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Rs 55,000/- 18340/2024 TP/2027930222/2024

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024 AB 819958

M. Ramesh

S. Vanitha
S. VANITHA
STAMP VENDOR
L. No. 776-2/D1/2021, Dated 25.02.202
Tiruvallur, Tiruvallur District

SALE DEED

THIS DEED OF SALE executed at TIRUVALLUR, on this 09th Day of DECEMBER, 2024, by **1) Mr. G.MURUGAN, (PAN :: DWBPM4822C, AADHAAR No.373588134580, Mobile No.9600042057),** Son of Late Ganesapillai, aged about 45 years, residing at No.1(3) A, Bhajanaikovil Street, Sevvapettai, Tiruvallur District-602025, **2) Mrs. KUPPI, (Aadhaar No. 217211171359, Mobile No. 9600042057),** daughter of Late Ganesapillai, Wife of Mr.Devan, aged about 62 years, and residing at No.1/39, Palli Street, Sivanvayal Post, Melakondaiur, Tiruvallur-602024,

G. Murugan

M. Ramesh

PURCHASER

S. Kuppi
R. Hemavathi
VENDORS

2024 புத்தகம் 1 வருடத்திய 18340 ஆவணம் 32 தாள்களைக் கொண்டது 1 தாள்
பதிவு அலுவலர்

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

12/12/24

M. Ramesh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024

M. Ramesh

AB 819959

S. Vanitha

S. VANITHA
STAMP VENDOR
L. No. 776-2/D1/2021, Dated 25.02.202
Tiruvallur, Tiruvallur District

3) Mrs. BABY, (Aadhaar No. 941120794755, Mobile No. 9600042057, daughter of Late Ganesapillai, Wife of Mr.Sekar, aged about 48 years, and residing at No.1/24, Palli Cross Street, Sivanvayal Post, Melakondaiur, Tiruvallur-602024, and

4) Mrs. HEMAVATHI, (Aadhaar No. 799407444015, Mobile No.94980 66645), daughter of Late Kannamma (daughter of Late Ganesapillai), Wife of Mr.Danasekar, aged about 39 years, and residing at No.1/53(3), School Street, Sivanvayal Post, Melakondaiur, Tiruvallur-602024, hereinafter called **'VENDORS'** which term shall wherever the context so permits or require means and include their respective legal heirs, executors, administrators, legal representatives and assigns of the **ONE PART:**

G. Hemavathi

R. Hemavathi

M.

PURCHASER

VENDORS

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

M.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024 AB 819960

M. Ramesh

S. Vanitha
S. VANITHA
STAMP VENDOR
L. No. 776-2/D1/2021, Dated 25.02.2021
Tiruvallur, Tiruvallur District

TO AND IN FAVOUR OF

Mr. M. RAMESH (PAN:: ARKPR8721N), (Aadhaar No.801177506292), (Mobile No.9841489123), S/o. Mr. Manohar Naidu, Hindu, aged about 52 years, residing at No.2/1, 5th Street, Vatchalapuram, Thirunindravur, Thiruvallur District - 602024, hereinafter called **'PURCHASER'** which term shall wherever the context so permits or require means and include his legal heirs, executors, administrators, legal representatives and assigns of the **SECOND PART.**

WHEREAS the First Vendor herein namely Mr.G.Murugan, is the absolute owner of Item No.1, land comprised in Survey No.24 measuring 1 Acre and 8 Cents, and Survey No.25 measuring 87 Cents, at Sivanvayal Village, Tiruvallur Taluk, Tiruvallur District, Situate Within the Registration District of Tiruvallur and

M. Ramesh

G. Murugan

S. முருகன்

PURCHASER

VENDORS

R. Hemavathi

Document No. 1834 of 2024 OF BOOK 1
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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

M. Ramesh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024

M. Ramesh

AB 819961

S. Vanitha

S. VANITHA
STAMP VENDOR
Lic. No. 776-2/D1/2021, Dated 25.02.2021
Tiruvallur, Tiruvallur District

Sub Registration District of Tiruvallur, the same having devolved upon him in and by a Settlement Deed dated 14.11.2005, and registered as document No.9286 of 2005 in the office of the Sub Registrar, Tiruvallur, executed by his father Mr.Ganesapillai.

WHEREAS the First Vendor herein namely Mr.G.Murugan, is the absolute owner of Item No. 2, land comprised in Survey No.23 measuring 30 Cents out of 61 Cents, at Sivanvayal Village, Tiruvallur Taluk, Tiruvallur District, Situate Within the Registration District of Tiruvallur and Sub Registration District of Tiruvallur, which is more fully described in the schedule Item No.2 hereunder, the same having been purchased by the First Vendor herein, from Mr.N.Chellappan, in and by a Sale Deed dated 07.03.2012, and registered as Document No. 3112 of 2012, in the Office of the Sub Registrar, Tiruvallur.

M. Ramesh

PURCHASER

VENDORS

R. Hemavathi.

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

M. Ramesh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024

M. Ramesh

AB 819962

S. Vanitha

S. VANITHA
STAMP VENDOR
L. No. 776-2/D1/2021, Dated 25.02.202
Tiruvallur, Tiruvallur District

WHEREAS the First Vendor herein namely Mr.G.Murugan, is the absolute owner of Item No.3, land comprised in Survey No.23 measuring 30 Cents, at Sivanvayal Village, Tiruvallur Taluk, Tiruvallur District, Situate Within the Registration District of Tiruvallur and Sub Registration District of Tiruvallur, the same having devolved upon from Mr.D.Shankar, in and by a Exchange Deed dated 04.11.2015, and registered as Document No. 12524 of 2015, in the Office of the Sub Registrar, Tiruvallur.

Since thereon the First Vendor is in possession and enjoyment on the Schedule mentioned property and paying the statutory dues and applicable taxes, without any encumbrance, with all the rights of alienation.

G. Murugan
கு.மயி
S. மேரி
R. Hemavathi.

PURCHASER

VENDORS

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

M. Ramesh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024

M. Ramesh

AB 819963

S. Vanitha

S. VANITHA

STAMP VENDOR

No. 776-2/D1/2021, Dated 25.02.202

Tiruvallur, Tiruvallur District

WHEREAS the First Vendor has obtained, bearing Patta No.611 for Survey No.23 measuring 24.50 Ares, Patta No.618 for Survey No.24 measuring 43.50 Ares, and Patta No.25 for Survey No.25 measuring 35 Ares, with respect to the schedule mentioned property in his name.

WHEREAS the Second and Third Vendors being the Sisters of the First Vendor, and Fourth Vendor being the Sister's daughter (of Late Kannamma) of the First Vendor, have been added party to this Sale Deed by way of better caution and to convey better title to the purchaser herein.

WHEREAS the VENDORS are in exclusive possession and enjoyment of the schedule mentioned property and the same is free from all encumbrances.

M. Ramesh

PURCHASER

G. Murugan.

தேவி

S. தேவி

R. Hemavathi.

VENDORS

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

சப்-ரிஜிஸ்தார் திருவள்ளூர்

M. Ramesh



தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024

M. Ramesh

AB 819964

S. Vanitha

S. VANITHA
STAMP VENDOR
L. No. 776-2/D1/2021, Dated 25.02.2021
Tiruvallur, Tiruvallur District

WHEREAS the VENDORS have represented to the PURCHASER that the schedule property is the absolute property and the First VENDOR, who is in possession in which none others except the Frist VENDOR has any manner of right title and interest that the Frist VENDOR is absolutely entitled to sell the property.

WHEREAS the Frist VENDOR herein has decided to convey the property which is morefully described in the schedule herein, to and in favour of the PURCHASER herein, subject to the privileges/rights and entitlements of the subject land with the existing elementary rights such as right of way, water, light, air etc. and appendages appurtenant hereto, and accordingly, the Frist VENDOR has offered to sell and the PURCHASER herein has agreed to purchase the schedule mentioned property for a total consideration of **Rs.77,00,000/- (Rupees Seventy Seven Lakhs Only)** free from all encumbrances.

M. Ramesh

PURCHASER

G. Manickam

தேவி

R. Hemavathi

VENDORS

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

M. Ramesh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024 AB 819965

M. Ramesh

S. Vanitha
S. VANITHA
STAMP VENDOR
L. No. 776-2/D1/2021, Dated 25.02.2021
Tiruvallur, Tiruvallur District

-8-

NOW THIS DEED OF SALE WITNESSETH as follows:

1) That in pursuance of the above said and in consideration of the sum of **Rs.77,00,000/- (Rupees Seventy Seven Lakhs Only)**, paid by the PURCHASER to the Vendors in the following manner:-

a) **Rs. 12,50,000/- (Rupees Twelve Lakhs and Fifty Thousand Only),** paid by RTGS dated 07.05.2024, from Account No.500101012420744, City Union Bank, Thirunindravur Branch to Account No.10030583060, Pallavan Grama Bank, Sevvapet Branch, favoring the First Vendor.

a1) **Rs. 12,50,000/- (Rupees Twelve Lakhs and Fifty Thousand Only),** paid by RTGS dated 07.05.2024 from Account No.500101012420744, City Union Bank, Thirunindravur Branch to Account No.6312652279, Indian Bank, Veppampattu Branch, favoring the First Vendor.

b) **Rs. 5,00,000/- (Rupees Five Lakhs Only),** paid by Cheque bearing No.000037 dated 20.07.2024, drawn on City Union Bank, Thirunindravur Branch, favouring the First Vendor.

M. Ramesh

G. Manivasagan
தேவி
S. தேவி

PURCHASER **VENDORS**

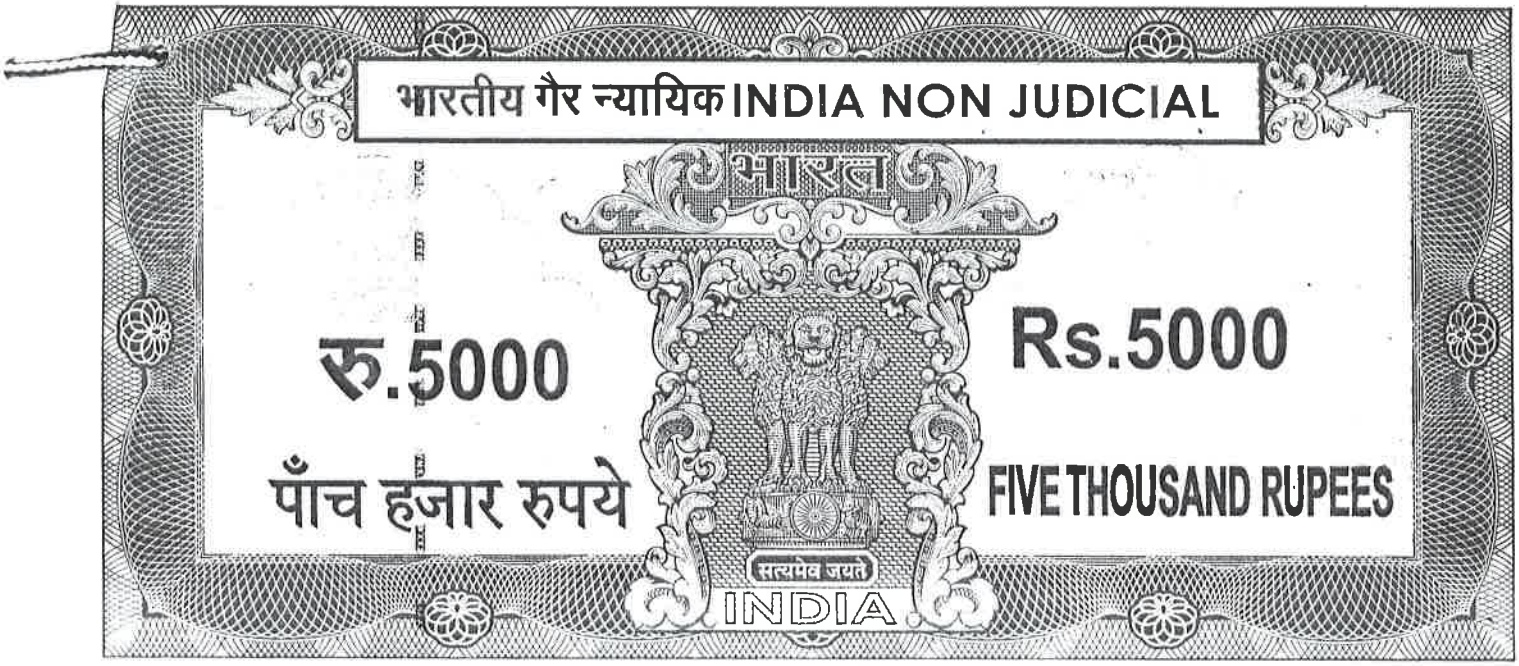
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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Hemavathi

M. Ramesh



தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024

M. Ramesh

AB 819966

S. Vanitha

S. VANITHA
STAMP VENDOR
Lic. No. 176-2/SV/2020 Dated 25.02.2021
Tiruvallur, Tiruvallur District

c) **Rs. 3,00,000/- (Rupees Three Lakhs Only),** by Cheque bearing No.000048 dated 11.09.2024, drawn on City Union Bank, Thirunindrayur Branch, favouring the First Vendor

d) **Rs.1,00,000/- (Rupees One Lakh Only),** by Cheque bearing No.000055 dated 03.10.2024, drawn on City Union Bank, Thirunindrayur Branch, favouring the First Vendor

e) **Rs. 2,00,000/- (Rupees Two Lakhs Only)** by Cheque bearing No.000082, dated 03.10.2024, drawn on City Union Bank, Thirunindrayur Branch, favouring the First Vendor.

G. Murugesan

தி.ச

S.செயி

R. Hemavathi

PURCHASER **VENDORS**

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

M.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हज़ार रुपये

Rs.5000

FIVE THOUSAND RUPEES

தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024

M. Ramesh

AB 819967

S. Vanitha

S. VANITHA
STAMP VENDOR
L. No. 776-2/D1/2021, Dated 25.02.2021
Tiruvallur, Tiruvallur District

f) **Rs. 10,00,000/- (Rupees Ten Lakhs Only)** by Cheque bearing No.000070, dated 30.11.2024, drawn on City Union Bank, Thirunindrayur Branch, favouring the First Vendor.

g) **Rs. 23,00,000/- (Rupees Twenty Three Lakhs Only)** by Cheque bearing No.000086, dated 09.12.2024, drawn on City Union Bank, Thirunindrayur Branch, favouring the First Vendor.

h) **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** by Cheque bearing No.000071, dated 09.12.2024, drawn on City Union Bank, Thirunindrayur Branch, favouring the First Vendor.

M. Ramesh

R. Hemavathi

PURCHASER

VENDORS

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THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

M. Ramesh

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU 04 DEC 2024 AB 819968

M. Ramesh

S. Vanitha.

S. VANITHA
STAMP VENDOR
L. No. 776-2/D1/2021, Dated 25.02.202
Tiruvallur, Tiruvallur District

on the receipt of which sum, the VENDORS hereby admit and acknowledge the aforesaid payment as full and final payment towards the Sale Consideration and the VENDORS do hereby grant, transfer and assign unto in favour of the PURCHASER the property herein, more fully described in the Schedule hereunder, together with all ways, rights to ways, water, water courses, sewers, easements, advantages, liberties, appurtenances and right, title, interest, privileges of the said property in anybody else belonging to usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the VENDORS unto the said property and every part thereof, to have and to hold the said property and every part thereof hereunder, assured and expressed so as to be unto the PURCHASER absolutely forever and free from any encumbrances, claims or demands.

M. Ramesh

PURCHASER

G. Ramesh

தேவி

S. தேவி

R. Hemavathi

VENDORS

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

M. Ramesh

2. That the VENDORS do hereby covenant with the PURCHASER that the property hereby conveyed belongs to the Frist VENDOR absolutely and no one else other than the First VENDOR has any right, title or interest whatsoever in the said property hereby conveyed.

3. That the VENDORS hereby covenant with the PURCHASER that the Frist VENDOR has good title, right, power and authority to convey the said property by way of absolute sale to the PURCHASER and the VENDORS have not done, committed or suffered any act, deed or thing whereby the said property shall or may be encumbered or effected in the estate, title or otherwise or whereby the VENDORS shall or may be prevented from conveying the said property to the PURCHASER.

4. That the VENDORS doth hereby covenant with the PURCHASER, that the PURCHASER shall, at all times hereafter peacefully and quietly, possess and enjoy the said property and receive the rents and profits thereof without any let or hindrance or suit, eviction, claim or demand whatsoever from or by the VENDORS or any other person or persons.

5. That the VENDORS hereby declare and covenant with the PURCHASER that there are no suits, appeals or any legal proceedings pending in any Court in which any question relating to the Schedule property is in issue and that there are no attachments, proclamations, or orders on the schedule mentioned property, which in

PURCHASER

VENDORS

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

any way prevent the alienation and that the VENDORS have not entered into any prior agreement of sale with anybody else which is in force and that the VENDORS have not done any act or thing and have not offered the Schedule mentioned property as security, whereby the said property shall and will be in any way affected in title, estate, possession and enjoyment of the PURCHASER.

6. That the VENDORS do hereby declare and covenant with the PURCHASER that the said property is not subject to mortgage (legal or equitable), charge or attachment, lien, acquisition, encumbrances in favour of any person and the VENDORS declare that there are no defects of any kind in the title to the property, hereby conveyed that the VENDORS will indemnify the PURCHASER against all the losses and damages that the PURCHASER may sustain by reason of any of the representatives contained in this Deed proving incorrect or false.

7. That the VENDORS hereby agree and undertake to indemnify and save harmless the PURCHASER herein at all times free from all litigations, claims and demands, whatsoever and to indemnify the PURCHASER against loss, liability, expenses or damages that may be incurred by the PURCHASER by reason of any defect or deficiency in title.

PURCHASER **VENDORS**

Document No 1834 of 2024 OF BOOK 1 Contains 32 Sheet 13 Sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

8. That the VENDORS hereby further covenant with the PURCHASER that the VENDORS and all persons lawfully and equitably claiming through or under the VENDORS, shall and will from time to time and at all times hereafter execute and register or cause to be done, executed and registered at the cost of the PURCHASER all such acts, deeds or things for further and more perfectly assuring to the said property and every part thereof unto the PURCHASER by way of absolute sale as by the PURCHASER shall reasonably be required.

9. That the VENDORS agree for the transfer of the property, more fully described in schedule hereunder, in the name of the PURCHASER in the revenue records maintained by the Government and the other statutory authorities and the VENDORS hereby undertake to support the said application or any enquiry in connection with mutation proceedings.

10. That the PURCHASER is entitled to all easements, privileges, rights by prescription and rights of way, which are possessed and enjoyed by the VENDORS in connection with the schedule property or belonging to or reputed to belong thereto and in respect of all such rights the PURCHASER shall possess and exercise all rights, that have been exercised by the VENDORS hereto.

PURCHASER **VENDORS**

Document No 8340/2024 OF BOOK 1
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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

11. That the VENDORS hereby assure the PURCHASER that the VENDORS have paid all assessments, public charges, taxes, rents and other outgoings up to date payable to any public body or Government in respect of the said property hereby conveyed and that, if any of the said outgoings, rents etc. now due are found not to have been paid by the VENDORS, the PURCHASER may pay the same and the PURCHASER will be entitled to recover the same from the VENDORS herein.

12. That the PURCHASER shall pay all public charges, taxes etc. in respect of the schedule mentioned property from this day onwards.

13. That the VENDORS have delivered the vacant possession of the schedule mentioned property to the PURCHASER.

14. That the VENDORS have this day, delivered the title deeds pertaining the Schedule mentioned property to the PURCHASER in consideration of the receipt of entire Sale value of the schedule property on this day.

G. Hemavathy
ஹேமி
S. ஹேமி
R. Hemavathi.

PURCHASER

VENDORS

Document No. 8310 of 2024 OF BOOK
1 Contains 32 Sheet 15 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

SCHEDULE OF PROPERTY

Item No.1

All that piece and parcel of the, Nanjai Land in Survey No.24, as per Patta No.618 measuring 1 Acre and 8 Cents, and Survey No.25 as per Patta No.314 measuring 87 Cents, at Sivanvayal Village, Tiruvallur Taluk, Tiruvallur District, Situate Within the Registration District of Tiruvallur and Sub Registration District of Joint –I, Sub Registrar, Tiruvallur.

Item No.2

All that piece and parcel of the, Nanjai Land in the land comprised in Survey No.23, as per Patta No.611 measuring 30 Cents out of 61 Cents, at Sivanvayal Village, Tiruvallur Taluk, Tiruvallur District, the land thereabouts bounded on:-

NORTH BY - Land belongs to Mr.Shankar
SOUTH BY - Land belongs to Mr.Munivel
EAST BY - Road
WEST BY - Land belongs to Mr.Murugan

Situate Within the Registration District of Tiruvallur and Sub Registration District of Joint- I, Sub Registrar, Tiruvallur.

G. Murugan
R. Hemavathi

PURCHASER **VENDORS**

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

Item No.3

All that piece and parcel of the, Nanjai Land in the land comprised in Survey No.23, as per Patta No.611 measuring 30 Cents out of 61 Cents, at Sivanvayal Village, Tiruvallur Taluk, Tiruvallur District, the land thereabouts bounded on:-

NORTH BY	-	Land belongs to Mr.Munivel
SOUTH BY	-	Remaining Land belongs to Mr.Murugan
EAST BY	-	Road
WEST BY	-	Remaining Land belongs to Mr.Murugan

Situate within the Registration District of Tiruvallur and Sub Registration District of Joint –I, Sub Registrar Tiruvallur.

Item 1 to 3 measuring totally 2 Acres and 55 Cents, along with Bore-well and E.B. Service No.553-008-65 (5HP).

Market Value of the property **Rs.77,00,000/- (Rupees Seventy Seven Lakhs Only)**

G. Murugan
தம்பி
S. வேடி
R. Hemavathi.

PURCHASER **VENDORS**

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

IN WITNESS WHEREOF, THE VENDORS, AND THE PURCHASER HAVE SIGNED THEIR NAMES ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

R. Hemavathi.

PURCHASER **VENDORS**

WITNESSES:

1. M. Sarala

(Mrs. M.SARALA)
W/o. Mr. G.Murugan,
No.1(3) A, Bhajanaikovil Street, Sevvapettai,
Tiruvallur District-602025.
(Aadhaar No. 998725365805)Aged about 42 Years

2. E. N. Lakshminarayanan

(Mr. N.LAKSHMINARAYANAN)
S/o Mr. Narasimmalu,
No.2/22, Sathiyasai Nagar, 89, Veppampattu,Tiruvallur-602024
(Aadhaar No. 389429634237)Aged about 55 Years

DRAFTED BY:



D.GOPINATH, Advocate
(E.No.1031/98)
No.115, Law Chambers,
High Court Buildings,
Chennai – 600 104.
Mobile No.9884016666

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

M. Sarala

Statement under Rule 3 (1) of the Tamil Nadu Stamps (Prevention of under valuation of instruments) Rules 1968,

Sl.	Survey No.	Village	Classification	Measurement Acre. Cents	Nature of Property	Market Value as per the Executants Assessment in Rs.
1.	24	Sivanvayal	Nanjai	1.08	Agricultural Land	32,40,000/-
2.	25	Sivanvayal	Nanjai	0.87	Agricultural Land	26,10,000/-
3.	23	Sivanvayal	Nanjai	0.60	Agricultural Land	18,00,000/-
4.	Bore-well and E.B. Connection					50,000/-
Totally				2.55		**77,00,000/-**

G. Manjula
S. Devi
R. Hemavathy

PURCHASER **VENDORS**

Document No 8340 of 2024 OF BOOK 1 Contains 32 Sheet 19 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : திருவள்ளூர

வருவாய் கிராமம் : சிவன்வாயல் பட்டா எண் : 611

உரிமையாளர்கள் பெயர்

1. கணேசபிள்ளை மகன் முருகன்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
23	-	--	--	0 - 24.50	2.40	--	--	2023/0103/01/338035-- ------ Digitally signed: Varadharajan M Zonal Deputy Tahsildar 20/06/2023 06:46:05:AM
				0 - 24.50	2.40			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/07/083/00611/70388** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 07-12-2024 அன்று 01:45:28 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No 8340 of 2024 ....OF BOOK 1 ....Contains 32 Sheet 20 Sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : திருவள்ளூர

வருவாய் கிராமம் : சிவன்வாயல் பட்டா எண் : 618

உரிமையாளர்கள் பெயர்

1. கணேசப்பிள்ளை மகன் முருகன்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
24	-	--	--	0 - 43.50	4.99	--	--	2023/0103/01/359343-- ------ Digitally signed: Varadharajan M Zonal Deputy Tahsildar 13/10/2023 10:23:22:PM
				0 - 43.50	4.99			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/07/083/00618/70355** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 07-12-2024 அன்று 01:47:00 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No 8340 of 2024 ....OF BOOK
....1.....Contains 32 ....Sheet 21 ...Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

தமிழ்நாடு அரசு

வருவாய் மற்றும் பேரிடர் மேலாண்மைத் துறை

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

மாவட்டம் : திருவள்ளூர் வட்டம் : திருவள்ளூர

வருவாய் கிராமம் : சிவன்வாயல் பட்டா எண் : 314

உரிமையாளர்கள் பெயர்

1. கணேச பிள்ளை மகன் ஜி. முருகன்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
25	-	--	--	0 - 35.00	4.02	--	--	11053/08/B--- ------ Digitally signed: Venkatesan G Tahsildar 20/02/2016 08:49:26:PM
				0 - 35.00	4.02			

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **01/07/083/00314/40318** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 07-12-2024 அன்று 01:48:39 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

உறுதிமொழி (Declaration)

இந்த ஆவணத்தில் எழுதிக்கொடுப்பவர்களும், எழுதிப் பெறுபவர்களும் கீழ்கண்ட உறுதிமொழியை அளிக்கின்றோம்.

வழக்கிடை ஆவண சொத்து பதிவுச்சட்டம் 1908 பிரிவு 22 (A) மற்றும் பிரிவு 22(B)க்கு உட்பட்டதல்ல எனவும், ஆவணத்துடன் இணைக்கப்பட்ட அனைத்து ஆவணங்களும் இந்திய தண்டனை சட்டம் 1980 பிரிவு 470-ன் படி

(1) Forged Document
(2) Document relating to transaction, which is prohibited by any Central Act or State Act for the time being in force.
(3) Document relating to transfer of immovable property by way of sale gift lease or otherwise, which is attached permanently or provisionally by a competent authority under any Central Act or State Act for the time being in force or ay Court or Tribnai.
(4) Any other document as the State Government may be notification specify.

இவைகளுக்குட்பட்ட ஆவணம் அல்ல எனவும், ஆவணத்தை எழுதிப் பெறுபவர் அனைத்து ஆவணங்களையும் பரிசீலித்து வில்லங்கம் சரிபார்த்து எழுதிப் பெறுகிறார் எனவும், சொத்து மாற்றுச் சட்டம் 1882-ன் படி சொத்து பரிமாற்றம் தொடர்பான அனைத்து பிரிவுகளுக்கும் உட்பட்டு செயல்பட்டுள்ளோம் எனவும், உறுதிமொழி அளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல்கள் அல்லது சான்று அளிக்கப்பட்டதாக பின்னால் கண்டுபிடிக்கப்பட்டால் அதற்கு நாங்கள் மட்டுமே பொறுப்பு ஆவோம் எனவும், என்னை/எங்களை சட்ட பூர்வ நடவடிக்கைக்கு உட்படுத்தலாம் எனவும், இதற்கு சார்பதிவாளர் எவ்விதத்திலும் பொறுப்பாக மாட்டார் எனவும் உறுதிமொழி அளிக்கின்றோம்.

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

இ.பி
S.பே

ஆவணத்தை எழுதிக்கொடுப்பவர்களின் கையொப்பம்

R. Hemavathi.

Document No 1834 of 2024 OF BOOK 1 Contains 32 Sheet 23 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 13336 of 2024

I hereby certify that a sum of ₹ 4,84,000/- (Rupees Four Lakh Eighty Four Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ரமேஷ் residing at No.2/1, 5th Street, Vatchalapuram, Thirunindravur, Thiruvallur District - 602024, Tiruvallur, Tamil Nadu, India, 602024.

Sub Registrar: Tiruvallur Joint 1
Date: 09/12/2024

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

Presented in the office of the Sub Registrar of Tiruvallur Joint 1 and fee of ₹ 1,57,110/- paid at 01:45 PM on the 09/12/2024 by

Left Thumb





M. Ramesh
9841489123

Additions as per recitals of document

Execution admitted by
Left Thumb





G. Manee Jan
9600042057

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:740491f98e0249edd44856b98040f49b7a53ee
(Details from UIDAI : Murugan G S/O: Ganesapillai, 10-03-1979, xxxxxxxx4580)



Execution admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1793f614d53fa536ab41be9a02a0dc8491b...
(Details from UIDAI : Kuppi Dayan, W/o: Beran, ... Contribas...)



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Registering officer

	13-07-1962, xxxxxxxx1359)	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:5378137ccd64d1f6764f38b7f4c61be6ffcb19 **(Details from UIDAI : Baby Sekar , 07-06-1976, xxxxxxxx4755)**	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:6374107d86f146a5014097af829aa4e41ba8e9 **(Details from UIDAI : HEMAVATHI DANASEKAR W/O Danasekar, 12-05-1985, xxxxxxxx4015)**	
Claim admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:49498812b3a0d4af9048e7bbc67e350fa3ed2a **(Details from UIDAI : Ramesh M S/O: Manohar, 16-06-1973, xxxxxxxx6292)**	

9th day of December 2024



UDAYAN S
Sub Registrar
Tiruvallur Joint 1

Document No 18340 of 2024 OF BOOK
1 Contains 32 Sheet 25 Sheet
Registering officer



stered as Number R/Tiruvallur Joint 1/Book-1/18340/2024.

Date: 09/12/2024
Tiruvallur Joint 1

54175888

ULAYAN S
Sub Registrar
சார்பதிவாளர்
திருவள்ளூர்

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1 Contains 32 Sheet 26 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

இந்திய அரசாங்கம்
Government of India



ரமேஷ் ம
Ramesh M
பிறந்த நாள் / DOB : 16/06/1973
ஆண்பால் / Male

8011 7750 6292

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்
Unique Identification Authority of India

முகவரி:
S/O: மனோகர், 2/1, 5வது தெரு, வச்சலாபுரம், திருநின்றவூர், திருவள்ளூர், திருநின்றவூர் ஆர் ஸ், தமிழ் நாடு, 602024

Address:
S/O: Manohar, 2/1, 5TH STREET, VATCHALAPURAM, THIRUNINDRAVUR, Tiruvallur, Tiruninravur Rs, Tamil Nadu, 602024

8011 7750 6292

1947
1800 300 1947

help@uidai.gov.in

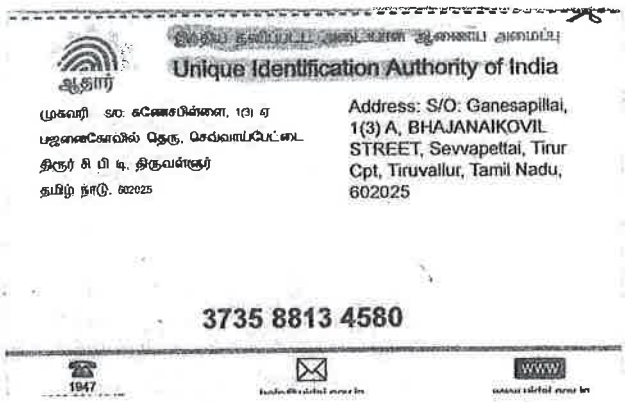
www.uidai.gov.in



Document No 1840 of 2024 OF BOOK
I Contains 32 Sheet 27 Sheet
Registering officer

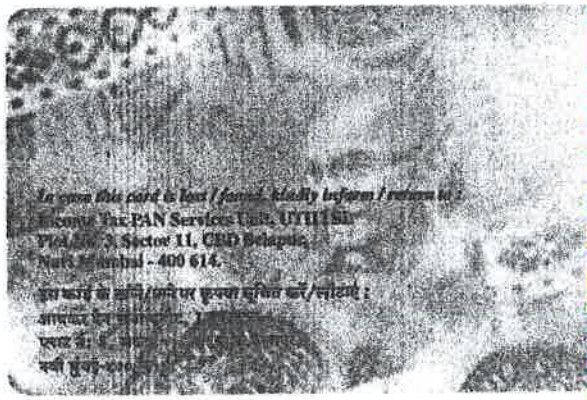



இந்திய அரசாங்கம்
Government of India
முருகன் க
Murugan G
பிறந்த தேதி / DOB: 10/03/1979
ஆண்பால் / Male
3735 8813 4580
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India
முகவரி: S/O: கணேசபிள்ளை, 1(3) ஏ
பஜனைகோவில் தெரு, செவ்வாய்பேட்டை
திருர் வி பி டி, திருவள்ளூர்
தமிழ் நாடு, 602025
Address: S/O: Ganesapillai, 1(3) A, BHAJANAIKOVIL STREET, Sevvapettai, Tirur Cpt, Tiruvallur, Tamil Nadu, 602025
3735 8813 4580
1947

G. Murugan

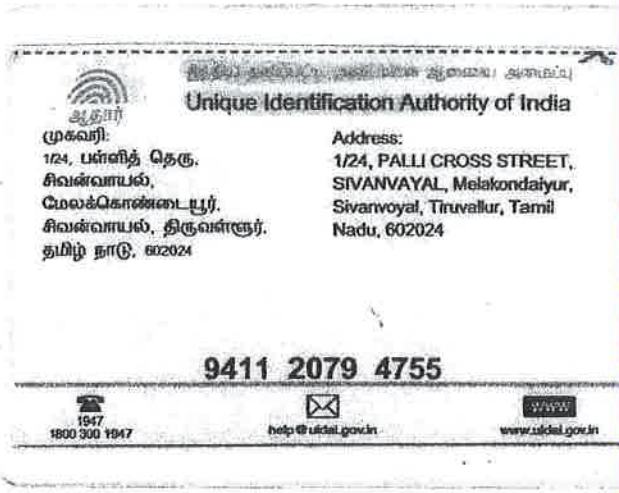

आयकर विभाग
INCOMETAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
DWBPM4822C
नाम / Name
MURUGAN G
पिता का नाम / Father's Name
GANESAPILLAI
जन्म की तारीख / Date of Birth
10/03/1979
हस्ताक्षर / Signature


In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

Document No. 8240 of 2021 ....OF BOOK
I Contains 32 Sheet 28 Sheet
Registering officer

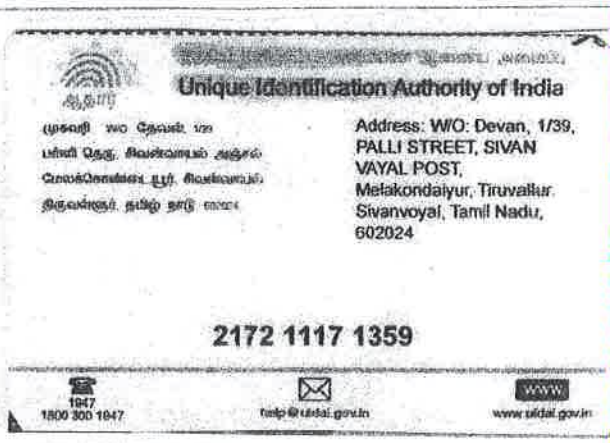
திருவள்ளூர் சப்-ரிஜிஸ்தரார் யூனிட்
THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR


இந்திய அரசாங்கம்
Government of India
பேபி சேகர்
Baby Sekar
பிறந்த நாள் / DOB : 07/06/1976
பெண்பால் / Female
9411 2079 4755
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
முகவரி:
1/24, பள்ளித் தெரு,
சிவன்வாயல்,
மேலக்கொண்டையூர்,
சிவன்வாயல், திருவள்ளூர்,
தமிழ் நாடு, 602024
Address:
1/24, PALLI CROSS STREET,
SIVANVAYAL, Melakondaiyur,
Sivanvoyal, Tiruvallur, Tamil
Nadu, 602024
9411 2079 4755
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

ப. பேபி


இந்திய அரசாங்கம்
Government of India
குப்பி தேவன்
Kuppi Devan
Father : GANESHPILLAI
DOB: 13/07/1962
Female
2172 1117 1359
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
Address: W/O: Devan, 1/39,
PALLI STREET, SIVAN
VAYAL POST,
Melakondaiyur, Tiruvallur,
Sivanvoyal, Tamil Nadu,
602024
2172 1117 1359
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

குப்பி

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 2193/12722/13095

To
ஹேமாவதி தனசேகர்
HEMAVATHI DANASEKAR
W/O Danasekar
1/53(3) School Street
Melakondaiyur
Sivanvoyal
Thiruvallur Tiruvallur
Tamil Nadu 602024
9498066645

21/12/2013
127005135
ME270051353FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7994 0744 4015

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India



ஹேமாவதி தனசேகர்
HEMAVATHI DANASEKAR
தந்தை : ராதாகிருஷ்ணன்
Father : RADHAKRISHNAN
பிறந்த நாள் / DOB : 12/05/1985
பெண்பால் / Female

7994 0744 4015

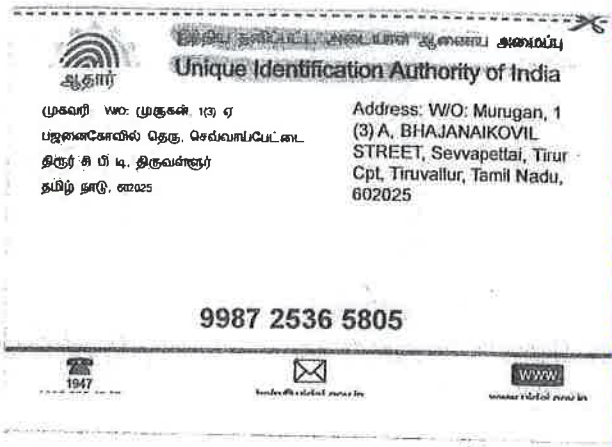
எனது ஆதார், எனது அடையாளம்

R. Hemavathi.

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Registering officer

THE SEAL OF THE SUB REGISTRAR OF THIRUVALLUR





M. Sarala





E. N. மூர்த்

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Registering officer



M. Rama



M. [illegible]

G. [illegible]
[illegible]
S. [illegible]

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Registering office

R. Hemavathi

THE SEAL OF THE SUB REGISTRAR OF TIRUVALLUR

M. [illegible]

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
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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.