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RE REGULATORY RECORD

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Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

Doc no 2453/18



தமிழ்நாடு तमिलनाडु TAMILNADU

3296

09.2.2017

R. Prasanna Venkatesh

N 364557

S. UMA MAHESWARI
STAMP VENDOR
L. No. AG/10535/78
High Court Campus
CHENNAI - 600 104.

Seen
56/2021 7/1/2021
SUB REGISTRAR
KODAMBAKKAM
(Sale Agreement)

Verified
1389/2023/Sale Agreement-
SUB REGISTRAR
KODAMBAKKAM
21/3/23

THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON THIS 10TH DAY OF FEBRUARY, 2017

BY

K.PRASANNA VENKATESH, son of Late.A.Krishnasamy, Hindu, aged about 40 years, residing at No.1/1, Rasi Garden, Uliyampalayam, Thondamuthur Road, Coimbatore – 641 109 hereinafter referred to as the **SETTLOR.**

Verified
424/2024
SUB REGISTRAR
KODAMBAKKAM

Verified
3759/2024
SUB REGISTRAR
KODAMBAKKAM

TO AND IN FAVOUR OF

Mrs. R.AMMU, daughter of Mr.Thanjai A.Ramamoorthy and wife of Mr.K.Prasanna Venkatesh, Hindu, aged about 38 years, residing at No.1/1, Rasi Garden, Uliyampalayam, Thondamuthur Road, Coimbatore – 641 109, hereinafter referred to as the **SETTLEE.**

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K. Prasanna

The terms **SETTLOR** and **SETTLEE** shall wherever the context so permits, mean and include the **SETTLOR,** the **SETTLEE** and their respective heirs, executors, legal representatives, successors, administrators and assigns.

WHEREAS by G.O.Ms.No.563 dated 30.03.1971 the Government of Tamil Nadu duly sanctioned and approved an improvement scheme commonly known as Tamil Nadu Urban Development Project at ARUMBAKKAM SCHEME.

WHEREAS the vacant land had been acquired for the purpose of the said scheme and were transferred and vested with the Tamil Nadu Housing Board, and the schedule mentioned property is part and parcel of the said land covered under the Scheme referred above.

WHEREAS the said Mr.A.Krishnasamy had only one son namely Mr.K.Prasanna Venkatesh, the **SETTLOR** herein.

WHEREAS the said Mr.A.Krishnasamy had vide decree dated 24.07.1978 passed in H.M.O.P.No.2 of 1978 by the Subordinate Judge, Karur obtained a decree of dissolution of his marriage with his wife R.Revathi by way of mutual consent.

WHEREAS the schedule mentioned property was allotted by Tamil Nadu Housing Board to the said Mr.A.Krishnasamy on 23.07.1991 and 05.08.2015 under a Lease–cum-Sale Agreement entered into between them.

WHEREAS on payment of the amount fixed towards the sale consideration by Mr.A.Krishnasamy out of his own funds, the Schedule mentioned property was sold by the Tamil Nadu Housing Board to Mr.A.Krishnasamy in and by way of a Sale Deed dated 21.01.2016 registered as Document No.207 of 2016 in the office of the Sub-Registrar, Kodambakkam.

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WHEREAS the said Mr.A.Krishnasamy became the absolute owner of the Schedule mentioned property and had been in absolute possession and enjoyment of the same eversince.

WHEREAS the said Mr.A.Krishnasamy died intestate on 19.12.2016 and his death is evidenced by a Death Certificate issued by the Registrar of Births & Deaths, Karur Municipality vide Registration No.082/2016/08/00119 dated 23.12.2016.

WHEREAS in view of the parents of the said Mr.A.Krishnasamy having predeceased him, and in view of the decree of divorce with his wife Mrs.R.Revathi as stated above, Mr.A.Krishnasamy died leaving Mr.K.Prasanna Venkatesh, the **SETTLOR** herein as the sole surviving legal heir and the same is evidenced by a Legal Heirship Certificate vide Ni.Mu.No.0698/2017(A-1) dated 02.02.2017 issued by the Head Quarters Deputy Tahsildar, Karur.

WHEREAS the Plot No.PC-51 of the sanctioned plan of Tamil Nadu Housing Board project at Arumbakkam Scheme morefully mentioned in the Schedule hereunder thus devolved on the **SETTLOR** herein and he is in absolute, uninterrupted, peaceful possession and enjoyment of the same eversince thereby exercising the absolute right, title and interest of ownership over the schedule mentioned property.

AND WHEREAS the **SETTLOR** is desirous of settling the property described in the Schedule hereunder on the **SETTLEE**, who is his wife during the life time of the **SETTLOR** itself, subject to a life interest to himself.

NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:-

1. That in consideration of the natural love and affection that the **SETTLOR** bears to the **SETTLEE**, who is wife of the **SETTLOR** and with a view to make

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14.

provision for the **SETTLEE** during the life time of the **SETTLOR** itself, the **SETTLOR** doth hereby grant, transfer, convey and assign by way of settlement to the **SETTLEE**, all that piece and parcel of vacant land being Plot No.PC-51 of the sanctioned plan of Tamil Nadu Housing Board project at Arumbakkam Scheme, Type Commercial in T.S.No.5 Part, Block No.22 of Arumbakkam Village, Egmore Taluk, Chennai District and measuring Two grounds 0956 Sq.ft and thereabouts and hereinafter referred to as the **SAID PROPERTY**, subject to a life interest for the **SETTLOR** together with all ways, liberties, easements, advantages and appurtenances whatsoever in and to the **SAID PROPERTY** and or any way appertaining hereto or usually held, occupied or therewith or reputed so to be free of all encumbrances.

2. The **SETTLOR** doth hereby declares and assures the **SETTLEE** that the property settled hereunder is his absolute property and the **SETTLOR** has every manner of right to deal with the same in the manner hereby done and none other than him has any right, title, interest or claim over the property settled hereunder and the property settled is not subject to any mortgage, charge, lien, attachment, encumbrance, suits and appeals.

3. The **SETTLOR** has already put the **SETTLEE** in possession of the said schedule mentioned property settled hereunder, and the **SETTLEE** shall effect mutation of name in the Property Tax, Water Tax, Electricity, other Government records, Patta, etc., whichever necessary in her name and shall pay all the Government dues, Property Tax, Water Taxes, Electricity in her name for the Schedule mentioned Property from this date.

4. The **SETTLOR** also declares having delivered all documents pertaining to the Schedule mentioned property to the **SETTLEE** herein. The Property settled on the **SETTLEE** shall subject to the life interest of the Settlor be enjoyed by the

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SETTLEE absolutely with full powers of alienation as full owner thereof without any obstruction or hindrance from the **SETTLOR** or any one claiming under him or in trust for him.

5. The **SETTLOR** has not done, omitted or been party to privy to any ACT, DEED OR THING whereby, he shall or may in any way be prevented from executing and registering these presents in favour of the **SETTLEE** and the **SETTLOR** and or any person claiming under him shall and will from time to time at all times hereafter do, execute and register or cause to be done, executed and registered all such ACTS, DEEDS and THINGS for further and more perfectly assuring the said Schedule mentioned property to the **SETTLEE** as may be reasonably required from time to time.

6. The **SETTLOR** hereby declares that the SETTLEMENT is irrevocable and that the **SETTLOR** shall only have a life interest in the **SAID PROPERTY** from this date.

7. The **SETTLOR** doth hereby declare that the value of the SAID PROPERTY for the purpose of this Deed is Rs.15,00,000/-

SCHEDULE

All that piece and parcel of vacant land situated in the sanctioned plan of Tamil Nadu Housing Board project at Arumbakkam Scheme, Plot No.PC-51, Type Commercial in T.S.No.5 Part, Block No.22 of Arumbakkam Village, Egmore Taluk, Chennai District and measuring Two grounds 0956 Sq.ft and thereabouts of

Bounded as follows:

North by : Scheme Boundary (Private Land)
East by : Private Lands
South by : Plot No.50
West by : 50 feet Road

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Measuring on the

North	: 154 Feet
East	: 30 Feet
South	: 154 Feet
West	: 45 Feet 6 inches

within the Registration Sub- District of Kodambakkam and Registration District of Chennai.

IN WITNESS WHEREOF THE SETTLOR HAS SIGNED THIS DEED OF SETTLEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES.

WITNESSES:

SETTLOR

1. M. Vetri [M. VETRI].
12/98B Vinayakar kovil St,
Kulathupalayam, Coimbatore.

2. R. Appu
[R. APPU]
86. Jeevan Prakash Nagar
Sennerkuppam
Chennai 18.

Document drafted by:

S.GIRITHARAN,
Advocate, Ms.No.1752/2000
No.114, Additional Law Chambers,
High Court, Chennai – 600 104.

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இந்திய தேர்தல் ஆணையம்
வாக்காளர் அடையாள அட்டை
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UCH0285833



வாக்காளர் பெயர் : பிரசன்ன வெங்கடேஷ்
Elector's Name : Prasanna vengatesh

தந்தை பெயர் : கிருஷ்ணசாமி
Father's Name : Krishnasamy

பாலினம் / Sex : ஆண் / Male

பிறந்த தேதி / Date of Birth: 12/02/1976

UCH0285833

முகவரி: 1 / 27
வாசன் வேலி 2வது குறுக்கு சாலை
மல்லியம்பத்து
திருச்சி 620102

Address : 1 / 27
Vasan velu 2nd cross salai
Malliyapathu
Trichy 620102

நாள் / Date : 04/10/2010

வாக்காளர் பதிவு அதிகாரியின்
கையொப்பம் முத்திரை
139 - ஸ்ரீரங்கம்
சட்டமன்ற தொகுதி

Facsimile Signature of
Electoral Registration Officer
139 - Srirangam
Assembly Constituency

முகவரியில் மாற்றம் ஏற்பட்டால் வாக்காளர் பட்டியலில் புதிய முகவரியில் உங்கள் பெயரைச் சேர்ப்பதற்கு உரிய படிவத்தில் இந்த அட்டையில் உள்ள எண்ணைக் குறிப்பிட்டு விண்ணப்பிக்கலாம்
In case of change of address, mention this card No. in the relevant form for including your name in the roll at the changed address and to obtain the card with same number.

119/2439

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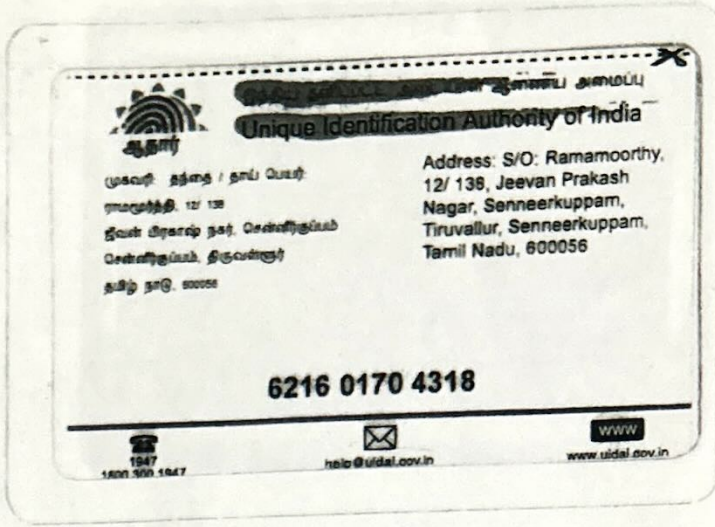
இந்திய அரசாங்கம்
Government of India

அப்பு ர
Appu R

பிறந்த நாள் / DOB: 20/03/1977
ஆண்/பெண் / Male

6216 0170 4318

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



ஆதார்
Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்:
ராமமூர்த்தி, 12/ 138
ஜீவன் பிரகாஷ் நகர், செனீர்குப்பம்
செனீர்குப்பம், திருவள்ளூர்
தமிழ் நாடு, 600056

Address: S/O: Ramamoorthy, 12/ 138, Jeevan Prakash Nagar, Senneerkuppam, Tiruvallur, Senneerkuppam, Tamil Nadu, 600056

6216 0170 4318

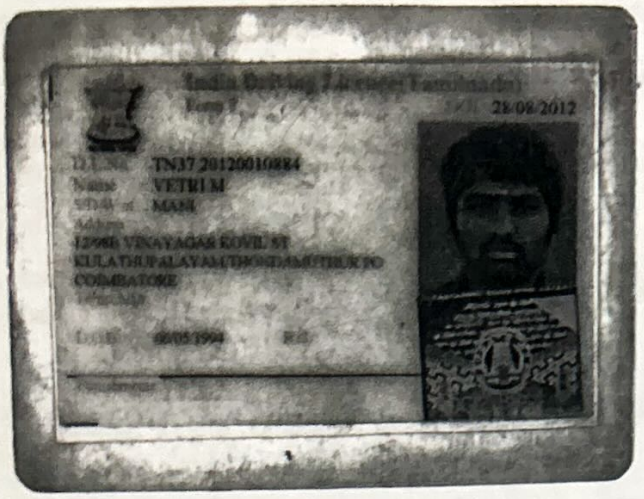
1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

R.Appu
10/04/17.

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M. Vetri [M. VETRI]

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494/2017/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 296 of 2017

I hereby certify that a sum of Rs. 20000 /Rupees Twenty 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 prasanna venkatesh residing at Coimbatore

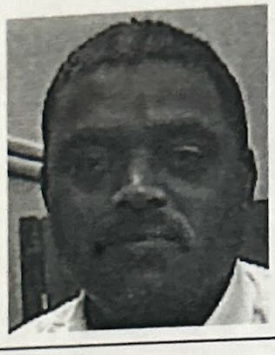
Signature of sub Registrar & Collector
Under Section 41 of the Indian Stamp Act.

Kodambakkam
Date:10/02/2017

Presented in the Office of sub Registrar of Kodambakkam and fee of Rs. 4150 paid between hours of 10 and 11 on 10/02/2017 by

1 Left Thumb



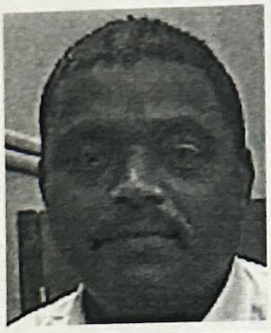


Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





98415 73273

Additions As per the recitals of the document

Identified by

1 M. Vetri Name : 1 [M. VETRI] S/o K. MANI 12/98, Vinayakar kovil St, kulathu Palayam, Coimbatore - 641109.

2 R. Appu Name : 2 (R. APPU) S/o [illegible] 12/128- Jeeva prakash nagar Sennerikuppam. Chennai 86

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Endorsement Sheet no. 1 of 2

10th day of February 2017

sub Registrar
Kodambakkam

Registered as No 494 of 2017 of Book I

Date : 10/02/2017

sub Registrar
Kodambakkam

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Endorsement Sheet no. 2 of 2

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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

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