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MADRAS

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1151 / 25.3.71

M.S. Umapathy

Madras.

G. Daniel.

G Daniel
STAMP VENDOR,
No. 40, MUKATHAL ST,
MADRAS-7

This DEED OF SALE made at Madras this Fourth day of MAY One thousand nine hundred and seventy one BETWEEN The Madras State Housing Board, a Statutory Body incorporated by the Madras State Housing Board Act XVII of 1961, herein represented by the Secretary of the Madras State Housing Board acting under the authority granted to him by the Madras State Housing Board in writing in this behalf by its Resolution No.30 dated 3rd May 1961, authorising him to sign this instrument for and on behalf of the Madras State Housing Board and having its office at No.36, Mount Road, Madras-35 hereinafter called the "VENDORS" which term shall wherever the context so permits, mean and include their successors in interest and assigns of the ONE PART.

Verified
15/5/71

1231

1231 1971

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Sale 10125:

Appeal - 83.50
20.00
103.50

Presented in the office of the Sub Registrar of Saidapet and fee of Rs. 103.50 paid between the hours of 2 to 2 PM on the 28th May 1971 by: M Dhanapathy

EXECUTION ADMITTED BY: M Dhanapathy — S/o. M.S.A. Shanmuga Mudaliar, Advocate, residing at No. 24, Singi chetty Street, Madras-1

IDENTIFIED BY: Sole. Mule

SON. MAJOR. A.G. KRISHNA MURTHY Son of Mr. A.S. Govindaraj mudaliar, Officer Air Force. 44 First Main Rd, West C.I.T. Nagar, Madras-35.

[illegible] S/o Vadivelu Pillai, Kannan 143 Agrahari Village.

I have satisfied myself as to the execution of this instrument by A. Kichenan Secretary State Housing Board Madras. who is exempted from personal appearance under section 88 (1) of the Registration Act-

28th may 1971.

Registered as No. 1231 of 1971
of Book 1 Volume 1113 Pages 201 to 207.
28th May 1971.
Sub Registrar.

1113
201 to 207

MADRAS

100 Rs.

INDIA NON JUDICIAL

१००रु. Rs 100

भारत

एक सौ रुपया ONE HUNDRED RUPEES

one Hundred Rupees only

M.S. Umapathy

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25.3.71

G. Daniel
STAMP VENDOR
NO. 25 KRATHAL ST.
MADRAS-7

- 2 -

To and in favour of Thiru M.S.Umapathy, son of M.S.A. Shanmugha Mudaliar and residing at 24, Linghi Chetty Street, Madras-1, hereinafter called the "PURCHASER" which expression shall wherever the context so permits mean and include his heirs, legal representative, successors in interests, executors, administrators, and assigns of the SECOND PART witnesseth as follows:--

WHEREAS the Vendors are the successors in interests of the Madras City Improvement Trust, a statutory body constituted under the Madras City Improvement Trust Act XXVII of 1950, and are vested with and possessed of all the properties which vested with and possessed by the erstwhile Madras City Improvement Trust:

WHEREAS by G.O.Ms.No.5826, I.L.C.Dept. dated 23-12-1964

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one Hundred Rs only
M.S. Umapathy
M.Sec.

G. Daniel.
G. Daniel
STAMP VENDOR.
No. 40, MUKATHAL ST,
MADRAS-7

the State of Madras duly sanctioned and approved an improvement Scheme commonly known as South Madras Neighbourhood Scheme.

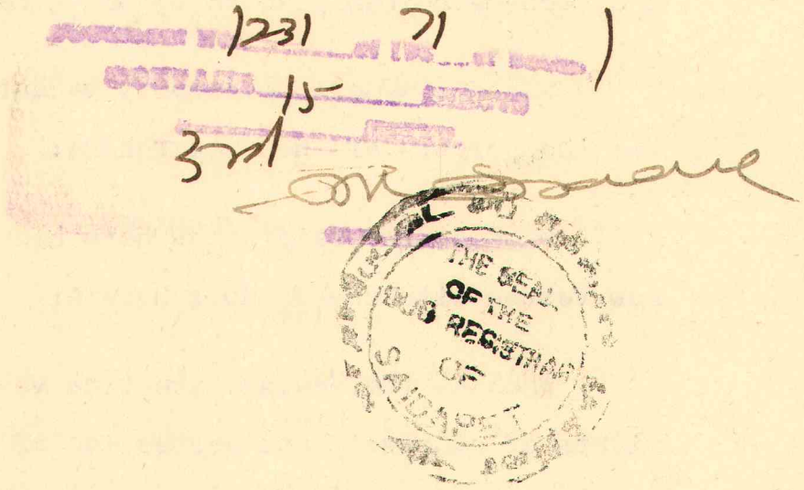
WHEREAS after due enquiry vacant lands had been acquired for the purpose of the said Scheme:

WHEREAS the said lands have been transferred to and are now vested with the Vendors herein;

WHEREAS the Vendors are thus vested with the absolute rights of ownership and possession of the said lands;

WHEREAS the property more fully described in the Schedule hereunder and hereinafter referred to as the 'property' is part and parcel of the lands covered under the Scheme referred to above:

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M.S. Umapathy

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STAMP VENDOR,
NO. 40, MURATHAL ST.
MADRAS-7

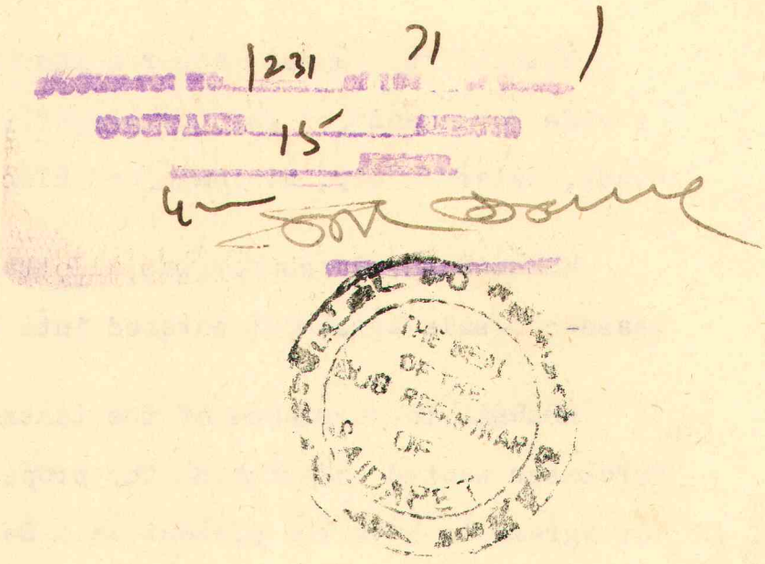
WHEREAS the Vendors assured the Purchaser that they will provide for amenities for the property such as formation of Roads, Water Supply, Drainage and Electricity;

WHEREAS the Purchaser was allotted the property under a Lease-cum-sale Agreement entered into by him with the Vendors:

WHEREAS in pursuance of the Lease-cum-sale Agreement the Purchaser wanted to purchase the property and the Purchaser has agreed to have the present Sale Deed executed by the Vendors subject to the terms and conditions hereinafter set-forth in this Indenture:

WHEREAS the Vendors have agreed to execute the present Sale Deed subject to the terms and conditions hereinafter set-forth in this Indenture:

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One Hundred Rupees only
M.S. Umapathy
Madras.

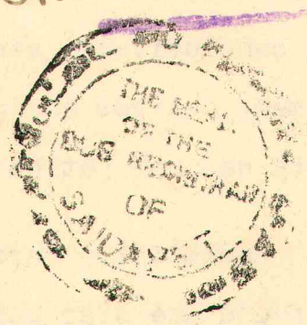
M.A Jaisingh
24, Ponniammanst
Madras 7

WHEREAS the Sale consideration shown in the present Sale Deed is tentatively fixed in view of the fact that the Land Acquisition Proceedings in respect of the lands of which the property is only a part, are not yet over and the compensation for the lands acquired has not been computed finally and conclusively, and in view of the fact the cost of development charges and provision of amenities etc. for the property has not yet been finally determined:

WHEREAS the Purchaser agreed to pay the excessive price if found due over and above the tentative price paid under this Indenture by virtue of the final and conclusive computation of compensation under the Land Acquisition Proceedings

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one Hundred Rs only
M.G. Umapathy
Madras

M.A Jaisingh
24, Ponniammanst
Madras-7

for the lands acquired as referred to above and by virtue of the final determination of development charges and provisions of amenities, subsequently at any time and to have the requisite documents executed for that purpose by the Vendors and registered if so required; all at the Purchaser's costs;

WHEREAS the Purchaser has deposited with the Vendors a sum of Rs.2,500/- (Rupees two thousand and five hundred only) at the rate of Rs.1,000/- (Rupees one thousand only) per ground as security to be adjusted towards the excessive price if found due over and above the tentative price, the whole of this sum of Rs.2,500/- (Rupees two thousand and five hundred only) to be refunded by the Vendors to the Purchaser if the final price does not at all exceed the tentative price, or a part of this

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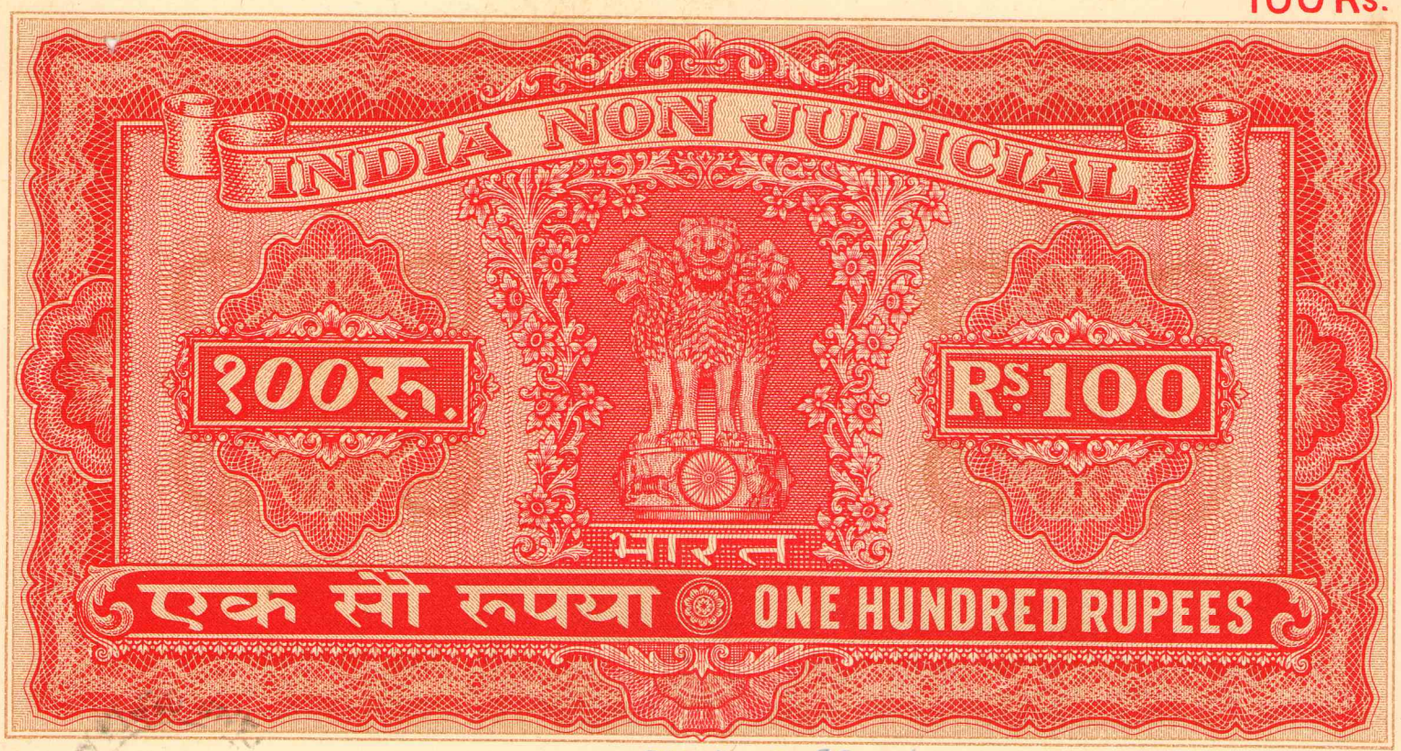
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M.S. Umapathy
Madras

M.A Jaisingh
24. Ponniamman St
Madras-7

sum of Rs.2,500/- (Rupees two thousand and five hundred only) to be refunded after adjusting towards such excess.

WHEREAS the Purchaser has agreed to pay the difference between the excessive price and the sum of Rs.2,500/- (Rupees two thousand and five hundred only) deposited as security, if such excessive price exceeds more than Rs.2,500/- (Rupees two thousand and five hundred only) deposited as above.

WHEREAS the Vendors do hereby assure the Purchaser that no betterment contribution shall be levied on the property hereby sold;

WHEREAS the Purchaser has agreed to sign the present Deed of Sale in acknowledgment of having agreed to abide by the terms and the conditions of the Sale:

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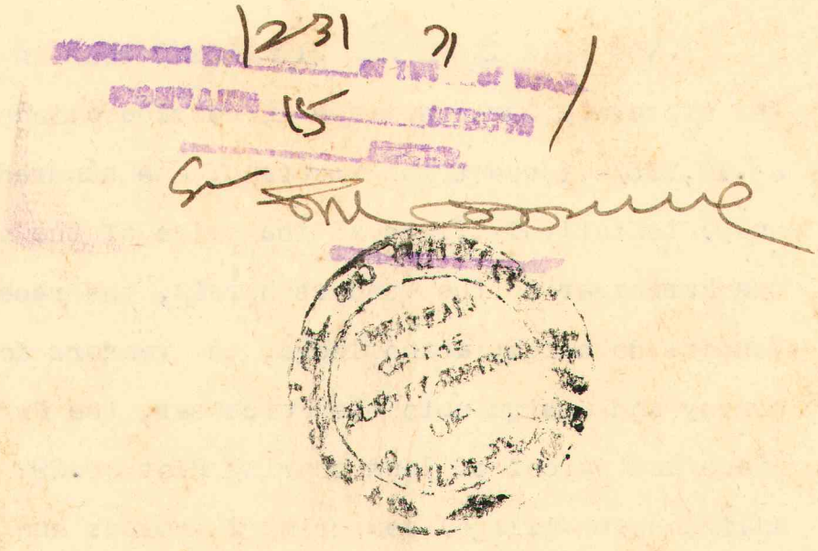
One Hundred Rupees only

M.S. Umapathy
Madras

M.A. Jaisingh
24, Ponniammanst
Madras 7

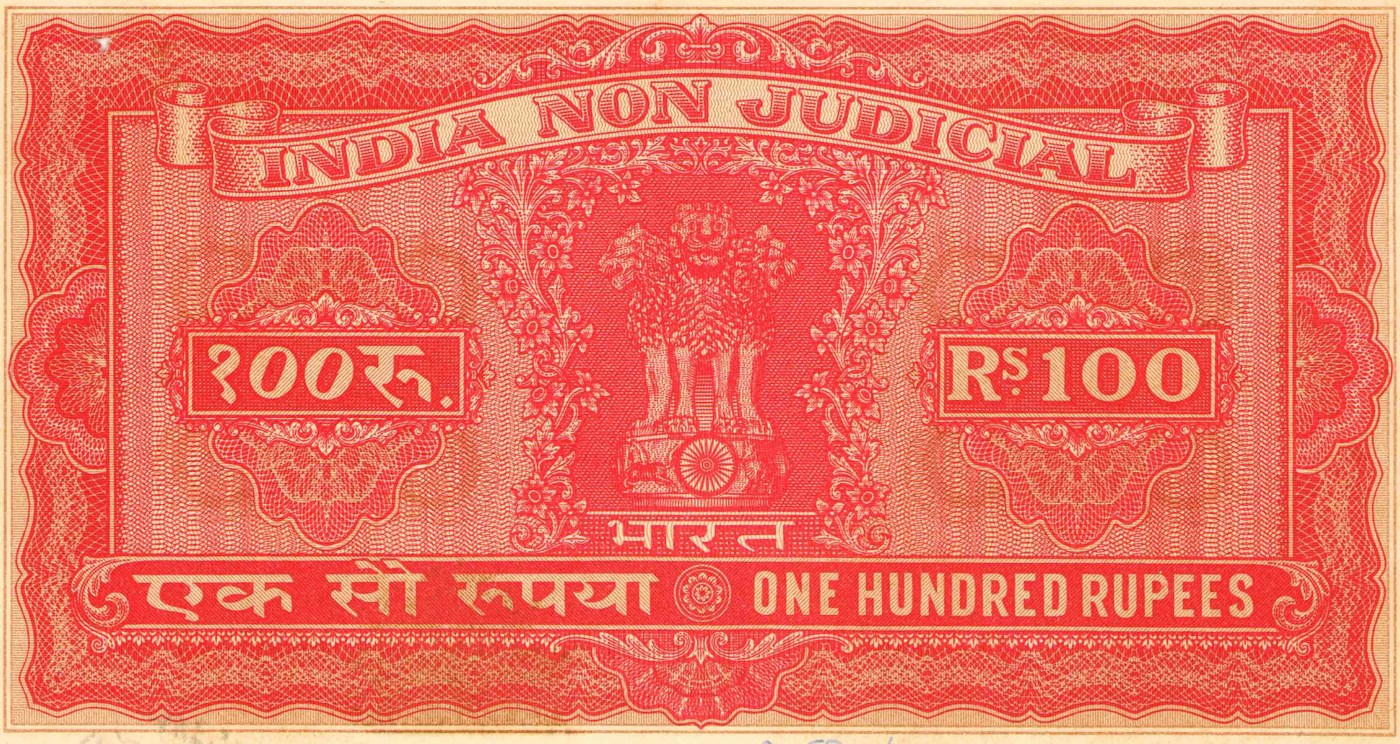
NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid Agreement and in consideration of the sum of Rs.10,125/- (Rupees ten thousand, one hundred and twenty five only) tentatively fixed as the price of the property, paid by the Purchaser to the Vendors herein, the receipt of which the Vendors do hereby acknowledge, the Vendors do hereby sell, convey and assign unto the Purchaser, the Property - all the piece and parcel of land bearing Plot No.397 (R.S.No.5 part of Kalikundram Village) measuring 2 grounds and 1200 Sq.ft. and comprised in the registration Sub-district, Saidapet and delienated in the Plan annexed hereto and more particularly described in the Schedule hereunder written with all trees, hedges, ditches, wells, common ways, drains, water courses, liberties, privileges, easements, advantages and appartenances whatsoever

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One Hundred Rupees only
M.S. Umapathy
Madras

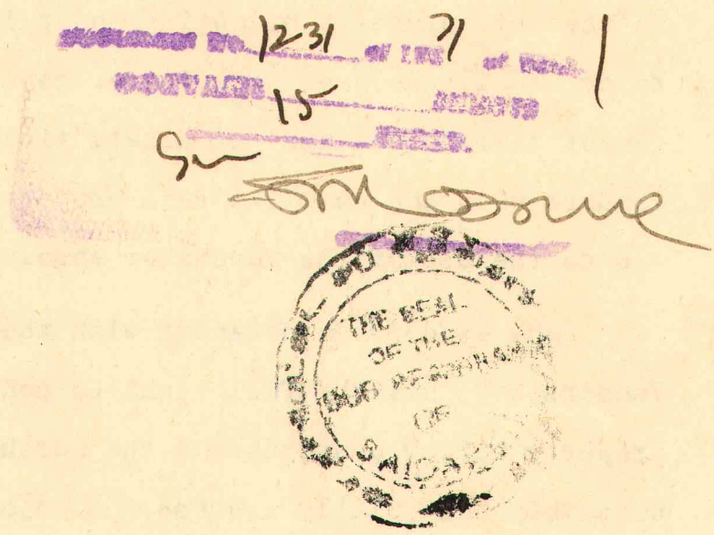
M.A Jaisingh
24. Ponniamman St
Madras 4

to the said property belonging to or in any way appurtaining to or usually held or occupied or reputed to belong or appurtenant thereto and all the right, title and interest of the Vendors unto and upon the said property hereby conveyed unto and to the use of the Purchaser absolutely;

The Vendors do covenant with the Purchaser that the Vendors have now the full right to convey and assign the property hereby conveyed and the Purchaser shall hereafter peaceably and quietly possess and enjoy the said property without any interruption, claim or demand from or by the Vendors or any one lawfully or equitably claiming from, under or in trust for them;

The Purchaser doth hereby declare and covenant with

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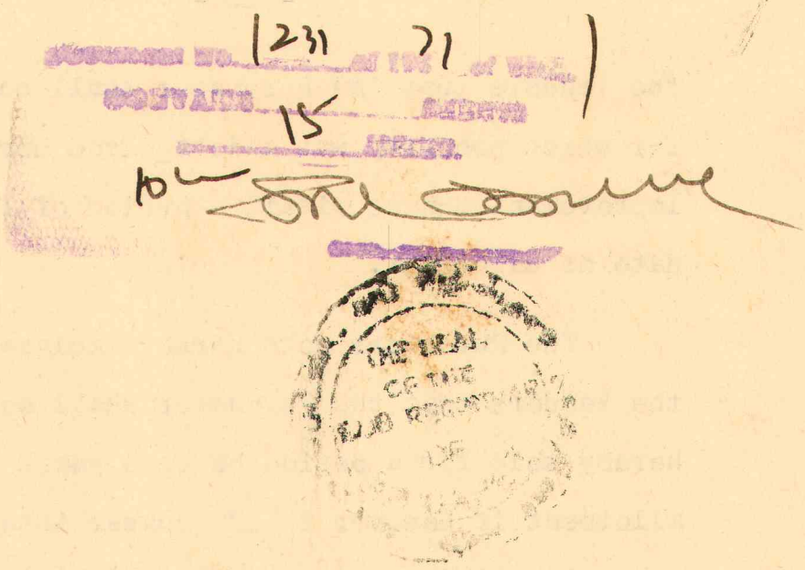
M.S. Umapathy

M.A Jaisingh
24 Ponniammanst
Madras.7

the Vendors that the Purchaser shall construct a building for which property was allotted and hereby sold under the Improvement Scheme within a period of five years from the date of allotment.

The Purchaser doth hereby declare and covenant with the Vendors that the Purchaser shall not sell the property hereby sold for a period of five years from the date of allotment if however the Purchaser intends to sell the property within the aforesaid stipulated period, the property shall be offered for sale in the first instance to the Vendors herein and in such event the Vendors shall have the right to purchase the property at the same price for which it was sold to the Purchaser and also the buildings if any constructed thereon upon such price as will represent

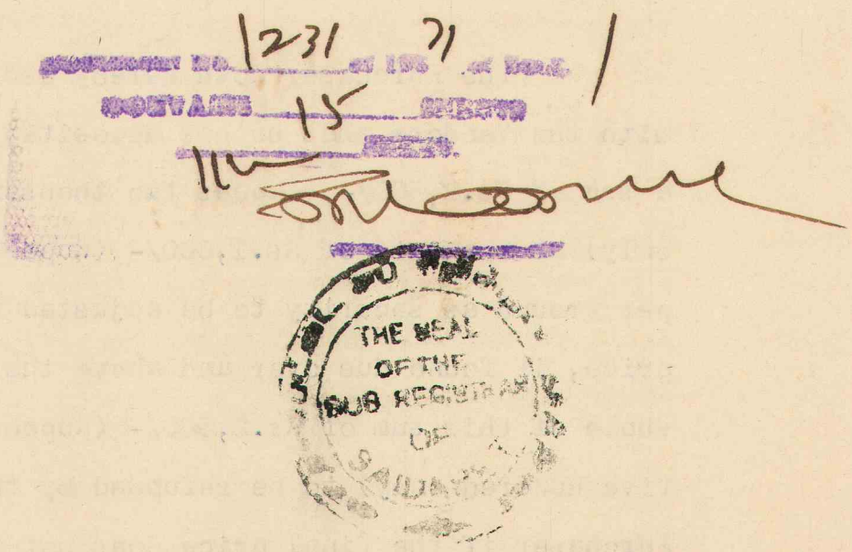
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the market value of such buildings at the relevant time;

The Purchaser doth hereby declare and covenant with the Vendors that he shall pay the excessive price if found due, over and above the tentative price paid under this Indenture, by virtue of the final and conclusive computation of compensation under the Land Acquisition Proceedings for the lands acquired and of which property hereby sold is only a part; and by virtue of the final determination of the development charges and provision of amenities subsequently at any time and to have the requisite documents executed for that purpose by the Vendors and registered if so required all at the Purchaser's costs;

The Purchaser doth hereby declare and covenant with the Vendors that he has deposited with the Vendors a sum of Rs.2,500/- (Rupees two thousand and five hundred only) at the rate of Rs.1,000/- (Rupees one thousand only) per ground as security to be adjusted towards the excessive price, if found due over and above the tentative price, the whole of this sum of Rs.2,500/- (Rupees two thousand and five hundred only) to be refunded by the Vendors to the Purchaser if the final price does not at all exceed the tentative price, or a part of this sum of Rs.2,500/- (Rupees two thousand and five hundred only) to be refunded after adjusting towards such excess:

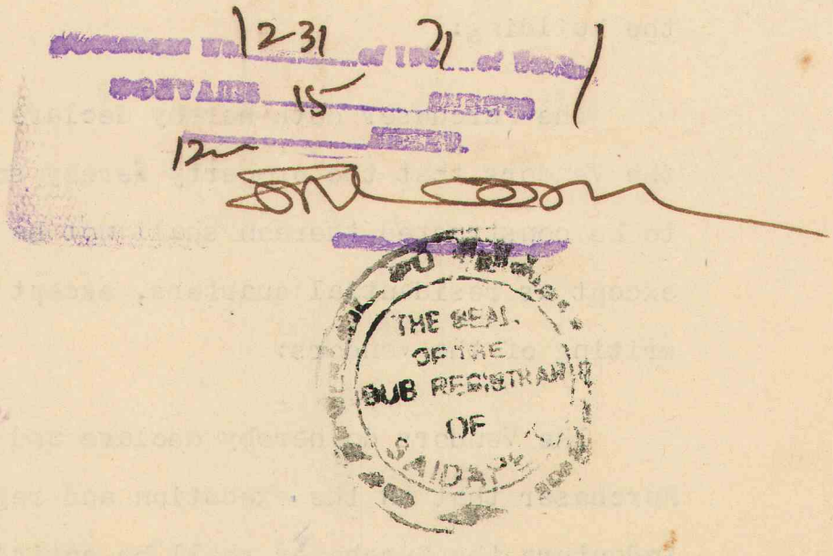

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The Purchaser doth hereby declare and covenant with the Vendors that he shall pay the difference between the excessive price and the sum of Rs.2,500/- (Rupees two -- thousand and five hundred only) deposited as security, if such excessive price exceeds more than Rs.2,500/- (Rupees two thousand and five hundred only):

The Purchaser doth hereby declare and covenant with the Vendors that the Purchaser shall conform to the conditions stipulated to in the annexure to the Lease-cum-sale Agreement while constructing, reconstructing, altering or adding to a building on the plot and the Purchaser shall obtain the necessary license from the Corporation of Madras or the concerned Local Authority for the construction of the building:

The Purchaser doth hereby declare and covenant with the Vendors that the property hereby sold and the building to be constructed thereon shall not be put to any use except as residential quarters, except with the consent in writing of the Vendors:

The Vendors do hereby declare and covenant with the Purchaser that on the execution and registration, of this Indenture the Purchaser shall be entitled to have the Revenue and Public Records changed and registered in his name and the Purchaser shall be liable to pay all the


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Property-tax, Quit rent, Land-tax and all charges of public nature in respect of the property hereby sold.

S C H E D U L E.

(Sub-district of Saidapet, Madras-Chingleput)

All that piece of land situated in the sanctioned Plan of S.M.N.H. Scheme Plot No.397 (R.S.No.5 part of Kalikundram Village) and measuring 2 grounds and 1200 Sq.ft. and thereabouts bounded as follows:--

North by Plot No.398
East by "D" Plots
South by Plot No.396
West by 60 Feet Road

measuring on the North 100, on the East 60, on the South 100, and on the West 60, in all measuring 2 grounds 1200 Sq.ft.

IN WITNESS WHEREOF the Vendors and Purchaser have set their hand to this Deed of Sale on the day, month and year written above.

Purchaser

Secretary
TAMIL NADU HOUSING BOARD

SECRETARY,
Madras State Housing Board
(VENDORS)

Signed and delivered by
the above named

In the presence of:--

1. Assistant Secretary
TAMIL NADU HOUSING BOARD

2.

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THE SEAL OF THE SUB REGISTRAR OF SAIDAPET



our services doesn't just end there

Buying & Selling Services

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

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

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

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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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