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10285
17/6/05

SM. SENTHIL
STAMP VENDOR
L.NO. 12144 dt. 1/96-97
NO. 33, ARCOT ROAD,
KODAMBAKKAM, CHENNAI-24

MRS. SHYAMALA
MAHADEVAN
CHENNAI.

SETTLEMENT DEED

This **Deed of Settlement** executed this 17th day of June 2005 by **Smt.Shyamala Mahadevan** wife of Sri.R.Mahadevan, Hindu, aged about 73 years, residing at New Door No.89/1, Old Door No.46/1, Bazullah Road, T.Nagar, Chennai-600 017, hereinafter called the **SETTLOR** which term shall wherever the context admit mean and include her legal representatives, administrators, executors etc. and assigns of the **ONE PART:**

Shyamala Mahadevan

3257
Verified for
Doc 3256/2023

DOCUMENT NO/YEAR
Page Nos 1/05
Total Pages: 1/12

Verified for
Doc 3679/2023

14/12

1551/2005 (8)

Document No 1551 of 05
containing 11 sheets
1 sheet
Sub Registrar

DOCUMENT NO. 1551/05
BOOK 1
2
12

Presented in the Office of the
Sub Registrar of Thyagaraya Nagar
and fee of Rs 2160/- paid between the
hours of 4 & 5 on the 17 day of
June 2005 by

Shyamala Mahadevan

EXECUTION ADMITTED BY
LEFT THUMB

Shyamala Mahadevan, wife of R. Mahadevan
No 89/1, Bazullah Road, T.Nagar. ch 17
ID - PAN - BACPS3588B

IDENTIFIED BY

J. Janakiraman S/o M. Jayaraman, 8 Prashanth Colony,
Senthil Avenue, Kamaraja Road, Chennai 600073

B.L. Pincha B.L. PINCHA, S/o T.K. PINCHA, 1/6 Thanikachalam St. Extn.
T. NAGAR, CHENNAI - 600017.

SUB REGISTRAR

17 JUN 2005

REGISTERED AS NO. 1551 OF 2005 OF
BOOK 1
DATED 17 JUN 2005

Sub Registrar
Thyagaraya Nagar.

1000 Rs.



1028
17/6/05

Mrs. SHYAMALA MAHADEVAN
CHENNAI

SM. SENTHIL
STAMP VENDOR
L.No 12144-A 1/96-97
NO. 33, ARCOT ROAD,
KODAMBAKKAM, CHENNAI-24

:2:

TO AND IN FAVOUR OF

Sri.M.Pavan Kumar, son of Sri.R.Mahadevan, Hindu, aged about 48 years, residing at New Door No.89, Old Door No.46, Bazullah Road, T.Nagar, Chennai-600 017, hereinafter called the **SETTLEE** which term shall wherever the context admit mean and include his legal representatives, administrators, executors etc. and assigns of the **OTHER PART:**

Shyamala Mahadevan

DOCUMENT
NO/YEAR
1551/05
3
12

Document No 1551 of 20 05

containing 11 sheets

2 sheet

Sub Registrar

500Rs.



10287
17/6/05

R. 500/-

SM. SENTHIL
STAMP VENDOR
L No 12144 & 1 / 96-97
NO. 33, ARCOT ROAD,
VIRUGAMBAKKAM, CHENNAI-92

MRS. SHYAMALA MAHADEVAN
CHENNAI

:3:

Whereas the property Viz. the house site bearing Plot No.5, Old Door No.46 & 46/1, and New Door No.89 & 89/1, Bazullah Road, T.Nagar, Chennai-17, land measuring 4 Grounds and 280 sq.ft. comprised in O.S.No.98 part, & present T.S.No.7991 part of T.Nagar, morefully mentioned in Schedule hereunder, is owned and possessed by the Settlor herein, she having purchased the same from Ramakrishna Mission under a registered Sale Deed Dt.30.09.1963, Doc.No.2923, SRO-Theagaraya Nagar;

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Page No. 4
Total Pages 12

Shyamala Mahadevan

Document No 1551 of 20 05
contains 11 sheets
3 sheet

Sub Registrar

500Rs.



Rs. 500/-

10888
17/6/05

MYS. SHYAMALA MAHADEVAN

CHENNAI

SM. SENTHIL
STAMP VENDOR
L.No. 12144 dt. 1/96-97
NO. 31, ARCOT ROAD,
KODAMBAKKAM, CHENNAI-24.

:4:

Whereas the said Settlor had put up two residential buildings in the said plot after having obtained necessary sanction from the Corporation of Madras, and the said Settlor has been in possession and enjoyment of the said property along with Settlor's husband Sri.R.Mahadevan & the Settlee herein;

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Shyamala Mahadevan





Document No 1556 of 05
containing 11 sheets
1 sheet

Sub Registrar



500Rs.



10289
17/6/05

Rs 500/-

MRS. SHYAMALA MAHADEVAN
CHENNAI

SM. SENTHIL
STAMP VENDOR
L.NO. 12144 dt 1/96-97
NO. 33, ARCOT ROAD,
KANNAMMAPET, CHENNAI-60

:5:

Whereas the said Settlor has got two sons (1) M.Pavan Kumar, the Setllee herein, & (2) Ganesh Mahadevan, and no daughters, and the younger son Mr.Ganesh Mahadevan has settled down in New Zealand, and the Settlor and her husband had already provided substantial monetary support to Mr.Ganesh Mahadevan in 1980s, and further the Settlor and her husband R.Mahadevan had made the said financial assistance to the said younger son with an intention to settle the property morefully described in Schedule hereunder to and in favour of her elder son M.Pavan Kumar, the Settlee herein, who is taking care of the Settlor and her husband;

DOCUMENT NO/YEAR 1551/05 T.No: Pages: 6/12

Shyamala Mahadevan

Document No. 1551 of 20 05
contains 11 sheets
5 sheets

Sub Registrar

500Rs.



10290
17/6/05

Rs 500/-

MYS. SHYAMALA MAHADEVAN
CHENNAI

SM. SENTHIL
STAMP VENDOR
L.No. 12144 /1/96-97
NO. 33, ARCOT ROAD,
VIRUGAMBAKKAM, CHENNAI-92.

16:

Whereas the Settlee is taking care of the Settlor and her husband Mr.R.Mahadevan in all aspects, and out of love and affection, the Settlor is now desirous of making a provision for the Settlee by settling the land and buildings mentioned in Schedule hereunder in his favour absolutely with all rights of alienation and disposition by reserving life interest, and the Settlee had expressed his willingness for the same and now this **Deed of Settlement** Witnesseth as follows:

Shyamala Mahadevan

1551/05
7/12

Document No 1221 of 20.05
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6 sheet

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500Rs.



RS; 500/-

SM. SENTHIL
STAMP VENDOR
L.No. 12144 /S 1 / 96-97
NO. 33, ARCOT ROAD,
VADAPALANI, CHENNAI-26

(1029)
17/6/05

MRS. SHYAMALA MAHADEVAN
CHENNAI
:1:

1. That in consideration of the care and affection shown by the Setllee towards the Settlor and her husband, and out of natu ral love and affection towards the Settlee who is the eldest son living in Chennai along with the Settlor, and with the confidence that the Setllee will continue to render all his duties towards the Settlor and her husband during and after their life time, the Settlor now settles the Schedule mentioned property to and in favour of the Setllee by reserving a life interest for the Sett- lor and her husband R.Mahadevan, and the ownership in the

Shyamala Mahadevan

DOCUMENT NO/YEAR
1551/05





Document No. 1551 of 20.05
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7 sheet

Sub Registrar



500Rs.



Rs 500/-

10292
17/6/05

MRS. SHYAMALA MAHADEVAN
CHENNAI

SM. SENTHIL
STAMP VENDOR
L.No 12144 dt. 1/96-97
NO. 33, ARCOT ROAD,
VIRUGAMBAKKAM, CHENNAI-92.

property Viz. the two residential buildings, land measuring 4 grounds and 280 sq.ft. bearing Old Door Nos.46 & 46/1, New Door Nos.89 & 89/1, Bazullah Road, T.Nagar, Chennai-17, morefully described in the Schedule hereunder, shall vest in the Settlee on and from this date.

Shyamala Mahadevan

DOCUMENT NO/YEAR 1551/05
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Total: 9
Pages: 12





Document No. 1561 of 28.05
containing 11 sheets
8 sheet

Sub Registrar



500Rs.



MAR 2003

U293
17/6/05

Rs 500/-

MRS. SHYAMALA MAHADEVAN
CHENNAI

SM. SENTHIL
STAMP VENDOR
L.No. 12144 dt. 1/96-97
NO. 33, ARCOT ROAD,
VIRUGAMBAKKAM, CHENNAI-92

2. The Settlee is entitled to effect mutation of name for property tax assessment in his name in respect of said property.

3. The Settlor declares that this Settlement is an irrevocable Settlement.

4. The Settlor has this day handed over all the original title deeds pertaining to the property mentioned in Schedule hereunder to the Settlee;

Shyamala Mahadevan

DOCUMENT NO/YEAR 1551/05
10/12





Document No 1551 of 20 05
containing 11 sheets
9 sheet

State Registrar



500Rs.



Rs 500/-

10294
17/6/05

MRS. SHYAMALA MAHADEVAN
CHENNAI

SM. SENTHIL
STAMP VENDOR
L No. 12144 dt 1/96-97
NO. 33, ARCOT ROAD,
KRISHNASWAMY, CHENNAI-94

Mr:

Schedule

Two residential buildings and the land measuring about 4 Grounds and 280 sq.ft., bearing Plot No.5, Old Door Nos.46 & 46/1, and New Door Nos.89 & 89/1, Bazullah Road, T.Nagar, Chennai-17, land comprised in present T.S.No.7991 part, Old T.S.No.4698 part, O.S.No.98 part, and paimash Nos.430 to 441 of T.Nagar, land being bounded on the North by Plot No.8, & present Door No.7, Chari Street, East by Plot No.4, & present Door No.88,

DOCUMENT NO/YEAR 1551/05
11
12

Shyamala Mahadevan





Document No. 1551 of 20.25
Containing 11 sheets
10 sheets

Sub Registrar



South by Bazullah Road, and West by Plot No.6, present Door No.98, situated within the Registration District of Chennai-South, Sub-registration District of T.Nagar.

Value of the Property hereby Settled is Rs.10,00,000/-

IN WITNESS WHEREOF THE SETTLOR HAS PUT HER SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

Witnesses:

1. D. Jonakiraman
S. JANAKI RAMAN
9, PRASANTH COLONY
SENTHIL AVENUE
KAMARAJA PURAM, CHENNAI 78

2. B. L. Pirda
B. L PIRICHA
1/6, TILAK ST. EXTN.
T. NAGAR, CHENNAI-600017.

S. Jayanthi Kakadan

Settlor

Drafted by:

R.Venkataraman,
Advocate,
No.9, Law Chambers,
High Court Buildings,
Chennai-104.

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20

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contains 11 sheets

11 sheets

Sub Registrar

745/2015



தமிழ்நாடு तमिलनाडु TAMILNADU

V 785081

6860
24/3/15

M. Pavan Kumar
Chennai

SM. SENTHIL
STAMP VENDOR
L. No. 12144 & 1/96-97
N. No. 205, O. No.31, ARCOT ROAD
VIRUGAMBAKKAM, CHENNAI-92

Settlement Deed

This **Deed of Settlement** executed at Chennai, this 25th day of March 2015, by **Sri.Mahadevan Pavan Kumar** (PAN-AABPK3042K), son of Late R.Mahadevan, aged about 58 years, residing at New Door No.89, Old No.46, Bazullah Road, T.Nagar, Chennai-600 017, hereinafter called the **SETTLOR**, which term shall, wherever the context admits, mean and include his legal representatives, administrators, executors, etc. and assigns of the **ONE PART**;

Verified for Doc 3678/2015

Sub Registrar
Thiyagaraya Nagar
12/12

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தமிழ் நாடு तमिलनाडु TAMILNADU

V 785082

6861
24/3/15

M. Pavan Kumar
Chennai

SM. SENTHIL
STAMP VENDOR
L. No. 12144 & 1/96-97
N. No. 205, O. No.33, ARCOT ROAD,
VIKUGAMBAKKAM, CHENNAI-92

TO AND IN FAVOUR OF

Smt.Lakshmi Pavan Kumar (PAN-AAEPP8428K), wife of **Sri.Mahadevan Pavan Kumar**, aged about 54 years, residing at New Door No.89, Old No.46, Bazullah Road, T.Nagar, Chennai-600 017, hereinafter called the **Settlor**, which term shall, wherever the context admits, mean and include her heirs, legal representatives, administrators, executors etc. and assigns of the **OTHER PART**;

DOCUMENT NO/YEAR
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Whereas the Settlor herein is the absolute owner of the property Viz. land and building bearing Plot No.5, New Door No.89 & 89/1, Old No.46 & 46/1, Bazullah Road, T.Nagar, Chennai-600 017, morefully mentioned in Schedule-A hereunder, he having acquired the same from his mother Smt.Shyamala Mahadevan under a registered Settlement Deed Dt.17.06.2005, Doc.No.1551, SRO-T.Nagar;

Whereas the Settlor and his wife Smt.Lakshmi Pavan Kumar, the Settlee herein, have one son by name P.Arvind Mahadevan, aged about 21 years, who is a person with a permanent disability (Downs syndrome with mental retardation) and an adopted daughter P.Sai Krithika, aged about 13 years. The said son is studying in the XII standard under the NIOS system, and the said daughter is studying 6th standard, and the both of them are under due care of their parents;

Whereas the Settlor is in sound state of mind, and as he is nearing 60 years of age, and hence he is anxious about his family's future, as his son is mentally retarded, and as his daughter, being an adopted child, and so he wishes to settle a part of his property without further delay, on each of his family members, out of natural love and affection;

PM Lman

DOCUMENT NO/YEAR Page Nos. 245/15 Total pages 3 11

Whereas the Settlor is now desirous of making a provision towards his wife, Smt.Lakshmi Pavan Kumar, the Settlee, out of natural love and affection, by settling 16% of undivided share in the above said property, being land and building, morefully described in **Schedule-B** hereunder, in favour of the Settlee absolutely to the Settlee herein, with all rights of alienation and disposition, and the Settlee had expressed her willingness for the same, and now this **Deed of Settlement** Witnesseth as follows:

1. That in consideration of natural love and affection towards the Settlee, the Settlor now settles 16% of undivided share in the property morefully described in **Schedule-B** hereunder in favour of the **Settlee** absolutely with all rights of alienation and disposition;

2. That the Settlor covenants that the property more particularly described hereunder in the B Schedule is free from all encumberances, lispendens, Testamentary dispositions, etc.

3. That the Settlor further covenants that he had paid all the rates, taxes and other revenue outgoing up to date in respect of the property more particularly described in the schedule B hereunder.

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4. That the Settlee has been admitted and permitted to be in joint possession of property more particularly described in the A schedule as a joint owner of her 16% of undivided share (more particularly described in Schedule B) and the settlee can enjoy her 16% of undivided share (more particularly described in B Schedule) as she wishes.

5. The Settlee has got every right to deal with the property mentioned in Schedule hereunder, hereafter in any manner such as settlement, sale, mortgage or bequeath, etc.

6. The Settlor states that this Settlement is an irrevocable Settlement.

7. The Settlee shall pay the property tax and other taxes and also the electricity consumption charges in respect of the portion settled in her favour.

8. This Settlement takes effect immediately after the execution of this deed.

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Pages 11

Schedule-A

All that piece and parcel of land and building bearing Plot No.5, New Door No.89 & 89/1, Old No.46 & 46/1, Bazullah Road, T.Nagar, Chennai-600 017, land measuring 4 grounds and 280 sq.ft., comprised in T.S.No.7991 part, Old T.S.No.4698 part, O.S.No.98 part, and paimash nos. 430 to 441 of T.Nagar/ Old Zamin Mambalam Village, land being bounded on the North by Plot No.8, & Door No.7, Chari Street, East by Plot No.4 &, Door No.88, South by Bazullah Road, and West by Plot No.6, & Door No.90, situated within the Registration District of Chennai South, and Sub-registration District of T.Nagar.

Schedule-B

16% of Undivided share in the property morefully described in Schedule-A above.

Market Value of the property- - Rs.25,00,000.00.

DOCUMENT NO/YEAR
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Total Pages 6
11

In Witness Whereas the settlor had put her his Signature on this Day, Month and Year first above written.

Witnesses:

1. K. HARIHARAN S/O N.Krishnaswamy
M/35 Chinmayanagar. II Cross Street
Vidyambakkam Chennai -92

Settlor

2. M. VIJAYA PRASAD S/O G.R.T. Prasad
[M. VIJAYABHARATH]
D.No 21 NEW NO 41
BR INDIRA ST REET
WEST MAMBALAM
CHENNAI - 600033

Drafted by:

R.Venkataraman,
Advocate, Roll No.187 of 1983,
No.9, Law Chambers,
High Court Buildings,
Chennai-104.

DOCUMENT NO/YEAR
Page Nos. 745/15
Total Pages 7 11

745/2015/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 10 of 2015

I hereby certify that a sum of Rs. 23000/- (Rupees Twenty Three Thousand only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from MAHADEVAN PAVAN KUMAR residing at

T.Nagar
Date:25/03/2015

Signature of SUBREGISTRAR & Collector
Under Section 41 of the Indian Stamp Act

Presented in the Office of SUBREGISTRAR of T.Nagar and fee of Rs. 4150 paid between hours of 3 and 4 on 25/03/2015 by

1 Left Thumb





9860339510

Additions As per the recitals of the document

Execution Admitted by

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Additions As per the recitals of the document

9860339510

Identified by

1 K. Hariharan Name : K.HARIHARAN S/o N. Krishnamurthy No 14/36 Chinnayanagar 2nd Cross Street Vijayalakshmi Chennai -92

2 Vijaya Bharath Name : VIJAYA BHARATH S/o G.R. Manipresad Old No 21 New No 41 B Sundaresan Street West Mambalam Chennai-600033.

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Page Nos. 745/15
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Pages 11

25th day of March 2015

SUBREGISTRAR T.Nagar

Registered as No 745 of 2015 of Book I

Date : 25/03/2015 SUBREGISTRAR T.Nagar

V.DEVARAJ
SUB REGISTRAR
THYAGARAYA NAGAR

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746/2015



தமிழ்நாடு तमिलनाडु TAMILNADU

V 785077

6856
24/3/15

M. Pavan Kumar
Chennai

SM. SENTHIL
STAMP VENDOR
L. No. 12144 /96-97
N. No. 285, G. No.33, ARCOT ROAD,
VIKUGAMBAKKAM, CHENNAI-92.

SETTLEMENT DEED

This **Deed of Settlement** executed at Chennai, this 25th day of March 2015 by **Sri.Mahadevan Pavan Kumar** (PAN-AABPK3042K), son of Late.R.Mahadevan, aged about 58 years, residing at New Door No.89, Old No.46, Bazullah Road, T.Nagar, Chennai-600 017, hereinafter called the **SETTLOR,** which term shall, wherever the context admits, mean and include his legal representatives, administrators, executors, etc. and assigns of the **ONE PART:**

Verified for Doc 3678/2015

Sub Registrar T.Nagar
14/12

DOCUMENT NO/YEAR
Page Nos. 746/15
1/11

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

तमिलनाडु TAMILNADU

V. 785078

6857
24/3/15

M. Pavan Kumar
Chennai

SM. SENTHIL
STAMP VENDOR
L. No. 12144 & 1/96-97
N. No. 205, O. No.33, ARCOT ROAD
VIKUGAMBAKKAM, CHENNAI-92

TO AND IN FAVOUR OF

Kum. P.Sai Krithika (PAN-FCZPS3464Q), daughter of **Sri.Mahadevan Pavan Kumar**, aged about 13 years, residing at New Door No.89, Old No.48, Bazullah Road, T.Nagar, Chennai-600 017, hereinafter called the **Settlee**, which term shall, wherever the context admits mean and include her heirs, legal representatives, administrators, executors etc. and assigns of the **OTHER PART**;

DOCUMENT NO/YEAR
Page Nos. 2 of 6/15
Total Pages 2 / 11

Whereas the Settlor herein is the absolute owner of the property Viz. land and building bearing Plot No.5, New Door No.89 & 89/1, Old No.46 & 46/1, Bazullah Road, T.Nagar, Chennai-600 017, morefully mentioned in Schedule-A hereunder, he having acquired the same from his mother Smt.Shyamala Mahadevan under a registered Settlement Deed Dt.17.06.2005, Doc.No.1551, SRO-T.Nagar;

Whereas the Settlor and his wife Smt.Lakshmi Pavan Kumar have one son by name P.Arvind Mahadevan, aged about 21 years, who is a person with a permanent disability (Downs syndrome with mental retardation), and an adopted daughter P.Sai Krithika. The said son is studying in XII standard under the NIOS system, and the said daughter is studying in 6th standard, and the both of them are under due care of their parents.

Whereas the said P.Sai Krithika was adopted under Court Order Dt.08.11.2011, in a proceeding Ad.O.P.No.183 of 2011, on the file of City Civil Court at Chennai, u/s 9(4) of the Hindu Adoption and Maintenance Act, 1956. Since her coming into the family, P.Sai Krithika has brought immense happiness and hope to the settlor, his wife and especially his son, P.Arvind Mahadevan.

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Whereas the Settlor is in sound state of mind, and as he is nearing 60 years of age, and hence he is anxious about his family's future, as his son is mentally retarded, and as his daughter, being an adopted child, and so he wishes to settle a part of his property without further delay, on each of his family members, out of natural love and affection;

Whereas the Settlor is now desirous of making a provision towards his daughter, P.Sai Krithika, the Settlee, out of natural love and affection, by settling **15% of undivided share** in the above said property, being land and building, morefully described in **Schedule-B** hereunder, in favour of the Settlee absolutely to the Settlee herein, with all rights of alienation and disposition, and now this **Deed of Settlement** Witnesseth as follows:

1. That in consideration of a natural love and affection towards the Settlee, the Settlor now settles 15% sq.ft. of undivided share in the property morefully described in **Schedule-B** hereunder in favour of the **Settlee** absolutely with all rights of alienation and disposition;

2. That the Settlor covenants that the property more particularly described hereunder in Schedule-B is free from all encumberances, lispendens, Testamentary dispositions, etc.

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3. That the Settlor further covenants that he had paid all the rates, taxes and other revenue outgoing up to date in respect of the property more particularly described in the schedule B hereunder.

4. That the Settlee has been admitted and permitted to be in joint possession of property more particularly described in the A schedule as a joint owner of her 15% of undivided share (more particularly described in Schedule B) and the settlee can enjoy her 15% of undivided share (more particularly described in B Schedule) as she wishes.

5. The Settlee has got every right to deal with the property mentioned in Schedule hereunder, hereafter in any manner such as settlement, sale, mortgage or bequeath, etc.

6. The Settlor states that this Settlement is an irrevocable Settlement.

7. The Settlee shall pay the property tax and other taxes and also the electricity consumption charges in respect of the portion settled in her favour.

8. This Settlement takes effect immediately after the execution of this deed.



Schedule-A

All that piece and parcel of land and building bearing Plot No.5, New Door No.89 & 89/1, Old No.46 & 46/1, Bazullah Road, T.Nagar, Chennai-600 017, land measuring 4 grounds and 280 sq.ft., comprised in T.S.No.7991 part, Old T.S.No.4698 part, O.S.No.98 part, and paimasn nos. 430 to 441 of T.Nagar/ Old Zamin Mambalam Village, land being bounded on the North by Plot No.8, & Door No.7, Chari Street, East by Plot No.4 &, Door No.88, South by Bazullah Road, and West by Plot No.6, & Door No.90, situated within the Registration District of Chennai South, and Sub-registration District of T.Nagar.

Schedule-B

15% of Undivided share in the property morefully described in Schedule-A above.

Market Value of the property- - Rs.25,00,000.00.

DOCUMENT NO/YEAR Book-I Nos. 7461/15 6 11

In Witness Whereas the settlor had put her his Signature on this Day, Month and Year first above written.

Witnesses:

1. K. Harihaaran S/o N. Krishnamurthy
   14/36 Chinmaya Nagar II Cross Street
   Virugambakkam Chennai-92

Settlor

2. Hvijagathanath S/o C. Ramaprasad
   [Hvijayabharath]
   Old No 21 New No 41
   Bharathiar street
   Vesthambakam
   Chennai - 600033

Drafted by:

R. Venkataraman,
Advocate, Roll No.187 of 1983,
No.9, Law Chambers,
High Court Buildings,
Chennai-104.

DOCUMENT NO/YEAR
Page No: 246/15
Total: Pages 7
11

746/2015/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 11 of 2015

I hereby certify that a sum of Rs. 23000/- (Rupees Twenty Three Thousand only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from MAHADEVAN PAWAN KUMAR residing at

T.Nagar
Date:25/03/2015

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

Presented in the Office of SUBREGISTRAR of T.Nagar and fee of Rs. 4150 paid between hours of 3 and 4 on 25/03/2015 by

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Additions As per the recitals of the document

9840339510

Execution Admitted by

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Additions As per the recitals of the document

9840339510

Identified by

1 K.Hariharan Name : K.HARIHARAN S/o W. Krishna murthy no 14/35 Chinnaya naicker street vepery chennai 92

2 Vijaya Bharath Name : VIJAYA BHARATH S/o G. RM muthusamy old 21 new no 41 Bhandi varam street west Mambalam Chennai-33

DOCUMENT NO/YEAR 746/15 Page Nos 8 Total Pages 11

25th day of March 2015

SUBREGISTRAR T.Nagar

Registered as No 746 of 2015 of Book I

Date : 25/03/2015 SUBREGISTRAR T.Nagar

V.DEVARAJ
SUB REGISTRAR
THYAGARAYA NAGAR

DOCUMENT
NO/YEAR
Page Nos 746/15
Total 9
Index 11

2


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MAHADEVAN PAVAN KUMAR
MAHADEVAN
01/07/1956
Permanent Account Number
AABPK3042K


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



DOCUMENT
NO/YEAR 746/15
Page Nos.
Total 10
Annex 11





DOCUMENT
NO/YEAR
Page Nos.
Total:
Pages 11

747/2015



தமிழ்நாடு तमिलनाडु TAMILNADU

6858
24/3/15

M. Pavan Kumar
Chennai

V 785079

SM. SENTHIL
STAMP VENDOR
L. No. 12144 dt. 1/96-97
N. No. 205, G. No. 21, ARCOT ROAD,
VIKUGAMBAKKAM, CHENNAI-92

Settlement Deed

This **Deed of Settlement** executed at Chennai, this 25th day of March 2015, by **Sri.Mahadevan Pavan Kumar** (PAN-AABPK3042K), son of Late R.Mahadevan, aged about 58 years, residing at New Door No.89, Old No.46, Bazullah Road, T.Nagar, Chennai-600 017, hereinafter called the **SETTLOR**, which term shall, wherever the context admits, mean and include his legal representatives, administrators, executors, etc. and assigns of the **ONE PART**;

Verified for Doc. 3678/2015

14/12

DOCUMENT NO/YEAR
Page Nos. 747/15
10

Secret



தமிழ்நாடு தமிழ்நாடு TAMILNADU

6859
24/3/15

M. Pavan Kumar
Chennai

V 785080

SM. SENTHIL
STAMP VENDOR
L. No. 12144 & 1/96-97
N. No. 265, O. No.33, ARCOT ROAD,
VIRUGAMBAKKAM, CHENNAI-92.

TO AND IN FAVOUR OF

Sri.P.Arvind Mahadevan (PAN-AJHPM4490N), son of **Sri.Mahadevan Pavan Kumar**, aged about 21 years, residing at New Door No.89, Old No.46, Bazullah Road, T.Nagar, Chennai-600 017, hereinafter called the **Settlee**, which term shall, wherever the context admits, mean and include his heirs, legal representatives, administrators, executors etc. and assigns of the **OTHER PART**;

DOCUMENT NO/YEAR 2 10 347/15

Whereas the Settlor herein is the absolute owner of the property Viz. land and building bearing Plot No.5, New Door No.69 & 69/1, Old No.46 & 46/1, Bazullah Road, T.Nagar, Chennai-600 017, morefully mentioned in Schedule-A hereunder, he having acquired the same from his mother Smt.Shyamala Mahadevan under a registered Settlement Deed Dt.17.06.2005, Doc.No.1551, SRO-T.Nagar;

Whereas the Settlor and his wife Smt.Lakshmi Pavan Kumar have one son by name P.Arvind Mahadevan, aged about 21 years, who is a person with a permanent disability namely, Downs syndrome with mental retardation, (Disability certificate in Form –IV, certificate no:SRTC/MR/48 Dt.01-02-2013) and an adopted daughter P.Sai Krithika. The said son is studying for the XII standard under the NIOS system, and the said daughter is studying 6th standard, and the both of them are under the due care of their parents;

Whereas the Settlor is in sound state of mind, and as he is nearing 60 years of age, and hence he is anxious about his family's future, as his son is mentally retarded, and as his daughter, being an adopted child, and so he wishes to settle a part of his property without further delay, on each of his family members, out of natural love and affection;

DOCUMENT NO/YEAR Page Nos. 743/15 3 10

Whereas the Settlor is now desirous of making a provision towards his son P.Arvind Mahadevan, the Settlee, out of natural love and affection, and with a view to avoid future disputes and litigations with regard to the property and to maintain the unity of the family, by settling 16% of undivided share in the above said property, being land and building, morefully described in **Schedule-B** hereunder, in favour of the Settlee absolutely to the Settlee herein, with all rights of alienation and disposition and now this **Deed of Settlement** Witnesseth as follows:

1. That in consideration of natural love and affection towards the Settlee, the Settlor now settles 16% sq.ft. of undivided share in the property morefully described in **Schedule-B** hereunder in favour of the **Settlee** absolutely with all rights of alienation and disposition;

2. That the Settlor covenants that the property more particularly described hereunder in the B-Schedule is free from all encumberances, lispendens, Testamentary dispositions, etc.

3. That the Settlor further covenants that he had paid all the rates, taxes and other revenue outgoing up to date in respect of the property more particularly described in the schedule B hereunder.

DOCUMENT NO/YEAR 747/15

4. That the Settlee has been admitted and permitted to be in joint possession of property more particularly described in the A schedule as a joint owner of her 16¾ sq.ft. of undivided share (more particularly described in Schedule B) and the settlee can enjoy his 16¾ sq.ft. of undivided share (more particularly described in B Schedule) as he wishes.

5. The Settlee has got every right to deal with the property mentioned in Schedule hereunder, hereafter in any manner such as settlement, sale, mortgage or bequeath, etc.

6. The Settlor states that this Settlement is an irrevocable Settlement.

7. The Settlee shall pay the property tax and other taxes and also the electricity consumption charges in respect of the portion settled in her favour.

8. This Settlement takes effect immediately after the execution of this deed.

DOCUMENT NO/YEAR Page Nos 747/15 Total Pages 5 10

Schedule-A

All that piece and parcel of land and building bearing Plot No.5, New Door No.89 & 89/1, Old No.46 & 46/1, Bazullah Road, T.Nagar, Chennai-600 017, land measuring 4 grounds and 280 sq.ft., comprised in T.S.No.7991 part, Old T.S.No.4698 part, O.S.No.98 part, and paimash nos. 430 to 441 of T.Nagar/ Old Zamin Mambalam Village, land being bounded on the North by Plot No.8, & Door No.7, Chari Street, East by Plot No.4 &, Door No.88, South by Bazullah Road, and West by Plot No.6, & Door No.90, situated within the Registration District of Chennai South, and Sub-registration District of T.Nagar.

Schedule-B

16% of Undivided share in the property morefully described in Schedule-A above.

Market Value of the property- - Rs.25,00,000.00.

DOCUMENT NO/YEAR
Page No
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2942/15
6
10

In Witness Whereas the settlor had put her his Signature on this Day, Month and Year first above written.

Witnesses:

1. K. Hariharan S/o N. Krishnamurthy
   14/35 Chinmaya nagar II Cross Street
   Velachery Chennai-92

Settlor

2. Hariprasath C/o. C.R. Hariprasad
   [MAYA BHARATHI]
   No. 21 New No. 41
   Bharathi Street
   West Mambalam
   Chennai 600033

Drafted by:

R. Venkataraman,
Advocate, Roll No. 187 of 1983,
No.9, Law Chambers,
High Court Buildings,
Chennai-104.

DOCUMENT NO/YEAR
Page Nos. 747/15
Pages 7
10

747/2015/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 12 of 2015

I hereby certify that a sum of Rs. 23000/- (Rupees Twenty Three Thousand only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from MAHADEVAN PAVAN KUMAR residing at

T.Nagar
Date:25/03/2015

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

Presented in the Office of SUBREGISTRAR of T.Nagar and fee of Rs. 4150 paid between hours of 3 and 4 on 25/03/2015 by

1 Left Thumb





Additions As per the recitals of the document

9840339510

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

9840339510

Identified by

1 K. Hariharan Name : K.HARIHARAN S/o M. KRISHNAMURTHY no 14/35 Chinnaya nagar 2 cross street Virumbakkam CH-92

2 Vijayabharath Name : VIJAYA BHARATH S/o C.R Hariprasad 6 & No 21 Kalki 41 Bharathan Street west Mambalam CH-33

DOCUMENT NO/YEAR Book No 1 747/15 Pages 8 10

26th day of March 2015

SUBREGISTRAR T.Nagar

Registered as No 747 of 2015 of Book I

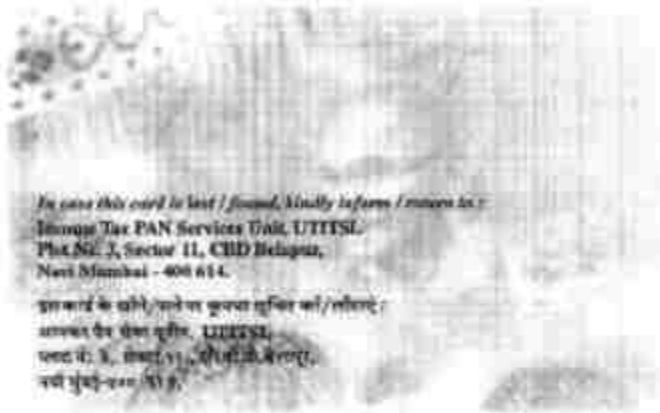
Date : 26/03/2015 SUBREGISTRAR T.Nagar

V.DEVARAJ
SUB REGISTRAR
THYAGARAYA NAGAR

DOCUMENT NO./YEAR
Page Nos. 1 to 2
Total Pages 9 10

Sheet no. 2 of 2





DOCUMENT NO/YEAR 147/15
Page Nos. Total Pages 10

3255/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

17/10/23 Mahadevan Pavan Kumar

CX 188314

C.BALASUBRAMANIAN
S.V.L. No. [illegible]
PERAMBET, CHENNAI - 600 083.
Cell : [illegible]

SETTLEMENT DEED

(From Husband to Wife)

This **Settlement Deed** executed at Chennai, this 26th day of October 2023:

BY

Sri. MAHADEVAN PAVAN KUMAR (Aadhaar No. 9815 2022 9342), son of Late R. Mahadevan, aged about 67 years, residing at New Door No.89, Old No. 46, Bazullah Road, T. Nagar, Chennai – 600 017, hereinafter called the **SETTLOR,** which term shall, wherever the context admits, mean and include his legal representatives, administrators, executors, etc. and assigns of the **ONE PART;**

Document No. 3255 of 2023 of Book 1
Comp. 15 sheets 1 Sheet
Registering Officer
T.Nagar

TO AND IN FAVOUR OF

Smt. LAKSHMI PAVAN KUMAR (Aadhaar No. 6410 0422 5201), wife of Sri. Mahadevan Pavan Kumar, aged about 62 years, residing at New Door No.89, Old No. 46, Bazullah Road, T. Nagar, Chennai - 600 017, hereinafter called the **SETTLEE,** which term shall, wherever the context admits, mean and include their legal representatives, administrators, executors, etc. and assigns of the **OTHER PART;**

A. Whereas the Settlor herein became the absolute owner of the property viz. residential buildings and the land measuring about 4 grounds and 280 sq.ft. bearing Plot No. 5, Old Door Nos. 46 & 46/1 and New Door Nos. 89 and 89/1, Bazullah Road, T.Nagar, Chennai 600 017, land comprised in T.S. No. 7991 Part, Old T.S. No. 4696 Part, O.S. No. 98 Part and Paimash Nos. 430 to 441 of T.Nagar / Old Zamin Mambalam Village, more fully described in Schedule – A hereunder, having acquired the same from his mother Smt. Shyamala Mahadevan under a registered Settlement Deed dt. 17.06.2005, Doc. No.1551, SRO - T. Nagar;

B. Whereas the Settlor and his wife Smt. Lakshmi Pavan Kumar have one son by name P. Arvind Mahadevan, aged about 30 years, who is a person with a permanent disability (Downs syndrome with mental disability) and a daughter P. Sai Krithika, aged about 22 years.

C. Whereas the Settlor settled undivided shares of the Schedule - A mentioned property in favour of his wife, son and daughter vide the following Deeds of Settlements as detailed herein:

i. 16% undivided share (1580.8 sq.ft.) in the Schedule – A property to and in favour of Mrs. Lakshmi Pavan Kumar (wife), vide Settlement Deed dated 25th March 2015, registered as Document No.745 /2015 at SRO Thyagaraya Nagar.

ii. 16% undivided share (1580.8 sq.ft.) in the Schedule – A property to and in favour of Mr. P. Arvind Mahadevan (son), vide Settlement Deed dated 25th March 2015, registered as Document No. 747/2015 at SRO Thyagaraya Nagar.

iii. 15% undivided share (1482 sq.ft.) in the Schedule - A property to and in favour of Miss. P. Sai Krithika (daughter), vide Settlement Deed dated 25th March 2015, registered as Document No. 746/2015 at SRO Thyagaraya Nagar.

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Comprising 15 Sheets 2 Sheet
Registering Officer
T.Nagar

D. Whereas the Settlor is in sound state of mind, and as he is nearing 70 years of age, and hence he is anxious about his family's future, and so he wishes to settle a further part of his property without further delay, on each of his family members, out of natural love and affection out of his 53% undivided share;

E. Whereas the Settlor is now desirous of making a further provision towards his wife, Smt. Lakshmi Pavan Kumar, the Settlee, out of natural love and affection, by hereby settling **8% undivided share (790.40 sq.ft.)** in the above said property, being residential land and buildings, more fully described in **Schedule-B** hereunder, in favour of the Settlee absolutely to the Settlee herein, with all rights of alienation and disposition, and the Settlee had expressed their willingness for the same;

NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:

1. That in consideration of natural love and affection towards the Settlee, the Settlor hereby settles **8% undivided share (790.40 sq.ft.)** in the Schedule-A property more fully described in Schedule-B hereunder in favour of the Settlee absolutely with all rights of alienation and disposition;

2. That the Settlor covenants that the property more fully described hereunder in the Schedule-B is free from all encumbrances, lis-pendens, testamentary dispositions, etc.

3. That the Settlor further covenants that he has paid all the rates, taxes and other revenue outgoing up to this date in respect of the property more particularly described in the Schedule B hereunder.

4. That the Settlee has been admitted and permitted to be in joint possession of property more particularly described in the A schedule as a joint owner of their undivided share (more particularly described in Schedule B) as she wishes.

5. The Settlee has got every right to deal with the property mentioned in Schedule B hereunder, hereafter in any manner such as settlement, sale, mortgage or bequeath, etc.

6. The Settlor states that this settlement is an irrevocable settlement.

7. The Settlee shall pay the property tax and other taxes and also the electricity consumption charges in respect of the portion settled in their favour.

8. This Settlement takes effect immediately upon the execution of this deed.

Document No. 3255 2023 of Book I
Page No. 15 to 3 Sheet
Registering Officer
T.Nagar

SCHEDULE – A

All that piece and parcel of the residential buildings and the land measuring about 4 grounds and 280 sq.ft. bearing Plot No. 5, Old Door Nos. 46 & 46/1 and New Door Nos. 89 and 89/1, Bazullah Road, T.Nagar, Chennai 600 017, land comprised in T.S. No. 7991/11, Old T.S. No. 4698 Part, O.S. No. 98 Part and Paimash Nos. 430 to 441, Block No. 106 of T.Nagar Town / Village, Guindy Taluk, Chennai District, bounded on the:

NORTH BY	:	Plot No.8, and Door No. 7, Chari Street,
SOUTH BY	:	Bazullah Road
EAST BY	:	Plot No.4 & Door No.88,
WEST BY	:	Plot No.6 & Door No.90,

Situated within the Registration District of Chennai South and Sub Registration District of T.Nagar.

SCHEDULE – B

(Property hereby Settled)

8% undivided share (790.40 sq.ft.) in the property more fully described in Schedule – A above.

Market Value of the Settled Property: ₹ 1,26,46,400/-

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Contain 15 Sheets 4 Sheet
Registering Officer
T.Nagar

IN WITNESS WHEREOF THE SETTLOR HAS PUT HIS SIGNATURE ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SETTLOR

Witnesses:

1. A. Sukumar
S/o P. Arumugam
No. 2/201, West Street,
Thavasimadai, Kolanthur (Po)
2. Alanthur (Tk) Perambur (Dt)
600106.

P. Vivek S/o. S. Parthiban
No. 58, Kasthuri bai Avenue
Thiruverkadu Ch-77

Drafted by:



Dwarakesh Prabhakaran
Advocate
PA Towers, 81, Ground Floor
669 Poonamallee High Road
Kilpauk, Chennai 600 010
Office: 48356673

Document No. 3255 of 2023 of Book I
Contain 15 Covers 5 Sheet
Registering Officer
T.Nagar

DECLARATION THAT THE PROPERTY IS NOT SITUATED IN ANY WATER BODY (AS PER JUDGEMENT IN W.P. (MD) No. 22163/2018 AND CIRCULAR NO. 35083/C1/2021 dt. 23/11/2021)

It is certified that the property conveyed in this document is not situated in any water body, water pathways or water catchment area. We are aware that we would be held liable to legal actions, if it is found in future that wrong information or certification is given here.

EXECUTANT

Document No. 3255 of 2023 of Book 1
Contain 15 Pages 6 Sheet
Registering Officer
T.Nagar

R/Thiyagaraya nagar/Book-1/3255/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2364 of 2023

I hereby certify that a sum of ₹ 40,000/- (Rupees Fourty 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. மகாதேவன் பவன் குமார் residing at New Door No.89, Old No. 46, Bazullah Road, T. Nagar, Chennai, Tamil Nadu, India, 600017.

Sub Registrar Thiyagaraya nagar
Date: 26/10/2023

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

SUB REGISTRAR
THIYAGARAYA NAGAR

Presented in the office of the Sub Registrar of Thiyagaraya nagar and fee of ₹ 11,110/- paid at 12:59 PM on the 26/10/2023 by

Left Thumb



9840339510

Additions as per recitals of document

Execution admitted by

Left Thumb



identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:946321c6e495d991fa4e84a2483164778a834b (Details from UIDAI : Mahadevan Pavan Kumar S/O R Mahadevan, 01-07-1956, xxxxxxxx9342)



26th day of October 2023

Document No 3255 of 2023 of Book 1
Contain 15 words 7 Sheet

Registering Officer
T.Nagar

MANIKANDAN DHARUMAN
Sub Registrar
Thiyagaraya nagar

SUB REGISTRAR
THIYAGARAYA NAGAR

Registered as Number R/Thiyagaraya nagar/Book-1/3255/2023

Date: 26/10/2023
Thiyagaraya nagar

MANIKANDAN DHARUMAN
Sub Registrar

SUB REGISTRAR
THIYAGARAYA NAGAR

Document No 3255 of 2023 of Book 1
Contain 15 Sheets & Sheet

Registering Officer
T.Nagar

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

Sl. No	Block Code and Name of Locality	Number		D.No. and Survey	Plot/Block Door No.	Land Mass Ownership Name	Any Info. Assessment Number/Address	Nature of Irrigation and Class	If Divided Map, Note of Composition	Class and Sort of soil	Tenants	Area as per Acre/Hectare		Taxable by Town Survey			Assessment		Purchase Register	Alienation (Gift Details)	How the holding is utilized	Remarks
		Sub Field	Sub Div.									Ha.	Acre	Hectare	Are	Sq. Metre	Municipal	Court				
1	[illegible]	[illegible]	11	44/4 Pt	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	9	[illegible]	0.000	[illegible]	0	5	34.5	[illegible]	20.00	[illegible]	[illegible]	[illegible]	19/153/15 (P) dated 19.10.23 to 31.10.2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

டிஜிட்டல் கையொப்பமிட்டவர் / Digital Signatory : 30-10-2023
பெயர் / Name : Kumar S
பதவி / Designation : Tahsildar
இடம் / Place : District Collector Office(Old) / Chennai

குறிப்பு / Remarks	
	1. [illegible] The above information / certificate details are generated from digital records. This can be verified at the eSevaigal portal [illegible] by giving the reference number [illegible]
	2. இந்த சான்றிதழ் 19-10-2023 அன்று 04:20:23 PM மணிக்கு உருவாக்கப்பட்டது. The certificate was generated on 19-10-2023 @ 04:20:23 PM
	3. [illegible] Scan with 2D Barcode reader of mobile phone camera and check on website using 2D QRCODE.

Document No 3255 of 2023 of Book 1
Volume 15 Page 9 Sheet

Registering Officer
T.Nagar

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/1075207**	**Receipt Date:**	17-10-2023 13:15:26
Name:	M PAVAN KUMAR		
Address:	89(46), Bazullah Road , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-00271-000/08-126-0072-000 Paid By: M PAVAN KUMAR		

Description Head of A/C	Amount (in Rupees)
I/24-25	100.00
Total:	**100.00**

Amount (in words): Rupees One Hundred Only

Online Transaction Number: 18369190765,Payment Dated: 17-10-2023

Document No 3255 of 2023 of Book 1 Contain 15 Sheets 10 Sheet

Registering Officer
T.Nagar

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/1074607**	**Receipt Date:**	**17-10-2023 12:47:15**
Name:	M PAVANKUMAR		
Address:	89/1(46/1), Bazullah Road , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-00573-000/08-126-0072-001		
	Paid By: M PAVANKUMAR		

Description Head of A/C	Amount (in Rupees)
II/23-24	3930.00
Property Tax Early Pay Incentive for II/23-24	(-) 143.00
Total:	**3,787.00**

Amount (in words): Rupees Three Thousand Seven Hundred Eighty Seven Only

Online Transaction Number 183688997244 Payment Dated: 17-10-2023

Document No. 3265 of 2023 of Book I Contain 15 Sheets 11 Sheet

Registering Officer
T.Nagar

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1092/55196/10464

To,
மகாதேவன் பவன் குமார்
Mahadevan Pavan Kumar
S/O R Mahadevan
NEW NO 89,OLD NO.46
BAZULLAH ROAD
VIVEKS
T.Nagar
Thyagaraya Nagar Chennai
Tamil Nadu 600017
9840339510

Ref: 1325 / 24V / 331703 / 332083 / P

SB475977759FH

Document No. 3255 of 2023 of B...
I ... Contain 15 Sheets 12 Sh...
Registering Officer

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9815 2022 9342

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India
மகாதேவன் பவன் குமார்
Mahadevan Pavan Kumar
பிறந்த தேதி / DOB: 01/07/1956
ஆண் / Male



9815 2022 9342

எனது ஆதார், எனது அடையாளம்

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1145/02009/00361

To,
லக்ஷ்மி பவன் குமார்
Lakshmi Pavan Kumar
W/O Pavan Kumar Mahadevan
NEW NO 89, OLD NO 46 BAZULLAH ROAD
VIVEKS T.nagar
Thyagarayanagar Chennai
Tamil Nadu 600017
9840300256

05/02/2012

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6410 0422 5201

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारत सरकार
GOVERNMENT OF INDIA
லக்ஷ்மி பவன் குமார்
Lakshmi Pavan Kumar
பிறந்தவருடம் / Year of Birth: 1980
பெண் / Female



6410 0422 5201

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

RM Umar

இந்திய அரசாங்கம்

Government of India

No

2707 0175 9460

சாதாரண மனிதனின் அதிகாரம்

Document No 3255 of 2023 Book 1
Certified 15 sheets 13 Sheet
Registering Officer
T.Nagar



2707 0175 9460

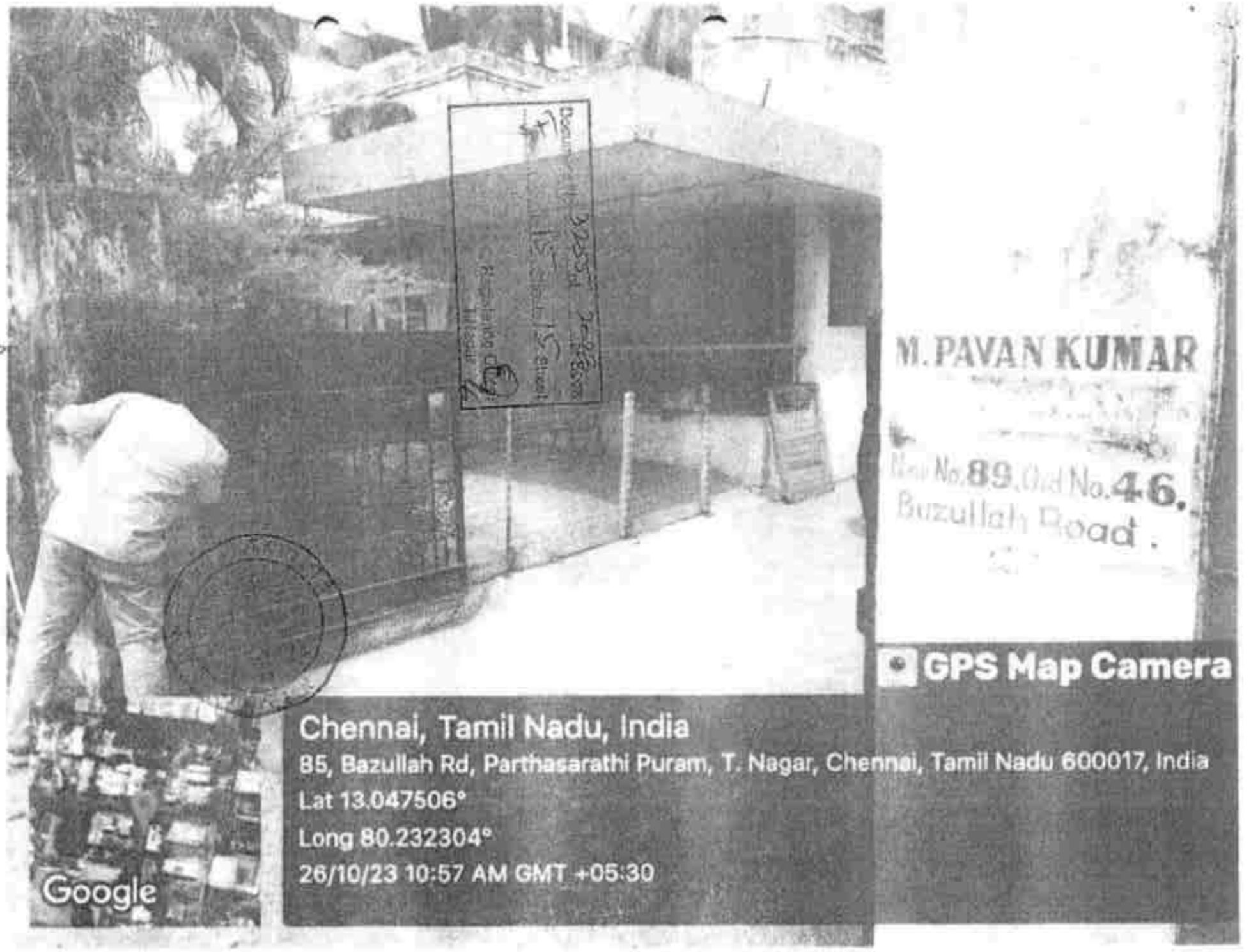
சாதாரண மனிதனின் அதிகாரம்





Document No. 3255 of 2023 of Book 1
Contain 15 Sheets 14 Sheet

Registering Officer
T.Nagar


M. PAVAN KUMAR
New No.89, Old No.46,
Buzullah Road.
GPS Map Camera
Chennai, Tamil Nadu, India
85, Bazullah Rd, Parthasarathi Puram, T. Nagar, Chennai, Tamil Nadu 600017, India
Lat 13.047506°
Long 80.232304°
26/10/23 10:57 AM GMT +05:30
Google

3256/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

17/10/23 Mahadevan Pavan Kumar

CX 188316

C. Balasubramanian.

C.BALASUBRAMANIAN
S.V.L. No.2/XC/92/05
PERIAMET CHENNAI-600 003.
Cell : 9840617510, 7871581980

SETTLEMENT DEED

(From Father to Son)

This **Settlement Deed** executed at Chennai, this 26th day of October 2023:

BY

Sri. MAHADEVAN PAVAN KUMAR (Aadhaar No. 9815 2022 9342), son of Late R. Mahadevan, aged about 57 years, residing at New Door No.89, Old No. 46, Bazullah Road, T. Nagar, Chennai - 600 017, hereinafter called the **SETTLOR,** which term shall, wherever the context admits, mean and include his legal representatives, administrators, executors, etc. and assigns of the **ONE PART;**

Document No 3256 of 2023 Book I Contain 15 Sheets 1 Sheet

Registering Officer T.Nagar

RM Kumar

TO AND IN FAVOUR OF

Sri. P. ARVIND MAHADEVAN (Aadhaar No. 2953 5388 6422), Son of Sri. Mahadevan Pavan Kumar, aged about 30 years, residing at New Door No.89, Old No. 46, Bazullah Road, T. Nagar, Chennai - 600 017, hereinafter called the **SETTLEE,** which term shall, wherever the context admits, mean and include their legal representatives, administrators, executors, etc. and assigns of the **OTHER PART;**

A. Whereas the Settlor herein became the absolute owner of the property viz. residential buildings and the land measuring about 4 grounds and 280 sq.ft. bearing Plot No. 5, Old Door Nos. 46 & 46/1 and New Door Nos. 89 and 89/1, Bazullah Road, T.Nagar, Chennai 600 017, land comprised in T.S. No. 7991 Part, Old T.S. No. 4698 Part, O.S. No. 98 Part and Paimash Nos. 430 to 441 of T.Nagar / Old Zamin Mambalam Village, more fully described in Schedule - A hereunder, having acquired the same from his mother Smt. Shyamala Mahadevan under a registered Settlement Deed dt. 17.06.2005, Doc. No.1551, SRO - T. Nagar;

B. Whereas the Settlor and his wife Smt. Lakshmi Pavan Kumar, have one son by name P. Arvind Mahadevan, aged about 30 years, who is a person with a permanent disability (Downs syndrome with mental disability) and a daughter P. Sai Krithika, aged about 22 years.

C. Whereas the Settlor settled undivided shares of the Schedule - A mentioned property in favour of his wife, son and daughter vide the following Deeds of Settlements as detailed herein:

i. 16% undivided share (1580.8 sq.ft.) in the Schedule - A property to and in favour of Mrs. Lakshmi Pavan Kumar (wife), vide Settlement Deed dated 25th March 2015, registered as Document No.745 /2015 at SRO Thyagaraya Nagar.

ii. 16% undivided share (1580.8 sq.ft.) in the Schedule - A property to and in favour of Mr. P. Arvind Mahadevan (son), vide Settlement Deed dated 25th March 2015, registered as Document No. 747/2015 at SRO Thyagaraya Nagar.

iii. 15% undivided share (1482 sq.ft.) in the Schedule - A property to and in favour of Miss. P. Sai Krithika (daughter), vide Settlement Deed dated 25th March 2015, registered as Document No. 746/2015 at SRO Thyagaraya Nagar.

Docum 3250 2023 of Book
I 15 2 Sheet
Registering Officer
T.Nagar

D. Whereas the Settlor is in sound state of mind, and as he is nearing 70 years of age, and hence he is anxious about his family's future, and so he wishes to settle a further part of his property without further delay, on each of his family members, out of natural love and affection out of his 53% undivided share;

E. Whereas the Settlor is now desirous of making a further provision towards his son, Sri. P. Arvind Mahadevan, the Settlee, out of natural love and affection, by hereby settling **6% undivided share (592.80 sq.ft.)** in the above said property, being residential land and building, more fully described in **Schedule-B** hereunder, in favour of the Settlee absolutely to the Settlee herein, with all rights of alienation and disposition, and the Settlee had expressed their willingness for the same;

NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:

1. That in consideration of natural love and affection towards the Settlee, the Settlor hereby settles **6% undivided share (592.80 sq.ft.)** in the Schedule-A property more fully described in Schedule-B hereunder in favour of the Settlee absolutely with all rights of alienation and disposition;

2. That the Settlor covenants that the property more fully described hereunder in the Schedule-B is free from all encumbrances, lis pendens, testamentary dispositions, etc.

3. That the Settlor further covenants that he has paid all the rates, taxes and other revenue outgoing up to this date in respect of the property more particularly described in the Schedule B hereunder.

4. That the Settlee has been admitted and permitted to be in joint possession of property more particularly described in the A schedule as a joint owner of their undivided share (more particularly described in Schedule B) as he wishes.

5. The Settlee has got every right to deal with the property mentioned in Schedule B hereunder, hereafter in any manner such as settlement, sale, mortgage or bequeath, etc.

6. The Settlor states that this settlement is an irrevocable settlement.

7. The Settlee shall pay the property tax and other taxes and also the electricity consumption charges in respect of the portion settled in their favour.

8. This Settlement takes effect immediately upon the execution of this deed.

Document No. 3256 of 2023 of Book I
Contain 15 Sheets 3 Sheet
Registering Officer
T.Nagar

SCHEDULE – A

All that piece and parcel of the residential buildings and the land measuring about 4 grounds and 280 sq.ft. bearing Plot No. 5, Old Door Nos. 46 & 46/1 and New Door Nos. 89 and 89/1, Bazullah Road, T.Nagar, Chennai 600 017, land comprised in T.S. No. 7991/11, Old T.S. No. 4698 Part, O.S. No. 98 Part and Paimash Nos. 430 to 441, Block No. 106 of T.Nagar Town / Village, Guindy Taluk, Chennai District, bounded on the:

NORTH BY	:	Plot No.8, and Door No. 7, Chari Street,
SOUTH BY	:	Bazullah Road
EAST BY	:	Plot No.4 & Door No.88,
WEST BY	:	Plot No.6 & Door No.90,

Situated within the Registration District of Chennai South and Sub Registration District of T.Nagar.

SCHEDULE – B

(Property hereby Settled)

6% undivided share (592.80 sq.ft.) in the property more fully described in Schedule – A above.

Market Value of the Settled Property: ₹ 94,84,800/-

Document No. 3256 of 2023 of Book 1
Contain 15 Sheets 4 Sheet
Registering Officer
T.Nagar

IN WITNESS WHEREOF THE SETTLOR HAS PUT HIS SIGNATURE ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SETTLOR

Witnesses:

1. A. Sukumar, S/o S. Arumugam
No. 2/251, West Street,
Thiruvanur, Kolanthur (Po),
Alandur (T.K) Kancheepuram (Dt)
600106

2. P/a
PVIVEK S/o S. Parthiban
No. 58, Kasturi bai Avenue
Thiruverkadu Ch. - 77

Drafted by:



Dwarakesh Prabhakaran
Advocate
PA Towers, B1, Ground Floor
869 Poonamallee High Road
Kilpauk, Chennai 600 010
Office: 48598673

Document No. 3257 of 2023 of Book 1
Contain 15 Pages. 5 Sheet
Registering Officer
T.Nagar

DECLARATION THAT THE PROPERTY IS NOT SITUATED IN ANY WATER BODY (AS PER JUDGEMENT IN W.P. (MD) No. 22163/2018 AND CIRCULAR NO. 35083/C1/2021 dt. 23/11/2021)

It is certified that the property conveyed in this document is not situated in any water body, water pathways or water catchment area. We are aware that we would be held liable to legal actions, if it is found in future that wrong information or certification is given here.

EXECUTANT

Document No. 3257 of 2023 of Book 1
Contain 15 Sheets 6 Sheet
Registering Officer
T.Nagar

R/Thiyagaraya nagar/Book-1/3256/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2357 of 2023

I hereby certify that a sum of ₹ 40,300/- (Rupees Fourty 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. [illegible] (&LDIT) residing at New Door No.89, Old No. 46, Bazullah Road, T. Nagar,, Chennai, Tamil Nadu, India, 600017.

Sub Registrar Thiyagaraya nagar
Date: 26/10/2023

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

SUB REGISTRAR
THIYAGARAYA NAGAR

Presented in the office of the Sub Registrar of Thiyagaraya nagar and fee of ₹ 11,110/- paid at 01:01 PM on the 26/10/2023 by

Left Thumb



9860339570

Additions as per recitals of document

Execution admitted by

Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:93844716205141f84142fca889deb1ce90284b
(Details from UIDAI : Mahadevan Pavan Kumar S/O R Mahadevan, 01-07-1956, xxxxxxxx9342)



26th day of October 2023

Document No 3256 of 2023 of Book 1 Contain 15 Sheets 7 Sheets
Registering Officer
T.Nagar

MANIKANDAN DHARUMAN
Sub Registrar
SUB REGISTRAR
THIYAGARAYA NAGAR

Registered as Number R/Thiyagaraya nagar/Book-1/3256/2023

Date: 26/10/2023

Thiyagaraya nagar



VANIKANDAN DHARUMAN
Sub Registrar
SUB REGISTRAR
THIYAGARAYA NAGAR

Document No 3256 of 2023 of Book 1
Contain 15 Sheets & Sheet
Registering Officer
T.Nagar

வட்டாட்சியர் அலுவலக இணைய சேவை - நில உரிமம் விபரங்கள்

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Saidapet Town / Village Ward :

S.No	Block Code and name of Locality	Number		Old Survey No. and Sub Division letter	Principal Holder No.	Name, Father's / Husband's name	City, Door, Crossstreet, Premises, House-site	Source of Irrigation and Class	If Doubtful Cha.Reference of Investigation	Extent and Unit of Land	Assessment	Value per Acre/Hectare		Extent by Town Survey			Assessment		Municipal Register	Adangal (Uses Details)	How the holding is utilized	Remarks
		Sub Division	Field No.									No.	Rates	Hectare	Are	Sq. Meter	Municipal	Govt.				
1	Block : 2109 Locality : Mandi	Town	11	4598/1 pt -	91,96/17	[illegible]	Lease	-	-	0-	-	0.00		0	9	15.0	-	20.30	-	[illegible]	[illegible]	TN/455/15-Di-29-7-23-TP-07, 30-06-2023

Certified that the above is a true extract from the Town Survey Land Register maintained at the Taluk.

Digital Signature : 30-06-2023
Name : Kishan S
Designation : Tahsildar
Taluk / Town : Saidapet / Guindy, Kandhanchavadi / Chennai

Remarks :	
	1. This extract is generated from Digital records. This can be verified at the eServices portal https://www.tn.gov.in by giving the reference number 33/01/03/094/001/0000/7891/23
	2. The certificate was printed on 14-10-2023 at 04:32:22 PM.
	3. Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

Document No. 3256/2023/01 dt 30.8.23
T. Condition 15 Sheets 9 Sheet
Registering Officer
T.Nagar

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/1075207**	**Receipt Date:**	**17-10-2023 13:15:26**
Name:	M PAVAN KUMAR		
Address:	89(46), Bazullah Road , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-00271-000/08-126-0072-000		
	Paid By: M PAVAN KUMAR		

Description Head of A/C	Amount (in Rupees)
1/24-25	100.00
Total:	**100.00**

Amount (in words): Rupees One Hundred Only

Online Transaction Number: 183691907765,Payment Dated: 17-10-2023

Document No 3256 of 2023 at Book 1 Contain 15 Sheets 10 Sheet

Registering Officer
T.Nagar

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/1074607**	**Receipt Date:**	**17-10-2023 12:47:15**
Name:	M PAVANKUMAR		
Address:	89/1(46/1), Bazullah Road , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-00573-000/08-126-0072-001 Paid By: M PAVANKUMAR		

Description Head of A/C	Amount (in Rupees)
II/23-24	3930.00
Property Tax Early Pay Incentive for II/23-24	(-) 143.00
Total:	**3,787.00**

Amount (in words): Rupees Three Thousand Seven Hundred Eighty Seven Only

Online Tranaction Number 18368997244,Payment Dated 17-10-2023

Document No. 3256 of 2023 of Book I
Certain 15 Sheets 11 Sheet

Registering Officer
T.Nagar

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrolment No.: 1092/55198/10465

To
மகாதேவன் பவன் குமார்
Mahadevan Pavan Kumar
S/O R Mahadevan
NEW NO 89,OLD NO 46
BAZULLAH ROAD
VIVEKS
T.Nagar
Thyagaraya Nagar Chennai
Tamil Nadu 600017
9840339510

1901/2012

Ref: 1325 / 24V / 331703 / 332083 / P

SB475977759FH

உங்கள் ஆதார் எண் / Your Aadhaar No.:

9815 2022 9342

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India
மகாதேவன் பவன் குமார்
Mahadevan Pavan Kumar
பிறந்த நாள் / DOB: 01/01/1966
ஆண்/பால் / Male



9815 2022 9342

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrolment No.: 1145/02009/00383

To
ப அரவிந்த் மகாதேவன்
P Arvind Mahadevan
S/O M Pavan Kumar
NEW NO 89,OLD NO 46 BAZULLAH ROAD
VIVEKS T.nagar
Thygarayanagar Chennai
Tamil Nadu 600017
9840339510

20/01/2012

UDM757108IN

உங்கள் ஆதார் எண் / Your Aadhaar No.:

2953 5388 6422

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

भारत सरकार
GOVERNMENT OF INDIA



ப அரவிந்த் மகாதேவன்
P Arvind Mahadevan
பிறந்த ஆ.ப / Year of Birth: 1992
ஆண்/பால் / Male

2953 5388 6422

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Document No. 3258 of 2012 of Book I
Contain 15 Sheets 12 Sheet
Registering Officer
T.Nagar

இந்திய அரசாங்கம்

Government of India

உங்கள் ஆதார் எண்/ Your Aadhaar No

2707 0175 9460

சாதாரண மனிதனின் அதிகாரம்

Document No. 3256 2022 of Book I Contain 15 Sheets 13 Sheets

Registering Officer T.Nagar



2707 0175 9460

சாதாரண மனிதனின் அதிகாரம்





Document No. 3256 of 2022 of Book I
Contain 15 Sheets 14 Sheet
Registering Officer
T.Nagar

GPS Map Camera
Chennai, Tamil Nadu, India
85, Bazullah Rd, Parthasarathi Puram, T. Nagar, Chennai, Tamil Nadu 600017, India
Lat 13.047606°
Long 80.232304°
26/10/23 10:57 AM GMT +05:30
Google

3257/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

17/10/23 Mahadevan Pavan Kumar

CX 188315

C. BALASUBRAMANIAN
S.V.L. No.2006/92.25
PERAMET, CHENNAI - 600 003
Cell : 9940047910, 7871931660

SETTLEMENT DEED

(From Father to Daughter)

This **Settlement Deed** executed at Chennai, this 26th day of October 2023:

BY

Sri. MAHADEVAN PAVAN KUMAR (Aadhaar No. 9815 2022 9342), son of Late R. Mahadevan, aged about 67 years, residing at New Door No.89, Old No. 46, Bazullah Road, T. Nagar, Chennai - 600 017, hereinafter called the **SETTLOR,** which term shall, wherever the context admits, mean and include his legal representatives, administrators, executors, etc. and assigns of the **ONE PART;**

Document No. 3257 of 2023 of Book 1
Division 15 Volume / Sheet
Registering Officer
T.Nagar

TO AND IN FAVOUR OF

Ms. P. SAI KRITHIKA (Aadhaar No. 7343 5914 8843), daughter of Sri. Mahadevan Pavan Kumar, aged about 22 years, residing at New Door No.89, Old No. 46, Bazullah Road, T. Nagar, Chennai - 600 017, hereinafter called the **SETTLEE,** which term shall, wherever the context admits, mean and include their legal representatives, administrators, executors, etc. and assigns of the **OTHER PART;**

A. Whereas the Settlor herein became the absolute owner of the property viz. residential buildings and the land measuring about 4 grounds and 280 sq.ft. bearing Plot No. 5, Old Door Nos. 46 & 46/1 and New Door Nos. 89 and 89/1, Bazullah Road, T.Nagar, Chennai 600 017, land comprised in T.S. No. 7991 Part, Old T.S. No. 4698 Part, O.S. No. 98 Part and Paimash Nos. 430 to 441 of T.Nagar / Old Zamin Mambalam Village, more fully described in Schedule - A hereunder, having acquired the same from his mother Smt. Shyamala Mahadevan under a registered Settlement Deed dt. 17.06.2005, Doc. No.1551, SRO - T. Nagar;

B. Whereas the Settlor and his wife Smt. Lakshmi Pavan Kumar have one son by name P. Arvind Mahadevan, aged about 30 years, who is a person with a permanent disability (Downs syndrome with mental disability) and a daughter P. Sai Krithika, aged about 22 years.

C. Whereas the Settlor settled undivided shares of the Schedule - A mentioned property in favour of his wife, son and daughter vide the following Deeds of Settlements as detailed herein:

i. 16% undivided share (1580.8 sq.ft.) in the Schedule - A property to and in favour of Mrs. Lakshmi Pavan Kumar (wife), vide Settlement Deed dated 25th March 2015, registered as Document No.745 /2015 at SRO Thyagaraya Nagar.

ii. 16% undivided share (1580.8 sq.ft.) in the Schedule - A property to and in favour of Mr. P. Arvind Mahadevan (son), vide Settlement Deed dated 25th March 2015, registered as Document No. 747/2015 at SRO Thyagaraya Nagar.

iii. 15% undivided share (1482 sq.ft.) in the Schedule - A property to and in favour of Miss. P. Sai Krithika (daughter), vide Settlement Deed dated 25th March 2015, registered as Document No. 746/2015 at SRO Thyagaraya Nagar.

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Registering Office
T.Nagar

D. Whereas the Settlor is in sound state of mind, and as he is nearing 70 years of age, and hence he is anxious about his family's future, and so he wishes to settle a further part of his property without further delay, on each of his family members, out of natural love and affection out of his 53% undivided share;

E. Whereas the Settlor is now desirous of making a further provision towards his daughter, Kum. P. Sai Krithika, the Settlee, out of natural love and affection, by hereby settling **9% undivided share (889.20 sq.ft.)** in the above said property, being residential land and buildings, more fully described in **Schedule-B** hereunder, in favour of the Settlee absolutely to the Settlee herein, with all rights of alienation and disposition, and the Settlee had expressed their willingness for the same;

NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:

1. That in consideration of natural love and affection towards the Settlee, the Settlor hereby settles **9% undivided share (889.20 sq.ft.)** in the Schedule-A property more fully described in Schedule-B hereunder in favour of the Settlee absolutely with all rights of alienation and disposition;

2. That the Settlor covenants that the property more fully described hereunder in the Schedule-B is free from all encumbrances, lis pendens, testamentary dispositions, etc.

3. That the Settlor further covenants that he has paid all the rates, taxes and other revenue outgoing up to this date in respect of the property more particularly described in the Schedule B hereunder.

4. That the Settlee has been admitted and permitted to be in joint possession of property more particularly described in the A schedule as a joint owner of their undivided share (more particularly described in Schedule B) as she wishes.

5. The Settlee has got every right to deal with the property mentioned in Schedule B hereunder, hereafter in any manner such as settlement, sale, mortgage or bequeath, etc.

6. The Settlor states that this settlement is an irrevocable settlement.

7. The Settlee shall pay the property tax and other taxes and also the electricity consumption charges in respect of the portion settled in their favour.

8. This Settlement takes effect immediately upon the execution of this deed.

Document No. 3257 of 2022 Book I
Certain 15 Sheets 3 Sheet
Registering Officer
T.Nagar

3

SCHEDULE – A

All that piece and parcel of the residential buildings and the land measuring about 4 grounds and 280 sq.ft. bearing Plot No. 5, Old Door Nos. 46 & 46/1 and New Door Nos. 89 and 89/1, Bazullah Road, T.Nagar, Chennai 600 017, land comprised in T.S. No. 7991/11, Old T.S. No. 4698 Part, O.S. No. 98 Part and Paimash Nos. 430 to 441, Block No. 106 of T.Nagar Town / Village, Guindy Taluk, Chennai District, bounded on the:

NORTH BY	:	Plot No.8, and Door No. 7, Chari Street,
SOUTH BY	:	Bazullah Road
EAST BY	:	Plot No.4 & Door No.88,
WEST BY	:	Plot No.6 & Door No.90,

Situated within the Registration District of Chennai South and Sub Registration District of T.Nagar.

SCHEDULE – B

(Property hereby Settled)

9% undivided share (889.20 sq.ft.) in the property more fully described in Schedule – A above.

Market Value of the Settled Property: ₹ 1,42,27,200/-

Document No. 3257 of 2023 of Book 1
Contain 15 Sheets 4 Sheet
Registering Officer
T.Nagar

IN WITNESS WHEREOF THE SETTLOR HAD PUT HIS SIGNATURE ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SETTLOR

Witnesses:

1. A.Sukumar
S/o P.Arumugam
No.20/201, Irett Street
Thiruvanmiyur, Kotturpuram (Po)
Alwarthiru (Tk) Kancheepuram (Dt)
600 041

2. P.Vivek S/o S.Prabhakaran
No.58, Kasthuri bai Avenue
Thiruverkadu Ch-77

Drafted by:



Dwarakesh Prabhakaran
Advocate
PA Towers, B1, Ground Floor
869 Poonamallee High Road
Kilpauk, Chennai 600 010
Office: 48596673

Document No. 3257 of 2023 of Book I
Contain 15 Sheets 5 Sheet
Registering Officer
T.Nagar

DECLARATION THAT THE PROPERTY IS NOT SITUATED IN ANY WATER BODY (AS PER JUDGEMENT IN W.P. (MD) No. 22163/2018 AND CIRCULAR NO. 35083/C1/2021 dt. 23/11/2021)

It is certified that the property conveyed in this document is not situated in any water body, water pathways or water catchment area. We are aware that we would be held liable to legal actions, if it is found in future that wrong information or certification is given here.

EXECUTANT

Document No. 3257 of 2023 of Book 1
Contain 15 Sheets & Sheet
Registering Officer
T.Nagar

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 2358 of 2023

I hereby certify that a sum of ₹ 40,000/- (Rupees Fourty 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. [illegible] residing at New Door No.89, Old No. 46, Bazullah Road, T. Nagar, Chennai, Tamil Nadu, India, 600017.

Sub Registrar: Thiyagaraya nagar
Date: 26/10/2023

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

SUB REGISTRAR
THIYAGARAYA NAGAR

Presented in the office of the Sub Registrar of Thiyagaraya nagar and fee of ₹ 11,110/- paid at 01:05 PM on the 26/10/2023 by

Left Thumb



9840339510

Additions as per recitals of document

Execution admitted by

Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No : UKC:7353210a723eed26674c1b62dbbd203d00a00 (Details from UIDAI : Mahadevan Pavan Kumar S/O R Mahadevan, 01-07-1956, xxxxxxxx9342)



26th day of October 2023

Document No 3257 of 2023 of Book 1
Contain 15 Pages 7 Sheet
Registering Office
T.Nagar

MANIKANDAN DHARUMAN
Sub Registrar
Thiyagaraya nagar

SUB REGISTRAR
THIYAGARAYA NAGAR

Registered as Number **R/Thiyagaraya nagar/Book-1/3257/2023**

Date: 26/10/2023
Thiyagaraya nagar

MANIMANDAN DHARUMAN
Sub Registrar

SUB REGISTRAR
THIYAGARAYA NAGAR

Document No. 3257 of 2023 of Book 1
Contain 15 Sheets & Sheet

Registering Officer
T.Nagar

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Guindy Town : T.Nagar Ward : -

S.No	Block Code and Name of Locality	Number		Old No. and Add. Letter	Present Door No.	Govt./Wakf, Zamindari,Inam, Private, Tenure etc.	Dry,Wet, Unassessed, Poramboke, House site	Source of Irrigation and Class	If Double Crop, Rate of Cesses	Class and sum of soil	Remarks	Extent per Acre/Hectare		Extent By Taluk Survey			Assessment		Municipal Register	Adangal (UDD Details)	How the holding is shown	Remarks
		Sub Division	Sub Div.									No.	Nature	Hectare	Ares	Sq. Meter	Municipal	Cess				
1	Block 0 (No-Longer) (Old)	[illegible]	11	[illegible]	49,99/1	[illegible]	owner	-	-	6	-	0.05		5	0	18.5	-	20.00	-	[illegible]	[illegible]	TM/552/15, Dt. 29.7.15 TP (T) 30-09-2021

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

Digital Signature : 30-09-2021
Name : Ramani S
Designation : Tahsildar
Place : Guindy Taluk / Guindy Taluk Office / Chennai

Remarks :	
	1. This certificate / [illegible] has been digitally signed [illegible] https://[illegible] The above information / certificate details are generated from Digital records. This can be verified at its eServices portal https://[illegible] by giving the reference number [illegible]
	2. The certificate was printed on 14-10-2023 at 04:26:22 PM
	3. Scan with 2D barcode reader of mobile phone (smart) and check on website using 2D/QR.

Document No. 3257 of 2023 of Book I
Contain 15 Grants 9 Sheet
Registering Officer
T.Nagar

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/1075207**	**Receipt Date:**	**17-10-2023 13:15:26**
Name:	M PAVAN KUMAR		
Address:	89(46), Bazullah Road , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number: 10-136-00271-000/08-126-0072-000 Paid By: M PAVAN KUMAR		

Description Head of A/C	Amount (in Rupees)
1/24-25	100.00
Total:	**100.00**

Amount (in words): Rupees One Hundred Only

Online Transaction Number: 18369190765,Payment Dated: 17-10-2023

Document No 3257 of 2023 of Book I Contain 15 Sheets 10 Sheet

Registering Officer
T.Nagar

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/1074607**	**Receipt Date:**	**17-10-2023 12:47:15**
Name:	M PAVANKUMAR		
Address:	89/1(46/1), Bazullah Road , T.Nagar, T.Nagar, CHENNAI - 600017		
Payment Details:	Description: Property Tax Bill Number 10-136-00573-000/08-126-0072-001		
	Paid By M PAVANKUMAR		

Description Head of A/C	**Amount (in Rupees)**
II/23-24	3930.00
Property Tax Early Pay Incentive for II/23-24	(-) 143.00
Total:	**3,787.00**
Amount (in words): Rupees Three Thousand Seven Hundred Eighty Seven Only	
Online Transaction Number: 18368997244,Payment Dated 17-10-2023	

M Umar

Document No 3257 of 2023 of Book 1
Carton 15 Sheets 11 Sheet
Registering Officer
T.Nagar

आधार

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. 1092/55198/10464

To,
மகாதேவன் பவன் குமார்
Mahadevan Pavan Kumar
S/O R Mahadevan
NEW NO 89 OLD NO 46
BAZULLAH ROAD
VIVEKS
T Nagar
Thyagaraya Nagar Chennai
Tamil Nadu 600017
9840339510

19/11/2012

Ref 1325 / 24V / 331703 / 352083 / P

SB475977759FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9815 2022 9342

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

மகாதேவன் பவன் குமார்
Mahadevan Pavan Kumar

பிறந்த நாள் / DOB: 01/07/1964
ஆண்/Male

9815 2022 9342

எனது ஆதார், எனது அடையாளம்

Document No. 3257 of 2022 of Book 1
Contain 15 Sheets 12 Sheet
Registering Officer
T.Nagar

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம்/ Enrollment No : 0691/10010/00410

To
Sai Krithika P
சாய் கிருத்திகா பி
D/O: Pavan Kumar Mahadevan
NEW NO 89 OLD NO 46
BAZULLAH ROAD,
T NAGAR,
VTC: Thyagaraya Nagar, PO: Thyagaraya Nagar,
Sub District: Chennai, District: Chennai,
State: Tamil Nadu, PIN Code: 600017
Mobile: 9840339510

KF466572909FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7343 5914 8843

எனது ஆதார், எனது அடையாளம்

Government of India

சாய் கிருத்திகா பி
Sai Krithika P

Issue Date: 14/10/2014

7343 5914 8843

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்

Government of India

உங்கள் ஆதார் எண் Your Aadhaar No

2707 0175 9460

சாதாரண மனிதனின் அதிகாரம்

Document / No. 3257 / 2025 of Book I Contain 15 Sheets 13 Sheet
Registering Officer
T.Nagar

இந்திய அரசாங்கம்
Government of India



2707 0175 9460

சாதாரண மனிதனின் அதிகாரம்

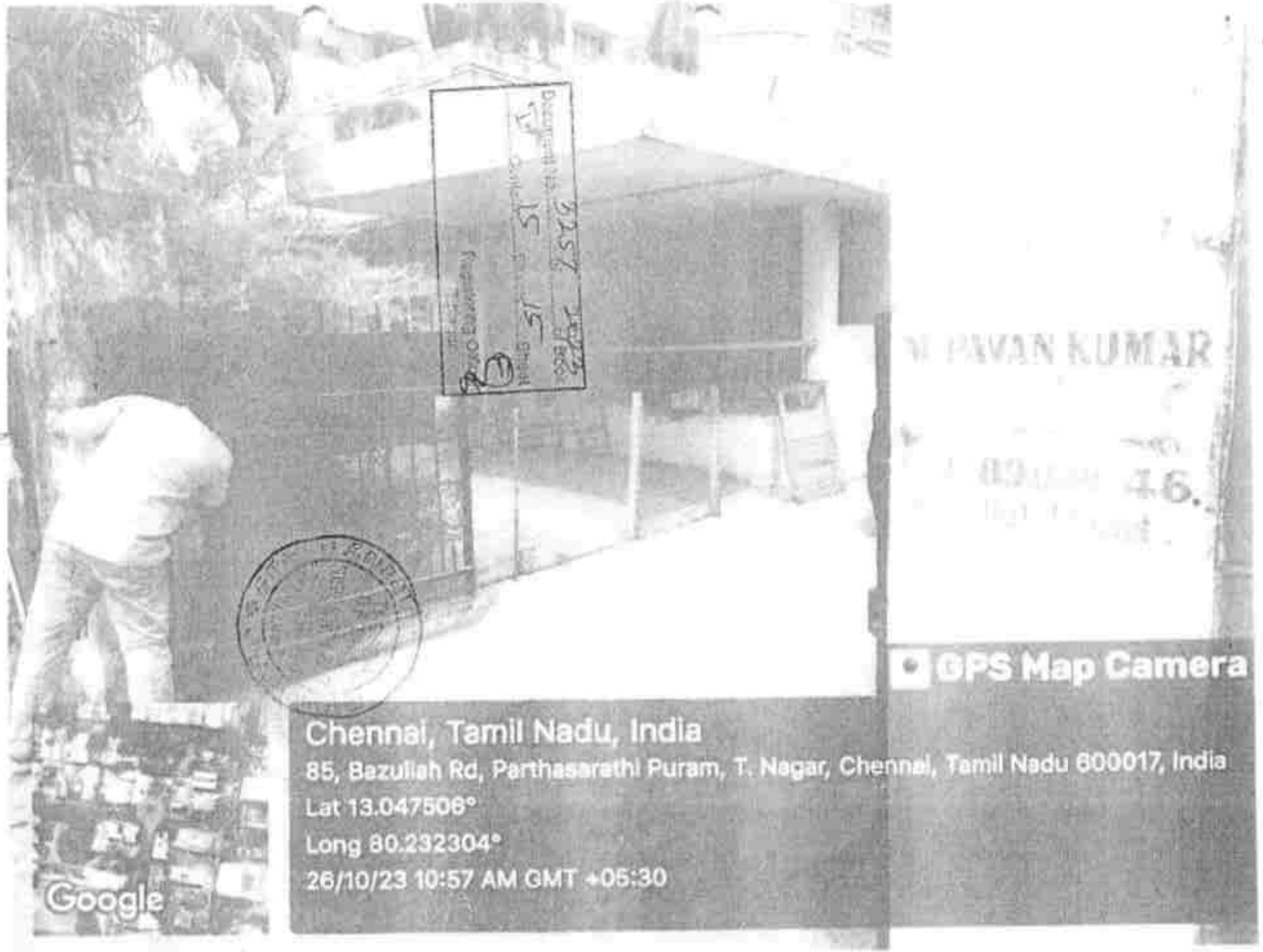




P/Ce

Document No 3257 of 2022 of Book I Contain 15 Sheets 14 Sheet

Registering Officer
T.Nagar


GPS Map Camera
Chennai, Tamil Nadu, India
85, Bazullah Rd, Parthasarathi Puram, T. Nagar, Chennai, Tamil Nadu 600017, India
Lat 13.047506°
Long 80.232304°
26/10/23 10:57 AM GMT +05:30
Google



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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Chennai, India

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