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Certified Copy of R/Thiruporur/Book1/2520/2010

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--------Certified Copy of R/Thiruporur/Book1/2520/2010--------



தமிழ்நாடு தமிழ்நாடு TAMILNADU

E 586802

K. KALYANI (S.V.)
Lic.NO.17437/96/98
NO.1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347696

820
10.4.2010

P. Bhavani
Ch.17

1

DEED OF SETTLEMENT

THIS DEED OF SETTLEMENT executed at THIRUPPORUR on this the 12th **day of APRIL, 2010** by

Mr. **P. SHRAVAN KUMAR RAJU, (PAN – BJGPS 2444 L)** aged 26 years, Son of Mr. P. Mohan Raju, residing at No.6A, Ragaviah Road, Quanta Manyam Apartments, T.Nagar, Chennai 600 017 and presently residing at Zenith Enclave, No.45/32, Padmabhan Street, T.Nagar, Chennai 600 017.

hereinafter called the **SETTLOR**(which term shall mean and include himself, his heirs, executors, legal representatives, administrators and assigns) of the ONE PART.

ஆவண எண்
250/2010
பக்க எண்
மொத்த பக்கங்கள்
1-15

P272/2010

2520/2010

ஆவண எண் 2520/2010 பக்க எண் 2-15 மொத்த பக்கங்கள்

புதகம் 20 ஆம் ஆண்டு ... தாள்களைக் கொண்டது ... வதுதாள்

சார்பதிவாளர்

2010 ஆம் ஆண்டு ஏப்ரல் திங்கள் 12 ம்நாள் கட்சிகளுக்கிடையில் திருப்போரூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ரு 2100 வேண்டியவர்

இடது பெருவிரல்



P Mohan Raju
S/o Mohan Raju

எழுதிக்கொடுத்ததாக ஒப்புக்கொள்

இடது பெருவிரல் திருப்போரூர்

P Mohan Raju
S/o P. MOHAN RAJU 45 PADMANABAN ST T. NAGAR – 600017
Pan# BJGPS2444L

இன்னாரென்று சுயித்தவர்கள்

1 P-MOHAN RAJU S/o P.C. Subbaraya, 45, Padmanabhan St, T-nagar Ch-17

2 S/o P. Mariyappan Nadar. No. 119/A T.K.M ROAD Mallapuram. 600104.

புத்தகம் 20 ஆம் ஆண்டின் 2520 என்னாகப் பதிவு செய்யப்பெற்றது 20 ஆம் ஆண்டு ஏப்ரல் திங்கள் 12 ம்நாள்

சார்பதிவாளர்

2010 ஆம் ஆண்டு ஏப்ரல் திங்கள் 12 ம்நாள்

சார்பதிவாளர்



தமிழ்நாடு தமிழ்நாடு TAMILNADU

E 586803

K. KALYANI (S.V.)
Lic.No. 17437/-01/98
No.1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347696

829
10.4.2010

P. Bhavani
Ch-17

TO AND IN FAVOUR OF

Mrs. **P.BHAVANI (PAN – AXLPP 1062 H)** aged 32 years, Daughter of Mr. P. Mohan Raju, and Wife of Mr.K. Bharath Kumar, residing at No.45/32, Padmabhan Street, T.Nagar, Chennai 600 017 and presently residing at NO.4007, New Haven Ave, Arligton Hioghts, IL – 600 07.

hereinafter called the **SETTLEE** (which term shall mean and include himself, her heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

ஆவண எண்
25/2010
பக்க
மொத்த
எண்
பக்கங்கள்
3-15

WHEREAS the Property more fully described in the Schedule hereunder situated at **No.107.NEMMELI** Village, Chengalpattu Taluk, Kancheepuram District and within the Sub-Registration District of Thiruporur, and Registration District of Chengalpattu, purchased by the SETTLOR out of his self earned funds, under a Registered Sale Deed and Survey Nos. Extent, Doc.Nos. in the following manner.

Sl.No.	Survey No.	Extent in cents	Doc.No.
1.	164/1	32 cents	2005/2004 dated 24.05.2004 in S.R.O. Thirupporur
2	164/2	30 cents	2005/2004 dated 24.05.2004 in S.R.O. Thirupporur
3	163/1M	8 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
4.	163/1F	6 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
5	169/3	4cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
6.	175/1A2	8cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
7	175/1C1J	6cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
8	175/1C1K	10 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
9.	181/3E2A22	36 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
10	173/5A2	4cents	2169/2004 dated03.06.2004 in S.R.O. Thirupporur
11	173/5A7	4cents	2169/2004 dated 03.06.2004 in S.R.O. Thirupporur
12	173/5A14	12cents	2169/2004 dated 03.06.2004 in S.R.O. Thirupporur
13.	172/1A12	12cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
14.	169/7	8 cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur



15.	169/10	21cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
16.	162/2U	15cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
17.	163/1S	16cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
18.	175/1C1F	10cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
19.	175/1F	10cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
20.	163/1W	30cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
21.	167/2	36 ½ cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
22.	172/1A8	10cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
23.	172/1A11	30cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
24.	172/1C2	8 cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
25.	172/1C3	8 cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
26.	163/1C	21cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
27.	163/1H1	6cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
28.	163/1J	16cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
29.	167/1	36 ½ cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
30.	169/1	23cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
31.	175/1A10	20cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
32.	Old S.No.162/2K New S.No.162/2K1	4cents	2704/2004 dated 02.07.2004 in S.R.O. Thirupporur

ஆவண எண்
2520/2020
மொத்த
பக்க
எண் பக்கங்கள்

33.	Old S.No.162/2K New S.No.162/2K2	10cents	2704/2004 dated 02.07.2004 in S.R.O. Thirupporur
34.	S.No.165/1	32cents	2702/2004 dated 02.07.2004 in S.R.O. Thirupporur
35.	S.No.165/2	30cents	2702/2004 dated 02.07.2004 in S.R.O. Thirupporur
36.	S.No.163/1G	12.5cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
37.	S.No.169/5	12cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
38.	S.No.173/5A15	8cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
39.	S.No.162/2R	12cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
40.	S.No.163/1E	4cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
41.	S.No.162/2R	12cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
42.	S.No.163/1 'I'	6 cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
43.	S.No.163/1 Q	15cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
44.	S.No.172/1A21	9cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
45.	S.No.162/2 S	12 ½ cents	2010/2004 dated 24.05.2004 in S.R.O. Thirupporur



46.	S.No.162/2 Z	22cents	3154/2004 dated 28.06.2004 in S.R.O. Thirupporur
47.	S.No.162/2AA	10cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
48.	S.No.162/2AB	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
49.	S.No.162/2AC	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
50.	S.No.162/2AE	6cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
51.	S.No.162/2AF	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
52.	S.No.162/2A G	14cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
53.	S.No.162/2AH	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
54.	S.No.162/2M	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
55	S.No.162/2N	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
56.	S.No.162/2P	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
57.	S.No.162/2Q	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
58.	S.No.162/2V	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur



59.	S.No.162/2W	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
60.	S.No.162/2X	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
61.	S.No.162/2Y	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
62.	S.No.163/1B	10cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
63.	S.No.178/2A1F	25cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur

WHREAS the Settlor having purchased the aforesaid mentioned agricultural lands out of his self acquired funds, is in absolute possession and enjoyment by getting Transfer of Patta under Patta No.1210 in his favour without hindrance or claim from anyone.

WHEREAS the SETTLEE is the **Elder Sister** of the SETTLOR and out of natural love and affection the SETTLOR bears towards the SETTLEE who is his own Elder Sister, hereby decided to settle a aforesaid agricultural lands **more fully described in the SCHEDULE** Property free from encumbrance in favour of SETTLEE.

WHEREAS the SETTLEE has been looking after the SETTLOR with all love and affection and therefore the SETTLOR has decided to settle the Schedule mentioned property to the SETTLEE.



NOW THIS INDENTURE OF SETTLEMENT WITNESSETH AS FOLLOWS:

1. That in pursuance of the aforesaid intention of the Settlor and in consideration of the natural love and affection and the property is purchased from the sources of the Settlee and to provide for a comfortable living for the Settlee, the Settlor doth hereby settle the said property , more particularly described in the Schedule hereto in favour of the Settlee to be owned, hold, possessed and enjoyed absolutely with all powers of alienation and disposal by sale, mortgage, gift, exchange, lease and other wise.
2. The Settlor further declares that the property hereby settled is not subject to any other encumbrances and he has got full and absolute right, power and authority to make this settlement.
3. The Settlor has this day put the Settlee in possession of the said portion of the property hereby settled and mentioned in the Schedule hereunder and the Settlee shall have full and absolute possession of the said property hereby settled and receive and enjoy all rents, profits and incomes that may arise from and out of the property hereby settled from this day in his own name and right.

4. The Settlor has by this instrument transferred and assigned fully and absolutely all his right, interest, and title to, in and upon the said property hereby settled together with all easements, privileges, appurtenances and conveniences pertaining to the said property to and in favour of the Settlee and the Settlor has not reserved unto himself and right, interest or claim to the property hereby settled or any part of it.

5. The Settlor hereby declares that he has executed this deed of Settlement out of his own free will and consent while being in very sound state of mind and condition and that there has been no kind of pressure, undue influence or coercion brought to bear upon the Settlor by any one of this behalf.

6. The Settlor has today delivered possession of the property hereby settled to the Settlee with all original title documents.

7. The Settlor further declares that he has not reserved any right or claim or revocation of this deed and that the same shall not be revoked by him at any time.

8. That in pursuance of the above said premises and inconsideration of the natural love and affection which the SETTLOR has for the SETTLEES, the SETTLOR doth hereby settle, grant and assign the SCHEDULE PROPERTY TO AND UNTO the SETTLEES equally with all hedges and ditches lights, fences, water, with all water way and water courses, sewers and drains, liberties, rights, privileges, easements, profits advantages and appurtenances whatsoever to the schedule property or any portion or part thereof equally with all the rights, claims and demands of the SETTLOR AND UPON the SCHEDULE PROPERTY TO AND UNTO the use of the SETTLEE TO HAVE AND TO HOLD THE RESPECTIVE SCHEDUE PROPERTY absolutely and for ever free from all encumbrances, charges, trusts, liens, demands whatsoever.

9. That the SETTLEE have full power of alienation in respect of his schedule property even during the life time of the SETTLOR herein and the SETTLOR does not have any claims over the schedule property.

10. That there are no charges, trusts, liens or other encumbrances whatsoever affecting the schedule property and that the SETTOR is not in any way hindered from settling the schedule property on the SETTLEE.

11. That the SETTLOR has paid all the rents, rates, kist and taxes in respect of the schedule property till the date of the execution of this deed and that all such rates, taxes, kist, rents etc., shall hereafter shall be borne separately by the SETTLEE for his respective schedule properties as SETTLED.

12. That the SETTLOR shall also do or cause to be done all that may be necessary to more fully assure the titles of the SETTLEE to all the schedule properties.

13. The SETTLOR hereby confirmed that the settlement hereby made is absolute and is irrevocable under any circumstances.



SCHEDULE of PROPERTY

All that piece and parcel of agricultural lands situated at **No.107.NEMMELI** Village, Chengalpattu Taluk, Kancheepuram District, Patta No.1210 and with in the Registration District of Chengalpattu and with in limits of Nemmeli Panchayat and Thirupporur Panchayat Union comprised in Survey Nos. and Extent given below:

Sl.No.	Survey No.	Extent in cents	Doc.No.
1.	164/1	32 cents	2005/2004 dated 24.05.2004 in S.R.O. Thirupporur
2	164/2	30 cents	2005/2004 dated 24.05.2004 in S.R.O. Thirupporur
3	163/1M	8 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
4.	163/1F	6 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
5	169/3	4cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
6.	175/1A2	8cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
7	175/1C1J	6cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
8	175/1C1K	10 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
9.	181/3E2A22	36 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
10	173/5A2	4cents	2169/2004 dated03.06.2004 in S.R.O. Thirupporur
11	173/5A7	4cents	2169/2004 dated 03.06.2004 in S.R.O. Thirupporur
12	173/5A14	12cents	2169/2004 dated 03.06.2004 in S.R.O. Thirupporur
13.	172/1A12	12cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
14.	169/7	8 cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
15.	169/10	21cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
16.	162/2U	15cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
17.	163/1S	16cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur



18.	175/1C1F	10cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
19.	175/1F	10cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
20.	163/1W	30cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
21.	167/2	36 ½ cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
22.	172/1A8	10cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
23.	172/1A11	30cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
24.	172/1C2	8 cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
25.	172/1C3	8 cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
26.	163/1C	21cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
27.	163/1H1	6cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
28.	163/1J	16cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
29.	167/1	36 ½ cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
30.	169/1	23cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
31.	175/1A10	20cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
32.	Old S.No.162/2K New S.No.162/2K1	4cents	2704/2004 dated 02.07.2004 in S.R.O. Thirupporur
33.	Old S.No.162/2K New S.No.162/2K2	10cents	2704/2004 dated 02.07.2004 in S.R.O. Thirupporur
34.	S.No.165/1	32cents	2702/2004 dated 02.07.2004 in S.R.O. Thirupporur
35.	S.No.165/2	30cents	2702/2004 dated 02.07.2004 in S.R.O. Thirupporur



36.	S.No.163/1G	12.5cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
37.	S.No.169/5	12cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
38.	S.No.173/5A15	8cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
39.	S.No.162/2R	12cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
40.	S.No.163/1E	4cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
41.	S.No.162/2R	12cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
42.	S.No.163/1 'I'	6 cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
43.	S.No.163/1 Q	15cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
44.	S.No.172/1A21	9cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
45.	S.No.162/2 S	12 ½ cents	2010/2004 dated 24.05.2004 in S.R.O. Thirupporur
46.	S.No.162/2 Z	22cents	3154/2004 dated 28.06.2004 in S.R.O. Thirupporur
47.	S.No.162/2AA	10cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur



48.	S.No.162/2AB	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
49.	S.No.162/2AC	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
50.	S.No.162/2AE	6cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
51.	S.No.162/2AF	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
52.	S.No.162/2A G	14cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
53.	S.No.162/2AH	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
54.	S.No.162/2M	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
55	S.No.162/2N	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
56.	S.No.162/2P	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
57.	S.No.162/2Q	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
58.	S.No.162/2V	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
59.	S.No.162/2W	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur

ஆவண எண்
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மொத்த
பக்க
எண் பக்கங்கள்
A-15

60.	S.No.162/2X	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
61.	S.No.162/2Y	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
62.	S.No.163/1B	10cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
63.	S.No.178/2A1F	25cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur

Totally measuring an extent 8.50 acre (Eight acres fifty cents and Market value of the property is Rs.2,55,00,000/-

IN WITNESS WHEREOF THE SETTLOR HERETO HAS SET HIS HANDS and signed on this the day, month and year first above written in the presence of:

WITNESSES:-

SETTLOR

1. P. MOHAN RAJU
S/o. P.C. Subbadasan
45, Padmanabham St,
T. Nagar, Chn-17

2. Murthy S/o P. Thirupparuvadai. No 11/A. T.K.M. Road. Thousand Lights. 600006.

Drafted by

R.R.K. BALAKUMARAN
DOCUMENT WRITER
STATE LICENCE No.: A/316/CON/98
2, GANDHI STREET
THIRUPPORUR-603 110

ஆவண எண்
2520/20
பக்க மொத்த எண்
15-15

Signature Not Verified
Digitally signed by
Date: 2026.06.08
11:57:11 IST



தமிழ்நாடு தமிழ்நாடு TAMILNADU

E 586802

K. KALYANI (S.V.)
Lic.NO.17437/98/98
NO.1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347696

820
10.4.2010

P. Bhavani
Ch.17

1

DEED OF SETTLEMENT

THIS DEED OF SETTLEMENT executed at THIRUPPORUR on this the 12th day of **APRIL, 2010** by

Mr. **P. SHRAVAN KUMAR RAJU, (PAN – BJGPS 2444 L)** aged 26 years, Son of Mr. P. Mohan Raju, residing at No.6A, Ragaviah Road, Quanta Manyam Apartments, T.Nagar, Chennai 600 017 and presently residing at Zenith Enclave, No.45/32, Padmabhan Street, T.Nagar, Chennai 600 017.

hereinafter called the **SETTLOR**(which term shall mean and include himself, his heirs, executors, legal representatives, administrators and assigns) of the ONE PART.

ஆவண எண்
2520/2010
பக்க மொத்த
எண் பக்கங்கள்
1-15

P222/2010

2520/2010

2010 ஆம் ஆண்டு ஏப்ரல் திங்கள் 12 ம்நாள் உரிமைக்குடியில் திருப்போரூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ரு 2100 வசூலிக்கப்பட்டது

இடது பெருவிரல்



P Mohan Raju
S/o Mohan Raju

எழுதிக்கொடுத்ததாக ஒப்புக்கொள்ளப்பட்டவர்

இடது பெருவிரல் திருப்போரூர்

P Mohan Raju
S/o P. MOHAN RAJU 4F PADMANABAN ST T.NAGAR – 600017
PAN# BJGPS2444L

இன்னாரென்று சுயித்தவர்கள்

1 Mohan P-MOHAN RAJU S/o P.C. Subbaraju, 4F, Padmanabhan St, T.nagar Ch-17

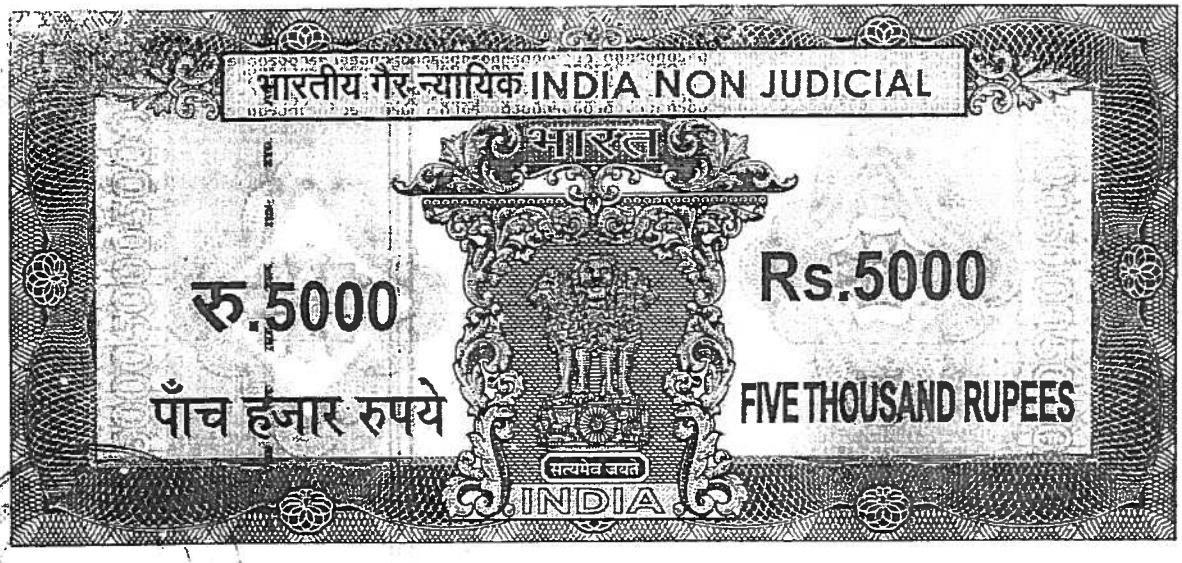
2 M S/o P. Mariyappanachary. No. 119/A TKM ROAD Mattillyn. 600104.

புத்தகம் 20 1 ஆம் ஆண்டின் 2520 எண்ணுள்ள பதிவு செய்யப்பெற்றது 20 10 ஆம் ஆண்டு ஏப்ரல் திங்கள் 15 நாள்

சார்பதிவாளர்

2010 ஆம் ஆண்டு ஏப்ரல் திங்கள் 12 நாள்

சார்பதிவாளர்



தமிழ்நாடு தமிழ்நாடு TAMILNADU

E 586803

821
10.4.2010

P. Bhavani
Ch.17

K. KALYANI (S.V.)
Lic.NO.17437/98
NO.1/1A2, MOTILAL STREET,
T.NAGER, CHENNAI - 17.
Phone : 24347696

TO AND IN FAVOUR OF

Mrs. **P.BHAVANI** **(PAN – AXLPP 1062 H)** aged 32 years, Daughter of Mr. P. Mohan Raju, and Wife of Mr.K. Bharath Kumar, residing at No.45/32, Padmabhan Street, T.Nagar,, Chennai -600 017 and presently residing at NO.4007, New Haven Ave, Arligton Hioghts, IL – 600 07.

hereinafter called the **SETTLEE** (which term shall mean and include himself, her heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART.**

ஆவண எண்
252010
பக்க
மொத்த
எண்ண பக்கங்கள்
3-15

WHEREAS the Property more fully described in the Schedule hereunder situated at **No.107.NEMMELI** Village, Chengalpattu Taluk, Kancheepuram District and within the Sub-Registration District of Thiruporur, and Registration District of Chengalpattu, purchased by the SETTLOR out of his self earned funds, under a Registered Sale Deed and Survey Nos. Extent, Doc.Nos. in the following manner.

Sl.No.	Survey No.	Extent in cents	Doc.No.
1.	164/1	32 cents	2005/2004 dated 24.05.2004 in S.R.O. Thirupporur
2	164/2	30 cents	2005/2004 dated 24.05.2004 in S.R.O. Thirupporur
3	163/1M	8 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
4.	163/1F	6 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
5	169/3	4cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
6.	175/1A2	8cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
7	175/1C1J	6cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
8	175/1C1K	10 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
9.	181/3E2A22	36 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
10	173/5A2	4cents	2169/2004 dated03.06.2004 in S.R.O. Thirupporur
11	173/5A7	4cents	2169/2004 dated 03.06.2004 in S.R.O. Thirupporur
12	173/5A14	12cents	2169/2004 dated 03.06.2004 in S.R.O. Thirupporur
13.	172/1A12	12cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
14.	169/7	8 cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur

15.	169/10	21cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
16.	162/2U	15cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
17.	163/1S	16cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
18.	175/1C1F	10cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
19.	175/1F	10cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
20.	163/1W	30cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
21.	167/2	36 ½ cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
22.	172/1A8	10cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
23.	172/1A11	30cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
24.	172/1C2	8 cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
25.	172/1C3	8 cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
26.	163/1G	21cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
27.	163/1H1	6cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
28.	163/1J	16cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
29.	167/1	36 ½ cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
30.	169/1	23cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
31.	175/1A10	20cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
32.	Old S.No.162/2K New S.No.162/2K1	4cents	2704/2004 dated 02.07.2004 in S.R.O. Thirupporur

33.	Old S.No.162/2K New S.No.162/2K2	10cents	2704/2004 dated 02.07.2004 in S.R.O. Thirupporur
34.	S.No.165/1	32cents	2702/2004 dated 02.07.2004 in S.R.O. Thirupporur
35.	S.No.165/2	30cents	2702/2004 dated 02.07.2004 in S.R.O. Thirupporur
36.	S.No.163/1G	12.5cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
37.	S.No.169/5	12cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
38.	S.No.173/5A15	8cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
39.	S.No.162/2R	12cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
40.	S.No.163/1E	4cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
41.	S.No.162/2R	12cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
42.	S.No.163/1 'I'	6 cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
43.	S.No.163/1 Q	15cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
44.	S.No.172/1A21	9cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
45.	S.No.162/2 S	12 ½ cents	2010/2004 dated 24.05.2004 in S.R.O. Thirupporur

46.	S.No.162/2Z	22cents	3154/2004 dated 28.06.2004 in S.R.O. Thirupporur
47.	S.No.162/2AA	10cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
48.	S.No.162/2AB	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
49.	S.No.162/2AC	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
50.	S.No.162/2AE	6cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
51.	S.No.162/2AF	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
52.	S.No.162/2AG	14cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
53.	S.No.162/2AH	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
54.	S.No.162/2M	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
55	S.No.162/2N	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
56.	S.No.162/2P	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
57.	S.No.162/2Q	8cents	4345/2004 dated 05 10.2004 in S.R.O. Thirupporur
58.	S.No.162/2V	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur

59.	S.No.162/2W	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
60.	S.No.162/2X	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
61.	S.No.162/2Y	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
62.	S.No.163/1B	10cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
63.	S.No.178/2A1F	25cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur

WHREAS the Settlor having purchased the aforesaid mentioned agricultural lands out of his self acquired funds, is in absolute possession and enjoyment by getting Transfer of Patta under Patta No.1210 in his favour without hindrance or claim from anyone.

WHEREAS the SETTLEE is the **Elder Sister** of the SETTLOR and out of natural love and affection the SETTLOR bears towards the SETTLEE who is his own Elder Sister, hereby decided to settle a aforesaid agricultural lands **more fully described in the SCHEDULE** Property free from encumbrance in favour of SETTLEE.

WHEREAS the SETTLEE has been looking after the SETTLOR with all love and affection and therefore the SETTLOR has decided to settle the Schedule mentioned property to the SETTLEE.

NOW THIS INDENTURE OF SETTLEMENT WITNESSETH AS FOLLOWS:

1. That in pursuance of the aforesaid intention of the Settlor and in consideration of the natural love and affection and the property is purchased from the sources of the Settlee and to provide for a comfortable living for the Settlee, the Settlor doth hereby settle the said property , more particularly described in the Schedule hereto in favour of the Settlee to be owned, hold, possessed and enjoyed absolutely with all powers of alienation and disposal by sale, mortgage, gift, exchange, lease and other wise.
2. The Settlor further declares that the property hereby settled is not subject to any other encumbrances and he has got full and absolute right, power and authority to make this settlement.
3. The Settlor has this day put the Settlee in possession of the said portion of the property hereby settled and mentioned in the Schedule hereunder and the Settlee shall have full and absolute possession of the said property hereby settled and receive and enjoy all rents, profits and incomes that may arise from and out of the property hereby settled from this day in his own name and right.

4. The Settlor has by this instrument transferred and assigned fully and absolutely all his right, interest, and title to, in and upon the said property hereby settled together with all easements, privileges, appurtenances and conveniences pertaining to the said property to and in favour of the Settlee and the Settlor has not reserved unto himself and right, interest or claim to the property hereby settled or any part of it.

5. The Settlor hereby declares that he has executed this deed of Settlement out of his own free will and consent while being in very sound state of mind and condition and that there has been no kind of pressure, undue influence or coercion brought to bear upon the Settlor by any one of this behalf.

6. The Settlor has today delivered possession of the property hereby settled to the Settlee with all original title documents.

7. The Settlor further declares that he has not reserved any right or claim or revocation of this deed and that the same shall not be revoked by him at any time.

8. That in pursuance of the above said premises and inconsideration of the natural love and affection which the SETTLOR has for the SETTLEES, the SETTLOR doth hereby settle, grant and assign the SCHEDULE PROPERTY TO AND UNTO the SETTLEES equally with all hedges and ditches lights, fences, water, with all water way and water courses, sewers and drains, liberties, rights, privileges, easements, profits advantages and appurtenances whatsoever to the schedule property or any portion or part thereof equally with all the rights, claims and demands of the SETTLOR AND UPON the SCHEDULE PROPERTY TO AND UNTO the use of the SETTLEE TO HAVE AND TO HOLD THE RESPECTIVE SCHEDUE PROPERTY absolutely and for ever free from all encumbrances, charges, trusts, liens, demands whatsoever.

9. That the SETTLEE have full power of alienation in respect of his schedule property even during the life time of the SETTLOR herein and the SETTLOR does not have any claims over the schedule property.

10. That there are no charges, trusts, liens or other encumbrances whatsoever affecting the schedule property and that the SETTOR is not in any way hindered from settling the schedule property on the SETTLEE.

11. That the SETTLOR has paid all the rents, rates, kist and taxes in respect of the schedule property till the date of the execution of this deed and that all such rates, taxes, kist, rents etc., shall hereafter shall be borne separately by the SETTLEE for his respective schedule properties as SETTLED.

12. That the SETTLOR shall also do or cause to be done all that may be necessary to more fully assure the titles of the SETTLEE to all the schedule properties.

13. The SETTLOR hereby confirmed that the settlement hereby made is absolute and is irrevocable under any circumstances.

SCHEDULE of PROPERTY

All that piece and parcel of agricultural lands situated at **No.107.NEMMELI** Village, Chengalpattu Taluk, Kancheepuram District, Patta No.1210 and with in the Registration District of Chengalpattu and with in limits of Nemmeli Panchayat and Thirupporur Panchayat Union comprised in Survey Nos. and Extent given below:

Sl.No.	Survey No.	Extent in cents	Doc.No.
1.	164/1	32 cents	2005/2004 dated 24.05.2004 in S.R.O. Thirupporur
2	164/2	30 cents	2005/2004 dated 24.05.2004 in S.R.O. Thirupporur
3	163/1M	8 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
4.	163/1F	6 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
5	169/3	4cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
6.	175/1A2	8cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
7	175/1C1J	6cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
8	175/1C1K	10 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
9.	181/3E2A22	36 cents	2168/2004 dated 03.06.2004 in S.R.O. Thirupporur
10	173/5A2	4cents	2169/2004 dated03.06.2004 in S.R.O. Thirupporur
11	173/5A7	4cents	2169/2004 dated 03.06.2004 in S.R.O. Thirupporur
12	173/5A14	12cents	2169/2004 dated 03.06.2004 in S.R.O. Thirupporur
13.	172/1A12	12cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
14.	169/7	8 cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
15.	169/10	21cents	2191/2004 dated 04.06.2004 in S.R.O. Thirupporur
16.	162/2U	15cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
17.	163/1S	16cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur

18.	175/1C1F	10cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
19.	175/1F	10cents	2271/2004 dated 10.06.2004 in S.R.O. Thirupporur
20.	163/1W	30cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
21.	167/2	36 ½ cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
22.	172/1A8	10cents	2388/2004 dated 18.06.2004 in S.R.O. Thirupporur
23.	172/1A11	30cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
24.	172/1C2	8 cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
25.	172/1C3	8 cents	2461/2004 dated 23.06.2004 in S.R.O. Thirupporur
26.	163/1C	21cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
27.	163/1H1	6cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
28.	163/1J	16cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
29.	167/1	36 ½ cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
30.	169/1	23cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
31.	175/1A10	20cents	2703/2004 dated 02.07.2004 in S.R.O. Thirupporur
32.	Old S.No.162/2K New S.No.162/2K1	4cents	2704/2004 dated 02.07.2004 in S.R.O. Thirupporur
33.	Old S.No.162/2K New S.No.162/2K2	10cents	2704/2004 dated 02.07.2004 in S.R.O. Thirupporur
34.	S.No.165/1	32cents	2702/2004 dated 02.07.2004 in S.R.O. Thirupporur
35.	S.No.165/2	30cents	2702/2004 dated 02.07.2004 in S.R.O. Thirupporur

36.	S.No.163/1G	12.5cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
37.	S.No.169/5	12cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
38.	S.No.173/5A15	8cents	4818/2004 dated 28.10.2004 in S.R.O. Thirupporur
39.	S.No.162/2R	12cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
40.	S.No.163/1E	4cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
41.	S.No.162/2R	12cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
42.	S.No.163/1 'I'	6 cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
43.	S.No.163/1 Q	15cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
44.	S.No.172/1A21	9cents	4819/2004 dated 28.10.2004 in S.R.O. Thirupporur
45.	S.No.162/2 S	12 ½ cents	2010/2004 dated 24.05.2004 in S.R.O. Thirupporur
46.	S.No.162/2 Z	22cents	3154/2004 dated 28.06.2004 in S.R.O. Thirupporur
47.	S.No.162/2AA	10cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur

48.	S.No.162/2AB	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
49.	S.No.162/2AC	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
50.	S.No.162/2AE	6cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
51.	S.No.162/2AF	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
52.	S.No.162/2A	14cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
53.	S.No.162/2AH	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
54.	S.No.162/2M	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
55	S.No.162/2N	8cents	4345/2004 dated 05.10.2004 In S.R.O. Thirupporur
56.	S.No.162/2P	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
57.	S.No.162/2Q	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
58.	S.No.162/2V	9cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
59.	S.No.162/2W	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur

60.	S.No.162/2X	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
61.	S.No.162/2Y	8cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
62.	S.No.163/1B	10cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur
63.	S.No.178/2A1F	25cents	4345/2004 dated 05.10.2004 in S.R.O. Thirupporur

Totally measuring an extent 8.50 acre (Eight acres fifty cents and Market value of the property is Rs.2,55,00,000/-

IN WITNESS WHEREOF THE SETTLOR HERETO HAS SET HIS HANDS and signed on this the day, month and year first above written in the presence of:

WITNESSES:-

SETTLOR

1. P. MOHAN RAJ
S/o. P.C. Subbu Raja
45, Padmanabha St,
T. Nagar, Chn-17

2. Mody S/o P. Thirupparkadal. No 11/A. T.K.M. Road. Thiruvallur. 602001.

Drafted by

P.R.K. BALASUBRAMANIAN
DOCUMENT WRITER
STATE LICENCE No.: A/3[illegible]
2, GANDHI STREET
THIRUPPORUR-603 110

ஆவண எண்
2/2020
பக்கங்கள்
5+5

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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