Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



8252/2022



தமிழ்நாடு तमिलनाडु TAMILNADU

Rs1000/-

AZ 904260

27.07.2022

RAMASAMY MEIYAPPAN
COIMBATORE.

PL.KARTHIKA
STAMP VENDOR
L.No: 928/B1/2021-32/CBE
Peelamedu,
Coimbatore-641004.

8770/2022

SUB REGISTRAR
GANDHIPURAM

DEED OF SETTLEMENT

This Deed of Settlement executed at Coimbatore on this the **28th day of July 2022** at Coimbatore by

Mr M.RAMASAMY ALIAS RAMASAMY MEIYAPPAN, son of Sri Meiyappan, **(Aadhaar No.7748 6806 1681)** 13.Bharathi Park Road Cross -8, Saibaba Colony, Coimbatore-641011 (hereinafter referred to as the **Settlor** which expression wherever the context admits shall mean and include his legal heirs, successors, transferees and assigns)

TO AND IN FAVOUR OF

1) Mrs SORNAM RAMASAMY, wife of Mr M.Ramasamy, **(Aadhaar No.6855 7586 1631)** residing at 13.Bharathi Park Road Cross -8, Saibaba Colony, Coimbatore-641011 (hereinafter referred to as the 1st Settlee)

Document No. 8252 of 2022 of Book 1 contains 10 Sheets 1 Sheet
Registering officer

THE SEAL OF THE SUB REGISTRAR OF GANDHIPURAM

SETTLOR

2) MrRMMEIYAPPAN, son of Mr M.Ramasamy, **(Aadhaar No.3083 9252 2934)** residing at 13.Bharathi Park Road Cross -8, Saibaba Colony, Coimbatore-641011 (hereinafter referred to as the 2nd Settlee)

3) MrMPALANIAPPAN, son of M.Ramasamy, (**Aadhaar No.2554 9639 4354)** residing at 13.Bharathi Park Road Cross -8, Saibaba Colony, Coimbatore-641011 (hereinafter referred to as the 3rd Settlee)

Witnesseth

Whereas the Settlor is absolute owner of the property morefully described in the Schedule A hereunder.

Whereas the property belongs to the mother of the Settlor, late Smt Pappa, wife of Rama Meiyappan, who purchased it under registered Sale Deed dated 12.02.1986 registered as Doc.No.741 of 1986 on the file of Sub Registrar, Gandhipuram.

Whereas on the death of Mrs Pappa on 09.01.2001, his father, brother and sister succeeded to the property as legal heirs.

Whereas the Settlor filed a suit O.S.No.183 of 2001 for partition of the property left behind by his mother on the file of Subordinate Judge, Coimbatore, and as per the compromise final decree passed by the Court on 30.04.2001, the Settlor was allotted the Schedule A property.

Whereas the 1st Settlee is the wife of the Settlor and the Settlees 2 & 3 are the sons of the Settlor and out of the natural love and affection which the Settlor has for the Settlee, he is desirous of settling common undivided share to them in the Schedule A property, the Settlor has executed this Deed of Settlement.

Document No. 8252 of 2022 of Book 1 contains 10 Sheets 2 Sheet
Registering officer

SETTLOR

Now this Deed witnesseth that on account of the natural love and affection which the Settlor has for the Settlees, the purchaser being the wife of the Settlor and Settlers 2 & 3 sons of the Settlor, the Settlor doth hereby settle, transfer and gift in favour of the Settlees the following undivided shares to each of them in Schedule A property as set out in Schedule B hereunder.

1st Settlee – Mrs Sornam – 20% share

2nd Settlee – Mr R.Meiyappan – 20% share

3rd Settlee – Mr R.Palaniappan – 20% share

Total - 60%

The Settlor has retained the rest of the 40% with him and has settled and transferred a common undivided 20% share each in favour of the Settlees free of encumbrance. The Settlor covenants that the property hereby settled has not been subjected to any mortgage or lien and the Settlor has subsisting title to the property. Since the shares settled in favour of the settlee is only a part of the property, they have not been handed over any document of title.

The Settlees have applied for and obtained mutation of records in their names with respect to their respective shares.

This settlement is irrevocable.

DESCRIPTION OF PROPERTY

Schedule A

Coimbatore Regn Dt, Gandhipuram Sub Regn.Dt, Coimbatore Taluk, Kalapatty Village, Patta No.318, SF No.733/4, an extent of 2.16 acres of land situate within the following boundaries & measurements:

East by	North South Cart Track
West by	Property in SF no.733/5
South by	Property in SF Nos.733/1
North by	Layout in SF No.733/6

SETTLOR

Document No. 8252 of 2022 of Book 1 contains 10 Sheets 3 Sheet

Registering officer

In this, an extent of 2.16 acres of land with it common right and appurtenances. The property is situated within the limits of Kalapatty Town Panchayat.

Schedule B

Item No.I 20% undivided share settled in favour of the 1st Settlee, Mrs.Sornam.

Item No.II – 20% undivided share settled in favour of the 2nd Settlee, Mr.R.Meiyappan

Item No.III – 20% undivided share settled in favour of the 3rd Settlee, Mr.R.Palaniappan

SETTLOR

In witness whereof, I have signed this instrument at Coimbatore on this the **28TH day of July 2022**

Witnessess:

1. H.MOHAN SINGH,
Son of Mr.Heera Singh,
C.101 Cheran Nagar , G.N.Mills
Coimbatore-641029
Aadhaar Card No.7602 0041 2197),

2. RAMASAMY GOVINDAN
S/o. Mr Govindan
No.3rd Street Arignar Anna Hudco Colony
Tatabad, Coimbatore 641 012
(Aadhaar No.3075 7200 1816)

Prepared by:



Sri P.R.Ramakrishnan, Advocate
M/s 477/1975
No.2.Ramar Kovil Street,
Ramnagar, Coimbatore 641009
Mobile. No.9842912360

Document No. 8252 of 2022 of Book 1 contains 10 Sheets 4 Sheet

Registering officer



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No. : 1349/50395/03464

To
Ramasamy Meiyappan
ராமசாமி மெய்யப்பன்
S/O: Meiyappan
13
BHARATHIPARK ROAD CROSS-8
SAIBABA COLONY
Coimbatore North
Saibaba Mission,Coimbatore
Tamil Nadu - 641011
9894066899

12/07/2013

KL347747292FT
34774729

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7748 6806 1681

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

ராமசாமி மெய்யப்பன்
Ramasamy Meiyappan

DOB: 03/06/1958
Male

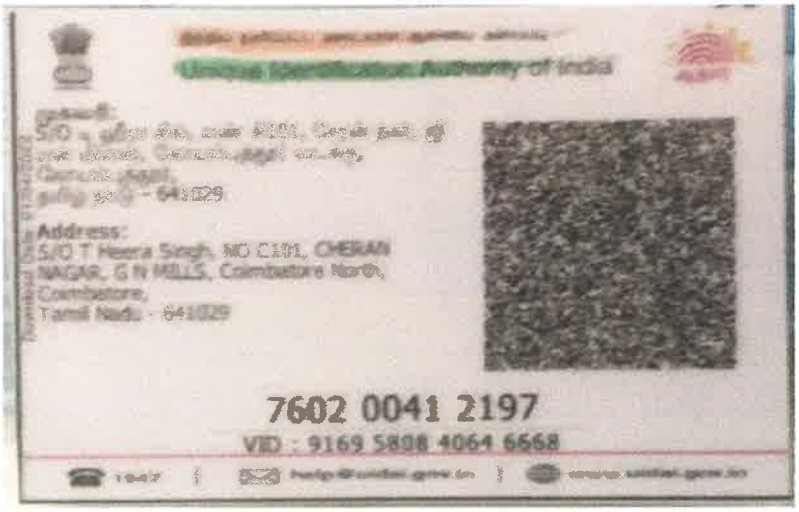
7748 6806 1681

சாதாரண மனிதனின் அதிகாரம்

Document No. 8252 of 2022 of Book 1 contains 10 Sheets 5 Sheet

Registering officer





Document No. 8252 of 2023 of Book 1 contains 10 Sheets 6 Sheet

Registering officer



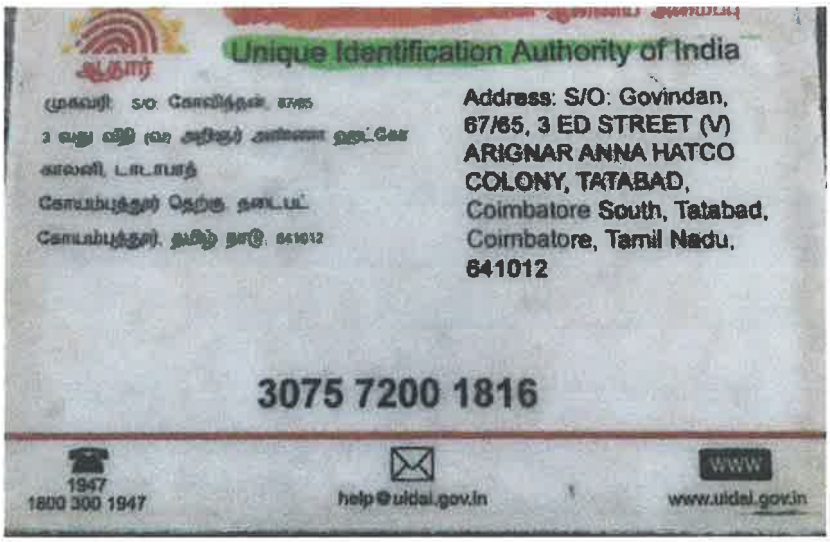
இந்திய அரசாங்கம்
Government of India

ராமசாமி கோவிந்தன்
Ramasamy Govindan
தந்தை கோவிந்தன்
Father : GOVINDAHN

பிறந்த நாள்/DOB: 10/05/1967
ஆண்/MALE / Male

3075 7200 1816

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



ஆதார்
Unique Identification Authority of India

முகவரி: S/O: கோவிந்தன், 67/65,
3 வது வீதி ED அரிஜர் அண்ணா ஹட்கோ
காலனி, டாடாபாத்
கோயம்புத்தூர் தெற்கு, தமிழ்நாடு
கோயம்புத்தூர், தமிழ் நாடு, 641012

Address: S/O: Govindan,
67/65, 3 ED STREET (V)
ARIGNAR ANNA HATCO
COLONY, TATABAD,
Coimbatore South, Tatabad,
Coimbatore, Tamil Nadu,
641012

3075 7200 1816

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ramasamy

Document No. 8252 of 2022 of Book
1 contains 10 Sheets 7 Sheet

Registering officer

தமிழக அரசு

வருவாய்த் துறை

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

மாவட்டம் : கோயம்புத்தூர் வட்டம் : கோயம்புத்தூர்
வடக்கு

வருவாய் கிராமம் : காளப்பட்டி கிழக்கு பட்டா எண் : 1302

உரிமையாளர்கள் பெயர்

1. மெய்யப்ப செட்டியார் மகன் எம்.ராமசாமி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
733	4	0 - 87.50	2.96	--	--	--	--	---- -- 15-06-2000
		0 - 87.50	2.96					

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **12/02/012/01302/10246** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 18-11-2021 அன்று 02:31:32 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

1 புத்தகம் 2022 ம் வருடத்திய 8252 ம்
ஆவணம் 10 தாள்களைக்கொண்டது.
8 வது தாள்
பதிவு அலுவலர்

THE SEAL OF THE SUB REGISTRAR OF COIMBATORE

R/Gandhipuram/Book-1/8252/2022

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6096 of 2022

I hereby certify that a sum of ₹ 24,000/- (Rupees Twenty Four Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ராமசாமி என்கிற ராமசாமி மெய்யப்பன் residing at 13, பாரதி பார்க் கிராஸ் ரோடு. 8 சாய்பாபா மிஷன் கோயம்புத்தூர், Coimbatore, Tamil Nadu, India, 641011.

Sub Registrar: Gandhipuram
Date: 28/07/2022

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

SUB REGISTRAR
GANDHIPURAM

Presented in the office of the Sub Registrar of Gandhipuram and fee of ₹ 4,230/- paid at 10:57 AM on the 28/07/2022 by

Left Thumb





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:66007377334aab28a2414a883773e7b1e6268c **(Details from UIDAI : Ramasamy Meiyappan S/O: Meiyappan, 03-06-1958, xxxxxxxx1681)**



28th day of July 2022

Document No. 8252 of 2022 of Book 1 contains 10 Sheets 9 Sheet

Registering officer

MUTHUKUMAR RM
Sub Registrar
Gandhipuram

Registered as Number **R/Gandhipuram/Book-1/8252/2022**.

Date: 28/07/2022
Gandhipuram .

MUTHUKUMAR RM
Sub Registrar
SUB REGISTRAR
GANDHIPURAM

Document No. 8252 of 2022 of Book 1 contains 10 Sheets 10 Sheet

Registering officer

THE SEAL OF THE SUB REGISTRAR OF GANDHIPURAM



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

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate