance and claim whatsoever.

3. THE VENDORS further covenant with the Purchaser that they are absolutely entitled to the property hereby conveyed and have full power of alienation and the Vendors have not done or knowingly suffered any act or things thereby schedule property encumbered or charged in any manner.

4. THE VENDORS covenant with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any let or hindrance, or law full eviction, interruption claim or demand whatsoever by the Vendors or any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

5. THAT the PURCHASER shall acquire, possess and enjoy with rights and interest in the Schedule mentioned property hereunder in its entirety absolutely and shall possess the same without any intervention by the Vendors or any person claiming under the Vendors in any manner and Purchaser shall be entitled to be in possession and enjoyment of the property forever.

HIRANMAAYEE LAND REALTORS LLP

Partner

HIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

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6. THAT the Vendors do hereby undertakes to indemnify the Purchaser always at all times against all claims, risks, damages, costs or losses that the Purchaser may be put to incur or suffer on account of any defect in title, right and authority of the Vendors herein over the property hereby conveyed under this conveyance by the Vendors herein to the Purchaser.

7. THE VENDORS agree to execute all such deeds and documents as may be necessary to secure the rights of the Purchaser herein to the title and right over the property hereby conveyed.

8. THE VENDORS assures the Purchaser that by virtue of the sale the Vendors or any person, claiming under them shall have not claim, right, or title the schedule property hereunder.

9. THE VENDORS hereby declare that they have paid all taxes and other public dues, due and payable by them in respect of the schedule property hereunder hereby conveyed up to the date of this deed, and all such taxes subsequent to the said date shall be borne and paid by the Purchaser.

10. The VENDORS have this day handed over the absolute peaceful vacant possession of the property along with the available original of the documents pertaining to the schedule property to the Purchaser.

11. THE PURCHASER by virtue of the sale shall be entitled to effect change of their name in the property register maintained by the Village Panchayat / Municipal / Taluk and all other Statutory Authorities pertaining to the schedule property hereunder.

For M/s Ambuja Shelter Private Ltd

HIRANMAAYEE LAND REALTORS LLP

Authorised Signatory

Partner

HIRANMAAYEE LAND REALTORS LLP

Ambuja Realty and Development Private Ltd

Authorised Signatory

Partner

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SAMEEPA SHELTERS INDIA PVT LTD

Director

12. THE VENDORS hereby give full consent to change the name of the ownership of the property hereby conveyed in the file of PATTA, REVENUE RECORDS AND IN THE LOCAL BODY REGISTRY etc.,

SCHEDULE OF PROPERTY

(property hereby conveyed)

ITEM – I

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
27/3	0.46.0	1 acre 13 cents
66/3A1	0.20.5	50 cents
76/1 (part)	1 cents being 1/3rd share in 3 cents	

in all totaling to an extent of **1 acre 64 cents together with** 1/3rd share in Well **in Survey No. 76/1**, situate at New No.32 (Old No.10), **PARIVAKKAM Village**, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of POONAMALLEE and Registration District of Chennai South.

HIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

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SAMEERA SHELTERS INDIA PVT LTD

Director

Item -II

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
104/1A	0.67.5	1 acre 66 cents
104/1B	0.01.0	3 cents
161/2	0.65.0	1 acre 60 cents
166/2	0.61.0	1 acre 50 cents
105/2	0.48.0	1 acre 18 cents
138/1B	0.32.5	80 cents

Totaling to an extent of **6 acres 77 cents**, situate at New No.31 (Old No.9), **VEERARAGAVAPURAM Village**, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of KUNDRATHUR and Registration District of Chennai South.

In all totaling to an extent of 8 acres 41 cents.

The parties have registered this SALE DEED in the office of the Sub-Registrar of POONAMALEE, and Registration District of Chennai South.

THE MARKET VALUE OF THE PROPERTY IS **Rs.24,68,58,500/-**

IN WITNESS WHEREOF the parties have executed this Sale Deed on the day, month and year first above mentioned in the presence of:

HIIRANMAAYEE LAND REALTORS LLP

Partner

[PURCHASER]

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

[CONFIRMING PARTY]

[VENDORS]

For M/s Ambuja Realty and Development Private Ltd

Authorised Signatory

WITNESSES:

1. R. Dhayalan (R. Dhayalan) S/o. L. Ramalingam, No: 11. Valleeswaran Kail Street Manjakuppam.

2. Ragu (Paramasivam) S/o Panchatcharam Vettuvaram (Post) Vellore Dt

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Drafted by

ELA. PUGAZHENDHI, Advocate, MS. No.1041/2003
No. 45, North Usman Road, T.Nagar, Chennai -17.

ITEM-I

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : POONAMALLEE **Village : PARIVAKKAM**

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	27/3	113	293500/-	33165500/-
2.	66/3A1	50	293500/-	14675000/-
3.	76/1 (part)	1	293500/-	293500/-
	1/3rd share in Well			25000/-
	Total	**1 acre 64 cents**		**4,81,59,000/-**

NIRANJANAVEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

NIRANJANAVEE LAND REALTORS LLP

Partner

[PURCHASER]

[VENDORS]

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

[CONFIRMING PARTY]

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ITEM-II

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : KUNDRATHUR **Village : VEERARAGAVAPURAM**

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	104/1A	166	293500/-	48721000/-
2.	104/1B	3	293500/-	880500/-
3.	161/2	160	293500/-	46960000/-
4.	166/2	150	293500/-	44025000/-
5.	105/2	118	293500/-	34633000/-
6.	138/1B	80	293500/-	23480000/-
	Total	6 acres 77 cents		19,86,99,500/-

HIRANMAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIRANMAYEE LAND REALTORS LLP

Partner

[PURCHASER]

[VENDORS]

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Akhilesh Reality and Development Private

Authorised Signato

[CONFIRMING PARTY]

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 456

உரிமையாளர்கள் பெயர்

1. ... அம்புஜா ஷெல்டர்ஸ் பி.லிட்.

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
24	1	0 - 30.00	3.23	--	--	--	--
24	2	0 - 0.50	0.06	--	--	--	--
27	2	0 - 29.50	2.10	--	--	--	--
27	3	0 - 46.00	3.60	--	--	--	--
29	-	0 - 58.00	4.10	--	--	--	--
6	-	0 - 31.50	0.74	--	--	--	--
62	1	0 - 19.50	1.38	--	--	--	--
62	2	0 - 39.50	2.21	--	--	--	--
63	1	0 - 64.00	4.57	--	--	--	--
63	2A	0 - 15.00	1.07	--	--	--	--
63	2B	0 - 15.50	1.09	--	--	--	--
63	2C	0 - 15.50	1.09	--	--	--	--
63	3A	0 - 55.50	4.37	--	--	--	--
63	3C	0 - 12.50	0.99	--	--	--	--
67	-	0 - 24.00	1.69	--	--	--	--
68	-	0 - 27.00	1.92	--	--	--	--
7	-	0 - 86.00	6.10	--	--	--	--
		5 - 69.50	40.31				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00456/50015 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:48:21 AM நேரத்தில் அச்சிடுக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

For M/s Ambuja Shelter Private Ltd.

Authorised Signatory

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 9236/2017

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 578

உரிமையாளர்கள் பெயர்

1. ... அம்புஜா ஷெல்டரஸ் (பி) லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
63	3B1	0 - 10.50	0.75	--	--	--	--
66	3A1	0 - 20.50	2.06	--	--	--	--
		0 - 31.00	2.81				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00578/60030 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:50:11 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SRIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

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SRIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 212

உரிமையாளர்கள் பெயர்

1. தனிகாசல முதலியார் மகன் சுந்தர முதலியார1)வாசுதேவ நாயுடு2)பாலசந்தர்3)
2. தனகாசல முதலியார் மகன் ராதாகிருஷ்ணன்
3. - ... அமரேஷா ரியால்டி அண்ட் டெவலப்மெண்ட் பி லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
76	1	0 - 1.50	0.18	--	--	--	--
		0 - 1.50	0.18				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00212/30075 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:51:22 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

NIRANMAAYEE LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2236/2017 Page No: 15 Total Page: 26

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

NIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 72

உரிமையாளர்கள் பெயர்

1. பாபுப் பிள்ளை மகன் துரைகண்ணுப் பிள்ளை

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
104	1A	--	--	--	--	0 - 67.50	3.11
						0 - 67.50	3.11

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00072/80979 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:52:16 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

HIIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 2236/2017 Page No: 16 Total: Pages: 26

HIIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 217

உரிமையாளர்கள் பெயர்

1. கண்ணப்பிள்ளை மகன் முனுசாமி ஆறுமுகம்
2. துரைகண்ணு பிள்ளை மகன் பாபு பிள்ளை

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
104	1B	--	--	--	--	0 - 1.00	0.06
						0 - 1.00	0.06

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00217/30920 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:53:00 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

SRIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

SRIRANMAAYEE LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2236/2017 Page No: Total: Page: 17 26

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 330

உரிமையாளர்கள் பெயர்

1. - ... அகிலேஷ் ரயாவிட்டி டெவலப்மென்ட் (பி) லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
161	2	0 - 65.00	4.61	--	--	--	--
165	2	0 - 27.00	3.09	--	--	--	--
166	2	0 - 61.00	4.30	--	--	--	--
106	182	--	--	-	--	0 - 1.50	0.10
		1 - 53.00	12.00			0 - 1.50	0.10

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00330/40956 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:53:56 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

HIRANMAAYEE LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2236/2017 Page No: 18 Total Page: 26

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIRANMAAYEE LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 263

உரிமையாளர்கள் பெயர்

1. -... தர்மாநாயுடு எஜிகேஷனல் அண்டு அறக்கட்டளை நிறுவனர் டி சுதர்சனம்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
105	2	--	--	--	--	0 - 48.00	2.27
						0 - 48.00	2.27

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00263/30981 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:57:12 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

HIRANMAAYEE LAND REALTORS LLP

Partner

HIRANMAAYEE LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2226/2017 Page No: 19 Total Page: 26

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : வீரராகவபுரம் பட்டா எண் : 2515

உரிமையாளர்கள் பெயர்

1. -... அகிலேஷ் ரியாலிட்டி அண்ட் டெவலப்மெண்ட் பிரைவேட் லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
138	1B	0 - 32.50	2.60	--	--	--	--
158	2A	0 - 6.50	0.45	--	--	--	--
164	1	--	--	--	--	0 - 27.50	0.84
		0 - 39.00	3.05			0 - 27.50	0.84

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/02515/30903 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:55:48 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

HIRANMAAYEE LAND REALTORS LLP

Partner

HIRANMAAYEE LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2236/2017 Page No: 20 Total Pages: 26

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

2236/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1312 of 2017

I hereby certify that a sum of Rs. 172895 (Rupees One Crore Seventy Two lakhs Eighty Thousand and Nine five only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from MURUGESAN residing at Chennai

Poonamallee
Date:14/07/2017

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

Presented in the Office of Sub Registrar of Poonamallee and fee of Rs. 9875150 paid between hours of 12 and 1 on 14/07/2017 by

1 Left Thumb





Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

DOCUMENT NO/YEAR 2236/2017
Page Nos: 21
Total: Page: 26

Execution Admitted by

2 Left Thumb





Name : BASKARAN S
S/o SRINIVASAN
CONFIRMING PARTY

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

2 Left Thumb





Additions As per the recitals of the document

Identified by

1 R. Dhayalan Name : 1 R. Dhayalan S/o L. Ramalingam . No: 11. Vallaiyan Kaal Street mangadu.

2 Name : 2 Panchatcharam S/o Panchatcharam, No 27 Bramana mangalam vettuvanampost near DG

DOCUMENT NO/YEAR 2236/2017 Page Nos: 22 Total Pages: 26

14th day of July 2017

Sub Registrar Poonamallee

Registered as No 2236 of 2017 of Book I

Date : 14/07/2017 Sub Registrar Poonamallee

K.VENKATASUBRAMANIAN

DOCUMENT NO/YEAR 2236/2017
Page No: Total: 23 Page: 26

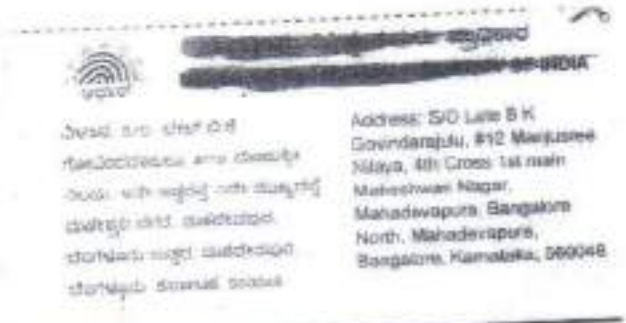
Sheet no. 3 of 3







5611 5863 2240



Address: S/O Late B K Govindarajulu, #12 Manjusree Nilaya, 4th Cross 1st main Maheshwari Nagar, Mahadevapura, Bangalore North, Mahadevapura, Bangalore, Karnataka, 560048

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private L

Authorised Signato

HIIRANMAAYEE LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2236/2017
Page No: 24
Total: Page: 26

SAMEERA SHELTERS INDIA PVT LTD

Director











HIIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIIRANMAAYEE LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2236/2017
Page No: 25
Total Page: 26

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director







HIIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Ambuja Shelter Private Ltd

Authorised Signatory

HIIRANMAAYEE LAND REALTORS LLP

Partner

For M/s Akhilesh Reality and Development Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 2236/2017
Page No: 26
Total: Pages: 26

SAMEERA SHELTERS INDIA PVT LTD

Director

Doc No 2241/2017/I



தமிழ்நாடு तमिलनाडु TAMILNADU

28863 11.07.17

RUDDHI LAND REALTORS LLP

M. BM 172996

M SARAVANAN
STAMP VENDOR, L.No: 2776/E /17
No 4/2, Padmanaban Street,
Saidapet, Chennai-600 015

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at Chennai this the **13th** day of **JULY 2017** by

AMARESHA REALITY & DEVELOPMENT PRIVATE LIMITED, [PAN : AAECA5116G] a company registered under Indian Companies Act 1956, (CIN No.U70200MH1997PTC105894), having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021 represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016,, hereinafter referred to as the "**VENDOR**" (The terms "VENDOR" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

RUDDHI LAND REALTORS LLP

Partner

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For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHI LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

AND

M/s. SAMEERA SHELTERS INDIA PRIVATE LIMITED, a company registered under Indian Companies Act 1956, (CIN No.U70100TN2016PTC111221) having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102, represented by its Director **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**CONFIRMING PARTY**'

TO AND IN FAVOUR OF

RUDDHII LAND REALTORS LLP, [PAN :AAVFR8669K] a firm in corporated as per Limited Liability Partnership Act 2008, having Office New No.11, Old No.6, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai-600034, represented by its Partners, (i) **Mr. J. Murugesan**, aged 49 years, son of Mr. Jayaraman Identifed by Aadhaar No. 7140 8598 2287 and (ii) **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**PURCHASER**' (The terms "PURCHASER" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

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WHEREAS:

a) The Vendor is the absolute owner of the property being land of extents of

(i) 1 acre 59 cents in Survey No. 28/1 (part of Old. S. No.28);

(ii) 1 acre 39 cents in Survey No. 34/2;

(iii) 60 cents in Survey No. 66/2A (part of Old. S. No.66/2);

(iv) 4 cents in Survey No. 66/2B1 (part of Old. S. No.66/2);

(v) 1 cents in Survey No. 76/1 (part) (being 1/3rd share with Well)

situate at New No.32 (Old No.10), Parivakkam Village, Poonamallee Taluk, Thiruvallur District, more clearly described in Schedule hereunder.

b) The Vendor represents that the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Poonamallee in the following manner;

Sale Deed date & Doc. No.	**Sold by**	**Survey No.**	**Extent in cents**
19.04.2006 (809/2006)	Mrs. G. Lakshmi Ammal & 21 others – owners Power Agent Mr. Mohan Rao	28 (part)	1 acre 59 cents
		34/2	1 acre 39 cents
19.04.2006 (810/2006)	Mr. P.D. Vasudevan and two other – owners Power Agent Mr. Mohan Rao	66/2 (part)	64 cents
		76/1 (part)	1 cent being 1/3rd share in well

c) Thus, the Vendor is holding the absolute ownership and possession of the Schedule mentioned property.

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

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Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

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d) The Vendor and Confirming Party have represented that the property is free of all encumbrances and claims and have offered to sell the same for Rs.10,65,65,500/-(Rupees Ten Crores Sixty Five Lakhs Sixty Five Thousand and Five Hundred only), relying on the representations of the Vendor, the Purchaser has agreed to purchase the same, free from all encumbrances and the parties have executed this Sale Deed.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. THAT in pursuance of the above said terms agreed and in consideration of the payment of **Rs.10,65,65,500/-(Rupees Ten Crores Sixty Five Lakhs Sixty Five Thousand and Five Hundred only),** has been already paid by the Purchaser to the Vendor, after deducting sum of Rs.10,65,655/- (Rupees Ten Lakhs Sixty Five Thousand Six Hundred and Fifty Five only) being 1% TDS payable to Income Tax Department towards the account of Vendor, on the receipt of said sum of the vendor do hereby admits, acknowledges and releases the Purchaser free from any further payment of this sale deed and the Vendor do hereby sells, conveys, transfers and assigns unto the use of the Purchaser all that piece and parcel of land, more clearly described in the Schedule hereunder together with all hedges, passages, water, minerals, water ways, ditches, drains, ways rights easements, liberties, appurtenances, conveniences, privileges and advantages pertaining to the property or belonged or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the vendor to and in upon the said property and every piece thereof TO HAVE AND TO HOLD the same unto the Purchaser free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the Purchaser forever.

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD.

Director

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2. THE VENDOR hereby assures the Purchaser that they are having full ownership, absolute right and authority to convey the property described in the Schedule hereunder and except the Vendor no other person is having any right or claim to the said property and the Vendor further assure that the schedule mentioned property is not subject to any mortgage, charge, encumbrances, lien, attachment, maintenance and claim whatsoever.

3. THE VENDOR further covenants with the Purchaser that they are absolutely entitled to the property hereby conveyed and have full power of alienation and the Vendor has not done or knowingly suffered any act or things thereby schedule property encumbered or charged in any manner.

4. THE VENDOR covenants with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any let or hindrance, or law full eviction, interruption claim or demand whatsoever by the Vendor or any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

5. THAT the PURCHASER shall acquire, possess and enjoy with rights and interest in the Schedule mentioned property hereunder in its entirety absolutely and shall possess the same without any intervention by the Vendor or any person claiming under the Vendor in any manner and Purchaser shall be entitled to be in possession and enjoyment of the property forever.

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

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6. THAT the Vendor do hereby undertakes to indemnify the Purchaser always at all times against all claims, risks, damages, costs or losses that the Purchaser may be put to incur or suffer on account of any defect in title, right and authority of the Vendor herein over the property hereby conveyed under this conveyance by the Vendor herein to the Purchaser.

7. THE VENDOR agrees to execute all such deeds and documents as may be necessary to secure the rights of the Purchaser herein to the title and right over the property hereby conveyed.

8. THE VENDOR assures the Purchaser that by virtue of the sale the Vendor or any person, claiming under them shall have not claim, right, or title the schedule property hereunder.

9. THE VENDOR hereby declares that they have paid all taxes and other public dues, due and payable by them in respect of the schedule property hereunder hereby conveyed up to the date of this deed, and all such taxes subsequent to the said date shall be borne and paid by the Purchaser.

10. The VENDOR has this day handed over the absolute peaceful vacant possession of the property along with the available original of the documents pertaining to the schedule property to the Purchaser.

11. THE PURCHASER by virtue of the sale shall be entitled to effect change of their name in the property register maintained by the Village Panchayat / Municipal / Taluk and all other Statutory Authorities pertaining to the schedule property hereunder.

12. THE VENDOR hereby give full consent to change the name of the ownership of the property hereby conveyed in the file of PATTA, REVENUE RECORDS AND IN THE LOCAL BODY REGISTRY etc.,

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

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SCHEDULE

(property hereby conveyed)

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
28/1	0.64.5	1 acre 59 cents
34/2	0.56.5	1 acre 39 cents
66/2A	0.24.0	60 cents
66/2B1	0.01.6	4 cents
76/1 (part)	1 cents being 1/3rd share in 3 cents with Well	

in all totaling to an extent of **3 acre 63 cents together with** 1/3rd share in Well **in Survey No. 76/1**, situate at New No.32 (Old No.10), **PARIVAKKAM Village**, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of POONAMALLEE and Registration District of Chennai South.

THE MARKET VALUE OF THE PROPERTY IS **Rs.10,65,65,500/-**

IN WITNESS WHEREOF the parties have executed this Sale Deed on the day, month and year first above mentioned in the presence of:

RUDDHII LAND REALTORS LLP

Partner

[PURCHASER]

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

[VENDOR]

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

[CONFIRMING PARTY]

WITNESSES:

1. R. Dhayalan (R. Dhayalan) S/o. L. Ramalingam. No: 11. Valleeram Kail Street Mangadu.
2. P. Murugan [P. Murugan] S/o Panchatcharam No 27, Brevard Nagar Vel Uravan (post) Poonamallee Dt

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Drafted by

ELA. PUGAZHENDHI, Advocate, MS. No.1041/2003
No. 45, North Usman Road, T.Nagar, Chennai -17.

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : Poonamallee **Village : Parivakkam**

S. No	Survey No.	Extent In Cents	Value per cent In Rs.	Market value In Rs.
1.	28/1	159	293500/-	46666500/-
2.	34/2	139	293500/-	40796500/-
3.	66/2A	60	293500/-	17610000/-
4.	66/2B1	4	293500/-	1174000/-
5.	76/1 (part)	1	293500/-	293500/
	1/3rd share in Well			25000/-
	Total	**3 acre 63 cents**		**10,65,65,500/-**

RUDDHII LAND REALTORS LLP

Partner

RUDDHII LAND REALTORS LLP

Partner

[PURCHASER]

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

[VENDOR]

SAMEERA SHELTERS INDIA PVT LTD

Director

[CONFIRMING PARTY]

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 476

உரிமையாளர்கள் பெயர்

1. - ... அமிரேஷா ரயாலிட்டி அண்டு டெவலப்மெண்ட் (பி) லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
28	1	0 - 64.50	5.05	--	--	--	--
38	2	0 - 1.50	0.15	--	--	--	--
43	2	0 - 11.50	0.80	--	--	--	--
69	2B	0 - 16.50	1.65	--	--	--	--
77	2	0 - 43.00	5.00	--	--	--	--
		1 - 37.00	12.65				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00476/50017 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 11:17:07 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பாள் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 141

உரிமையாளர்கள் பெயர்

1. -... அமரேஷா ரியாலிட்டி அண்டு டெவலப்மெண்ட் பி லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
25	1	0 - 2.00	0.22	--	--	--	--
27	1	0 - 8.50	0.67	--	--	--	--
31	-	0 - 46.50	3.67	--	--	--	--
34	1	0 - 7.00	0.57	--	--	--	--
34	2	0 - 56.50	4.43	--	--	--	--
35	2	0 - 72.50	5.77	--	--	--	--
36	1	1 - 5.00	11.36	--	--	--	--
39	-	0 - 89.50	7.05	--	--	--	--
		3 - 88.50	33.74				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00141/20066 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 11:19:03 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

RUDDHII LAND REALTORS LLP

Partner

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Privat

Authorised Signa

SAMEERA SHELTERS INDIA PVT LTD

Director

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 204

உரிமையாளர்கள் பெயர்

1.	தனபால் நாயுடு	மகன்	பாலகந்தரம்
2.	தனபால் நாயுடு	மகன்	சீதாராமன்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
66	2A	0 - 24.00	2.40	--	--	--	--
78	1	0 - 23.50	2.93	--	--	--	--
78	3A1	0 - 6.00	0.75	--	--	--	--
81	1A	0 - 15.50	1.90	--	--	--	--
		0 - 69.00	7.98				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00204/30096 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 11:20:09 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private

Authorised Signato

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2041/2017 Book No: 1 Total Pages: 9

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 607

உரிமையாளர்கள் பெயர்

1. பாலசுந்தரம் மனைவி விஜயகுமாரி

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
66	2B1	0 - 1.60	0.16	--	--	--	--
69	2A1	0 - 0.40	0.10	--	--	--	--
77	1	0 - 18.00	2.00	--	--	--	--
		0 - 20.00	2.26				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00607/70023 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 11:21:07 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2341/2017 Page No: 2 Total: Page: 19

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 212

உரிமையாளர்கள் பெயர்

1.	தணிகாசல முதலியார்	மகன்	கந்தர முதலியார1)வாகதேவ நாயுடு2)பாலசந்தர்3)
2.	தணகாசல முதலியார்	மகன்	ராதாகிருஷ்ணன்
3.	-	...	அமரேஷா ரியால்டி அண்ட் டெவலப்மெண்ட் பி லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
76	1	0 - 1.50	0.18	--	--	--	--
		0 - 1.50	0.18				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00212/30075 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 10:51:22 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

RUDDHII LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2241/2017
Page No: 13
Total: Page: 19

2241/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1317 of 2017

I hereby certify that a sum of Rs. 745585 (Rupees Seven Lakh Forty Five Thousand Five Hundred and Eighty Five only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from MURUGESAN residing at Chennai

Poonamallee
Date:14/07/2017

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

Presented in the Office of Sub Registrar of Poonamallee and fee of Rs. 4263190 paid between hours of 12 and 1 on 14/07/2017 by

1 Left Thumb





Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

DOCUMENT NO/YEAR 2241/2017 Page No: 14 Total: Page: 19

Execution Admitted by

2 Left Thumb





Name : BASKARAN
S/o SRINIVASAN
CONFIRMING PARTY

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

2 Left Thumb





Additions As per the recitals of the document

Identified by

1 R. Dhayalan

2 R Rajan

Name : 1 R. Dhayalan S/o L. Ramalingam no. 11. Vallavan Koil Street Manamadurai.

Name : 2 Ramanathan S/o Ranchor Charam, No. 27 Brahmana mahalam, Vettuvanam Post Kalaiyarkoil

DOCUMENT NO/YEAR 8241/2017 Page No: 1 Total: Page: 3

14th day of July 2017

Sub Registrar Poonamallee

Registered as No 2241 of 2017 of Book I

Date : 14/07/2017 Sub Registrar Poonamallee

K.VENKATASUBRAMANIAM

DOCUMENT NO/YEAR 2241/2017
Page No: 16
Total: Page: 19

Sheet no. 3 of 3







For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

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Page No: 17
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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
AAVFR6069K
RUDDHII LAND REALTORS LLP
22/03/2017


Government of India
7140 8698 2287
आधार - सामान्य मनुष्य का अधिकार


Unique Identification Authority of India
7140 8698 2287


Government of India
7609 2011 6231
आधार - सामान्य मनुष्य का अधिकार


Unique Identification Authority of India
7609 2011 6231

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT
NO/YEAR
2241/2017
Page No: 18
Total: Page: 19







For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

RUDDHII LAND REALTORS LLP

Partner

RUDDHII LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

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Total: Page: 19

Doc no 2244/2017/I



தமிழ்நாடு तमिलनाडु TAMILNADU

Dhanapathi Land Promoter LLP

BM 173000

M SARAVANAN
STAMP VENDOR, L.No: 2776/E/2
No 4/2, Padmanaban Street,
Vadambakkam, Chennai-600 07

28862
11.07.17

SALE DEED

THIS DEED OF ABSOLUTE SALE is executed at Chennai this the **13th** day of **JULY 2017** by

1. **AMARESHA REALITY & DEVELOPMENT PRIVATE LIMITED**, [PAN : AAECA5116G] a company registered under Indian Companies Act 1956, (CIN No.U70200MH1997PTC105894), having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021 represented by its Authorised Signatory, **Mr. Dwarakanath Govind**, aged 50 years, son of Late. Shri. B.K.Govindarajulu, (identified by Aadhaar No. 5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016, hereinafter referred to as **VENDOR NO.1**;

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 2244/2017 Page No: Total Page: 20

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

2. **ALOK SHELTERS PRIVATE LIMITED**, [PAN :AAECA4506E] a company registered under Indian Companies Act 1956 having Office at 3rd floor, Executive Office, Hotel Sahara Star, Vile Parle, Mumbai Maharashtra 400 021, (CIN No.U70100MH1997PTC105101) represented by its Authorised Signatory, **Mr.Dwarakanath Govind**, aged 50 years, son of Late.Shri. B.K.Govindarajulu, (identified by Aadhaar No.5611 5863 2240) duly authorised as per Board Resolution dated 13.08.2016, hereinafter referred to as **VENDOR NO.2**;

collectively hereinafter referred to as the "**VENDORS**" (The terms "VENDORS" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

AND

M/s. SAMEERA SHELTERS INDIA PRIVATE LIMITED, a company registered under Indian Companies Act 1956, (CIN No.U70100TN2016PTC111221) having Office at No.44A, Plot No.3203-A, A Block, 6th Street, Anna Nagar, Chennai-600102, represented by its Director **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**CONFIRMING PARTY**'

DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2244/2017 Page No: 2 Total Pages: 20

TO AND IN FAVOUR OF

DHANAPATHI LAND PROMOTERS LLP, [PAN : AANFD5436E] a firm in corporated as per Limited Liability Partnership Act 2008, having Office New No.11, Old No.6, Mahalingam Street, Mahalingapuram, Nungambakkam, Chennai-600034, represented by its Partners, (i) **Mr. J. Murugesan**, aged 49 years, son of Mr. Jayaraman Identifed by Aadhaar No. 7140 8598 2287 and (ii) **Mr. S. Baskaran**, aged 43 years, son of Mr. Srinivasan, identified by Aadhaar No. 7609 2011 6231, hereinafter referred to as the '**PURCHASER**' (The terms "PURCHASER" shall, wherever the context so requires, mean and include its representatives, administrators, successors, successors-in-interest, successors-in-title and assigns)

WHEREAS:

a) The Vendor No.1 (AMARESHA REALITY & DEVELOPMENT PRIVATE LIMITED) is the absolute owner of the property being lands of extents of;

(i) 4 cents in Survey No.38/2 (part of Old. S. No.38);

(ii) 29.5 cents in Survey No.43/2 (part of Old. S. No.43);

(iii) 41.5 cents in Survey No.69/2B (part of Old. S. No.69/2);

(iv) 6 cents in Survey No.81/2B (part of Old. S. No.81);

situate at New No.32 (Old No.10), Parivakkam Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM-I** in the Schedule hereunder.

DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

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b) The Vendor No.2 (ALOK SHELTERS PRIVATE LIMITED) is the absolute owner of the property being land of an extent of 1 acre 90 cents in Survey No. 106/1A, situate at New No.31 (Old No.9), Veeraragavapuram Village, Poonamallee Taluk, Thiruvallur District, more clearly described as **ITEM -II** in the Schedule hereunder.

c) The Vendor No.1 represents that the item -I of the Schedule mentioned property was purchased under several Sale Deeds, registered at SRO-Poonamallee in the following manner;

Sale Deed date & Doc. No.	**Sold by**	**Survey No.**	**Extent in cents**
19.04.2006 (809/2006)	Mrs. G. Lakshmi Ammal & 21 others – owners Power Agent Mr. Mohan Rao	38 (part)	4 cents
		43 (part)	29.5 cents
19.04.2006 (810/2006)	Mr. P.D. Vasudevan and two other – owners Power Agent Mr. Mohan Rao	69/2 (part)	41.5 cents
19.04.2006 (811/2006)	Mr. P.D. Seethapathy & Mr. Nareshkumar – owner Power Agent Mr. Mohan Rao	81 (part)	20 cents

d) The Vendor No.2 represents that the item -II of the Schedule mentioned property was purchased under a Sale Deed dated 09.02.2004, registered at as Doc. No. 853/2004, at SRO- Kundarathur.

e) Thus, the Vendors are holding the absolute ownership and possession of the Schedule mentioned property.

DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2244/2017 Page No: 4 Total: Page: 20

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

f) The Vendors along with the Confirming Party have represented that the property is free of all encumbrances and claims and have offered to sell the same for Rs.5,54,08,320/- (Rupees Five Crores Fifty Four Lakhs Eight Thousand Three Hundred and Twenty only) relying on the representations of the Vendors, the Purchaser has agreed to purchase the same, free from all encumbrances and the parties have executed this Sale Deed.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. THAT in pursuance of the above said terms agreed and in consideration of the payment of **Rs.5,54,08,320/- (Rupees Five Crores Fifty Four Lakhs Eight Thousand Three Hundred and Twenty only),** has been already paid by the Purchaser to the Vendors after deducting sum of Rs.55,40,832/- (Rupees Fifty Five Lakhs Forty Thousand Eight Hundred and Thirty Two only) being 1% TDS payable to Income Tax Department towards the account of the Vendor, on the receipt of said sum of the vendors do hereby admit, acknowledge and release the Purchaser free from any further payment of this sale deed and the Vendors do hereby sell, convey, transfer and assign unto the use of the Purchaser all that piece and parcel of land, more clearly described in the Schedule hereunder together with all hedges, passages, water, minerals, water ways, ditches, drains, ways rights easements, liberties, appurtenances, conveniences, privileges and advantages pertaining to the property or belonged or usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the vendors to and in upon the said property and every piece thereof TO HAVE AND TO HOLD the same unto the Purchaser free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the Purchaser forever.

DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2244/2017 Page Nos Total: Page: 20

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

2. THE VENDORS hereby assure the Purchaser that they are having full ownership, absolute right and authority to convey the property described in the Schedule hereunder and except the Vendors no other person is having any right or claim to the said property and the Vendors further assure that the schedule mentioned property is not subject to any mortgage, charge, encumbrances, lien, attachment, maintenance and claim whatsoever.

3. THE VENDORS further covenant with the Purchaser that they are absolutely entitled to the property hereby conveyed and have full power of alienation and the Vendors have not done or knowingly suffered any act or things thereby schedule property encumbered or charged in any manner.

4. THE VENDORS covenant with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule mentioned property without any let or hindrance, or law full eviction, interruption claim or demand whatsoever by the Vendors or any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

5. THAT the PURCHASER shall acquire, possess and enjoy with rights and interest in the Schedule mentioned property hereunder in its entirety absolutely and shall possess the same without any intervention by the Vendors or any person claiming under the Vendors in any manner and Purchaser shall be entitled to be in possession and enjoyment of the property forever.

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Alok Shelters Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 2044/2017
Page No: 6
Total Page: 20

SAMEERA SHELTERS INDIA PVT LTD

Director

6. THAT the Vendors do hereby undertakes to indemnify the Purchaser always at all times against all claims, risks, damages, costs or losses that the Purchaser may be put to incur or suffer on account of any defect in title, right and authority of the Vendors herein over the property hereby conveyed under this conveyance by the Vendors herein to the Purchaser.

7. THE VENDORS agree to execute all such deeds and documents as may be necessary to secure the rights of the Purchaser herein to the title and right over the property hereby conveyed.

8. THE VENDORS assures the Purchaser that by virtue of the sale the Vendors or any person, claiming under them shall have not claim, right, or title the schedule property hereunder.

9. THE VENDORS hereby declare that they have paid all taxes and other public dues, due and payable by them in respect of the schedule property hereunder hereby conveyed up to the date of this deed, and all such taxes subsequent to the said date shall be borne and paid by the Purchaser.

10. The VENDORS have this day handed over the absolute peaceful vacant possession of the property along with the available original of the documents pertaining to the schedule property to the Purchaser.

11. THE PURCHASER by virtue of the sale shall be entitled to effect change of their name in the property register maintained by the Village Panchayat / Municipal / Taluk and all other Statutory Authorities pertaining to the schedule property hereunder.

DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2844/2017 Page No: 7 Total: Page: 20

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

12. THE VENDORS hereby give full consent to change the name of the ownership of the property hereby conveyed in the file of PATTA, REVENUE RECORDS AND IN THE LOCAL BODY REGISTRY etc.,

SCHEDULE OF PROPERTY

(property hereby conveyed)

ITEM – I

All that piece and parcel of property being lands comprising;

Survey No.	Extent	
	Hectare	Acre/Cents
38/2	0.01.5	4 cents
43/2	0.11.5	29.5 cents
69/2B	0.16.5	41.5 cents
81/2B	0.02.5	6 cents

in all totaling to an extent of **81 cents**, situate at New No.32 (Old No.10), **PARIVAKKAM Village**, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of POONAMALLEE and Registration District of Chennai South.

DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2346/2017
Page No: 2
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Item –II

All that piece and parcel of property being land of an extent of **1 acre 90 cents (0.77.0 hectare) in Survey No. 106/1A,** situate at New No.31 (Old No.9), **VEERARAGAVAPURAM Village**, Poonamallee Taluk, Thiruvallur District and within the Sub-Registration District of KUNDRATHUR and Registration District of Chennai South.

In all totaling to an extent of 2 acres 71 cents,

The parties have registered this SALE DEED in the office of the Sub-Registrar of POONAMALEE, and Registration District of Chennai South.

THE MARKET VALUE OF THE PROPERTY IS **Rs.5,54,08,320 /-**

IN WITNESS WHEREOF the parties have executed this Sale Deed on the day, month and year first above mentioned in the presence of:

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

[VENDORS]

For M/s Alok Shelters Private Ltd

Authorised Signatory

DHANAPATHI LAND REALTORS LLP

Partner

[PURCHASER]

SAMEERA SHELTERS INDIA PVT LTD

Director

[CONFIRMING PARTY]

WITNESSES:

1. R. Dhayalan (R. Dhayalan)
S/o. L. Ramaliyan.
No:11. Vallesuvaran Salai Street Mogappair.

2. R. Ramachandran
No. 27, Brahmanagaram
Vettuvaram (Post)
Vellore Dt.

DOCUMENT NO/YEAR 2244/2017
Page No: 9
Total Pages: 20

Drafted by
ELA. PUGAZHENDHI, Advocate, MS. No.1041/2003
No. 45, North Usman Road, T.Nagar, Chennai -17.

ITEM-I

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : POONAMALLEE **Village : PARIVAKKAM**

S. No	Survey No.	Extent In Cents	Value per sq.ft., In Rs.	Market value In Rs.
1.	38/2	4	500/-	871200/-
2.	43/2	29.5	500/-	6425100/-
3.	69/2B	41.5	300/-	5423220/-
4.	81/2B	6	500/-	1306800/-
	Total	**81 cents**		**1,40,26,320/-**

DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

[PURCHASER]

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

[VENDORS]

SAMEERA SHELTERS INDIA PVT LTD

Director

[CONFIRMING PARTY]

DOCUMENT NO/YEAR 8244/2017
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Total Page: 20

ITEM-II

STATEMENT UNDER INDIAN STAMP ACT RULE 3(1)

District : Thiruvallur Taluk : Poonamallee

Sub-District : KUNDRATHUR **Village : VEERARAGAVAPURAM**

S. No	Survey No.	Extent In Cents	Value per sq.ft., In Rs.	Market value In Rs.
1.	106/1A	190	500	4,13,82,000/-

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

[VENDORS]

DHANAPATHI LAND REALTORS LLP

[PURCHASER]

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

[CONFIRMING PARTY]

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தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 476

உரிமையாளர்கள் பெயர்

1. - ... அமிரேஷா ரயாலிட்டி அண்டு டெவலப்மெண்ட் (பி) லிட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
28	1	0 - 64.50	5.05	--	--	--	--
38	2	0 - 1.50	0.15	--	--	--	--
43	2	0 - 11.50	0.80	--	--	--	--
69	2B	0 - 16.50	1.65	--	--	--	--
77	2	0 - 43.00	5.00	--	--	--	--
		1 - 37.00	12.65				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/00476/50017 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 11:17:07 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D bercode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

DHANAPATHI LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2014/2017 Page: 20

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

DHANAPATHI LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

For M/s Alok Shelters Private Ltd

Authorised Signatory

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : பாரிவாக்கம் பட்டா எண் : 2982

உரிமையாளர்கள் பெயர்

1. - ... அமரேஷ்ரயாலிட்டி(ம)டெவலப்மெண்ட்(பி)லிமிடெட்

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
81	1B	0 - 5.50	0.70	--	--	--	--
81	2B	0 - 2.50	0.30	--	--	--	--
		0 - 8.00	1.00				

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/010/02982/30071 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 11:22:41 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

DHANAPATHI LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 2944/2017 Page No: 13 Total Page: 20

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : புந்தமல்லி

வருவாய் கிராமம் : விராகவபுரம் பட்டா எண் : 322

உரிமையாளர்கள் பெயர்

1. பி.பி.சீனிவாஸ் - ரெப்ரசண்டேடிவ் ... அலோக ஷெல்டர்ஸ் (பி) லிட்.

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
105	1	--	--	--	--	0 - 47.00	2.17
106	1A	--	--	--	--	0 - 77.00	3.55
						1 - 24.00	5.72

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் 01/05/009/00322/40977 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 12-07-2017 அன்று 11:23:55 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

DOCUMENT NO/YEAR 2244/2017 Page No: Total: 14 Page: 20

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director

2244/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1380 of 2017

I hereby certify that a sum of Rs. 387858 (Rupees Thirty Eight Lakhs Seventy Eight Thousand Five Hundred and Eighty only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this Sale Deed instrument from MURUGESAN residing at Chennai

Poonamallee
Date:14/07/2017

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

Presented in the Office of Sub Registrar of Poonamallee and fee of Rs. 2218683 paid between hours of 1 and 2 on 14/07/2017 by

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Execution Admitted by

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Page No: 15
Total: Page: 20

Sheet no. 1 of 3

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Name : BASKARAN
S/o SRINIVASAN
CONFIRMING PARTY

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

2 Left Thumb





Additions As per the recitals of the document

Identified by

1 R. Dhayala

Name : 1 R. Dhayala S/o L. Ramaliya, No: 11- Vallema Kovil Street Mayel

2

Name : 2 PONNUMTHAN S/o Panchatcharam, No. 27, Bramana mergelan, vettuvanam (Post) VANDI

DOCUMENT NO/YEAR 2244/2017 Page Nos Totals Pages: 16 20

14th day of July 2017

Sub Registrar Poonamallee

Registered as No 2244 of 2017 of Book I

Date : 14/07/2017 Sub Registrar Poonamallee

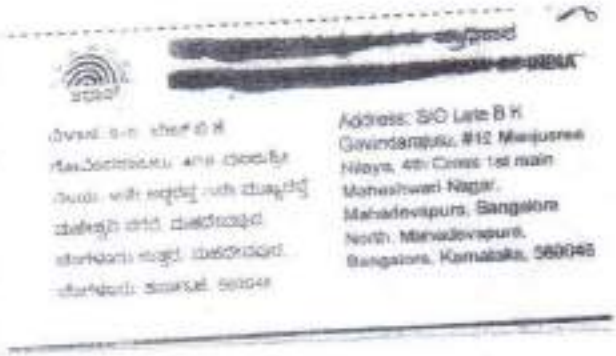
K.VENKATASUBRAMANIAN

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Page No: 17
Total: Page: 20









For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

DHANAPATHI LAND REALTORS LLP

Partner

For M/s Alok Shelters Private Ltd

Authorised Signatory

DHANAPATHI LAND REALTORS LLP

Partner

SAMEERA SHELTERS INDIA PVT LTD

Director

DOCUMENT NO/YEAR 2244/2017
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Total Page: 20











DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

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Page No: 19
Total Page: 20

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director







DHANAPATHI LAND REALTORS LLP

Partner

DHANAPATHI LAND REALTORS LLP

Partner

DOCUMENT NO/YEAR 3244/2017
Page No: 20
Pages: 20

For M/s Amaresha Reality and Development Private Ltd

Authorised Signatory

For M/s Alok Shelters Private Ltd

Authorised Signatory

SAMEERA SHELTERS INDIA PVT LTD

Director



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

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