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5761/2019 TP/66475040/2019

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

V. Venkateshmurthy Hosur

T 473183

RS : 5000/-

DATE : 02.07.19

K. S. Ganesh
STAMP VENDOR, L.No.9037/B1/91
KELAMANGALAM, Krishnagiri (Dt.) T.N.

SALE DEED

THIS DEED OF ABSOLUTE SALE IS EXECUTED AT KELAMANGALAM, ON THIS 02ND DAY OF JULY- 2019 :-

"BETWEEN"

1. **Mr. M. Ramesh,** aged about 45 years, Son of Late. Muniyappa, residing at No.32, New No.140, Near Patel Public School, Kariyappana Agrahara Village, Bellandur Post, Bangalore District, Karnataka - 560 103, (Aadhar Card No.304903636955),

2. **Mr. M. Jayakumar,** aged about 37 years, Son of Late. Muniyappa, residing at No.32, Sampangappa House, Kariyammana Agrahara Village, Bellandur Post, Bangalore District, Karnataka - 560 103, (Aadhar Card No.651565659229),

hereinafter called the **"VENDORS"** Which expression shall unless the context otherwise requires include their heirs, legal representatives, executors, administrators, and assigns of the **ONE PART.**

VENDORS **PURCHASER**

1. M. Ramesha V. Venkatesh Murthy.

2.

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Contains 13 Sheets
Registering Office of Sub Registrar Kelamangalam

TO AND IN FAVOUR OF

(1) **Mr. V. Venkateshmurthy**, aged about 54 years, Son of Mr. Venkatasubbaiah, residing at No.3-104, Gandhi Nagar, Thorapalli Agraharam Taraff, Hosur Taluk, Krishnagiri District, Tamilnadu, (Election Card NO.ZBC1875822- Cell No.9500634506)

(2) **Mr. P. Senthil Kumar**, aged about 46 years, Son of Mr.R.S. Ponram, residing at Villa No.110, Vakil Hosur Hills, Choodasandiram Village Road, Hosur Taluk, Krishnagiri District, Tamilnadu, (Election Card NO.ZBC1879782- Cell No.9443417567)

hereinafter called the **"PURCHASERS"** Which expression shall mean and include their heirs, Executors, Administrators, legal representatives and assigns of the **OTHER PART.**

Whereas the Schedule Mentioned Property belongs to the Vendors by way of **Registered Release Deed Vide Document No.3162/2018**, of Book -1, registered in the office of SRO in **Kelamangalam**, and **Joint Patta No.4508** also stands in the name of Vendors, and thus the Vendors is in legal and lawful possession of the same and thus the vendors are entitled to sell the schedule mentioned property.

AND WHEREAS the Vendors above named are in urgent need of money to discharge their family debts, and for family necessity and the Vendors are selling the property to the Purchasers agreed to purchase the schedule property and whereas the Vendors agreed to sell the schedule Property for a valid and proper consideration of **Rs.3,85,200/- (Rupees Three Lakhs Eighty Five Thousand and Two Hundred Only)** agreed to be paid to the Vendors by the Purchasers in the manner recited herein.

Vendors

1. M. Ramesha

2.

Purchaser

1. V. Venkatesh Murthy.

2.

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Contains 13 Sheets 2 Sheet.

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

In pursuance of the above said agreed terms and in consideration of the Payment of the aforesaid amount of **Rs.3,85,200/- (Rupees Three Lakhs Eighty Five Thousand and Two Hundred Only)** the Vendors have agreed to receive the entire sale consideration by way of CASH at the time of execution of this sale deed in presence of the following witnesses, and thus the Vendors hereby acknowledge the receipt of entire sale consideration as aforesaid by the Purchasers. The Vendors hereby convey transfer and assign absolutely in favour of the Purchasers the piece and parcel of land morefully set out and described in the schedule and all rights and easements, Privileges and appurtenances appurtaining thereto and hold the same, to the Purchasers absolutely for ever to be enjoyed peacefully without interruption and free from all encumbrances as and from this date as full and absolute owner for ever in their own right.

THE VENDORS HEREBY COVENANT

1. That the Vendors have absolute title to the piece and parcel of land described in the schedule hereunto.
2. That the Vendors have the capacity and full power to convey such absolute title to the Purchasers and that no other person or persons have any right, title or interest in the said property hereby conveyed.
3. That the Vendors assure the Purchasers peaceful and uninterrupted possession of the piece and parcel of land hereby conveyed.
4. That the Vendors further declare, assure and covenant that the property conveyed herein is free from all encumbrances and there are no subsisting encumbrances and charges and in case any other encumbrances subsist or is brought to the knowledge and notice of the Purchasers before registration or after registration the Vendors shall discharge the same at their own cost and expenses.

Vendors **Purchaser**

1. M. Ramesha 1. V. Venkatesh Murthy

2.

Document No. 576 of 2019 of Book....
Contains 13 Sheets 8
Registering Officer
Kalasapura

The Vendors have not executed any agreement of sale or entered into any Sale transaction with any other person in any manner or otherwise dealt with the schedule property which will be prejudice or detrimental to the right, title or interest conveyed to the Purchasers this deed of sale in any manner.

5. That the Vendors have executed the conveyance in favour of the Purchasers of the aforesaid piece and parcel of land free from all encumbrance, liens, charges public or private and any kind of liability whatsoever enforceable by private/ public Institution/ Government.

6. That the Vendors shall always do and sign all such acts and documents as the Purchasers may require from time to time at their cost to assure the Purchasers the peaceful possession and absolute title to the said piece and parcel of Land.

7. That the Vendors shall always keep the Purchasers indemnified against all claims whatsoever affecting the Purchasers's title or their peaceful enjoyment of the piece and parcel of land hereby conveyed without any interruption or hindrance or claim or demand by the Vendors. The Vendors do hereby assure and covenant that the schedule land is not subject to any proceedings of land acquisition or any proceedings of resumption for any reason or any violations in any respect.

8. That the possession of the property have been delivered to the Purchasers by the Vendors today. The Vendors have delivered today the prior title deeds to the Purchasers.

VENDORS

1. M. Ramatha

2.

PURCHASER

1. V. Venkatesh Murthy

2.

Document No: 5761 of 2019 of Book...1.
Contains...13....Sheets.....4.....Sheet.

Registering Officer
Kelamangalam.

That the Vendors under this Deed of Sale convey unto the Purchasers all rights and interest and title to the schedule property and covenant to guarantee the title and indemnify in case of any denial of title by any of their heirs, or legal representatives of the Vendors by themselves personally or by the other property they are apart from the property conveyed under this Sale Deed.

9. That the Vendors do hereby give their full consent to the Purchasers getting mutation of their name in the revenue records as necessary to assure the Purchasers of their absolute and exclusive title.

10 The Vendors further vouches that the property is free from all encumbrances.

11. Survey No.146/1A1 in this East Side 25 Feet Road common rights to Vendors & Purchasers Only,

SCHEDULE OF PROPERTY

In **THORAPALLI AGRAHARAM VILLAGE,** of Hosur Taluk, Krishnagiri District, Attached to the Regn. District of Krishnagiri, and Sub Registration District of Kelamangalam bearing **THORAPALLI AGRAHARAM VILLAGE, SURVEY No.138/2, (ONE HUNDRED AND THIRTY EIGHT / TWO)** Dry Ext. Hec.0.46.5, (or) **Ac.1.15 CENTS, (ONE ACRE AND FIFTEEN CENTS)** Asst Rs.1.58 (Patta No.4508) Full Extent, Bounded as follows:

EAST	: Survey No.138/1E3 Land,
WEST	: Survey No.138/3 Land,
NORTH	: Survey No.136,
SOUTH	: Road,

Within theses Hec.0.46.5, (or) **Ac.1.15 CENTS, (ONE ACRE AND FIFTEEN CENTS)** Full Extent Land Only Covered under this Deed of Sale.

VENDORS **PURCHASER**

1. M. Ramesha

2.

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Contains...13...Sheets...5...

Venkatesh Murthy.

The above Property comes under the village panchayat limits of **THORAPALLI AGRAHARAM and Union Council of HOSUR.** The present market value of the property **Rs.3,85,250/**

In witness whereof, the Vendors and the Purchasers above named have signed this deed of sale after the contents read over and on acceptance of the truth and correctness of the recitals have signed this deed of sale on the date, time and place as set out at the outset.

VENDORS

1. M. Ramesha

2.

PURCHASER

1. V. Venkatesh Murthy

2.

WITNESSES:-

1. Thiru. S. BOOPALAN. S/o.P.SUBRAMANI. 2/265-5 GANDHINAGAR. HOSUR

2. S. KODHANDARAMAN S/o Selvaraj. Attur Nagar. Kelamangalam.

DRAFTED BY:-

L. Shanmugam, B.A.Co.op.
Document Writer,
Licence Number B-2/09/K.S.G.
Kelamangalam.

Document No: 576 of 2019 of Book...1
Contains...13...Sheets.....6.....Sheet.

Registering Officer
Kelamangalam.

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : கிருஷ்ணகிரி **வட்டம் : ஓசூர்**

வருவாய் கிராமம் : தொரப்பள்ளிஅக்ரஹாரம் **பட்டா எண் : 4508**

உரிமையாளர்கள் பெயர்

1.	(லேட்).முனியப்பா	மகன்	M.ராமேஷ்	
2.	(லேட்).முனியப்பா	மகன்	M.ஜெயகுமார்	

		நன்செய்		புன்செய்		மற்றவை	
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை
புல எண்	உட்பிரிவு	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை
138	2	—	—	0 - 46.50	1.58	--	--
				0 - 46.50	1.58		

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **http://eservices.tn.gov.in** என்ற இணைய தளத்தில் **31/09/104/04508/80477** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 02-07-2019 அன்று 01:47:12 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

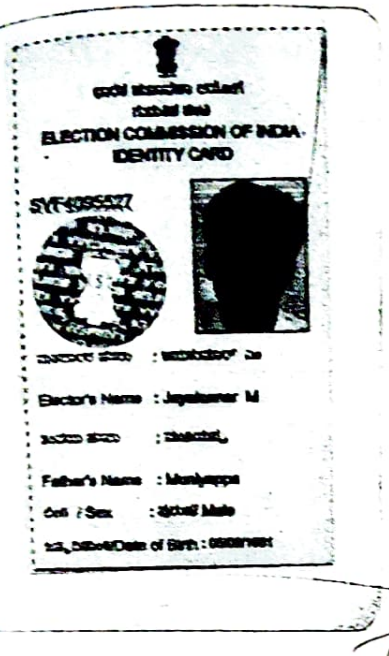
M. Ramesh

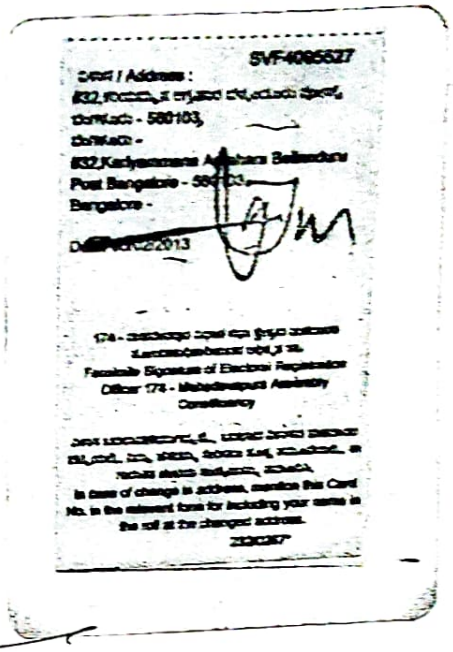
V. Venkatesh Murthy.

Document No: 5761 of 2019 of Book.../1

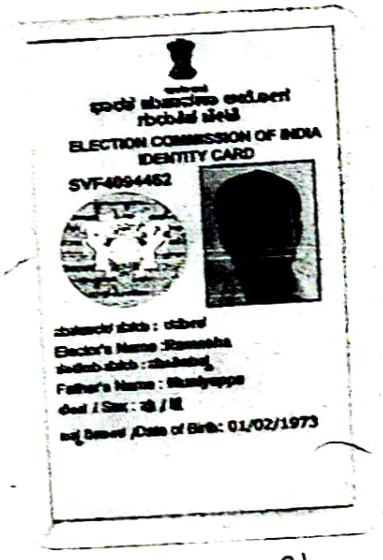
Contains 13 Sheets 7 Sheet.

Registering Officer
Kelamangalam.

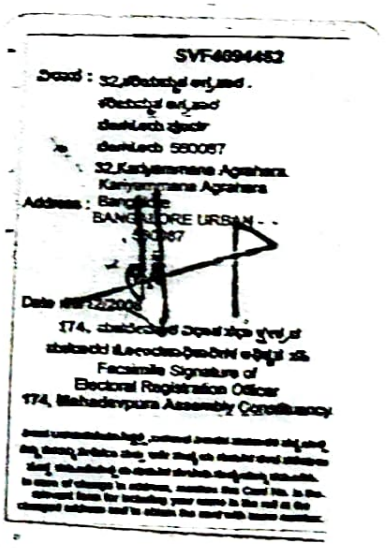

ELECTION COMMISSION OF INDIA
IDENTITY CARD
SVF4095527
Elector's Name : Jayakumar M
Father's Name : Munilyappa
Sex : Male
Date of Birth :


SVF4095527
Address :
Post Bangalore - 560103
Bangalore -
Facsimile Signature of Electoral Registration Officer 174 - Mahadevpura Assembly Constituency

Jayakumar


ELECTION COMMISSION OF INDIA
IDENTITY CARD
SVF4094452
Elector's Name :Ramesha
Father's Name : Munilyappa
Sex : M / M
Date of Birth: 01/02/1973

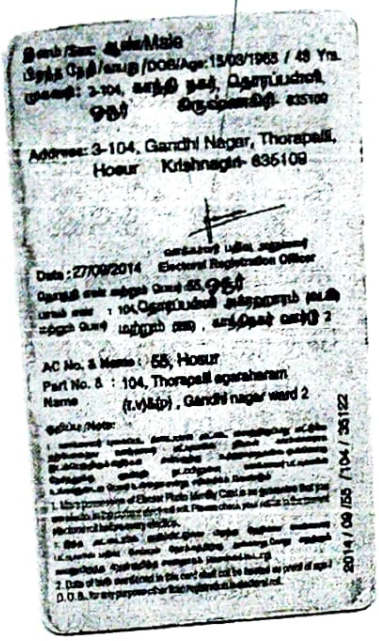
M. Ramesha


SVF4094452
Address :
BANGALORE URBAN -
Facsimile Signature of
Electoral Registration Officer
174, Mahadevpura Assembly Constituency

Document No: 576/ of 2019 of Book 1
Contains 13 Sheets 8 Sheet.

Registering Officer
Kelamangalam.




Sex/Gender: Male
Address: 3-104, Gandhi Nagar, Thorapalli, Hosur Krishnagiri- 635109
Date : 27/09/2014 Electoral Registration Officer
AC No. & Name : 55, Hosur
Part No. & Name : 104, Thorapalli agraharam (r.v)&(p) , Gandhi nagar ward 2
2014/09/55/104/35122

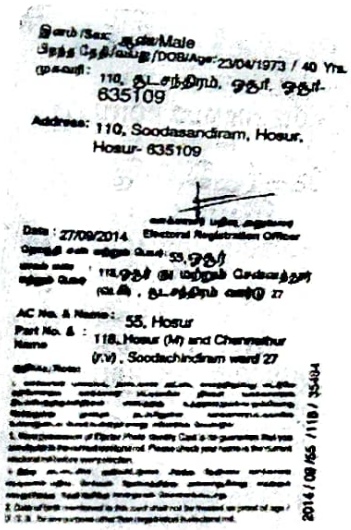

Election Commission of India
ZBC1875822
Elector's Name: Venkateshmurthy
Relation's Name: Venkatasubbalya

V. Venkatesh Murthy

Document No:5761 of 2019 of Book...1
Contains....13...Sheets.....9....Sheet.

Registering Officer
Kelamangalam.

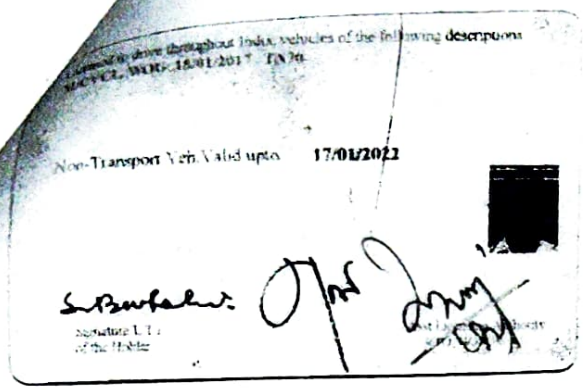




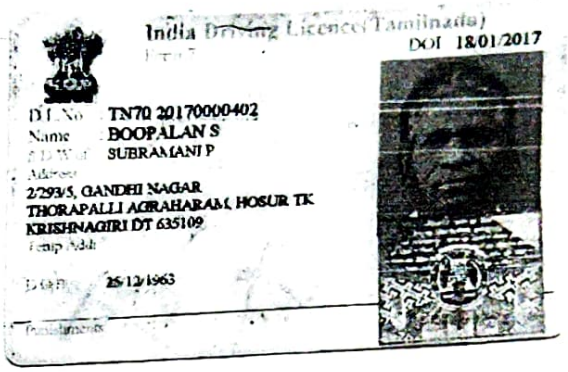
P. Senthil

Document No: 5761 of 2019 of Book 1
Contains 12 Sheets 0 Sheet.

Registering Officer
Kelamangalam.



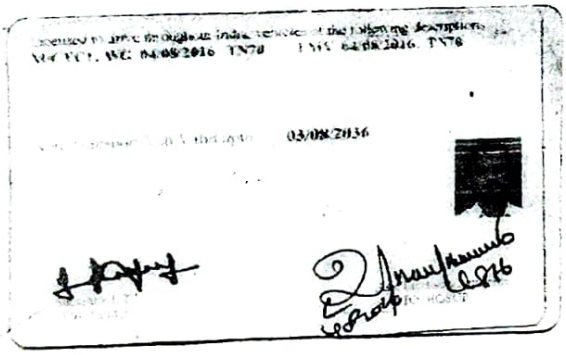
Non-Transport Veh. Valid upto 17/01/2022



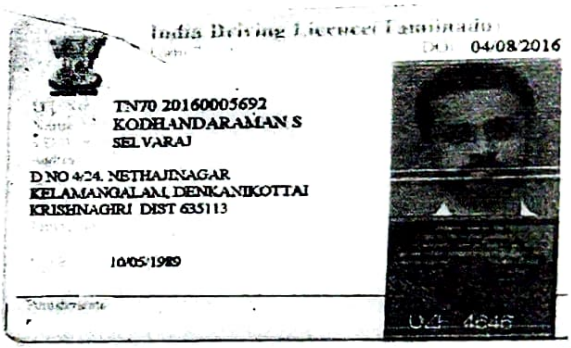
India Driving Licence (Tamilnadu)

DOI 18/01/2017

DL No TN70 20170000402
Name BOOPALAN S
S/D/W/ SUBRAMANI P
Address
2/293/5, GANDHI NAGAR
THORAPALLI AGRAHARAM, HOSUR TK
KRISHNAGIRI DT 635109
Temp Addr
D.O.B 25/12/1963



03/08/2036



India Driving Licence (Tamilnadu)

DOI 04/08/2016

DL No TN70 20160005692
Name KODHANDARAMAN S
F/H/M SELVARAJ
Address
D NO 4/24, NETHAJINAGAR
KELAMANGALAM, DENKANIKOTTAI
KRISHNAGIRI DIST 635113
D.O.B 10/05/1989

Document No: 5761 of 2019 of Book 1/
Contains 17 Sheets 4 Sheet.

Registering Officer
Kelamangalam.

THE SEAL OF THE SUB REGISTRAR OF KELAMANGALAM

R/Kelamangalam/Book-1/5761/2019

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4249 of 2019

I hereby certify that a sum of ₹ 21,970/- (Rupees Twenty One Thousand Nine Hundred and Seventy only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. V. VENKATESHMURTHY residing at residing at No.3-104, Gandhi Nagar, Thorapalli Agraharam Taraff, Hosur Taluk, Krishnagiri District, Tamilnadu, Krishnagiri, Tamil Nadu, India, 635110.

Sub Registrar Kelamangalam
Date: 02/07/2019

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

Presented in the office of the Sub Registrar of Kelamangalam and fee of ₹ 15,617/- paid at 04:31 PM on the 02/07/2019 by

Left Thumb





V. Venkatesh Murthy

Additions as per recitals of document

Execution admitted by

Left Thumb





M. Ramesh

Additions as per recitals of document

Execution admitted by

Left Thumb





Additions as per recitals of document

Document No. 5761 of 2019 of Book 1
Contains 13 Sheets

Registering Officer
Kelamangalam

R/Kelamangalam/Book-1/5761/2019

admitted by
Thumb





V. Venkatesh Murthy.

Additions as per recitals of document

Claim admitted by
Left Thumb





P. Subbu

Additions as per recitals of document

Identified By

1. Boopalan.

2. K. Kodhandaraman.

Mr. BOOPALAN Son of SUBRAMANI residing at No.2/293/5, Gandhi Nagar, Thorapalli Agraharam Taraff, Hosur, Krishnagiri, Tamil Nadu, India, 635109.

Mr. KODHANDARAMAN Son of SELVARAJ residing at No.4/24, Nethaji Nagar, Kelamangaalm town, Denkanikottai Taluk,, Krishnagiri, Tamil Nadu, India, 635113.

2nd day of July 2019

SEETHARAMU C
Sub Registrar
Kelamangalam

Registered as Number **R/Kelamangalam/Book-1/5761/2019**.

Date: 02/07/2019
Kelamangalam

Document No:5761 of 2019 of Book-1
Contains 13 Sheets 13 Sheet.

SEETHARAMU C
Sub Registrar

Registering Officer
Kelamangalam.



our services doesn't just end there

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

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

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Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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OMR Thoraipakkam,
Chennai, India

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