Verified RealEstate™

RE REGULATORY RECORD

RERA Document

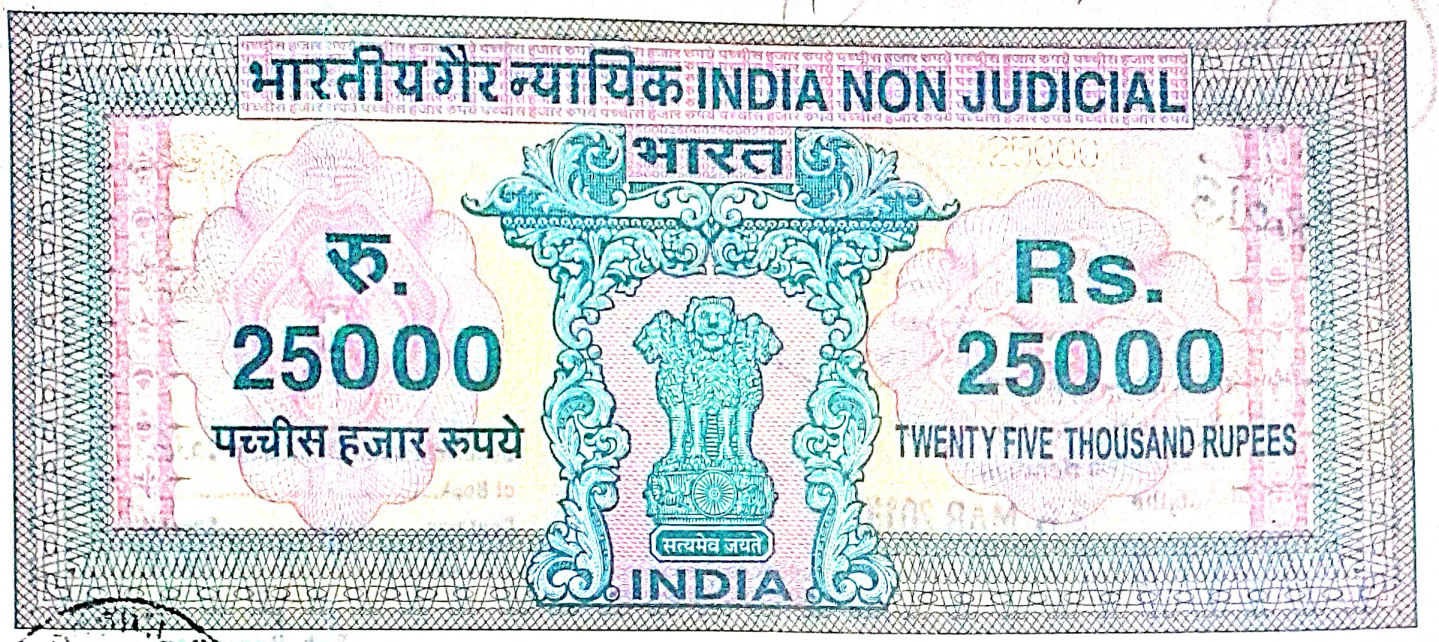
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Published for reference. The authority's own register is the operative record.

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DIGITALLY VERIFIED RECORD



தமிழ்நாடு தமிலநாடு TAMILNADU

Dream Homes
Ch73

A 581021

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD
TAMBARAM CHENNAI,
L.NO. 9566 B1/2000 DT. 7.9.2000

899/2013

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT GUDUVANCHERI on this **26th day of March 2013**, by **Mr. S. MUNIKRISHNAN,** son of Mr. P. Singaravelu, aged about 67 years, residing at No. 10, Dhanalakshmi Street, Janaki Nagar, Valasaravakkam, Chennai – 600 087, hereinafter called the **'VENDOR'** which term shall mean and include his heirs, executors, administrators, legal representatives and assigns of the **ONE PART :-**

For DREAM HOMES
V. Manohar
Partner

PURCHASER.

For DREAM HOMES
V. Manohar
Partner

VENDOR'S POWER AGENT

DOCUMENT
No. & YEAR
6119 /2013
Page No..
Total: 1
Pages 20

P.88/2013

6119/2013

Scanned

DOCUMENT No. & YEAR 6119/2013 Page No.: 2 Total: Pages 20

Presented in the office of this Sub Registrar of Guduvanchery and fee of Rs 2110/- paid Between the hours of 3-4 the 26 MAR 2013

Document No: 6119 of 20.13.
of Book 1
Contains 18 Sheets
1 Sheets

Sub-Registrar

LEFT THUMB





SUB REGISTRAR GUDUVANCHERY

For DREAM HOMES
V. Manohar
Partner

Additions as per the recitals of this Document

Execution Admitted by
LEFT THUMB





SUB REGISTRAR GUDUVANCHERY

For DREAM HOMES
V. Manohar
Partner

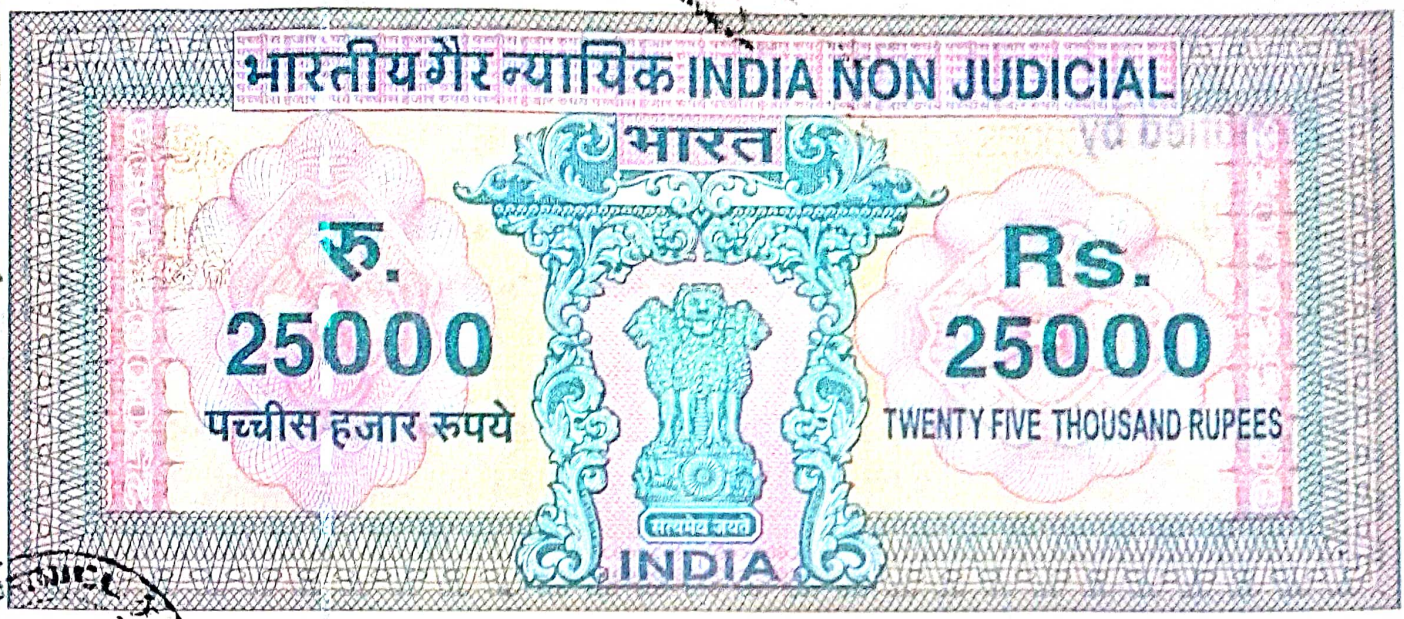
Additions as per the recitals of this Document

Claim Admitted by
LEFT THUMB



For DREAM HOMES
V. Manohar
Partner

Additions as per the recitals of this Document



தமிழ்நாடு தமிலநாடு TAMILNADU

A 581023

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9566 81/2000 DT. 7.9.2000

9021
20/3/13

Dream Homes
(h73

WHEREAS THE VENDOR is represented by his general power of attorney agent **'DREAM HOMES'**, represented by its Partner **Mr. V. MANOHAR** (Election Identity Card No. TN/03/012/0066461), son of Mr. V. Kondasamy Naidu, aged about 37 years, having office at No. 7, Kannan Nagar, Selaiyur, Chennai 600 073, **(General power of Attorney Document No. 2244/2008, Book 4, dated 20th day of June 2008, in the office of the Sub Registrar of Virugambakkam).**

For DREAM HOMES
V. Manohar
Partner

For DREAM HOMES
V. Manohar
Partner

DOCUMENT
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6119 / 2013
Page No.
Total: 3
Pages 20

Identified by

-Y.Z N.NAGESH S/o MURTHY VEERAPPAN NO 1, SUBRAMANIAN ROAD EAST TAMBARAM CHENNAI-59

B. RAMESH, NO:103 Braithwaite St East Tambaram Chennai-59

SUB REGISTRAR
GUDUVANCHERY

26 MAR 2013

DOCUMENT
No. & YEAR
6119 /2013
Page No.
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REGISTERED AS No:...6119...
of 2013.....Book.-1.....

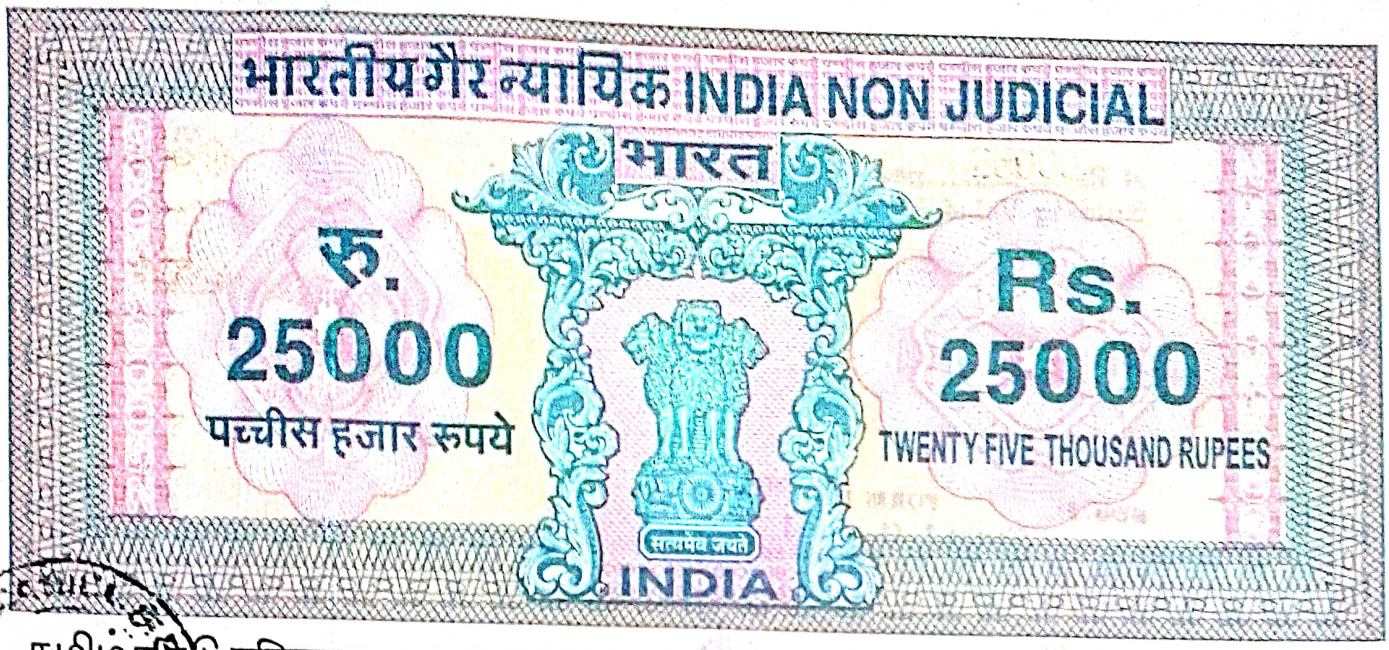
Date:

G.VASANTHAKUMAR
Sub-Registrar
Guduvanchery

-3 MAY 2013

Document No:...6119.....of 20.13.
of Book.....1.....
Contains.....18.....Sheets
.....2.....Sheets

Sub-Registrar



தமிழ்நாடு தமிலநாடு TAMILNADU

A 581024

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9686 B1/2000 DT. 7.9.2000

9022
20/3/13

Dream Homes
CH73

TO AND IN FAVOUR OF M/s. 'DREAM HOMES', represented by its Partner **Mr. V. MANOHAR** (Election Identity Card No. TN/03/012/0066461), son of Mr. V. Kondasamy Naidu, aged about 37 years, having office at No. 7, Kannan Nagar, Selaiyur, Chennai 600 073, hereinafter called the **'PURCHASER'** which term shall mean and include his heirs, executors, administrators, legal representatives and assigns of the **OTHER PART WITNESSETH:-**

For DREAM HOMES
V. Manohar
Partner

For DREAM HOMES
V. Manohar
Partner

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Total: 5
Pages 20

Land Value Fixed

at Rs. 280/- per Cent / Sq. Ft.

Building Value Fixed

at Rs. .....

Dis. Sr. FORM III Book

(Secrile 7 (4)

From of certificate under sub rule (4) of Rule 7 of the Tamil Nadu (Prevention of Under valuation of Instruments) Rules, 1968

To 49/13 8/16

This is to certify that a sum of Rs. 95578/- (Rupees Ninety five thousand five hundred and seventy eight only)

Ch No. 604 Date 3.8.16

being the difference in amount of duty and a sum of Rs 4780/- (Rupees Four thousand Seven hundred and eighty only)

Ch No. 605 Date 3/8/16

being the interest payable under section 47-A of the Act has been collected and this held that the instument has been properly Stamped

Deputy Revenue Officer (Stamps), Chennai-600 008

16/8/16.

தலைப்பு: 6119/2013

சென்னை பகுதிய அலுவலர் (முத்திரை) அவர்களின் ந.க.எ.தி.உ. எண். 49/13/A5 நாள்: 16.08.2016ன படி.

இதற்கு பதிவு கட்டணம் ரூ. 13660/- (ரூபாய் பதினாயிரத்து அறுநூற்று அறுபது மட்டும்) 15.09.2016-ல் வசூலிக்கப்பட்டது தொடர்பான விவரங்களை தெரிவிக்கப்படுகிறது.

இடம்: சென்னை

நாள்: 16.09.2016.

16/9

Document No: 6119 of 2013

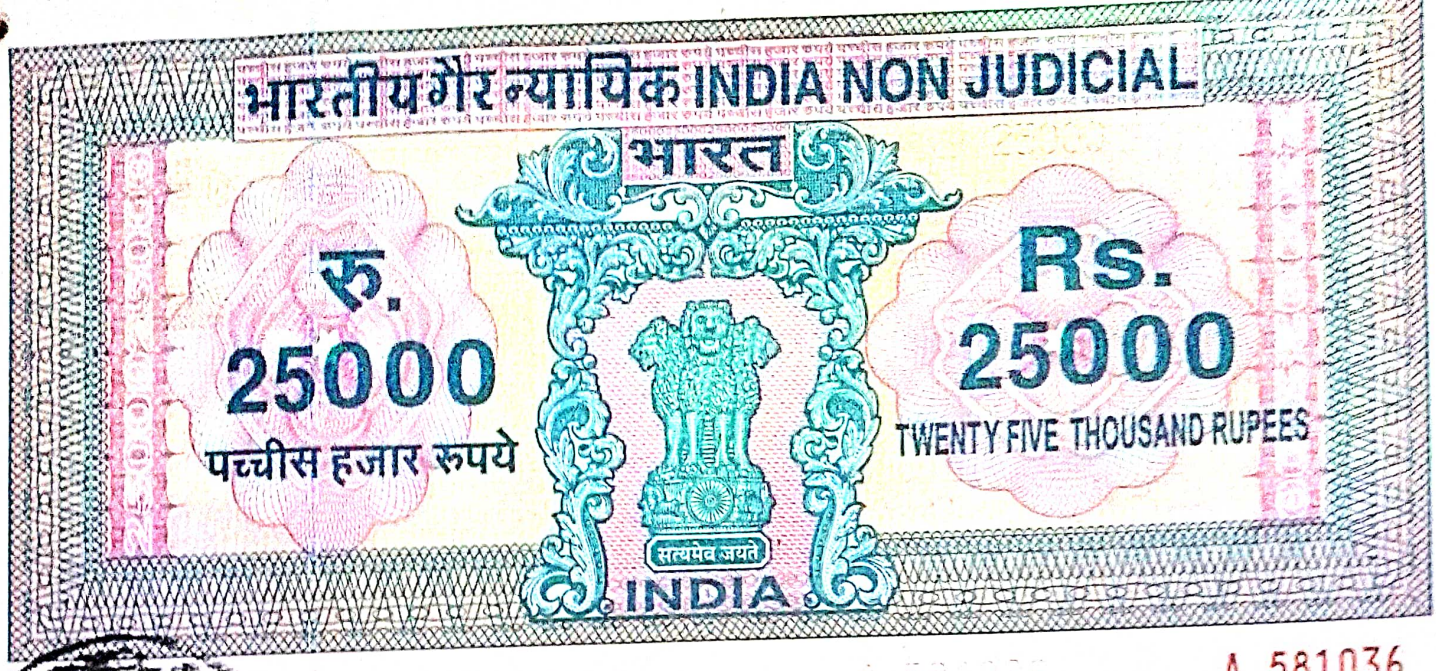
of Book 1

Contains Sheets

Sheets

Sub-Registrar

THE SEAL OF THE REGISTRAR OF



தமிழ்நாடு தமிலநாடு TAMILNADU

A 581036

Dream Homes

9112
26/3/13

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD
TAMBARAM CHENNAI
LNO. 9566 B1/2000 DT. 7.9.2000

WHEREAS THE VENDOR is the sole and absolute owner of the land, Measuring an full extent of A. 0.08 cents, Comprised in Survey No. 174/2A, measuring an full extent of A. 0.09 cents, Comprised in Survey No. 179/3A, and measuring an full extent of A. 0.12 cents, Comprised in Survey No. 179/3C, totally measuring an full extent of A. 0.29 cents, under Patta No. 874, Situated in No. 161 Orathur Village, Sriperumbudur Taluk, Kancheepuram District, more fully described in the schedule hereunder he having purchased the same from out of his own funds from Mr. C. Rajavelan son of Mr. Chidambaram, and said **SALE DEED** was registered as **Document No. 9297/2006, Book 1, dated 11th day of August 2006, in the office of the Sub-Registrar of Guduvancheri,** and the above said vendor is the absolute and in uninterrupted possession and in enjoyment of the schedule mentioned property ever since from the date of purchase.

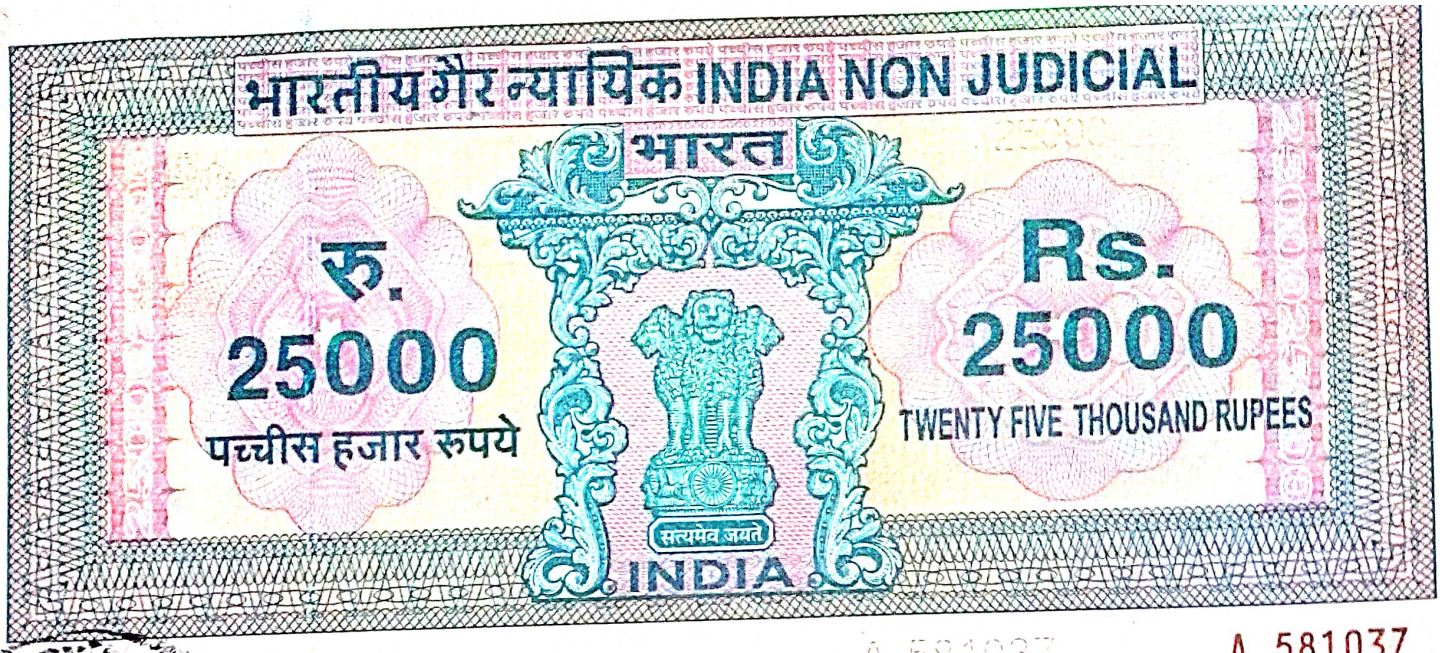
For DREAM HOMES

Partner

DOCUMENT No. & YEAR 6119 / 2013
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Total: Pages 20

For DREAM HOMES

Partner



தமிழ் நாடு தமிலநாடு TAMILNADU

A 581037

A 581037

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9566 B1/2000 DT. 7.9.2000

9113
21/3/13

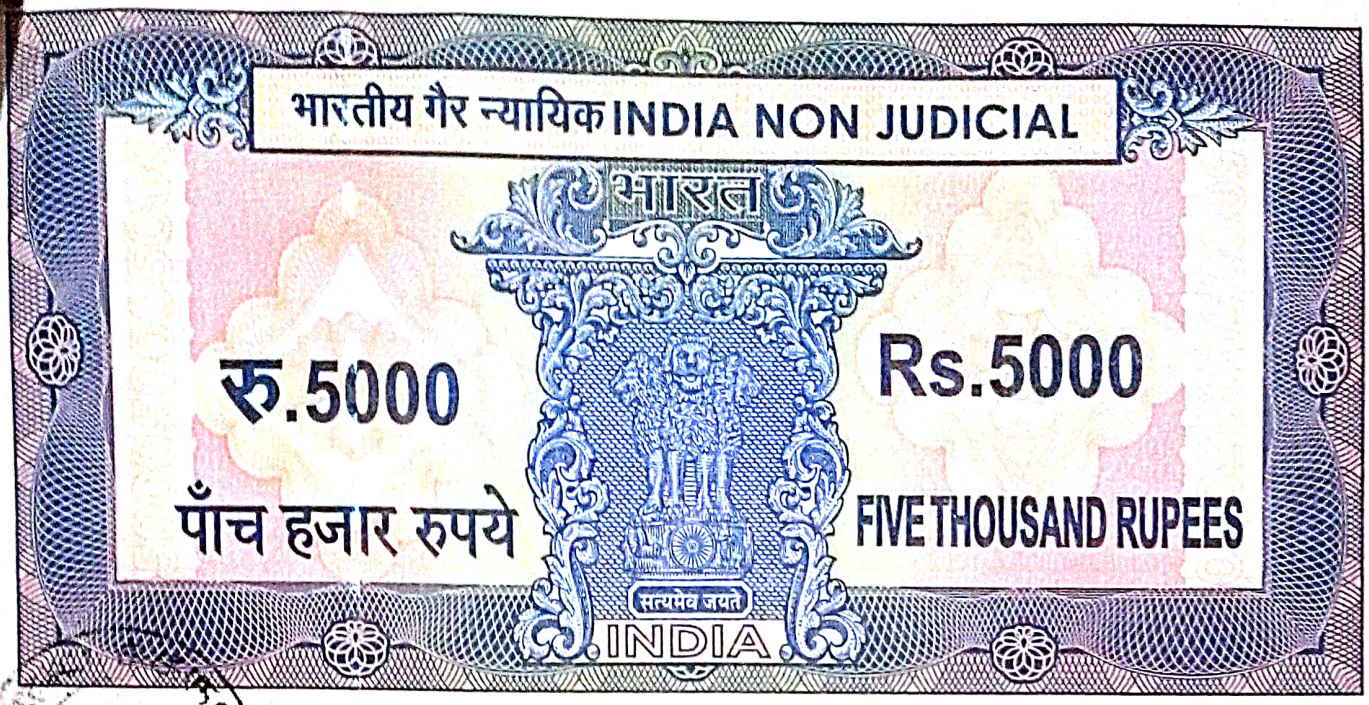
Dream Homes
CH73

WHEREAS THE VENDOR herein subsequently executed general power of attorney to and in favour of **'DREAM HOMES'**, represented by its Partner **Mr. V. MANOHAR (General power of Attorney Document No. 2244/2008, Book 4, dated 20th day of June 2008, in the office of the Sub Registrar of Virugambakkam),** Measuring an full extent of A. 0.08 cents, Comprised in Survey No. 174/2A, measuring an full extent of A. 0.09 cents, Comprised in Survey No. 179/3A, and measuring an full extent of A. 0.12 cents, Comprised in Survey No. 179/3C, totally measuring an full extent of A. 0.29 cents, under Patta No. 874, and other lands, Situated in No. 161 Orathur Village, Sriperumbudur Taluk, Kancheepuram District, with a clause for forming sub-division, getting permission, fixing the purchasers receive advance and consideration, execute and present the sale deed for registration in favour of the purchasers, and the said general power of attorney is still in force.

For DREAM HOMES
V. Manohar
Partner

For DREAM HOMES
V. Manohar
Partner

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Total: Pages 20



தமிழ்நாடு தமிழ்நாடு TAMILNADU

9100
21/3/13

Dream Homes
CHB

L 307058

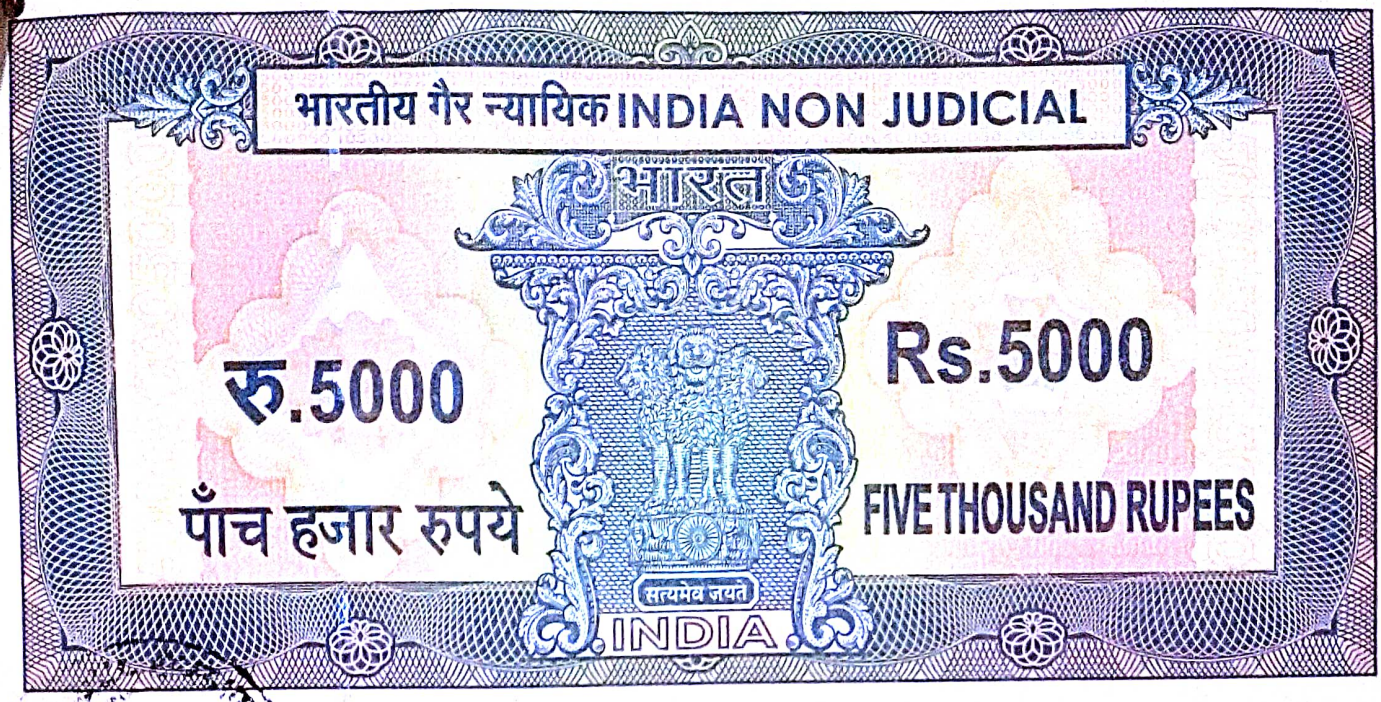
R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9568 B1/2000 DT. 7.9.2000

WHEREAS THE VENDOR has offered to sell and the purchaser has agreed to purchase the schedule mentioned property, Measuring an full extent of A. 0.08 cents, Comprised in Survey No. 174/2A, measuring an full extent of A. 0.09 cents, Comprised in Survey No. 179/3A, and measuring an full extent of A. 0.12 cents, Comprised in Survey No. 179/3C, totally measuring an full extent of **A. 0.29 cents,** under Patta No. 874, Situated in **No. 161 Orathur Village**, Sriperumbudur Taluk, Kancheepuram District, more fully described in the schedule hereunder for a total sum of **Rs. 21,75,000/- (Rupees Twenty One Lakhs and Seventy Five Thousand only)** free from all encumbrances. 2012 12644

For DREAM HOMES
V. Manohar
Partner

For DREAM HOMES
V. Manohar
Partner

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Pages 20



தமிழ்நாடு தமிழ்நாடு TAMILNADU

L 307059

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9566 B1/2000 DT. 7.9.2000

Dream Homes

NOW THIS DEED OF SALE WITNESSETH that in consideration of the sale price of **Rs. 21,75,000/- (Rupees Twenty One Lakhs and Seventy Five Thousand only)** paid by purchaser to the vendor by the way of cash, the receipt of which sum in full the vendor doth hereby admit and acknowledge. The vendor doth hereby convey, sell, grant and transfer to and unto the purchaser the said schedule mentioned property, i.e., measuring an full extent of **Acre 0.29 Cents** more fully described in the schedule hereunder with all the rights, title and interest of the vendor the said plot TO HAVE AND TO HOLD the same as absolute owner thereof, together with all easements, privileges or other benefits attached to the said land and enjoyed therewith.

For DREAM HOMES
V. Hardev
Partner

For DREAM HOMES
V. Hardev
Partner

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Total: 9
Pages 20



தமிழ்நாடு தமிலநாடு TAMILNADU

L 307060

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9566 B1/2000 DT. 7.9.2000

9102
21313

Dream Homes
Ch13

THE VENDOR doth hereby declare and covenant with the purchaser that there is no encumbrances on the said property and it is not subject matter of any suit, litigation or proceedings and there are no encumbrances, charges, liens, trusts, attachments, claims or demands, will or attachment, maintenance charges, whatsoever now subsisting on the said property and it has not been offered or given as security or mortgage by any court, tribunal or revenue or other authorities.

For DREAM HOMES
V. Manohar
Partner

For DREAM HOMES
V. Manohar
Partner

DOCUMENT
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தமிழ்நாடு தமிழ்நாடு TAMILNADU

L 307061

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9566 B1/2000 DT. 7.9.2000

9103/2013

Dream Homes
CHN

THE VENDOR doth hereby declare and covenant with the purchaser that the vendor shall and will at all times indemnify the purchaser against all claims and demands whatsoever in respect of the said property and make good to the purchaser all losses, damages, costs and expenses which the purchaser may be put to, incur or suffer by reasons of any defect, deficiency in the title of the vendor to the property.

For DREAM HOMES

V. Manohar

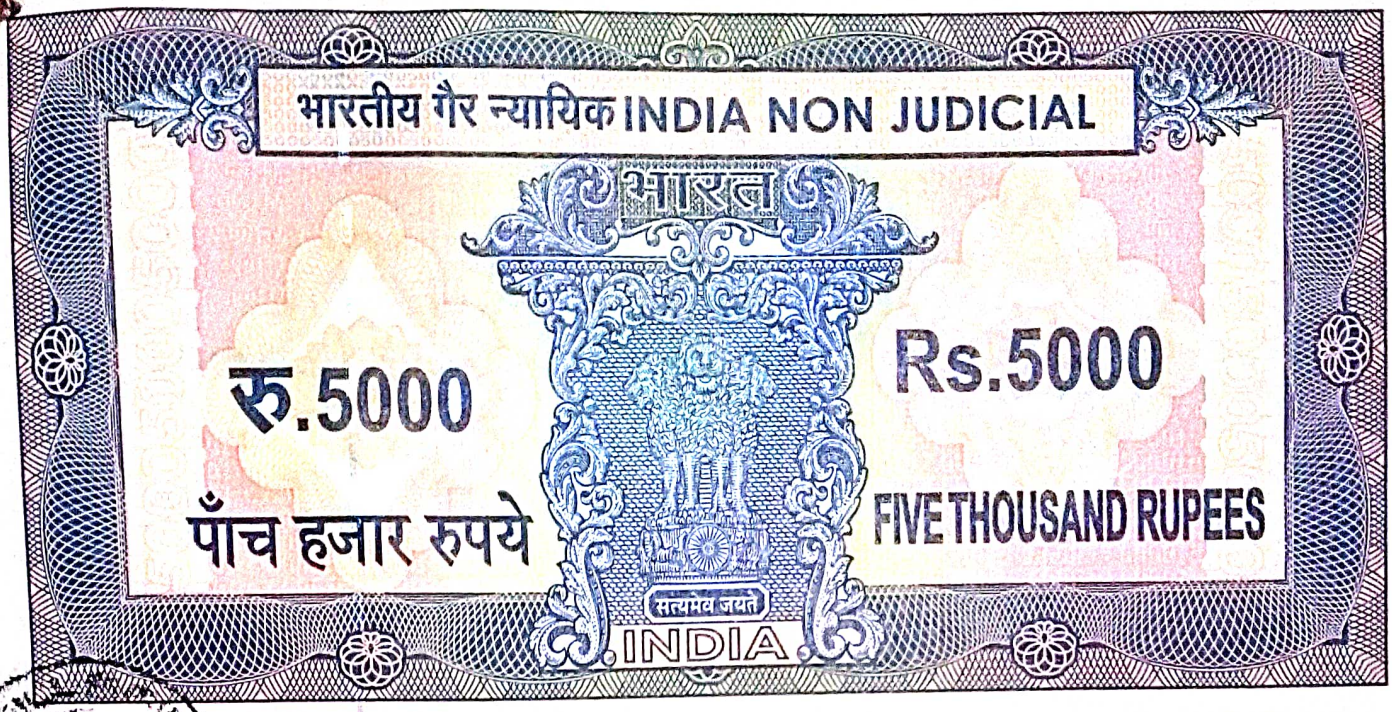
Partner

For DREAM HOMES

V. Manohar

Partner

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தமிழ்நாடு तमिलनाडु TAMILNADU

L 307062

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9566 B1/2000 DT. 7.9.2000

Dream Homes
Ch73

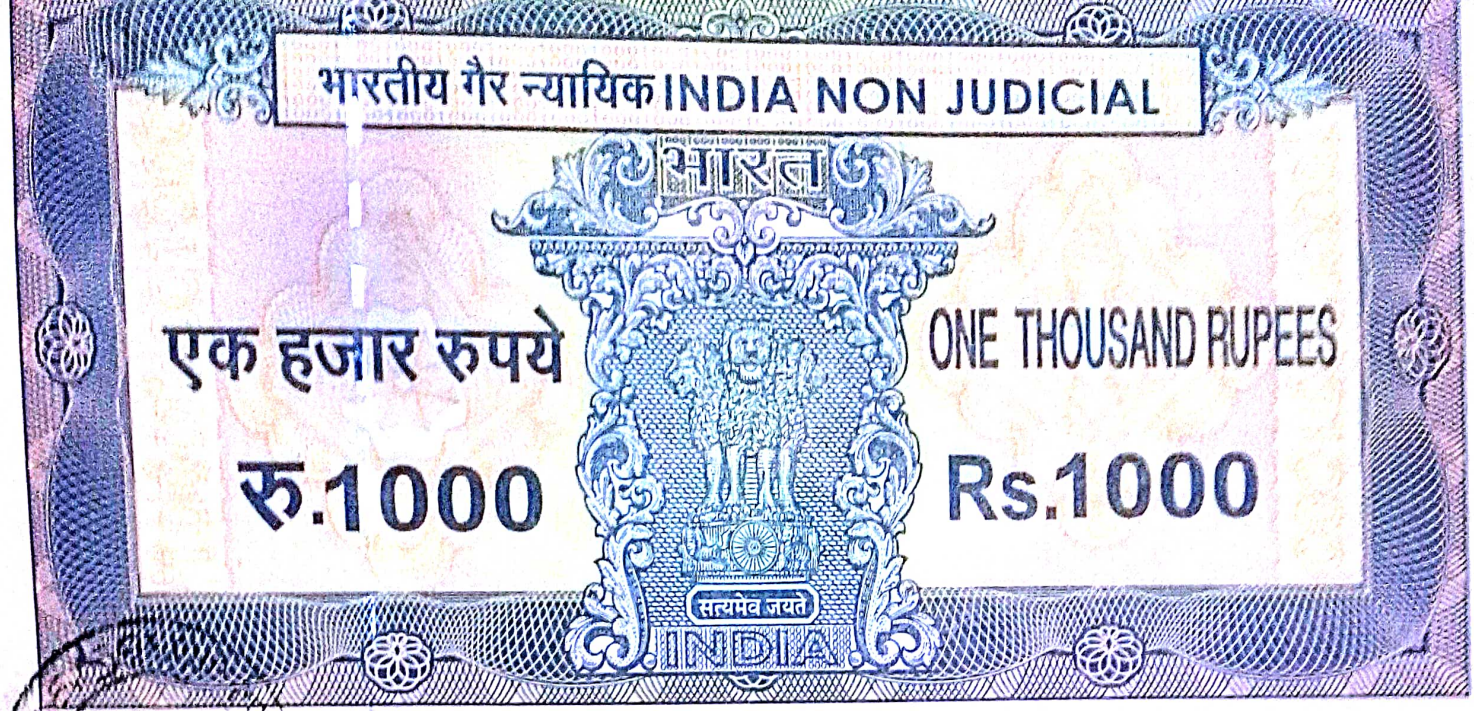
9104
21/3/13

THE VENDOR doth hereby declare and covenant with the purchaser that he has put the purchaser in vacant possession of the said scheduled property and the purchaser shall and may peacefully and quietly enter into, possess and enjoy the scheduled property without any let or hindrance, interruption or disturbances from or under or from any other persons lawfully claiming through or under him.

For DREAM HOMES
V. Manohar
Partner

For DREAM HOMES
V. Manohar
Partner

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6119 /2013
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தமிழ்நாடு தமிழ்நாடு TAMILNADU

U 059108

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9586 B1/2000 DT. 7.9.2000.

9107
21/3/13

Dream Homes
Ch73

THE VENDOR doth hereby declare and covenant with the purchaser that he has paid all taxes due to the government till this day and all other taxes levied hereafter shall be borne by the purchaser only.

For DREAM HOMES
V. Manohar
Partner

For DREAM HOMES
V. Manohar
Partner

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6119/2013
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தமிழ்நாடு तमिलनाडु TAMILNADU

U 059109

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD
TAMBARAM CHENNAI,
L.NO. 9566 B1/2000 DT. 7.9.200

Dream Homes

THE VENDOR doth hereby agree and undertake to execute further deed or deeds as may be reasonably required to assure better and perfect title to the purchaser.

THE VENDOR has this day delivered all the original documents / Xerox Copies relating to the schedule mentioned property to the purchaser.

For DREAM HOMES

Partner

For DREAM HOMES

Partner

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Pages 20



தமிழ்நாடு TAMILNADU

AL 810130

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9566 B1/2000 DT. 7.9.2000

Dream Homes

9116
21/3/13

1423

SCHEDULE OF PROPERTY

All that piece and parcel of agricultural land, Measuring an full extent of **A. 0.08 cents**, Comprised in **Survey No. 174/2A**, measuring an full extent of **A. 0.09 cents**, Comprised in **Survey No. 179/3A**, and measuring an full extent of **A. 0.12 cents**, Comprised in **Survey No. 179/3C,** totally measuring an full extent of **A. 0.29 cents** (Twenty Nine Cents), under **Patta No. 874**, Situated in No. **161 Orathur Village**, Sriperumbudur Taluk, Kancheepuram District.

12,644 Sq.ft

For DREAM HOMES
V. Harshal
Partner

For DREAM HOMES
V. Harshal
Partner

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Pages 20



தமிழ்நாடு तमिलनाडु TAMILNADU

AL 810131

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI,
L.NO. 9566 B1/2000 DT. 7.9.2000

Dream Homes
Ch73

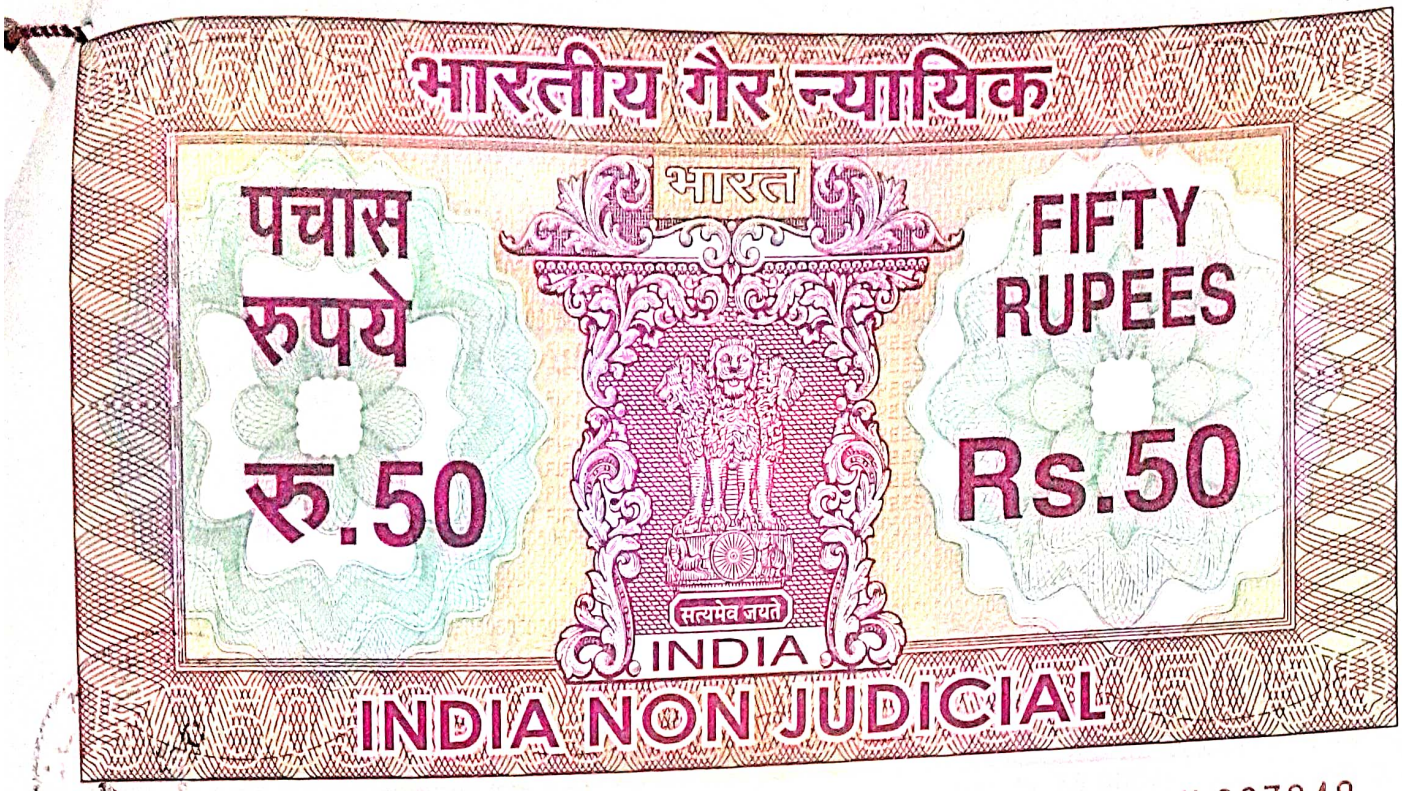
9117
21/3/13

The above property is situated within the **Kundrathur Panchayat Union Limits** and within Registration District of **Chennai South** and within the Sub District of **Guduvancheri.**

For DREAM HOMES
V. Manohar
Partner

For DREAM HOMES
V. Manohar
Partner

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தமிழ்நாடு तमिलनाडु TAMILNADU

Y 223049

R. NIRMALA
Stamp Vendor
9, SHUNMUGAM ROAD,
TAMBARAM CHENNAI.
L.NO. 9566 B1/2000 DT. 7.9.2000

Dream Homes

9119
21/3/13

The market value of the property is **Rs. 21,75,000/-.**

IN WITNESS WHEREOF THE VENDOR'S POWER AGENT AND THE PURCHASER HAVE SET THEIR HANDS AND SIGNED THE DAY, MONTH AND YEAR, FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES :-

For DREAM HOMES

Partner

VENDOR'S POWER AGENT.

For DREAM HOMES

Partner

PURCHASER.

WITNESSES:-

1.

2.

Drafted by:- M. HARIBABU,
D.W.L. No. A/311/MS(S)/93
Almighty Associates.

DOCUMENT
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6119/2013
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STATEMENT

UNDER RULE 3 (1) OF THE MADRAS STAMP (PREVEMTION OF UNDERVALUATION OF INSTRUMENTS) ACT OF 1968.

SERIAL NO.	SURVEY NOS.	EXTENT	NATURE OF PROPERTY	MARKET VALUE AS PER EXECUTANT'S ASSESSMENT
1.	174/2A	A. 0.08 Cents	Nanjai	Rs. 6,00,000/-
2.	179/3A	A. 0.09 Cents	Nanjai	Rs. 6,75,000/-
3.	179/3C	A. 0.12 Cents	Nanjai	Rs. 9,00,000/-
Total		A. 0.29 Cents		Rs. 21,75,000/-

For DREAM HOMES

V. Harshad

Partner

For DREAM HOMES

V. Harshad

Partner

DOCUMENT No. & YEAR 6119/2013
Page No.: 18
Total: Pages 20

ELECTION COMMISSION OF INDIA
IDENTITY CARD
இந்தியத் தேர்தல் ஆணையம்
அடையாள அட்டை

TN/03/012/0066461



Elector's Name : Manohar
வாக்காளரின் பெயர் : மனோகர்
Father / Mother / Husband's Name : Kondasamy
தந்தை/தாய்/கணவர் பெயர் : கொண்டசாமி
Sex / பாலினம் : Male / ஆண்
Age as on 1.1.1995 / 1.1.1995 அன்று வயது : 20

Address / முகவரி :
9 Sundaramoorthy Vinayagar Koil Street
Triplicane
Triplicane (Div)
Chennai (Dt)
9, சுந்தரமூர்த்தி விநாயகர் கோயில் தெரு
திருவல்லிக்கேணி
திருவல்லிக்கேணி (கோ)
சென்னை (மா)

Facsimile Signature of the Electoral Registration Officer for 012 - Triplicane Assembly Constituency
012 - திருவல்லிக்கேணி
சட்டமன்றத் தொகுதிக்கான வாக்காளர் பதிவு அதிகாரியின் கையொப்ப முத்திரை

Place : Chennai
இடம் : சென்னை
Date / நாள் : 03.09.1998

This Card may be used as an Identity Card under different Government Schemes.
இந்த அட்டையை அரசின் பல்வேறு திட்டங்களின் கீழ் அடையாள அட்டையாகப் பயன்படுத்தலாம்

For DREAM HOMES
V. Manohar
Partner

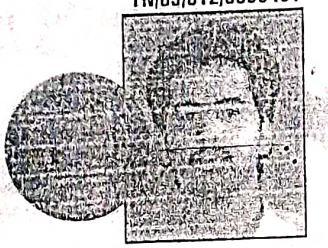
For DREAM HOMES
V. Manohar
Partner

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ELECTION COMMISSION OF INDIA
IDENTITY CARD

இந்தியத் தேர்தல் ஆணையம்
அடையாள அட்டை

TN/03/012/0066461



Elector's Name	: Manohar
வாக்காளரின் பெயர்	: மனோகர்
Father / Mother / Husband's Name	: Kondasamy
தந்தை/தாய்/கணவர் பெயர்	: கொண்டசாமி
Sex / பாலினம்	: Male / ஆண்
Age as on 1.1.1995 / 1.1.1995 அன்று வயது	: 20

Address / முகவரி :
8 Sundaramoorthy Vinayagar Koil Street
Triplicane
Triplicane (Div)
Chennai (Dt)
8 சுந்தரமூர்த்தி விநாயகர் கோயில் தெரு
திருவல்லிக்கேணி
திருவல்லிக்கேணி (கோ)
சென்னை (மா)

Facsimile Signature of the Electoral Registration Officer for 012 - Triplicane Assembly Constituency

012 - திருவல்லிக்கேணி
சட்டமன்றத் தொகுதிக்கான வாக்காளர் பதிவு அதிகாரியின் கையொப்ப முத்திரை

Place : Chennai
இடம் : சென்னை
Date / நாள் : 03.09.1998

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இந்த அட்டையை அரசின் பல்வேறு திட்டங்களின் கீழ் அடையாள அட்டையாகப் பயன்படுத்தலாம்.

For DREAM HOMES
V. Manohar
Partner

For DREAM HOMES
V. Manohar
Partner

DOCUMENT
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THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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