Verified RealEstate™

RE REGULATORY RECORD

# RERA Document

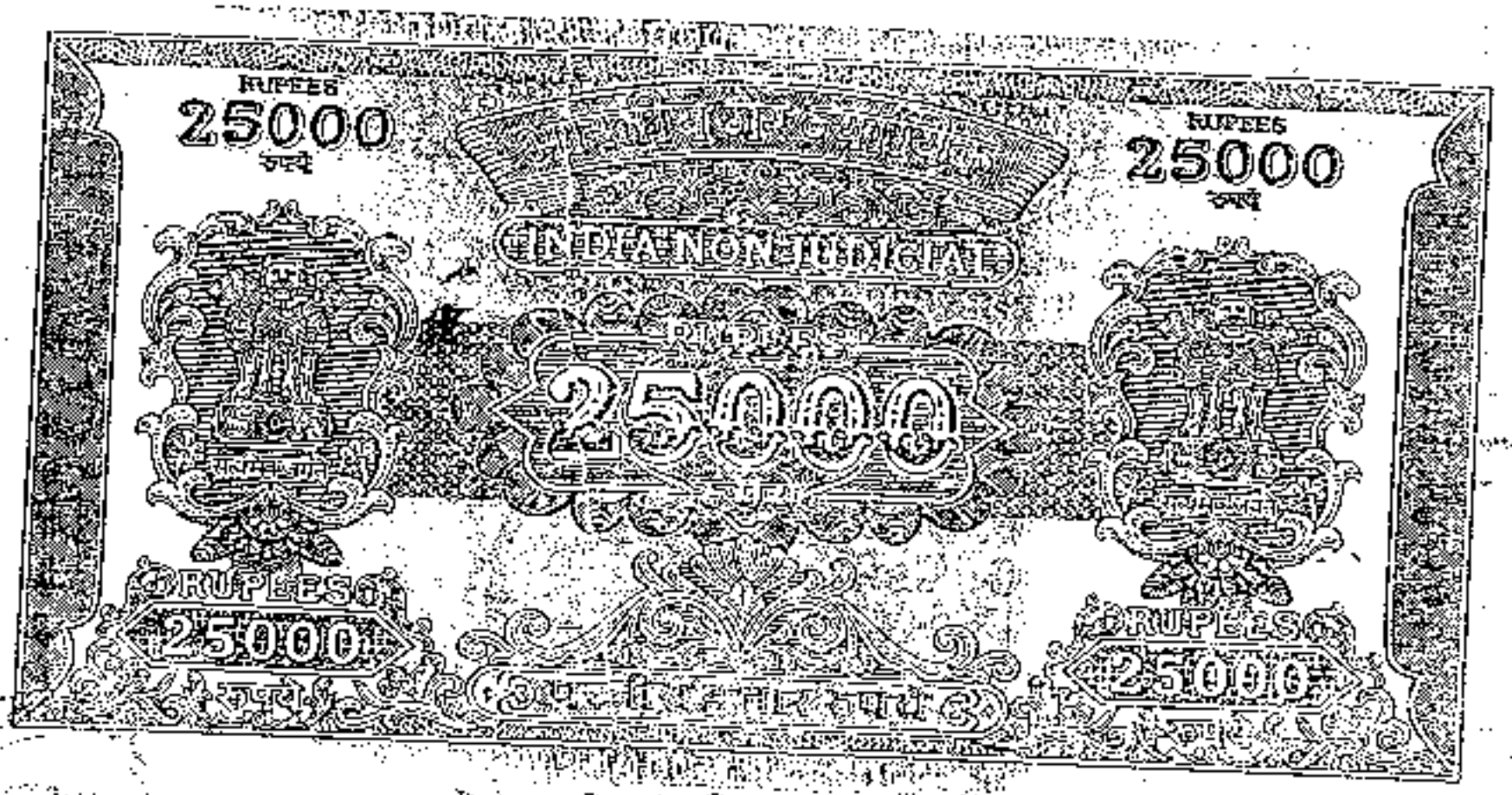
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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD




0200 971169

Mr. D.H. Sarath. K. Kumar
Mr. D. Venkatesh
Mr. D.N. Chowdary
12-2-2003

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 14TH DAY OF FEBRUARY 2003, BY :-

Mr.M.KARTHIK, son of Mr.Mani Naicker, aged about 23 years, residing at No. 27, Indira Gandhi Street, Karapakkam, Chennai-600 096., hereinafter called the VENDOR.

TO AND IN FAVOUR OF

1.Mr.D.H.SARATH K KUMAR, son of Mr.D.Shri Hari Rao, aged about 41 years,

DH Sarath Kumar
D. Venkatesh
Dn Chowdary

Heartwise

DOCUMENT
No. 576 /2003
Page No. 1 | Total Pages 12

P/18/AC/2003.
4 Sig - Sig/2003
Comp - 516/2003

Presented in the office of the Sub-Registrar of Neelangarai and fee of Rs. 4480/- Paid between the hours of 12.1 on the 14th Feb 2003 By

Document No 516 of 2003 Book 1
Consists 11 Sheets.
and Plan No of Copies registered with the original
Sub-Registrar

REGISTERED AS NO 516 OF 2003 OF
BOOK 1
DATE: 14 FEB 2003
Sub Registrar

DOCUMENT No 516 /2003
Page No. 2 Total Pages 12

Hdarthile

EXECUTION ADMITTED BY

LEFT THUMB

H Manthilo

Mani Malar
S/o. Thiru Gowthaman Mani
Nationality - Indian
Election Commission of India -
Identity Card No. TYL 50 5812
was seen

LEFT THUMB

DH Suresh

S/o D. Shri Hari Rao,
No. 6, Rajaji Road, Nungambakkam
Client - Sr
City Bank Card No. 5546378 was seen

LEFT THUMB

D. Mahesh

S/o D. Shri Hari Rao,
No. 6, Rajaji Road,
Nungambakkam Client - Sr
Permanent Account Number BGVPV 7666H
was seen

LEFT THUMB

D. Chandrasekar

S/o D. Shri Hari Rao,
No. 6, Rajaji Road,
Nungambakkam, Client - Sr
Madras Boat Club Card No 1211 was seen

LEFT THUMB

S/o

REGISTERED AS NO. 516 OF 2003 OF
BOOK 1
DATED 21 FEB 2003

14 FEB 2003
SUB-REGISTRAR
NEELANKARAI




Mr. D. H Sreedh K Kumar

0200 971170

Mr D Venkaatesh

Mr D.N Choudery

12-2-2003

2. Mr. D. VENKAATESH, son of Mr. D. Shri Hari Rao, aged about 39 years and

3. D. N. CHOUDERY, son of Mr. D. Shri Hari Rao, aged about 38 years, all residing at No. 6. Ranjit Road, Kotturpuram, Chennai-600 085, hereinafter called the **PURCHASERS.**

The terms VENDOR and PURCHASERS shall mean and include wherever the context so permits or requires themselves, their respective heirs, legal representatives, nominees, assigns, executors, administrators and successors-in-interest.

WHEREAS all that piece and parcel of agricultural land comprised in S.Nos: 37/1, 37/2, 37/3, in Old No. 117, New No. 137, Karapakkam Village, Tambaram Taluk, Kancheepuram



D H Sreedh kumar

D: Mukesh

Dr Choudery

Mr Karthick:

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(5)

Land Value Fixed
at Rs ...37/-...per Cent / Sq. Ft.
Building Value Fixed
at Rs.....-/-

Office of the District Revenue Officer
M. Singara Velar Mazigal (Stamps)
32, Rajaji Salai, Chennai-600 001.

Date. 15-5-03

D.Disse.70/03 CERTIFICATE

This is to certify that the difference in amount namely Rs Ninety thousand one hundred and sixteen only between the Stamp Duty Paid under Sub Rule (1) of Rule (7) of the Tamil Nadu (Prevention of Undervaluation of Instruments) Rules 1968 and the Stamp Duty Already Paid has been adjusted and it is held that the Instrument has been Properly Stamped

RBI. Challan No. 45/-
Date. 3-5-03
Rs. 90116/-

15-5-03
District Revenue Officer
(Stamps) Chennai-1.

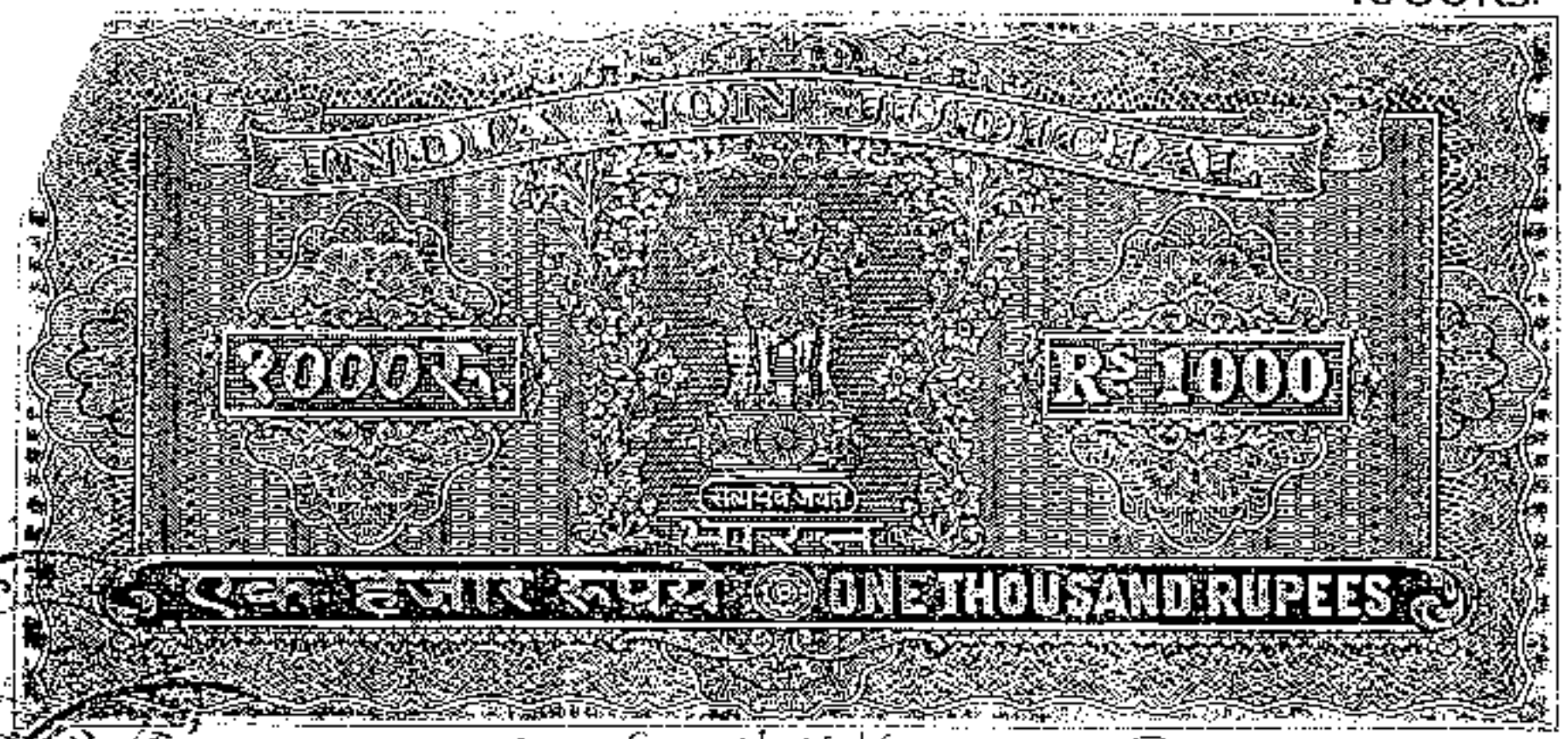
தொகை ரூ 111 3108/-

Document No. 516 of 2003 Book 1
Consists 11 Sheets
2 Sheets

SUB REGISTRAR
NEELANKARAI

Sub-Registrar

1000Rs.




Mr. D. H. Sarathkumar
Mr. D. Venkadesh
Mr. D. N. Chowdary

K. V. GANESAN
STAMP VENDOR
HIGH COURT CAMPUS
C.S. ... 27/94.
L.No. ... 21/973

7 DEC 2001

/2-357

FORT - TONDIARPET

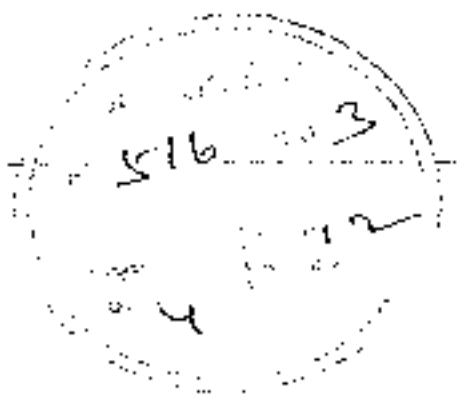
District, (formerly Saidapet Taluk, Chengalpet District) measuring 69 cents, or thereabouts, morefully described in the Schedule annexed hereunder, originally belonged to one Miss.R.Durga, D/o.N.Rajachari, she having acquired the same vide 2 Sale Deeds dated 28.9.1994 and 1.6.1995 registered as Document Nos. 4335 of 1994 and 2695 of 1995, in the Office of the Sub-Registrar, Adyar.

WHEREAS subsequently Patta bearing No.337 was issued in her favour in respect of the Schedule Property.

WHEREAS subsequently the abovenamed Miss.Durga sold the Schedule Property herein to one Mr.M.Karthik S/o.Mr.Mani Naicker, the VENDOR herein vide Sale Deed dated 27.12.2001,

DH Sarathkumar
D Venkadesh
Dr Chowdary





M Karthick.

1000Rs.




Mr. D.H. Sarath K. Kumar...
Mr. D. Venkadesh
Mr. D.N. Chowdeyya

R. V. GANESAN
HIGH COURT

registered as Document No:1390 of 2001, in the Office of the Sub Registrar, Neelangarai.

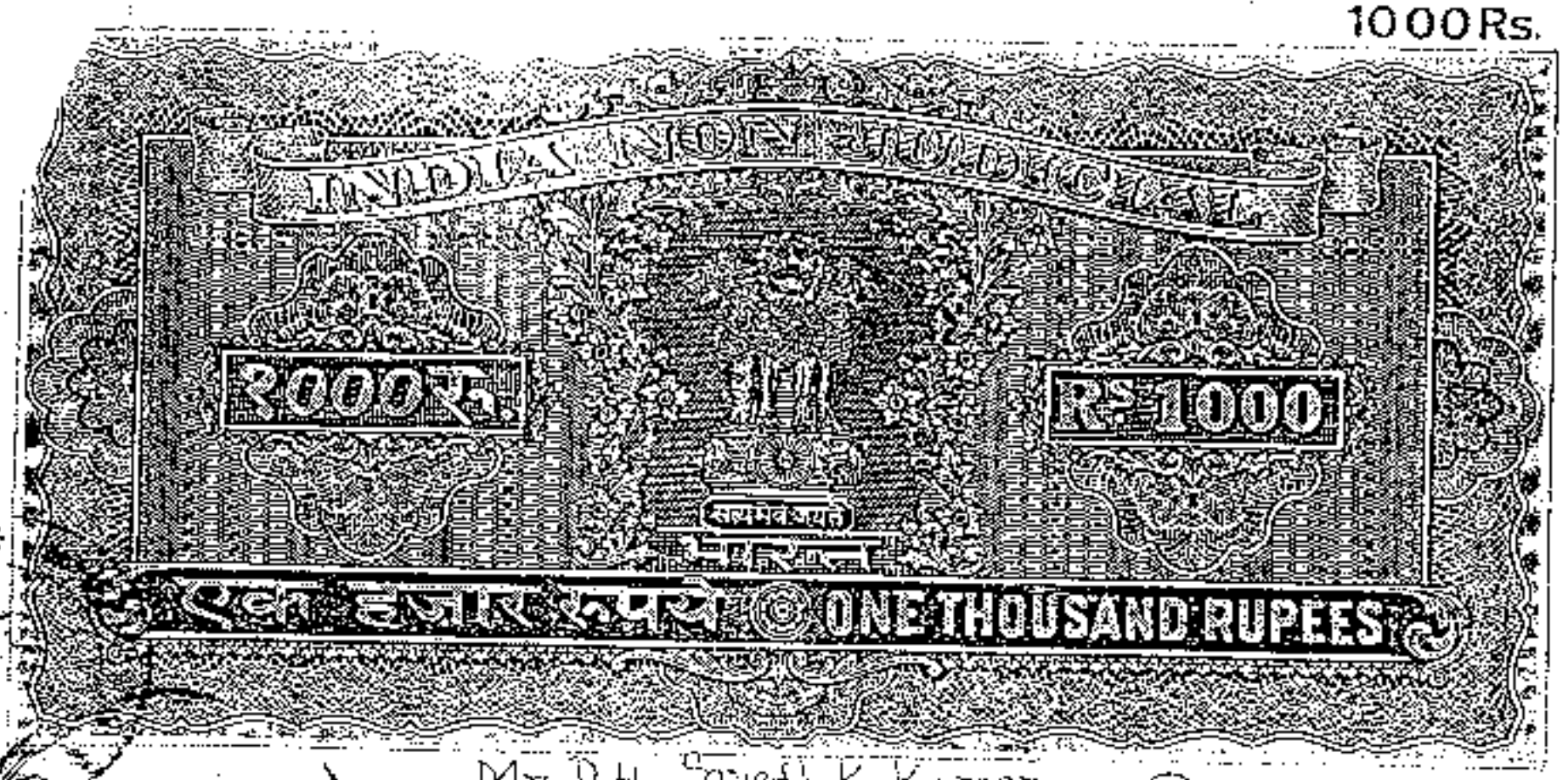
WHEREAS the VENDOR eversince the date of acquisition of the aforesaid Schedule property has been in absolute possession and enjoyment paying taxes and all other public charges, thus having absolute, right, title and interest to sell the same.

WHEREAS the VENDOR herein is currently desirous of selling the Schedule Property and in pursuance thereof has offered to the PURCHASERS herein the Schedule Property, for a total sale consideration of Rs.4,20,000/- (Rupees Four Lakhs And Twenty Thousand Only) free from all encumbrance.



DH Sarath Kumar
D Venkadesh
D Chowdeyya

Haathi




Mr. D H Santosh K. Kumar
Mr. D. Venkatesh
Mr. D. N Chowdary

7 OCT 2003
CHENNAI
FORT - TONDIARPET

AND WHEREAS based on the assurance of the VENDOR that he is solely entitled to the Schedule Property and that there are no claims, pending suits, encroachments subsisting over the Schedule Property, the PURCHASERS herein have also agreed to purchase the same at the aforesaid price free from all encumbrance, claims and demands.

NOW THIS DEED OF SALE WITNESSETH:

1. In pursuance to the aforesaid Agreement and in consideration of a sum of Rs.4,20,000/- (Rupees Four Lakhs And Twenty Thousand Only) paid by the PURCHASERS to the VENDOR in the following manner:



D H Santosh Kumar
D Venkatesh
D N Chowdary

H Karthikeyan

516 3
12
b

1000Rs.




7 AUG 2003
CHENNAI
SUB-REGISTRAR
T. NAGAR - TONDIARPET

Mr. D.H. Sarath. K. Kumar
Mr. D. Venkatesh
Mr. D.N. Choudary

(a) A sum of **Rs.1,40,000/-** (Rupees **One Lakh And Forty Thousand Only**) paid by the FIRST PURCHASER to the VENDOR herein vide Cheque bearing No.455618, dated 14/02/2003, drawn on Union Bank of India, Chamiers Road Branch, Chennai,

(b) A sum of **Rs.1,40,000/-** (Rupees **One Lakh And Forty Thousand Only**) paid by the SECOND PURCHASER to the VENDOR herein vide Cheque bearing No.466038, dated 14/02/2003, drawn on Union Bank of India, Chamiers Road Branch, Chennai, and

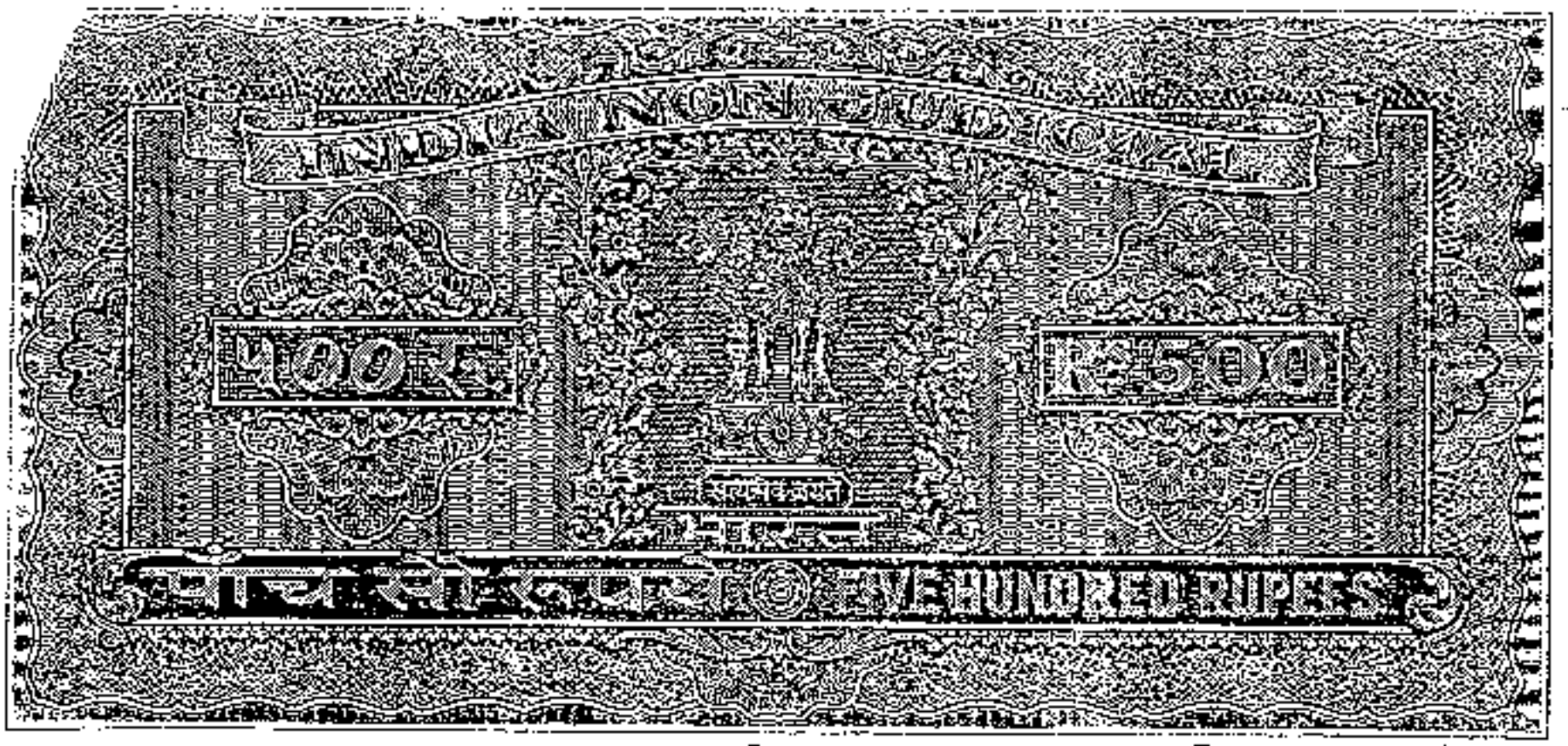
(c) A further sum of **Rs.1,40,000/-** (Rupees **One Lakh And Forty Thousand Only**) paid by the THIRD PURCHASER to the



DH Sarath kumar
D Venkatesh
D N Choudary

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500Rs.




/rec/ Mr. D.H. Sarath K. Kumar...
Mr. D. Venkatesh
Mr. D.N. Chowdary

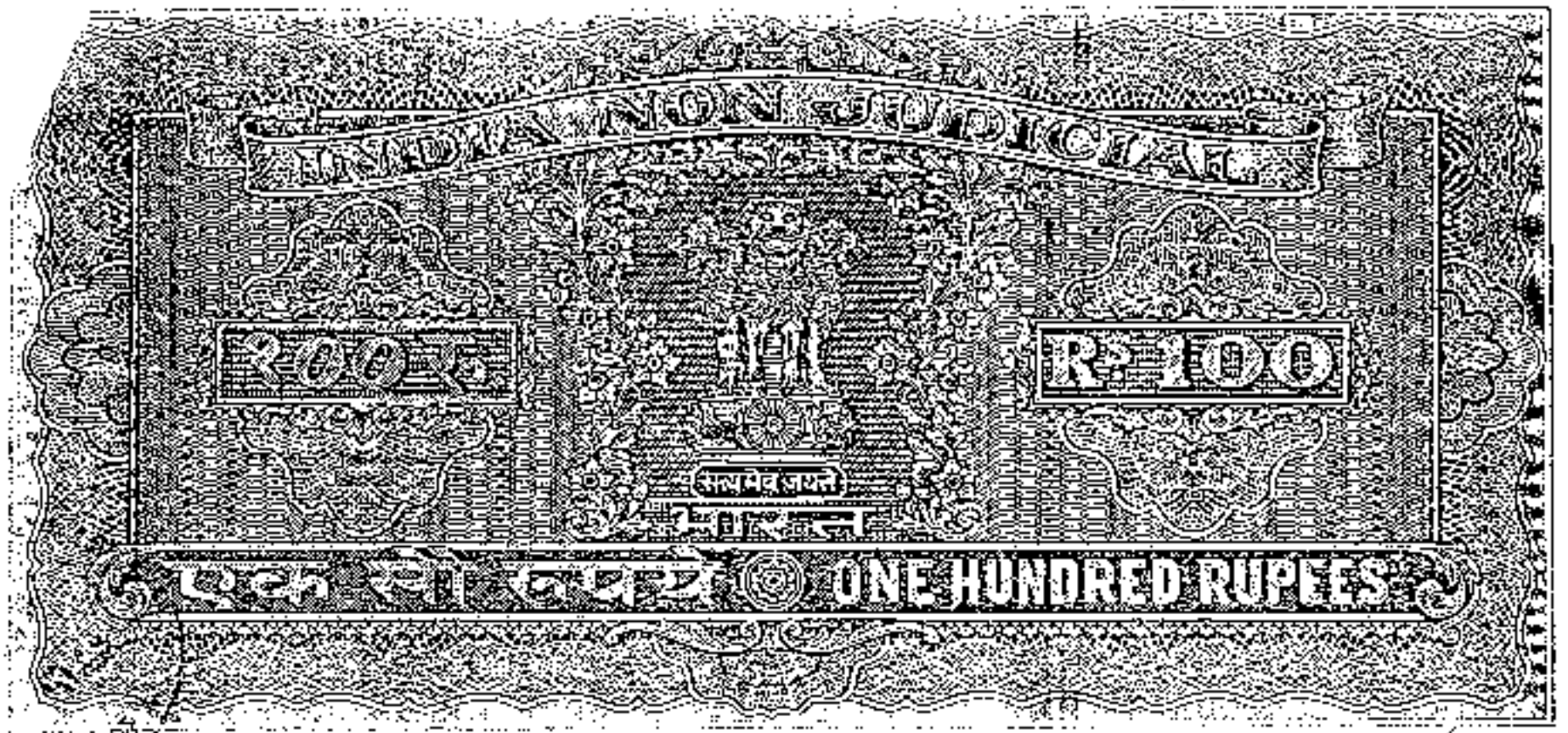
VENDOR herein vide Cheque bearing No.412418, dated 14/02/2003, drawn on Union Bank of India, Chamiers Road Branch, Chennai, at the time of execution and registration of this Sale Deed, the receipt of which sum in the manner aforesaid, the VENDOR doth hereby admit, acknowledge and acquit the PURCHASERS from any further payment thereof and the VENDOR doth hereby sell, transfer, grant, convey and assign to the PURCHASERS by way of absolute sale, all that piece and parcel of agricultural land comprised in S.Nos:37/1, 37/2, 37/3, in Old No.117, New No.137, Karapakkam Village, Tambaram Taluk, Kancheepuram District,(formerly Saidapet Taluk, Chengalpet District) measuring 69 cents, or thereabouts, morefully described in the Schedule annexed hereunder, along with water courses, easements and all other

D.H. Sarath Kumar
D. Venkatesh
D.N. Chowdary

Mr. Patrick

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100Rs.




/200- Mr. D.H. Sarath. K. Kumar
12-2-22 Mr. D Venkadesh
Mr. D. N. Choudery

rights, appurtenant thereto with all rights, privileges, easements, right of way and appurtenances pertaining thereto of the VENDOR and TO HAVE AND TO HOLD the same unto the use of the PURCHASERS absolutely and forever, free from all encumbrance, charges, lien, right or demand of any kind whatsoever.

7. The VENDOR doth assure the PURCHASERS that the VENDOR is the absolute and undisputed owner in exclusive possession and enjoyment of the Schedule Property with absolute right of alienation and the right to receive the sale consideration and no other person has any right, title or interest in any manner upon the Schedule Property.

8

DH Sarath Kumar
D. Venkadesh
Dn Chowdery




Karthik -

3. The VENDOR doth hereby assure and declare that the Schedule Property is free from any orders for land acquisition either by the State or Central Government, Ceiling proceedings, encroachment, mortgage, charge, lien, lease, claim, suretyship, Suit or proceedings of any kind or nature or any other encumbrance whatsoever and have also not been offered as security of any kind to any person.

4. The VENDOR doth declare that the Schedule Property is not subject to any charge for Estate Duty, Arrears of Income-Tax, Wealth Tax, Urban Land Tax or other Duty of Tax or other Liabilities or any revenue recovery proceedings.

5. The VENDOR further confirms having paid and discharged all taxes, claims, demands and other outgoings in respect of the Schedule Property till date and further undertake to pay and discharge and keep indemnified the PURCHASERS for all taxes and other dues in respect of the Schedule Property that have remained unpaid, up to this date irrespective of any delay in serving notice or passing of Assessment Order.

6. The VENDOR further declares that the PURCHASERS shall be at full liberty to apply for mutation of names in the Land Revenue, and other Registers and Records of the Municipal and other Authorities and the VENDOR agrees to execute necessary papers or other Documents required by the PURCHASERS for the said purposes, like transfer of Patta, and transfer of name as per Panchayath records.

7. The VENDOR further declares that he shall at all times hereinafter at the cost and request of the PURCHASER execute, do or cause to be done or executed all such further acts, deeds, assurances and things as may be necessary or expedient for further and better assuring the title of the Schedule property to the PURCHASER.

8. The VENDOR further covenants and agrees with the PURCHASERS that the VENDOR shall at all times hereafter indemnify and keep the PURCHASERS indemnified against all claims, debts, damages, losses, interests, cost and expenses



DH Sarath Kumar

D. Mahesh

R Chandrasekhar

R Chandrasekhar

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incurred or sustained by the PURCHASERS by reason of any recital, averment, covenant, declaration or any kind of them in these presents, proving or being found to be incorrect or incomplete or is not performed or not observed by the VENDOR or any right, privilege or easements herein mentioned is obstructed by the VENDOR, or any person claiming under the VENDOR or in the event of the Schedule Property being encumbered or the title of the VENDOR being found to be defective or deficient in any manner whatsoever.

9. The VENDOR has this day handed over the originals of the title documents and have also this day put the PURCHASERS in vacant peaceful possession of the Schedule property hereby conveyed.

SCHEDULE OF PROPERTY

All that piece and parcel of Agricultural land comprised in S.Nos:37/1, 37/2, 37/3, in Old No.117, New No.137, Karapakkam Village, Tambaram Taluk, Kancheepuram District,(formerly Saidapet Taluk, Chengalpet District) measuring 69 cents, or thereabouts, bounded on the

North by: Cart track
South by: land in Survey No.41
East by: land in Survey No.36 and
West by: land in Survey Nos.38 and 39

situate within the Registration District of South Chennai and Sub Registration District of Neelangarai.

The Present Market value of the Schedule Property is Rs.4,20,000/-.

D.H Sarathchandra
B Mahesh
Dr Chandra



Hariharan

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The property hereby convoyed is only a vacant land and there is no super structure existing over the same.

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASERS HEREIN HAVE HEREUNTO SET THEIR RESPECTIVE HANDS AND SIGNATURE TO THIS DEED OF SALE, ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESS:-

WITNESS:-

1. E. RAMESH
S/D P.R.Chidambaram
No. 711 I G 1
T.N.H.B. Colony
Vellacherry
Chennai - 42

2. N-S
S/o Narayanaswamy Naicker.
No 27, Annai Indhira Gandhi St.
Kovappakkam
Ch-96

VENDOR

PURCHASERS

Drafted by: V.Seshadri & Associates, Advocates, No.1, Third Cross Street, Karpagam Gardens, Adyar, Chennai-600 020
Ph:2491 4001, 2491 4002, E-Mail:vseshadri@vsnl.com



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

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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.