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RE REGULATORY RECORD

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DIGITALLY VERIFIED RECORD

TP/817523/2018




தமிழ்நாடு तमिलनाडु TAMILNADU

13453
2.3.2018

Palaniappan

AF 369360

J. JAYAKAR
STAMP VENDOR
L.NO. 17/53/97
NINA NAGAR, CH - 40

**SETTLEMENT DEED**

**THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON THIS 19th DAY OF March 2018.**

M.R. Palaniappan

**BY**

Mr.R.PALANIAPPAN, S/o.Rathnavelu, Hindu, aged about 73 years, residing at No.1, A2 Perfect Residency, Rajan Nagar Main Road, Sunnambu Kolathur, Chennai-600 117, herein after called the **SETTLLOR**, which term shall wherever the context so requires mean and include himself, his legal heirs, executors, administrators and assigns etc.

Verified for
Doc.No. 923/2020
Dated :
27/2/2020 Sub Registrar
Anna Nagar

1 M.R Palaniappan

Document No. 1106 of 2018 of Book 1
contains 17 sheets 1 sheet
Registering Officer

THE SEAL OF THE

Document No.
contains 17 sheets 2 sheet
Registering Officer

2 M.R. Palaniappan

THE SEAL OF THE

TO AND IN FAVOUR OF

Mr.M.R.P.ARUNKUMAR, son of Mr.Palaniappan, Hindu, aged about 37 years, residing at No.1, A2 Perfect Residency, Rajan Nagar Main Road, Sunnambu Kolathur, Chennai-600 117, herein after called the **SETTLEE**, which term shall wherever the context so requires mean and include himself, his legal heirs, executors, administrators and assigns etc.

WITNESSETH AS FOLLOWS:

WHEREAS the settlor is the owner of all that the Flat bearing Old No.18/1, New No.69/1, V.O.C. Nagar Main Road, Deluxe Apartments, Anna Nagar East, Chennai-600 102, he having derived the same in and by a

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Registering Officer

2 M.R. Palaniappan

THE SEAL OF THE

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Deed of Settlement executed by his father Mr.M.Rathinavelu, and registered the same in Document No.1950/1997, dated 23.7.1997 before the office of the Sub-Registrar Anna Nagar.

AND WHEREAS from the date of settlement to till date the Settllor has been in uninterrupted peaceful possession and enjoyment of the same without any let or hindrance in his own individual right absolutely, and as such the SETTLLOR is the absolute owner of the schedule mentioned property and he is having every right to execute this deed of settlement.

AND WHEREAS the **SETTLOR** out of the natural love and affection he has on his only son Mr.M.R.P.Arunkumar the **SETTLEE** herein, decided to settle the schedule mentioned property to and in favour of him absolutely

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Registering Officer

3

THE SEAL OF THE REGISTRAR OF ANNANAGAR

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with all powers of alienation, since the SETTLLOR has made arrangements of property to his wife and two daughters separately by settlement of his properties to them.

NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:

THAT in pursuance of the above proposal and in consideration of the reasons mentioned hereinabove the SETTLOR doth hereby grant, convey and transfer by way of this Deed of Settlement, settles the schedule mentioned property bearing Flat bearing Old No.18/1, New No.69/1, V.O.C. Nagar Main Road, Deluxe Apartments, Anna Nagar East, Chennai-600 102, together with all existing rights, common fences, waterways, water courses, liberties, privileges, easements, and easement rights appertaining or

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Registering Officer

M.R. Palaniyan

usually held or enjoyed therewith or reputed so to belong or to be appurtenant thereto and all the estate, title, interest of the SETTLOR in and upon the Schedule mentioned property or in any portion thereof TO HAVE and TO HOLD the same unto the SETTLEE.

The SETTLOR doth hereby divest herself of all rights, title and interest in and over the schedule mentioned property and settles in favour of the SETTLEE, absolutely with all powers of alienation and declares that the SETTLEE shall be the owner of the Schedule mentioned property and he shall hold, possess and enjoy the same quietly and peacefully in the manner he likes without any interference or interruption from any person whomsoever with all right, title and interest over the schedule

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mentioned property, mentioned herein above and the SETTLOR is entitle to enjoy the property in all respects without any let or hindrance from anybody.

The SETTLOR doth hereby declare that the SETTLEE is at liberty to apply to the Revenue Authorities for securing Patta in his name for the Schedule mentioned property and to effect necessary change of name of ownership in the property register of Panchayat, Corporation and Revenue Authorities. Further the SETTLLOR has no objection in transferring the electricity connection in favour of SETTLEE'S name together with the deposit thereon.

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I contains 17 sheets 6 sheet

Registering Officer

THE SEAL OF THE SUB REGISTRAR OF

6 M.R. Palaniappa

SCHEDULE OF PROPERTY

All that the piece and parcel of the land of 467.5 sq.,ft., of Undivided share in the land of total extent of 5640 sq.,ft., or the reabouts and the Plinth area of construction of 850 sq.,ft., Flat bearing Old No.18/1, New No.69/1, V.O.C. Nagar Main Road, Deluxe Apartments, Anna Nagar East, Chennai-600 102, along with the common passage and amenities and easement rights and 100 sq.,ft., land exclusively for Car Parking and personal use abutting Flat No.18/1, in Pymash No.1226/1 and 1266/3 in T.S.No.46 and 53 in Block No.12, in AYANAVARAM VILLAGE, Perambur - Purasawalkam

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Taluk, Chennai District, and within the City limits of Chennai in Corporation Division No.73, and within Registration District of Central Chennai and Sub Registration District of Anna Nagar, and being bounded on the:

| | | |
|---|---|---|
| North by | : | 15 feet passage, |
| South by | : | 15 feet passage, |
| East by | : | common passage and Flat No.18/2 and |
| West by | : | Car Parking Area |

and above flat No.18/3 and the Car Parking Space being bounded on the:

| | | |
|---|---|---|
| North by | : | 10 feet passage, |
| South by | : | 15 feet passage, |
| East by | : | Flat No.18/1 and |
| West by | : | 45 feet road, |

Situate within the Registration Sub-District of Anna Nagar and Registration District of Chennai Central.

The market value of the property is Rs.49,00,000/-

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Registering Officer

M R Parthasarathy

THE SEAL OF THE REGISTRAR OF

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IN WITNESS WHEREOF THE SETTLOR HAS HEREUNTO SET HIS HAND AND SIGNATURE ON THE DAY, MONTH AND YEAR FIRST HEREIN ABOVE WRITTEN

WITNESSES:-

1. S. Leelam (S.NEELAMEGAM)
S/o. SANGAIYA, No 7/1288,
SUBRAMANIYA SIVA STREET,
N.G.O. COLONY, NAGAMALAI
MADURAI -625019

M.R. Palaniyam

2. (CN. RAJA) S/o. S. NEELAMEGAM)
SI, MALAR LEVES, PLOT NO 32, MALLIGAI STREET
SAKTHI NAGAR, ADAMBAKKAM, CHENNAI-600088

SETTLOR

DRAFTED BY:

12/6/18

SUNDHARAMURTHY ASSOCIATE,
ADVOCATES,
No.223, N.S.C. Bose Road,
YMCA Building, II FLOOR,
CHENNAI-600 001.

(9840492107)

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Registering Officer

THE SEAL OF THE SUB REGISTRAR OF THANJAVUR

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R/AnnaNagar/Book-1/1106/2018

## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 647 of 2018

I hereby certify that a sum of ₹ 24,500/- (Rupees Twenty Four Thousand Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஆர் பழனியப்பன் residing at எண்.1,ஏ2, பர்பெக்ட் ரெசிடென்ஸி, ராஜம் நகர் மெயின் ரோடு, சுண்ணாம்பு கொளத்தூர், கோவிலம்பாக்கம்,காஞ்சிபுரம், Chennai, Tamil Nadu, India, 600117.

Sub Registrar: AnnaNagar
Date: 19/03/2018

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

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 4,225/- paid at 03:40 PM on the 19/03/2018 by

Left Thumb





M.R Palaniappan
9790975763

Additions as per recitals of document

Execution admitted by
Left Thumb





M. R. Palaniappan

Additions as per recitals of document

Identified By

1. S. Neelam — Mr. NEELAMEGAM Son of SANGAIYA 7/1288, Subramaniyasiva Street, NGO Colony, Nagamalaipudukottai, Nagamalai Madurai, Madurai, Tamil Nadu, India, 625019.

2. — Mr. N. RAJA Son of NEELAMEGAM S1, Malar Leaves, Plot No.32, Malligai Street, Sakthi Nagar, Adambakkam, Kancheepuram, Adambakkam, Chennai, Tamil Nadu, India, 600088.

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Registering Officer

I contains 17 sheets 12 sheet

Registering Officer

CamScanner

19th day of March 2018

SENTHILNATHAN K
Sub Registrar
AnnaNagar

Registered as Number R/AnnaNagar/Book-1/1106/2018.

Date: 19/03/2018
AnnaNagar

SENTHILNATHAN K
Sub Registrar

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Registering Officer

1 contains 17 sheets 12 sheet

Registering Officer

CamScanner




M.R. Palaniappan



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Registering Officer

THE SEAL OF THE REGISTRATION OF

CamScanner



9338 0767 1684



9338 0767 1684

M.R. Palaniappan

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Registering Officer




12

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Registering Officer

THE SEAL OF THE REGISTRATION OF DHARMAPURI

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இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாள / Enrollment No.: 2043/00385/00565

To
அருண்குமார் ம ர ப
Arunkumar M R P
S/O Palaniyappan
Plot No 1, A2, Parvati Residency Rajaraja Nagar Main Road
Sunnambu Kalvai
Ravanankkam
Ravanankkam
Tanjavur Manchanpatti
Tamil Nadu 613117
9551257803

MA812664729FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**8593 6523 4926**

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India
அருண்குமார் ம ர ப
Arunkumar M R P
பிறந்த நாள்/DOB: 16/01/1983
ஆண்/Male

8593 6523 4926

எனது ஆதார், எனது அடையாளம்



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Registering Officer

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இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

Enrollment No. : 2040/50103/01301

To
Neelamegam S
S/O Sangaiya
7/1298
SUBRAMANIYASWA STREET
N G O COLONY
Nagamalaipudukottai
Nagamalai Madurai
Tamil Nadu - 625019
9942222699

KH2002104715T

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**3293 3463 0241**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

Neelamegam S

3293 3463 0241

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

S. Neelan



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contains 17 sheets 16 sheet

Registering Officer

CamScanner



7206 3275 6921

எனது ஆதார், எனது அடையாளம்



7206 3275 6921



Document No. 1106 of 2018 of Book 1 contains 17 sheets 17 sheet

Registering Officer

THE SEAL OF THE REGISTRAR OF

CamScanner

3160 1000Rs.




JAN 1989

Rs 1000/- Smt. S. Thangam

1662 23.2.89 Madras

P. SAMSON
STAMP VENDOR
P. V. IYER LANE
MADRAS-600 084

Certified for Doc.No..... Dated :..... Sub Registrar Anna Nagar

## DEED OF SALE

THIS DEED OF SALE is executed at Madras this 27th day of February, 1989 by (1) M.RATHINAVELU, Son of Murugesan, Hindu, aged about 66 years, residing at No.74, Kandaswamy Koil Street, Madras-12 (2) M.R.PALANIAPPAN, Son of Sri M.Rathinavelu, Hindu, aged about 40 years, residing at No.74, Kandaswamy Koil Street, Madras-12 (3) M.R.SOMASUNDARAM, Son of Sri M.Rathinavelu, Hindu, aged about 36 years, residing at No.4, Sangutheertha Kulam South Street, Thirukazhukundram, Chingleput Taluk and District and (4) M.R.KASINATHAN, Son of Sri M.Rathinavelu, Hindu, aged about 32 years, residing at No.74, Kandaswamy Koil Street, Madras-12 herein represented by their Power Agent M/s.INDIA BUILDERS, Real Estate Consultants and Contractors, a partnership firm consisting

..2

Certified for Doc.No. 1286/25 dated 16.2.89 Sub Registrar Anna Nagar

For INDIA BUILDERS
J. Uttam Kumar
J. UTTAM KUMAR, D.E

2124300
245/18 P33

Werkandcairbelgt P.33

2003 grc

DOCUMENT NO. 2003 OF 1989
CONTAINS 15 SHEETS
1 SHEET.
SUB REGISTRAR

Registered in the Office of the Sub-Registrar
T. Anna Nagar and fee of Rs. 283.00
paid herewen the hours of 4.45 pm
on the 27th day of February 1989 by J. Uthamchand

EXECUTION ADMITTED BY

J. Uthamchand S/o. S. Janakiraman
Business: 29, Motilal St, T. Nagar
Ms 17.

R 40,000 - 24 (89)

Power agent of vendors
154.

IDENTIFIED BY

M. Fernandes M. IRUDAYARAJ son of Sri. A. Moorthyrakaran
Advocate 133, Thambu chetty St, Madras-1

V. Shri. S10 A.K Balasubramanian No 89 E.K.D St
Jeeva Agri Colony 600 016

27th February 1989

REGISTERED AS NO. 2003 OF 1989
OF BOOK I VOLUME 432 PAGES 155
Rs. 6.50
11th May 1989
SUB-REGISTRAR

750Rs.




Rs 750/-

1663
23.2.89 Smt. S. Thangam

P. SAMSON
STAMP VENDOR
V.V. IYER ROAD
MADRAS 600 028



of J.Uttam Kumar and C.Thambikalaignan having its business represented by the partner J. UTTAM KUMAR at No.29, Motilal Street, T.Nagar, Madras-17, duly constituted as agent per the General Power of Attorney dated 10th May, 1988 all of whom shall hereinafter in this Deed be referred to as the "VENDORS" TO AND IN FAVOUR OF MISS S.THANGAM, daughter of late A.Sivarama Iyer , Hindu, aged about 43 years, residing at C 2/9, TNGRH Quarters Estate Road, Anna Nagar West Extension, Madras 600 040

who shall hereinafter in this Deed be referred to as the "PURCHASER" (the terms, the 'Vendors' and the 'Purchaser' shall, wherever the context so permits, mean and include all their respective heirs, successors, legal representatives,

..3

For INDIA BUILDERS.

J. Uttam Kumar

J. UTTAM KUMAR.

Certificate under section 703 of Indian Stamp Act.

Sl. No: 6 of 1989.

Certified that an amount of Rs. 600/- [Rupees Six hundred only] had been ~~collected~~ levied as compounding fee in respect of this instrument from m/s India Builders, situated at No: 29, Motilal Street, T. Nagar, Madras 600 017.

S.R.O. Anna Nagar,
Dt: 08.05.1989.

Sub Registrar and Collector under Indian Stamp Act.

THE SEAL OF THE SUB REGISTRAR OF ANNANAGAR

P.33.

DOCUMENT NO 2003/89 OF BOOK 1
CONTAINS 15 SHEETS
2 SHEET

THE SEAL OF THE SUB REGISTRAR OF ANNANAGAR

750Rs.




SEP 1989 MADRAS

Rs 750/- Sanf. S. Thangam

F. SAMSON
STAMP VENDOR
P. V. IYER LANE
MADRAS-600 003



assigns, administrators and executors of each Part)

Witnesseth:

WHEREAS by an agreement dated 20th March,1960, the first of the Vendors Sri M.Rathinavelu had seized of the property in the form of a vacant site at No.18, VOC Nagar Main Road, Anna Nagar East, Madras 600 102 in Corporation division No.73 in T.S.No.46 and 53 in pymash No.1266/1 and 1266/3 in block No.12 of an extent of 5640 sq.ft or thereabouts and the said Sri M.Rathinavelu in the course of useful possession and enjoyment of the said piece of land having put up a superstructure in the form of a dwelling house and having been regularly paying the cess and taxes due

..4

For INDIA BUILDERS.

J. Uttam Kumar

J. UTTAM KUMAR, [illegible]

P.33



200Rs.




Two Hundred

1665
23.2.89 Sd/- S. Thangavan

-4-

to the State Government and the Local authorities in respect of the land and the superstructure thereon AND WHEREAS the said M.Rathinavelu having executed his last Will and Testament dated 19th June,1986 empowering his three sons M.R.Palaniappan, M.R.Somasundaram and M.R.Kasinathan respectively the Vendors Nos.2,3 and 4 herein favouring them with three portions of the said land with the superstructure thereon thusmaking the Vendors Nos.2.3 and 4 as owners in expectancy in the absence of any further Will and Testament executed by the said Sri M.Rathinavelu AND WHEREAS the said Sri M.Rathinavelu having also executed a General Power of Attorney dated 19th June,1986 in three parts favouring the said three

..5

For INDIA BUILDERS.

J. UTTAM KUMAR, B.E

P.33


DOCUMENT NO. 2893 OF 1989
CONTAINS 15 SHEETS
4 SHEET.
REGISTRAR

200Rs.




NOV

16th - Sanf. S. Tirangaon
23.789.

Two

R. SAMSON

-5-

sons being the Vendors Nos.2,3 and 4 respectively to enable them to enter into and handle the management and administration of such of those portions of land with the superstructure thereon as allotted to each of them as per his Last Will and Testament AND WHEREAS the four vendors having been in quiet and useful possession and enjoymen of the said property AND WHEREAS the superstructure of the said property having become dilapidated and incapable of being repaired, they thought it expedient on their part to demolish the said structure and to look for the promotion of residential flats on the said land AND WHEREAS M/s. INDIA BUILDERS, a partnership firm having its office

..6

For INDIA BUILDERS,

J. UTTAM KUMAR, D-E

P.33


DOCUMENT NO. 2002.1989 OF BOOK 1
CONTAINS 15 SHEETS
5
SUB REGISTRAR

200Rs.




NOV 1667 Two 48
Prof. S. Thangamuthu
23.9.89.
made



at 29, Motilal Street, T.Nagar, Madras-17 having been carrying on their profession in Real Estate Consultancy and building structures having been given to understand that the Vendors are on the look out for developing the said land by promotion of residential flats AND WHEREAS the four of the Vendors herein after due negotiation having retained as their lawful Power Agent M/s,India Builders, Madras-17 to develop and promote the said piece of land by construction of various residential flats AND WHEREAS the said promoters M/s.India Builders, Madras-17 having drawn out a plan for constructing and allotting residential flats on the said piece of land

..7

Seal

For INDIA BUILDERS.

J. Uttam Kumar

J. UTTAM KUMAR, B.E

P:33



60 Rs.




JAN 1989

16th
23.2.89.

SAMSOR
STAMP VENDOR
P. V. IYER LANE
MADRAS-600 003



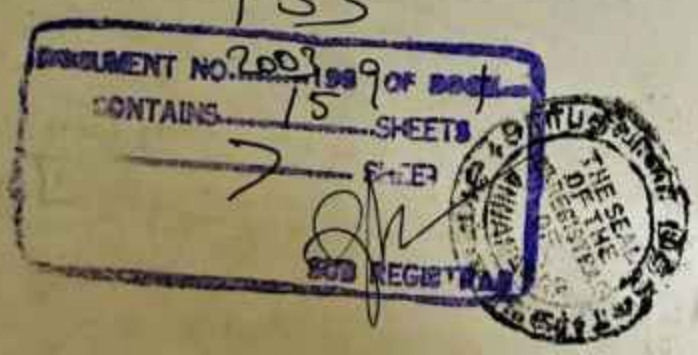
thus constituting of the ground, first, thesecond and the third floors in all a total of 12 residential flats and having obtained the requisite sanction from the competent authorities for putting up the structure AND WHEREAS the Vendors and promoter/builder having had an agreement for construction of the said residential flats as being accorded with due sanction by virtue of a Deed of Agreement dated 6th May,1988 thus enabling the promoter/builder M/s.India Builders to undertake and carry out the developmental activity of promotion of residential flats on the said land with their professional acumen AND WHEREAS by virtue of such agreement for transfer, the promoter/builder M/s.India Builders having made up known to the public at large that they have in promotion the construction of

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For INDIA BUILDERS,

J. UTTAM KUMAR, [illegible]

P.33



residential flats in the said land and on hearing/seeing of which, the Purchaser herein having approached the Vendors represented by the promoter/builder for allotment of residential flat in the Second floor comprising of plinth area of 530 sq.ft inclusive of apportionment and conveyancing of undivided share in the land amounting to an extent of 291.5 sq.ft being 0.55 sq.ft for each of the sq.ft of constructed area of the residential flat AND WHEREAS the construction of the residential flat being in the offing in the course of time to be carried out for the builder/promoter and in the mean time the vendors having requested the builder/promoter to have the due conveyancing of the undivided share in the land to those allottees who have contributed their share therefor in consideration of Rs.83.33 per sq.ft of undivided share in the land AND WHEREAS the Purchasers herein having paid unto the Vendors represented by the builder/promoter a sum of Rs.24,300/- being the cost of undivided share of the land of an area of 291.5 sq.ft which apportionment is more fully and completely described in the schedule hereunder AND WHEREAS to give effect to such intentions, as amongst the parties, this Indenture is being executed:

IN WITNESSETH WHEREOF and in consideration of a sum of Rs.24,300/- (Rupees twenty four thousand three hundred only) having been paid unto the Vendors of the receipt of which

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For INDIA BUILDERS.

J. Uttam Kumar

P 33



amount, the Vendors doth hereby acknowledge and indemnify the Purchaser from further payment thereof and the Vendors doth hereby grant, convey, pass and sell to unto and in favour of the Purchaser the said property in all absolutenes, yet, subject to the privileges/rights and entitlements of other co-owners of the subject land with the existing easementary rights such as right of way, water add appendages appurtenant thereto and the Vendors doth hereby covenant unto the Purchaser that

1. the first of the Vendors is the sole, legal and absolute owner and rest of the Vendors are in anticipation of such title in the said property and none else has any right, title and/or interest in the same;

2. there exists no encumberance as of mortgage, lease, lien and/or charge and that the title of the Vendors to the said property is quite marketable;

3. the rates, taxes and/or outgoings in respect of the said property due to the government and local authority till the date of execution of these presents had been fully paid and be there any outstandings of such nature and where the purchaser opts to make good such outstandings, the Vendors doth hereby undertake to reimburse the purchaser of all such payments at the request and accounting by the Purchaser;

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For INDIA BUILDERS.

J. UTTAM KUMAR, B.E

P.33



4. the Vendors doth hereby state and confirm that the Purchaser is being conferred title to the said property to have and to hold the same as the undivided owner of the said property along with the other co-owners which stands in proportion to the area of construction available in the allotted residential flat and the purchaser may along with the other co-owner/allottees, take due possession, use and enjoy the said property without any let or hindrance;

5. there exists no impending proceedings for the acquisition or requisition of the said property for any specific purpose by the Central or the State Governments;

6. there exists no 'lis pendens' affecting the right, title and/or interest of the Vendors to the said property before any civil or revenue authority;

7. that the Vendors doth deliver copies of documents in title to the said property with assurances of producing the originals at all reasonable times and doth further assure the Purchaser to execute and if there need be getting registered any further documents, papers, certificates and/or testimonials for further strengthening the title of the Purchaser to the said property at the request and cost of the Purchaser;

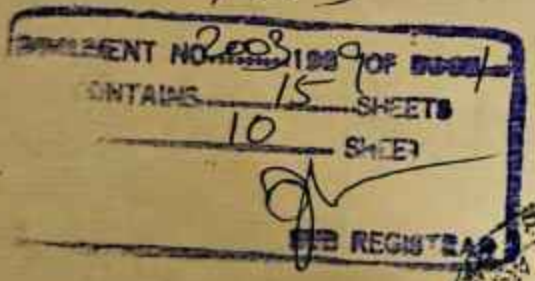
8. the Purchaer is bound to observe the following conditions in exercising his title to the said property by virtue of this Indenture:

..11

For INDIA BUILDERS.

J. UTTAM KUMAR, B.E

P.33


CONTAINS 15 SHEETS
10 SHEET
REGISTRAR


THE SEAL OF THE REGISTRAR OF

(a) the Purchaser shall not claim Partition of the due share which remains undivided for other andfor the mutual benefit of every other allottee/co-owner of the residential flat;

(b) the Purchaser shall treat the said property as forming part of an indivisible and impartible estate;

(c) the Purchaser shall bear the due proportionate share of any reasonable expenses which are made to incur in the common areas of land and building along with other co-owners allottees either as a body of individuals or association ofpersons;

(d) the Purchaser shall not decorate the exterior of the premises otherwise than mutually agreed to by a majority of the co-owners/allottees of the proposed construction of residential flats;

(e) the Purchaser shall hot use or permit to use his premises in a manner which would diminish the utility of the portions of theother owners;

(f) the Purchaser shall not be entitled to put up any temporary or permanent structure on the land nor could he change the elevation or the plan of the proposed construction of residential flat to be allotted to him;

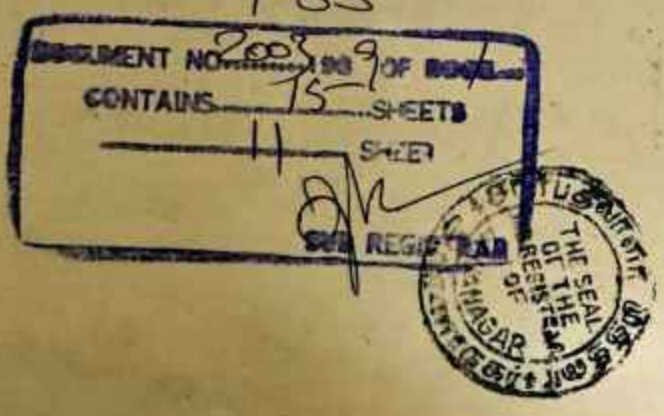
(g) the Purchaser shall not obstruct the rights of the

..12

For INDIA BUILDERS,

J. UTTAM KUMAR, CE

P·33


DOCUMENT NO. 2003
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11 SHEET
REGISTRAR
THE SEAL OF THE REGISTRY OF

owners in entry and use with the land, common passages and amenities to be provided for in the proposed construction;

(h) the Purchaser doth hereby agree that the Vendors or the promoters/builders shall have the right at all times to raise additional storeys and made additions to the proposed construction and that the Vendor or the promoter/ builder shall always have the right to use common passages and amenities in the proposed construction of residential flats and the purchaser shall have no right to object thereto or to cause any obstruction thereto on any ground whatsoever including such grounds of nuisance or as of easementary right;

(i) the Purchaser shall have no right to hinder, obstruct or cause anythig deprivatory to the progress of the construction of the premises or any part of the proposed construction of the premises;

(j) the Purchaser doth hereby agree that the terrace of the proposed construction shall always remain under the control of the Vendors or the builder/promoter and that either the Vendors or the builder/promoter shall always have the singular right to display any advertisement or hoarding on the terrace of the proposed construction either of their own or any third party and shall be exclusively entitled to any income that may be derived form the same;

..13

For INDIA BUILDERS,

J. Uttam Rao

P.33


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12 SHEET
SUB REGISTRAR
SEAL OF THE SUB REGISTRAR OF

(k) the Purchaser shall not be entitled to carry on in the allotted premises any trade or business which is offensive in nature and in turn which may become in any way a nuidance or danger to the other co-owners/allottees of residential flats or the co-buyers thereof or of any neighbouring property;

(l) the Purchaser shall not carry out any repairs which could materially stabilise the support, vertically, horizontally or laterally or of the common walls of the apartments and the purchaser shall maintain the interior of such constructed residential flats as is allotted to him in tenantable condition;

(m) the Purchaser shall not acquire any right of light or air which may prejudice free use of the other apartments in the proposed construction or that which could come to in the neighbourhood;

(n) the Purchaser doth hereby agree to bear all expenses in common with other co-owners/allottees on the routine maintenance such as white washing, cleaning, maintenance of pump sets, generator, intercom, sanitary and electrical fittings and lines remaining common to all the premises replacing of bulbs in corridors, water charges and costs of any major repairs to the structural, sanitary or mechanical system of the proposed construction and maintenance of any other common amenities and the purchaser

..14

Seal

For INDIA BUILDERS.

J. Uttam Kumar

J. UTTAM KUMAR. DIR

P.33

DOCUMENT NO. 2003 OF 1989

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13 SHEET.

SUB REGISTRAR

THE SEAL OF THE SUB REGISTRAR OF NAGAR

shall always agree to remain a common sharer of all such expenses and out goings in respect thereof;

(o) the Purchaser shall not object to the Vendors of the promoter/builder in the disposal of any area as reserved as parking lots or garages provided such allotment does not prevent the free ingress or egress by the Purchaser to the premises specifically allotted to him and the purchaser doth hereby agree not to park in any area except in the reserved car parking space specifically allotted to him;

(p) the Purchaser doth hereby agree that the name of the proposed construction shall always remain as "IB DELUXE APARTMENTS";

(q) the Vendors shall always keep the Purchaser along with his co-owner/allottees duly informed of all such developments which take place as a common owner of such premises;

(r) the Purchaser shall not part, sell or by any act of alienation the share interest in the land as fully mentioned in the schedule hereunder without alienation in absoluteness the residential flat duly allotted to the purchase and anticipated to be constructed as per the terms of the agreement for construction of such superstructure;

SCHEDULE OF PROPERTY

291.5 sq.ft of undivided share in the land of total extent of 5640 sq.ft or thereabouts being that of 0.55 proportionate

..15

Seal

For INDIA BUILDERS.

J. Uttam Coun

J. UTTAMCHAND

P.33

DOCUMENT NO. 2003/2009 OF BOOK I

CONTAINS 15 SHEETS

14 SHEET.

SUB REGISTRAR

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share to each one of the square foot of the intended plinth area of construction of residential flat in Pymash No.1266/1 & 1266/3 in T.S.No.46 & 53 in block No.12 in Iyanavaram village within the city limits of Madras in corporation division No.73 within the sub-registration district of Sembium and Registration District of Madras North bounded on the North by Plot No.20; South by Plot No.27; East by 30 feet wide cart path and west by 45 ft. wide main road bearing No.18,VOC Nagar Main Road, Anna Nagar East, Madras 600 102. The property is valued at Rs.24,300/-.

IN WITNESSETH WHEREOF, We, the said Vendors doth hereby set our hands and subscribe our signatures per our lawful Power Agent on the day, month and year first writtein in the presence of

WITNESSES:

1. M Sundarajadoss

2. V.

For India Builders,

J. Uthamchand

Partner
(as power agent for vendors Nos.1 to 4)

Drafted by

Sri Thapathi S.Gokilan
Advocate
133,Thambu Chetty Street
Madras 600 001.

THAPATHI S. GOKILAN
ADVOCATE
133, THAMBU CHETTY ST.
MADRAS-600 001

P.33

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15 SHEET
SUB REGISTRAR

24300
/1959




9523 M.R. KASINATHAN. 00BB 185274
13.7.97 CHENNAI.

K. DAMODARAN
S. V. L No. 3007 / E-2 / 95
320/7, NEW KADHIRAVAN COLONY
MS-40. PHONE: 6260649

Settlement Deed

This Deed of Settlement is executed at Chennai on this the 9th day of July 1997 by Mr.M.Rathinavelu son of Murugesan, Hindu aged about 75 years residing at 18/9, V.O.C Nagar Main Road, Annanagar East, Chennai-600 102 hereinafter called the "SETTLOR" which term shall mean and include wherever the context so requires or permits his respective heirs, legal representatives, executors, administrators, nominees and assigns of the ONE PART and TO AND IN FAVOUR OF M.R.KASINATHAN son of Mr.M.Rathinavelu Hindu, aged about 41 years, residing at No.18/9, V.O.C Nagar Main Road, Annanagar East, Chennai-600 102, hereinafter called the "SETTLEE" which term shall mean and include wherever the context so requires or permits his heirs, legal representatives, executors, administrators, nominees and assigns OF THE OTHER PART :

Whereas the Settlor is the absolute owner of the property bearing Door No.: 18, V.O.C Nagar Main Road, Annanagar East, Chennai-600 102 in T.S.No.:46 and 53 in Pymash No.:1266/1 and 1266/3 in block No.:12 of an extent of 5640 Sq.ft. since 20th March 1960.

Whereas the Settlor by erecting the Super structure in the Schedule Property and by paying all taxes to government and local bodies, is in possession and enjoyment of the same.

M. Rathinavelu

1651
97

BOOK - I NO. 1651 OF 1997
COPY ... SHEET
... SHEETS

Presented in the Office of the Sub-Registrar Annanagar and fee of Rs. 5225/- Paid between the hours of 12.1 on the 9th July 1997

SUB-REGISTRAR

M. Rathinavelu

EXECUTION ADMITTED BY

LEFT THUMB

M. Rathinavelu S/o Murugesapillai,
18/1. V.O.C Nagar Main Road. ANNA NAGAR EAST.
Chennai 102

IDENTIFIED BY

1) M.R. Palaniappan M.R. PALANIAPPAN S/o M. Rathinavelu
18/1 V.O.C. Nagar Main Rd.
Anna Nagar East Chennai 600102

2) M.R. Somasundaram. M.R. SOMASUNDARAM.
S/o. M. RATHINAVELU.
18/2 V.O.C. Nagar Main Road.
Anna Nagar East. Chennai 600102

9th July 1997

SUB-REGISTRAR
In the Cadre of
DISTRICT REGISTRAR

1651 / 1997
21 / 36
11th July 1997

Note: Number of copies registered with the original are

subregistrar

5000Rs.




9524
3.7.97 M.R.KASINATHAN.
CHENNAI

K. DAMODARAN
S. V. L No 3007 / E-2 / 95
320/7, NEW KADHIRAVAN COLONY
MS-40. PHONE: 6260649

Whereas the settlor alongwith his sons want to construct a dwelling house in the said property and entered into an agreement with M/S. India Builders, Madras-17 to construct a residential flat in the ground floor and towards the cost of construction the settlor and the builder agreed to convey to permit the builder to construct 11 flats in the first, second and third floors and the settlor and their sons agreed to execute the sale deeds in favour of 11 allotees. Out of the sale consideration, the builder constructed the dwelling flat in the ground floor and handed over to the settlor alongwith exclusive rights in the terrace portion for the settlor and sons for further construction, to display any advertisement or hoardings of their own or any third-party and any income that may be derived from the same.

Whereas the settlor and his three sons executed sale deed to an extent of 3993 sq.ft retaining 1347 sq.ft. in common and retaining 300 sq.ft. exclusively for their car parking and personal use and for further construction.

Whereas the settlor being very old and decides to spend his remaining part of his life with his three sons, divided the property into three flats and got them numbered as Door Nos. 18/1, 18/2 and 18/9.

Whereas the settlor settles the property bearing Door No.:18/9 in ground floor with the common passage and amenetie and easement rights at V.O.C Nagar Main Road, Annanagar East, Chennai-600 102 alongwith 100 sq.ft. land abutting to the flat No.:18/1, and more fully described in the schedule here under and as shown in the plan marked in Red annexed herewith.

Loan 4956 / 402/97 dtd: 18.9.97 RVS

S. No. 302 of 1997.

Certified that the amount of Rs. 1500/-
(Rupees One thousand five hundred only)
has been collected as consideration for in respect of the
instrument from Thiru. M.R. Lakshmanan
One hundred/-

A. R. O., Anna Nagar
22/9/97

Sub Registrar and Collector
Anna Nagar Chennai 600

DOCUMENT NO. 1651 OF 1997
SCANNED
SCRUTINY SLIP

SUB-REGISTRAR

1000Rs.




8244 M. R. KASINATHAN.
CHENNAI-102 16/6/97

K. DAMODARAN
S. V. L. No. 3007 / E-2 / 95
320/7, NEW KADHIRAVAN COLONY
MS-40. PHONE: 6260649

MADRAS DISTRICT TREASURY STAMP DEPOT 1997 JAN

Now this Deed of Settlement witnesseth as follows:

1. The settlor in consideration of his natural love and affection towards his third son, settles herein the flat bearing door No.: 18/9 in the ground floor, V.O.C Nagar Main Road, Annanagar East, Chennai-600 102 alongwith the common passage and ameneties and easement rights and 100 sq.ft land for car parking morefully described hereunder free of encumberance to have and to hold the same obsolutely with all the rights of aleination.

2. The settlor hereby makes it clear that he has no rights to revoke this settlement.

3. The settlement comes into effect at once, that is, immediately and possession is given to the settlee herein.

SCHEDULE

All that piece and parcel of the land of 445 sq.ft. of undivided share in the land of total extent of 5640 sq.ft. or thereabouts and the plinth area of construction of 810 sq.ft. bearing Flat No.:18/9 V.O.C Nagar Main Road, Annanagar East, Chennai-600 102 alongwith the common passage and ameneties and easement rights and 100 sq.ft. land exclusively for car parking and personal use abutting Flat No.:18/1 in pymash No.:1266/1 and 1266/3 in T.S.No.:46 & 53 in Block No. 12 in Ayanavaram village with in the city limits of Chennai in Corporation division No.:73 within the jurisdiction of Annanagar East Registrar Office and District Registrar Office of Central Madras,

Mr Ratnamala


DOCUMENT NO. 1651 OF 194
SUB-REGISTRAR

100Rs.




9525
3.7.97

M.R.KASINATHAN.
CHENNAI.

K. DAMODARAN
S. V. L No 3007 / E-2 / 95
320/7, NEW KADHIRAVAN COLONY
MS-40. PHONE: 6260649

bounded on the North by 15 feet passage, South by 15 feet passage, East by 10 feet passage and West by flat No.18/2 and above flat No.18/10 and the car parking space bounded on the north by 15 feet passage South by 10 feet pasage, East by flat No.18/1 and west by 45 feet Road. The property is valued at Rs.3,75,000/-

In witnesses where of the said settlor and settlee have set their hands to this Settlement Deed on the day, month and the year first above Written in the presence of:

Witnesses:

1. M.R. Palaniappan M.R. PALANIAPPAN
18/1 V.O.C. Nagar Main Rd.
Anna Nagar East Chennai 600102.

2. M.R. SOMASUNDARAM S/o
M. RATHINAVELU.
18/2. V.O.C. Nagar Main Road,
Annanagar East. Chennai 600102.

Drafted by

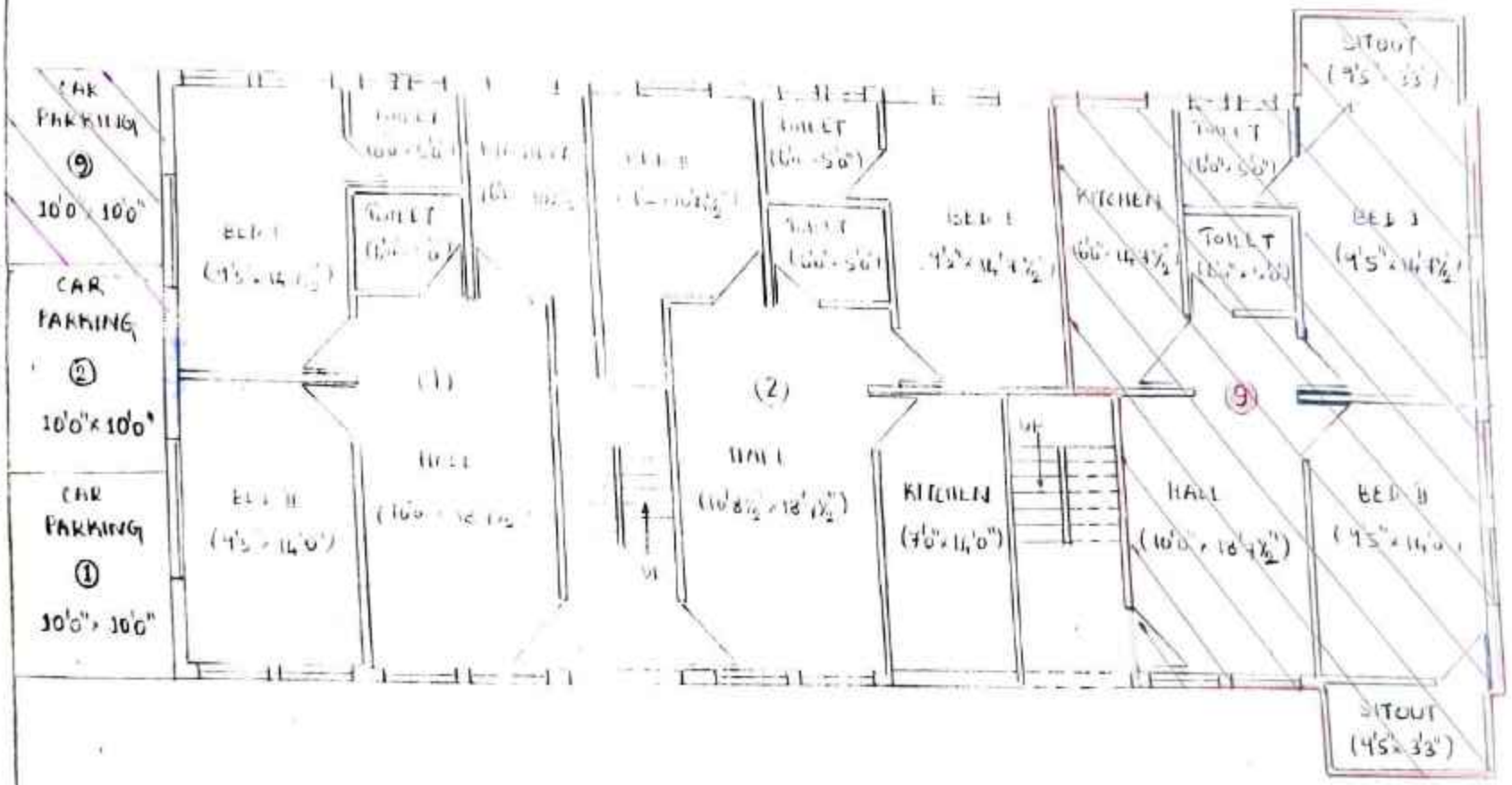
N.P. KUMAR
ADVOCATE
6-A KARALI NAGAR
MYLAPORE CHENNAI-600004.

Statement

DOCUMENT NO. 1451 OF 19
CONSISTS 5 SHEETS
SHEET

SUB-REGISTRAR

# GROUND FLOOR PLAN




M. Rathinavelu

ib DELUXE APARTMENTS
At Annanagar East
Madras 600 102.

| | AREA | CAR PARKING |
|---|---|---|
| (1) | 850 Sq ft | 100.0 Sq ft |
| (2) | 790 Sq ft | 100.0 Sq ft |
| (3) | 810 Sq ft | 100.0 Sq ft |

PROMOTERS
INDIA BUILDERS
29 Motilal Street, T Nagar
Madras 600 017 Ph 441322


DOCUMENT NO. 1651 OF 19
SUB-REGISTRAR
SUB-REGISTRAR

# ANNEXURE - 1A

Statement regarding Particulars of the building mentioned in the documents : Please note by a tick (√) mark in the relevent item in the following form :

| | | | | |
|---|---|---|---|---|
| 1. | Description of building | | | |
| | a) Constn of the Structure | : | √ Cement or lime Mortal | Partly cement or lime and Partly Mud Morder |
| | b) Depth of foundation | : | √ 3 to 4 ft. | Above 4 ft. |
| | c) Thickness of walls in G. F. | : | √ 9" | 1' 1 1/2 |
| | d) Whether teakwood used throughout | : | Yes | √ No |
| | e) Flooring | : | Mosaic | √ Ordinary Plastered |
| 2. | Age of Building | : | 7 Years | |
| 3. | Extent of the site | : | -- Grounds 575 Square feet | |
| 3A. | Value of the site | : | Rs. 256695/= | |
| 4. | Build up Area | : | 810 sq.ft | |

| | G. Floor | 1st Floor | 2nd Floor | 3rd Floor |
|---|---|---|---|---|
| Madras Terrace | | | | |
| R C C | Ground floor 810 Sq.ft | | | |
| Mangalore title roof over flat tiles | | | | |
| Mangalore roof plain | | | | |
| Mangalore tile roof over ceiling ti es | | | | |
| Pentile roof over flat tiles | | | | |
| Pentil roof plain | | | | |
| A. C. C. Sheet | | | | |

| | | | |
|---|---|---|---|
| 5. | Area of Separe-to garrage if any | : | NIL |
| 6. | a] Length of compound wall any<br>b] Length of barded wire or chain or l ion fence | :<br>: | NIL |
| 7. | Well with diameter and depth | : | Borewell, 1/14 15 Share |
| 8. | Is there a separate latrine/Septick tank : | | |
| 9 | Elec. Instalation | : | a] No. of points 8<br>b] No. of Fans-<br>c] No. of Elec. Pumps- 1/14 15 Share 1/2 HP |
| 10. | Annual Rental Value | : | Rs. 14400/= |
| 11. | Executan's estimated of the Market Value of the building and site | | Rs. 375000/= |

M. Rathnavelu

Signature of Executant.

Place : Chennai. 600 122

DOCUMENT NO. 65 L OF 19
CONTAINS ..... PAGES
..... SHEETS

SUB-REGISTRAR

6420/I/2024 TP/20/330420/2024




தமிழ்நாடு तमिलनाडु TAMILNADU AC 297967

17.12.2024

SELVAKUMAR PADALAM LAKSHMI NARAYANAN

V. SUNDHARARAJAN SVL No. 3/B3/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94, Cell: 9444085088

# RELEASE DEED

(Between Family Members)

**THIS DEED OF RELEASE EXECUTED AT CHENNAI ON THIS 18TH DAY OF DECEMBER 2024, BY**

**(1) Mrs. L. KAMALALAKSHMI** (Permanent Account No: AEIPL8080R & Aadhaar Identity Card No: 8598 2564 5840), wife of Late Mr. P.K.Lakshminarayanan, aged about 83 years,

**(2) Mr. P.L. KAMALAKANNAN,** (Permanent Account No: AIOPK0596R, Aadhaar Identity Card No: 6864 6973 4356) son of Late Mr. P.K.Lakshminarayanan, aged about 48 years, both are residing at Plot No. 58, Kumaran Kudil 4th Cross Street, Okkiyam Thoraipakkam, Kancheepuram 600 097, hereinafter called the **'RELEASORS'** which expression shall unless repugnant to or inconsistent with the context mean and include their respective heirs, executors, administrators, legal representatives and assignees of the **ONE PART:-**

DOCUMENT NO 6420 OF 2024 P. Lakshmi Kamalakshmi
BOOK 1 Contains SHEETS 20
1 SHEET
SUB REGISTRAR

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தமிழ்நாடு तमिलनाडु TAMILNADU

17.12.2024

SELVAKUMAR PADALAM LAKSHMINARAYANAN.

AC 297968

V. SUNDHARARAJAN
SVL No. 3/B3/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94, Cell: 9444065086



**TO AND IN FAVOUR OF**

**Mr. SELVAKUMAR PADALAM LAKSHMINARAYANAN,** (Permanent Account No: EGTPP4211B & Aadhaar Identity Card No: 4256 5349 2214) son of Late Mr. P.K.Lakshminarayanan, aged about 60 years, residing at Plot No. 58, Kumaran Kudil 4th Cross Street, Ogglam Thoraipakkam, Kancheepuram 600 097 hereinafter called the **'RELEASEE'** which expression shall unless repugnant to or inconsistent with the context mean and include his heirs, executors, administrators, legal representatives and assignees of the **OTHER PART WITNESS AS FOLLOWS:-**

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BOOK 1 Containing SHEETS 20
2 SHEET

P. L. Kamalalakshmi

SUB REGISTRAR

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**WHEREAS** 1st releasor husband and 2nd releasor & releasee father Mr. P.K.Lakshminarayanan was the sole and absolute owner of the schedule mentioned property housesite, measuring an extent of 495 Square Feet undivided share of Land out of 5640 Square Feet, Comprised in T.S Nos.46 & 53, Pymash Nos. 1266/1 & 1266/3, Block No. 12, Situated at VOC Nagar Main Road, Ayanavaram Village, Aminjikarai Taluk, Chennai District, he had purchased the same from and out of his own funds from 1.Mr.M.Rathinavel, 2. Mr. M.R. Palaniappan 3. Mr. M.R. Somasundaram 4. Mr. M.R. Kasinathan represented by their Power Agent M/s. INDIA BUILDERS represented by its partner Mr. J.Uttamakumar and Mr. C.Thambikalaignan and the said **SALE DEED** was registered as **Document No. 2004/1989, Book 1, dated 27th day of February 1989, in the office of the Sub-Registrar of Anna Nagar** and has been in uninterrupted peaceful possession and in enjoyment of the above said property ever since from the date of purchase.

Whereas the above said Mr. P.K.Lakshminarayanan already had contributed for the construction of flats building at the premises at Residential **Flat No. B, First Floor of the building to be as known as "IB DELUXE APARTMENTS"** in accordance with the agreement of construction entered with **M/s. INDIAN BUILDERS** represented by its partners 1. Mr. J.Uttamakumar and 2. Mr. C.Thambikalaignan, dated on 24.04.1989. Whereas the house building premises at **Residential Flat No. B, First Floor constructed** having **Plinth area of 900 Square Feet** of the flat, including all its amenities and including Common Area with Electricity Service Connection, along with a Car Parking he is in possession and enjoyment of the same.

Subsequently the aforesaid Mr. P.K. LAKSHMINARAYANAN died on 06.04.2019. (Death Certificate Registration No. D-2019:33-16520-000017, Date of Registration 12.04.2019, Birth and Death Registrar, Greater Chennai Corporation.

DOCUMENT NO 4120 OF 2024
BOOK 1 contains SHEETS 00
3 SHEET

P. Kamalalakshmi

SUB REGISTRAR

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After Mr. P.K. LAKSHMINARAYANAN demise his wife 1.Mrs.P.L.Kamalalakshmi and his son's 2. Mr. Selvakumar Padalam Lakshminarayanan, 3. Mr. P.L.Kamalakannan, are his legitimate legal heirs. (Legalheirship Certificate No. TN-7201904151032, Date of Registration 30.05.2019, issued by Tahsildar, Sholinganallur Taluk, Chennai District).

Now the above said persons each of them have equal share of 1/3rd undivided share rights in "A" Schedule Property and we are in possession and in enjoyment of the 'A' schedule mentioned property absolutely without the least hindrance whatsoever from anybody.

And the releasors have decided to release their 2/3rd undivided share rights in 'A' schedule mentioned property in favour of releasee.

**WHEREAS** the **RELEASORS** and the **RELEASEE** have on mutual understanding and for the purpose of convenient enjoyment of the 'A' schedule mentioned property by the releasee, the releasors have agreed to release their 2/3rd undivided share rights, titles, claims and interests which the releasors have in the 'B' schedule mentioned property out of 'A' schedule mentioned property to and in favour of the releasee herein free from all encumbrances.

**WHEREAS** that in pursuance of the said desire and in consideration of natural love and affection for the said releasee to the releasors herein at the time of execution of the release deed, the receipt of which sum the releasers are both hereby admit and acknowledge the same, the releasers, doth hereby release, relinquish and surrender all their 2/3rd undivided share rights in the 'A' schedule mentioned property, morefully described in 'B' schedule mentioned property, unto and in favour of the releasee free from all encumbrances as absolute and full owner thereof and no consideration passed virtue of this deed.

P. L. Kamalalakshmi

DOCUMENT NO 6420 OF 2024
BOOK 1 Contains SHEETS 20
4 SHEET

SUB REGISTRAR

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**THE RELEASORS** are both hereby covenant that they and their heirs have henceforth no claim, right, title and interest in the 'B' schedule mentioned property.

**THE RELEASORS** have this day put the releasee in possession of the 'B' schedule mentioned property, hereby released together with the release of their share in schedule mentioned here under that they may at all times hereafter peacefully enter upon possession and enjoyment of the 'B' scheduled property, without any let or hindrance, objection and disturbances, whatsoever from the releasors. The releasors hereby declares that the property hereby released is free from all encumbrances and hereby further covenants with the releasee that they would indemnify the releasee in the event of any defects in title of their 2/3rd undivided share rights in the 'A' schedule mentioned property, morefully described in 'B' schedule mentioned property.

**THE RELEASORS** have this day put the releasee in possession of the 'B' schedule mentioned property.

**THE RELEASORS** are both hereby agree and undertake to execute further deed or deeds as may be reasonably required to assure better and perfect title to the releasee.

**THE RELEASORS** have this day delivered all the original documents relating to the 'B' schedule mentioned property to the releasee and the releasee is authorised to effect necessary mutations of names in all public registers such as local bodies, revenue records and etc, without any further reference to the releasors.

P. L. Kamalalakshmi

P.Lkamalal

DOCUMENT NO 6420 OF 2024
BOOK 1 contains SHEETS 20
5 SHEET

SUB REGISTRAR

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**Mrs. L. KAMALALAKSHMI** Executed a presentation Special Power of Attorney in favour of **Mr. P.L. KAMALAKANNAN,** (Permanent Account No: AIOPK0596R, Aadhaar Identity Card No: 6864 6973 4356) son of Late Mr. Lakshminarayanan, aged about 48 years **(Special Power of Attorney Document No. 62 /2024, dated 17th day of December 2024, Book IV, in the Office of the SRO Neelankarai).**

Whereas the 2nd Releasor power agent and the purchasers hereby declare that the 1st releasor is alive till date and the Special power of attorney is still in force.

## 'A' SCHEDULE

(Total Property)

All that piece and parcel of housesite together with building, bearing **Flat No. B, measuring 495 Square Feet undivided share of land out of 5640 Square Feet**, together with Flat measuring an extent of **Built up area 900 Square Feet** in **First Floor** including common area and Plinth area, Flat named as **"IB DELUXE APARTMENT"**, Comprised in T.S Nos.46 & 53, New T.S.No. 53/15, Block No. 12, Pymash Nos. 1266/1 & 1266/3, Situated at VOC Nagar Main Road, Anna Nagar East, Ayanavaram Village, Aminjikarai Taluk, Chennai District.

**BOUNDED ON THE**

| | | |
|---|---|---|
| North By | : | **Plot No. 20,** |
| South By | : | **Plot No. 27,** |
| East By | : | **30 Feet Cart Path,** |
| AND West By | : | **45 Feet Wide Main Road.** |

The above property is situated within the registration district of **Chennai Central** and registration sub-district of **Anna Nagar.**

P. L. Kamalalakshmi

DOCUMENT NO 6420 OF 2024
BOOK 1 Contains SHEETS 20
6 SHEET

SUB REGISTRAR

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## 'B' SCHEDULE
(Released property)

**2/3rd undivided share rights** of property right, title, interest in 'A' schedule mentioned property.

**Property Address:-**

Door No. 18/3, Flat No. B, First Floor, IB DELUXE APARTMENT, V.O.C Nagar Main Road, Anna Nagar East, Chennai 600 040.

Property Tax Assessment No. 08/101/025726.

Water Tax Assessment No. 08/101/025726.

Electicity Service Connection No. 09163045294.

The market value of the 'B' schedule mentioned property is **Rs. 60,00,000/-.**

**IN WITNESS WHERE THE RELEASORS HAVE HEREUNTO SET THEIR HANDS AND SIGNED THIS RELEASE DEED ON THE DAY, MONTH AND YEAR, FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES.**

P. L. Kamalalakshmi

**RELEASORS,**

**WITNESSES :-**

1. R. Nath. NANDHAKUMAR. R. S/O RAJAMANIKKAM. No 20 BAJANAI KOIL STREET, NEMILI Pin 631 051 (m) 9976184038

2. M. Chokkalingam — M. CHOKKALINGAM S/O G. MANIKKAM No 9A GANGAI AMMAN KOIL STREET, ALAPPAKKAM, CHENNAI - 600 116. (m) 9841244380

**DRAFTED BY :-**



**A.S.B. AJAYGOPALVARMA B.Com.LL.B(Hons)**
ADVOCATE ROLL NO. 6136/2021.
ALMIGHTY ASSOCIATES.
No. 334A, Nolambur Phase II, 2nd Main Road, Mogappair West Garden, Chennai 600037.
Cell No. 7598105159.

DOCUMENT NO 6420 OF 2024
BOOK 1 SHEETS 20
7 SHEET

SUB REGISTRAR

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# CERTIFICATE
## EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District: Chennai  Taluk: Ayanavaram  Town: Ayanavaram (Part 2)  Ward: -  Block: 0022

| Sl. No | Name of Locality of Street | Number | | Old Survey Number and Letter | Municipal Door Number | Cross, Metes, Boundaries, Name | Dry/Wet/Assessment Permanent, Flower Site | Source of Irrigation and Class | If Liable crop, Rate of Composition | Class and Sort of Soil | Tarom | Rent Per Acre/Hectare | Rental by Town Survey | | | Assessment | | Municipal Register/ Adangal(Old) | Adangal (Land Owner Name) | Row the Holding is Related | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Survey Field | Sub-Division | | | | | | | | | | Hectare | Area | Square Metre | Municipal | Government | | | | |
| | | | | | | | | | | | | Rs P | | | | | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | | | 15 | 16 | 17 | 18 | | |
| 1 | வகை 2-வது தெரு | 53 | 15 | | 18 | தென்கிழக்கு மேற்கு | மானாவாரி | | - | இரு- | | ₹ 0.00 | 0 | 5 | 24.0 | - | 0.20 | | 1.எஸ் ஆர் பழனியப்பன்<br>2.எஸ் ஆர் சேஷகந்தரும்<br>3.எஸ் ஆர் கமலாதன் | | |

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

டிஜிட்டல் கையொப்பம்/DIGITAL SIGNATURE : 11-09-2018 அன்று 13:33:13 மணிக்கு இடப்பட்டது.
பெயர்/Name : Kalaimannan G
பதவி/Designation : Tahsildar
இடம்/Place : அயனாவரம் வட்டம் / Ayanavaram Taluk , Chennai மாவட்டம்/Chennai District

குறிப்பு / Remarks

1. இச்சான்றிதழ் 16-12-2024 அன்று 18:02:57 மணிக்கு அச்சிடப்பட்டது
The certificate was printed on 16-12-2024 at 18:02:57 hrs.

2. சான்றிதழ் விபரங்களை உறுதி செய்ய மேலும் விவரங்களுக்கு சம்பந்தப்பட்ட வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதி செய்துகொள்ளலாம்.
Further certificate confirmation and details, you may approach Tahsildar concerned.

(அ) மைக்ரோ QR கோடில் 2D BARCODE ரீடரை கைபேசி மூலம் 3G/GPRS மூலம் இணையதளத்தில் காணலாம்.
(a) Reading the 2D barcode with mobile BARCODE READER and seeing online using 3G/GPRS.

DOCUMENT NO 6420 OF 2018
BOOK 1 Contains SHEETS 2
SHEET
SUB REGISTRAR

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R/AnnaNagar/Book-1/5420/2024

## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4851 of 2024

I hereby certify that a sum of ₹ 30,000/- (Rupees Thirty 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. கமலகண்ணன் residing at Plot No. 58, Kumaran Kudil 4th Cross Street, Okkiyam Thoraipakkam, Kancheepuram, Kancheepuram, Tamil Nadu, India, 600097.

Sub Registrar: AnnaNagar
Date: 18/12/2024

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

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 11,610/- paid at 12:05 PM on the 18/12/2024 by

| | | |
|---|---|---|
| Left Thumb  | 9840770818 | ${dataMap.get("AADHAR_ |
| Execution admitted by<br>Left Thumb  | கமலகண்ணன், 48<br>Plot No. 58, Kumaran Kudil 4th Cross Street,<br>Okkiyam Thoraipakkam, Kancheepuram, Kancheepuram,<br>Tamil Nadu, India, 600097.<br><br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. [illegible]:<br>UKC:559735512d85ba051c74998b82769b063d47126<br>**(Details from UIDAI : Kamalakannan Padalam Lakshminarayanan S/O: Lakshminarayanan, 28-07-1976, xxxxxxxx4356)** |  |

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BOOK 1 Contains SHEETS 20
9 SHEET

1 / 2 SUB REGISTRAR

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Execution admitted by
Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:712620500c0b6f48e214418b79f898e7646bdae
(Details from UIDAI : Kamalakannan Padaiam Lakshminarayanan S/O: Lakshminarayanan, 28-07-1976, xxxxxxxx4358)



18th day of December 2024

SARAN KUMAR
Sub Registrar
AnnaNagar

Registered as Number R/AnnaNagar/Book-1/6420/2024.

Date: 18/12/2024
AnnaNagar

SARAN KUMAR
Sub Registrar

DOCUMENT NO 6420 OF 2024
BOOK 1 Contains SHEETS 20
10 SHEET(S)

SUB REGISTRAR



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आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EGTPP4211B

नाम/ Name
SELVAKUMAR PADALAM LAKSHMINARAYANAN

पिता का नाम/ Father's Name
LAKSHMINARAYANAN PADALAM KUPPUSWAMY

जन्म की तारीख/ Date of Birth
14/11/1964

हस्ताक्षर/ Signature

15012018

இந்திய அரசாங்கம்
Government of India

செல்வகுமார் படாளம் லக்ஷ்மிநாராயணன்
Selvakumar Padalam Lakshminarayanan

பிறந்த நாள் / DOB: 14/11/1964

ஆண்பால / Male

4256 5349 2214

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: தந்தை / தாய் பெயர்:
லக்ஷ்மிநாராயணன், பிளாட் எண்
58, குமரன் குடில் 4வது
குறுக்கு தெரு, துரைப்பாக்கம்,
ஒக்கியம் துரைப்பாக்கம்,
காஞ்சிபுரம், ஒக்கியம்
துரைப்பாக்கம், தமிழ்நாடு,
600097

Address: S/O:
Lakshminarayanan, PLOT NO
58, KUMARAN KUDIL 4TH
CROSS STREET,
OGGIAMTHORAIPAKKAM,
Oggiam Thuraipakkam,
Kancheepuram, Oggiam
Thuraipakkam, Tamil Nadu,
600097

4256 5349 2214

1947

help@uidai.gov.in

www.uidai.gov.in

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Contains 11 SHEET

SUB REGISTRAR

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12 SHEET

SUB REGISTR




P. L. Kamalalakshmi

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13 SHEET

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R. Nath







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SUB REGISTRAR

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# பெருநகர சென்னை மாநகராட்சி
# GREATER CHENNAI CORPORATION
## பொது சுகாதாரத்துறை
## DEPARTMENT OF PUBLIC HEALTH

D5761387694809872 2/2024

FORM-NO:6,படிவம் எண்:6

(See rule 8-விதி 8ஐப் பார்க்க)

## DEATH CERTIFICATE / இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Greater Chennai Corporation of the State of Tamil Nadu, India.

கீழ்கண்ட தகவல்கள் தமிழ்நாடு, பெருநகர சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது.

| | |
|---|---|
| Zone 15 | Division 194 |
| Name | LAKSHMINARAYANAN.P.K |
| Sex | Male |
| Date of Death | 06/04/2019 |
| Age | 79 YEARS |
| Place of Death | 58,KUMARAN KUDIL 4TH CROSS STREET, THORAIPAKKAM, CHENNAI-600097 |
| Name of The Mother | P.K.LAKSHMI BAI |
| Name of The Father | KUPPUSWAMY.P.C |
| Name of The Husband / Wife | |
| Address of the deceased at the time of death | 58, , KUMARAN KUDIL 4TH CROSS STREET, ., THORAIPAKKAM , CHENNAI, TAMIL NADU -600097 |
| Permanent Address Of The Deceased | 58, , KUMARAN KUDIL 4TH CROSS STREET, ., THORAIPAKKAM, CHENNAI, TAMIL NADU -600097 |
| Registration Number | D-2019:33-16520-000017 |
| Date of Registration | 12/04/2019 |
| Remarks (If Any) | |
| Date of Issue | 17/12/2024 |

PUBLIC HEALTH DEPARTMENT ZONE 17/12/2024

Dr.M.Jagadeesan
City Health Officer
Greater Chennai Corporation

Ensure Registration of every Birth and Death / பிறப்பு / இறப்பு பதிவினை உறுதி செய்வீர்

DOCUMENT NO 6420 OF 2024
BOOK 1 Contains SHEETS 1 TO 15 SHEET

Note : This certificate is computer generated and does not require any Seal/Signature in original.
The authenticity of this certificate can be verified at www.chennaicorporation.gov.in. The Registration Number is unique to each death.

SUB REGISTRAR

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# வாரிசு சான்றிதழ்
# Legal Heir Certificate

சான்றிதழ் எண் / Certificate No: TN-7201904151032 நாள் / Date: 30-05-2019

கதவு எண் 58, குமரன் குடில் 4வது குருக்கு தெரு, ஒக்கியம் துரைபாக்கம் கிராமம் / நகரம், சோளிங்கநல்லூர் வட்டம், சென்னை மாவட்டத்தில் வசித்த ப கு லக்ஷ்மிநாராயணன் தந்தையின் பெயர் ப செ குப்புசுவாமி என்பவர் 06-04-2019 தேதி அன்று இறந்துள்ளார். மேற்படி இறந்த நபருக்கு கீழ்க்கண்ட நபர்கள் வாரிசுதாரர்களாவார்கள்.

This is to certify that P K Lakshminarayanan son of P C Kuppuswamy who was residing at Door No. 58, Kumaran kudil 4th cross street Okkiyam Thoraibakkam Village/Town of SHOLINGANALLUR Taluk of Chennai, Tamil Nadu State expired on 06-04-2019 leaving behind the following persons as surviving legal heirs.

| வ.எண் / Sl.No | பெயர் / Name | வயது / Age | இறந்தவரின் உறவுமுறை / Relationship for deceased | திருமண நிலை / Marital Status | உயிருடன் உள்ளாரா / Whether alive? |
|---|---|---|---|---|---|
| 1 | P L Kamalalakshmi | 77 | Wife | Widow | Alive |
| 2 | P L Selvakumar | 54 | Son | Married | Alive |
| 3 | P L Kamalakannan | 42 | Son | Married | Alive |

1) இச்சான்று மனுதாரர் அளித்த ஆவணங்கள் / ஆதாரங்களின் அடிப்படையில் வழங்கப்படுகிறது/ This certificate is based on the documents / particulars furnished by the applicant.

2) மனுதாரர் இச்சான்று தொடர்பாக தெரிவித்த எந்த ஒரு தவறான தகவல்களுக்கும் சான்று வழங்கும் அதிகாரம் பெற்ற அலுவலர் பொறுப்பல்ல/ The Competent Certificate issuing authority is not responsible for any malafide information submitted by applicant.

மாவட்டம் /District : Chennai
வட்டம் /Taluk : SHOLINGANALLUR

பதவி /Designation : வட்டாட்சியர் /Tahsildar

குறிப்பு / Remarks :

இச்சான்றிதழ் மின்கையொப்பம் இடப்பட்டதால், கையொப்பம் அல்லது முத்திரை தேவையில்லை / This certificate is digitally signed and does not require any seal or signature.

ஆவண விவரங்களை உறுதி செய்ய:

(அ) TN-7201904151032 என்ற தனிப்பட்ட சான்றிதழ் எண்ணை https://tnedistrict.tn.gov.in/tneda/VerifyCertl.xhtml ல் உள்ளீடு செய்து சரிபார்க்கவும்.

(அல்லது)

(ஆ) கைப்பேசி வேலையின் 2D barcode படிப்பான் மூலம் இணையதளத்தில் சரிபார்க்கவும்.

Genuineness of the certificate can be verified by.

(a) Keying in the unique certificate number TN-7201904151032 in the URL https://tnedistrict.tn.gov.in/tneda/VerifyCertl.xhtml.

(or)

(b) Reading the 2D barcode with mobile barcode reader and verify through online.

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BOOK I contains SHEETS 20
16 SHEET

SUB REGISTRAR

# Greater Chennai Corporation

## PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

| | | | |
|---|---|---|---|
| **Receipt No:** | **2024-25/ON/1053021** | **Receipt Date:** | **03-10-2024 22:18:16** |
| **Name:** | P K LAKSHMI NARAYANA | | |
| **Address:** | 64/3(18/3), V.O.C Nagar Main Road , V.O.C. Nagar, Anna Nagar East, CHENNAI - 600102 | | |
| **Payment Details:** | Description: | Property Tax New Bill Number:08-101-025726 / Property Tax Bill Number: 08-102-06184-000/05-068-0344-000 | |
| | Paid By: | P K LAKSHMI NARAYANA | |

| Description Head of A/C | Amount (in Rupees) |
|---|---|
| II/24-25 | 1250.00 |
| Property Tax Early Pay Incentive for II/24-25 | (-) 45.00 |
| **Total:** | **1,205.00** |

Amount (in words): Rupees One Thousand Two Hundred Five Only

Online Transaction Number: 21154534820,Payment Dated: 03-10-2024

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BOOK I CONTAINS SHEETS 20
-17- SHEET

SUB REGISTRAR

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**Chennai Metropolitan Water Supply & Sewerage Board**
31, Pumping Station Road, Chintadripet, Chennai - 600002
GSTIN 33AAGCM0819C1ZR AARAM010

# Water Tax & Charges

e-Receipt

| | | | |
|---|---|---|---|
| Bill No. | : 06 / 101 / 025726 | Receipt No. | : 24-25/OLP/579039 |
| CMC No. | : 06 / 102 / 06184 / 000 | Receipt Date | : 03/10/2024 |
| Name | : P.K. LAKSHMI NARAYANAN | Receipt Time | : 10:45 PM |
| Address | : 18/3, V.O.C NAGAR MAIN ROAD, ANNA NAGAR EAST, ANNA NAGAR EAST, Chennai - 600040 | Receipt Amount (in words) | : ₹ 915.00 Rupees nine hundred and fifteen only. |
| Mobile No. | : 9840432696 | Type | : Receipt |
| Annual Value | : ₹ 10,047 | Mode of Payment | : Online Payment |
| Tax | : ₹ 352 / Half Year | Transaction No. | : H241000526255 |
| Class | : F - Flat | Transaction Date | : 03/10/2024 |
| Category | : 001 - Domestic-F-UM | Transaction Ref. No. | : 180553 |
| | | Status | : Success |

**Tax**

| Sl. No. | Term | Amount Paid | Surcharge Paid | Total Amount Paid |
|---|---|---|---|---|
| 1 | 24-25/II | ₹ 332.00 | | ₹ 332.00 |
| | Less: 5% Rebate/incentive for early tax payment for current half year * | | | ₹ 17.00 |
| | Total: | ₹ 332.00 | | ₹ 315.00 |

**Charges**

| SL No. | Term | Amount Paid | Surcharge Paid | Total Amount Paid |
|---|---|---|---|---|
| 2 | 24-25/II | ₹ 600.00 | | ₹ 600.00 |
| | Total: | ₹ 600.00 | | ₹ 600.00 |

| | | | |
|---|---|---|---|
| Grand Total: | ₹ 932.00 | | ₹ 915.00 |

* Rebate/Incentive is applicable only for Water/Sewerage Tax payment made for current half year if paid fully within 30 days from the beginning of each half year subject to maximum of Rs. 1,500/-

**e-receipt and no signature required**

**For Septic Tank Clearance, Please Call / Book 14420**

DOCUMENT NO 420 OF 2024
BOOK 1 Contains SHEETS 20
18 SHEET

SUB REGISTRAR

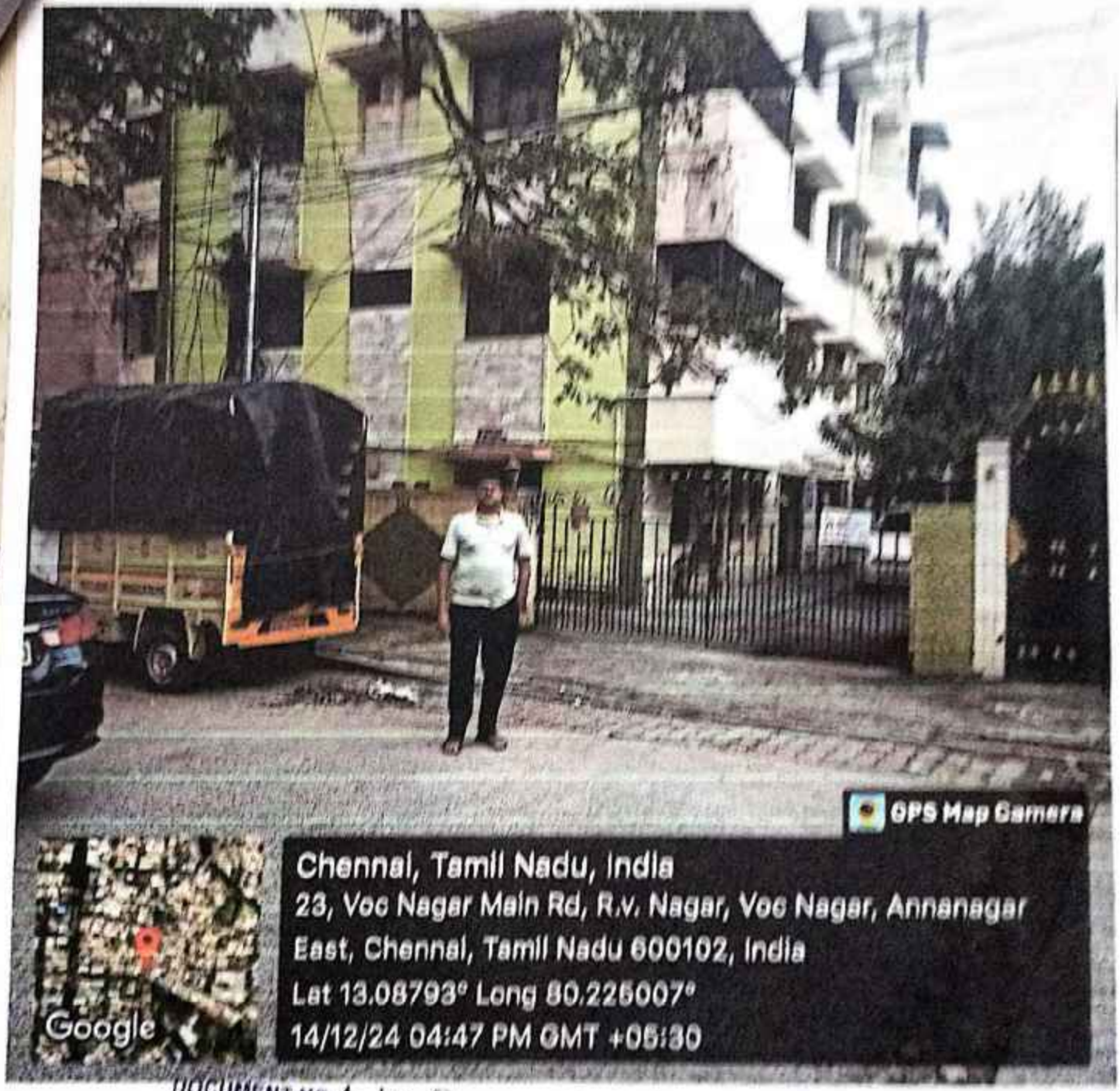
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| | |
|---|---|
| Receipt No | PGNSBI18264628 |
| Transaction No | |
| Consumer Name | P K LAKSHMINARAYANAN |
| Consumer No | 09163045294 |
| Month & Year | 11/2024 |
| Payment Date | 15 Nov 2024 20:42:36 |
| Old Subsidy | Rs. 251.00 |
| New Subsidy (Free first 100 Units) | Rs. 480.00 |
| Total Subsidy | Rs. 731.00 |
| Bill Amount | Rs. 1198.00 |

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BOOK 1 Contains SHEETS 00
19 SHEET

SUB REGISTRAR

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DOCUMENT NO 6420 OF 2024 P. S. Hem & Co Onlinesheet
BOOK 1 contains SHEETS 20
20 SHEET

SUB REGISTRAR

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தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159916

38157
29.7.2015

G. CECILIA JAYARANI

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



**SALE DEED**

This Sale Deed is executed at Chennai on this 29th day of July, 2015;

**BY**

**S.RAJAM (PAN – ABCPR2231B)** , wife of R.Balasubramanian, Hindu, aged about 60 years, residing at Willow A-12, City Lights Meadows, No.82, Andal Ammal Street, Nolumbur Chennai 600095, hereinafter referred to as the VENDOR;

Certified for Registration
Doc.No.
Dated :

**TO AND IN FAVOUR OF**

**G.CECILIA JAYARANI (PAN – AIIPC9011F)**, daughter of Late J.Gnanaprakasam, Christian, aged about 44 years, residing at "Trinity Green

S. Rajam

DOCUMENT
No. 3282 of 2015
Page No 1 | Total Page 19




தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159917

3816
29.7.2015 G. CECILIA JAYA RANI

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



Apartments", No.17, VOC Colony, Anna Nagar East, Chennai 600102, hereinafter referred to as the PURCHASER.

The terms VENDOR and PURCHASER shall, wherever the context so permits or requires, mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns.

WHEREAS under the Sale Deed dated 18.11.1989, registered as Document No.6113 of 1989, in the office of the Sub-Registrar Anna Nagar, (i) M.Rathinavel (ii) M.R.Palaniappan, (iii) M.R.Somasundaram and (iv) M.R.Kasinathan all represented by their Power Agent M/s.India Builders sold

S. Rajam

DOCUMENT
No. 3282 of 2015
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தமிழ்நாடு तमिलनाडु TAMILNADU

3817 G. CECILIA JAYARANI
29.7.2015

Y 159918

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 3/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



a 247.50 sq.ft. undivided share in the land described in Schedule "A" hereunder to S.Rajam (the VENDOR herein).

AND WHEREAS under the Builders Agreement dated 03.01.1990, entered into between M/s.India Builders and S.Rajam (the VENDOR herein), the said M/s. India Builders agreed to construct for the VENDOR residential flat bearing "H" admeasuring 450 sq.ft. (inclusive of common areas) on the Third Floor of the residential complex known as "IB Deluxe Apartments", to be raised on the land described in Schedule "A" hereunder, in accordance with the terms and conditions mentioned therein.

S.Rajam

DOCUMENT
No 2282 of 2015
Page No 3 | Total Page 19




தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159919

3818 / 29.7.2015 G. CECILIA JAYARANI

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



AND WHEREAS in pursuance of the aforesaid Agreement dated 03.01.1990, M/s. India Builders constructed and handed over possession of the aforesaid residential apartment to the VENDOR herein.

AND WHEREAS the VENDOR represents that she is the absolute owner in possession of the residential Flat – H, admeasuring 450 sq.ft. (inclusive of common areas) bearing Corporation Old Door No.18/13, New Door No.64/13, VO.C. Nagar Main Road, V.O.C. Nagar, Anna Nagar East, Chennai 600102, on the third floor of the building known as "IB Deluxe Apartments", situated on the Schedule "A" mentioned land, together with a 247.50 sq.ft. undivided share in land described in Schedule "A" hereunder,

S. Rajam

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Page No 4 | Total Page 19




தமிழ்நாடு तमिलनाडु TAMILNADU

3819 G. CECILIA JAYARANI

29.7.2015

Y 159920

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



said residential flat and undivided share more fully described in Schedule "B" hereunder, eversince she purchased the same in the manner aforesaid.

AND WHEREAS the VENDOR offered to sell and the PURCHASER agreed to purchase the property described in Schedule "B" hereunder for a consideration of a sum of Rs.18,00,000/- (Rupees Eighteen lakhs only) free of all encumbrances.

**NOW THIS SALE DEED WITNESSES AS FOLLOWS:**

1. That in pursuance of the said Agreement and in consideration of the sum of Rs.18,00,000/- (Rupees Eighteen lakhs only) paid by the PURCHASER to the VENDOR vide Demand Draft bearing No.523795, dated 28.07.2015,

S. Rajam

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தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159921

3880 G. CECILIA JAYARANI

29.7.2015

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



drawn on Indian Bank, Sterling Road Branch, Chennai – 600034, the receipt of which sum of Rs.18,00,000/- (Rupees Eighteen lakhs only) in the manner aforesaid the VENDOR does hereby acknowledge and discharge the PURCHASER from all claims thereof, the VENDOR hereby grants, conveys, transfers, assigns and sells by way of absolute sale to the PURCHASER the property described in Schedule "B" hereunder and hereinafter referred to as the SAID PROPERTY. The SAID PROPERTY is conveyed together with a proportionate share in all ways, water courses, liberties, easements, advantages and appurtenances whatsoever in and to the SAID PROPERTY or any part thereof, or belonging to or, in any way appertaining thereto or,

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S. Rajam




தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159922

3891 G. CECELIA JAYARANI

29.7.2015

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 9/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



usually held or occupied therewith or, reputedly belonging to or, appurtenant thereto.

2. The VENDOR hereby covenants with the PURCHASER that the VENDOR has a perfect, absolute and good right and title to the SAID PROPERTY and is entitled to convey the same to the PURCHASER with full rights of ownership and the SAID PROPERTY shall at all times remain unto the PURCHASER and the rents and profits therefrom received by the PURCHASER without any interruption from the VENDOR or any other person whomsoever claiming through or under her.

S. Rajam

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Total Page 19




தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159923

3822
29.7.2015

G. CECILIA JAYA RANI

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 9/83/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



3. The VENDOR also covenants that the VENDOR has not done, knowingly suffered or been party or privy to anything done whereby the VENDOR'S title to the SAID PROPERTY or any part thereof or her right to transfer the same is or may be impeached in any manner.

4. The VENDOR hereby covenants with the PURCHASER that the SAID PROPERTY is not subject to any encumbrances, charges, attachments or liens and that the SAID PROPERTY is not the subject matter of any adverse claim, demand or pending legal proceeding whatsoever, attachment by any court or any Authority or, any Order of Court restraining alienation. The VENDOR also assures the PURCHASER that there is no subsisting

DOCUMENT
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Page No 8
Total Page 19

S. Rajam




தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159924

3873
29.7.2015

G. CECILIA JAYARANI

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 5/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



tenancy, mortgage, charge, lien, claim or demand whatsoever in respect of the SAID PROPERTY.

5. The VENDOR hereby covenants with the PURCHASER that the VENDOR shall from time to time and at all times hereafter, at the request of the PURCHASER, do such acts, and execute all such deeds and assurances whatsoever for more perfectly assuring the title to the SAID PROPERTY and every part thereof unto the PURCHASER as may be reasonably required by the PURCHASER.

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Page No 9 Total Page 19

S. Rajam




தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159925

3894
29.7.2015
G. CECILIA JAYARANI

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



6. The VENDOR shall indemnify and keep indemnified the PURCHASER against all actions, proceedings, claims, demands, costs, damages and expenses whatsoever which the PURCHASER may at any time incur, suffer or be put to by reason of any encumbrance, right, claim, lien, demand or interest in or to or concerning the SAID PROPERTY hereby conveyed or any part thereof and which in any manner derogate from the absolute title to the SAID PROPERTY hereby sold, conveyed and granted or by reason of any claim, demand, dispute or litigation that may at any time be made by or on behalf of the VENDOR'S predecessors-in-title or by any person or persons whatsoever or by reason of breach by the VENDOR or any of them or any of the covenants, declarations and assurances in this document contained.

S. Rajam

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No 3282 of 2015
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Total Page 19




தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159926

3895
29.7.2015

G. CECILIA JAYARANI

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/83/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



7. The VENDOR has paid all taxes, levies and dues whatsoever payable in respect of the SAID PROPERTY to the Government, Municipality or any Local Authority till the date of execution of this Deed and if there is any amount due in respect of the above, the VENDOR undertakes to pay the same.

8. The VENDOR has on this day put the PURCHASER in vacant possession of the SAID PROPERTY and the PURCHASER shall at all times hereafter be entitled to quietly and peacefully enjoy the SAID PROPERTY without any let or hindrance from the VENDOR or any person claiming through or under or in trust for the VENDOR.

S. Rajam

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Page No 11 | Total Page 19




தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159927

3886 G. CECILIA JAYARANI
29.7.2015

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



9. The VENDOR has on this day handed all original documents and records relating to the SAID PROPERTY to the PURCHASER.

**SCHEDULE "A"**

All that piece and parcel of land of an extent of 5640 sq.ft., or thereabouts, comprised in Old T.S.Nos.46 & 53, New T.S.No.53/15, in Block No.12, of Ayanavaram Division, together with a building thereon known as "IB Deluxe Apartments", bearing Door No.18, VOC Nagar Main Road, V.O.C.Nagar, Anna Nagar East, Chennai 600102, the said land bounded on the

S. Rajam

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தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159928

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427

No. 3827
29.7.2015

Gr. CECILIA JAYA RANI



North by : Land in T.S.No.53/1

South by : Land in T.S.No.53/3

East by : 30 feet Road known as VOC Colony

West by : 45 feet Road known as VOC Nagar Main Road

Situated within the Registration District of Chennai Central and the Registration Sub-District of Anna Nagar.

S. Rajam

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No. 3282 of 2015
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தமிழ்நாடு तमिलनाडु TAMILNADU

Y 159929

3898

G. CECILIA JAYARANI

A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



**SCHEDULE "B"**
**(Property hereby conveyed)**

Residential Flat – H, admeasuring 450 sq.ft. (inclusive of common areas) bearing Corporation Old Door No.18/13, New Door No.64/13, VO.C. Nagar Main Road, V.O.C. Nagar, Anna Nagar East, Chennai 600102, on the Third Floor of the building known as "IB Deluxe Apartments", situated on the Schedule "A" property mentioned above, together with 247.50 sq.ft. undivided share in the land described in Schedule "A" above.

S. Rajam

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தமிழ்நாடு தமிலநாடு TAMILNADU

Y 159930

3899
29.7.2015

G. CECILIA JAYA RANI

A. ROUFBASHA
A. ROUFBASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24982427



**Market Value of the property hereby conveyed: Rs.18,00,000/-**

In Witness Whereof the VENDOR and PURCHASER have signed this Sale Deed on the day, month and year first above written.

Witnesses:

1. BW/W2 (R. BALA SUBRAMANIAN)
S/o. T.S. Ramani
W/3 A-12, City Lights meadows
82, Bondal Ammal Street, Nolambur
Chennai 600 095.

S. Rajam
**VENDOR**

2. (D. JULIET)
W/o. D. HAROLD
GC, Trinity Green Apts
No. 17, VOC Main St,
VOC Nagar,
Anna Nagar East,
Chennai-102

**PURCHASER**

Drafted by:

BHARATHY PANDIAN
Advocate
New No. 115, First Floor,
Luz Church Road,
Mylapore, Chennai-600 004.

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No. 3282 of 2015
Page No. 15 | Total Page 19

## ANNEXURE - 1 A

1. Description of the building :

| | |
|---|---|
| a) Construction of the Structure | : Cement |
| b) Depth of foundation | : 4' |
| c) Thickness of walls | : 9" |
| d) Whether teakwood used through out | : No |
| e) Flooring | : Mosaic |

2. Age of the Building : 25 years

3. Extent of the Site : 247.50 sq.ft. UDS
3 A. Value of the Site : Rs.12,37,500/-

5000/-

4. Built up area : 450 sq.ft.

---

| G. Floor | F. Floor | ..... | T. Floor |
|---|---|---|---|
| Madras Terrace<br>R.C.C. Roof<br>A.C.C. Sheet | | | 450 sq.ft. |

---

5. Area of separate garage if any : Nil

6. a) Length of Compound wall if any : -

   b) Length of barbed wire or chain or link fence : -

7. Well with diameter and depth : -

8. Is there a separate latrine or Septic tank : -

9. Elec. Installation
   a) No. of points : 4
   b ) No. of Fans : 2
   c) No of Elec. pumps : share in 1

10. Market Value of the building and site. : Rs.18,00,000/-

| | | |
|---|---|---|
| Land Value | : | Rs. 12,40,000/- |
| Building Value | : | Rs. 5,60,000/- |
| Total | | Rs. 18,00,000/- |

S. Rajam

Date : 29/07/2015
Place : Chennai

Signature of Executants

DOCUMENT
3282
01 2015

தானம்

**3282/2015/BK1**

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 1594 of 2015

I hereby certify that a sum of Rs. 111,000/- (Rupees one lakh Eleven 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 1 residing at Chennai

AnnaNagar
Date:29/07/2015

Signature of Sub Registrar(D.R.Cadre) & Collector
Under Section 41 of the Indian Stamp Act.

Presented in the Office of Sub Registrar(D.R.Cadre) of AnnaNagar and fee of Rs. 18285 paid between hours of 2 and 3 on 29/07/2015 by

1 Left Thumb





98842. 85996

Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





S. Rajam

9444907755

Additions As per the recitals of the document

DOCUMENT
No. 3282 of 2015
Page No. 18 | Total Pages 19

Endorsement Sheet no. 1 of 2

Claim Admitted by

1 ft Thumb





Additions As per the recitals of the document

Identified by

1 Name : RAMA SUBRAMANIAN S/o T.S-Ramani, Willow A12 City Lights Meadows, 82, Rajal Amman ( St geet No Kasi Puri, Chennai 600095

2 Name : D.JULIET S/o L/o. D. Harold GC, Trinity Grace Apts, No.17, VOC Main St, VOC Nagar, Anna Nagar East, Chennai-102

29th day of July 2015

Sub Registrar(D.R.Cadre)
AnnaNagar

Registered as No 3282 of 2015 of Book I

Date : 29/07/2015 Sub Registrar(D.R.Cadre)
AnnaNagar

DOCUMENT
No 3282 of 2015
Page No 19 | Total Page 19

Endorsement Sheet no. 2 of 2

/PERMANENT ACCOUNT NUMBER

**ABCPR2231B**



/NAME

**RAJAM**

/FATHER'S NAME

**SUBRAMANIAM**

/DATE OF BIRTH

**11-12-1954**

/SIGNATURE

S. Rajam

Commissioner of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

**CECILIA JAYARANI**

**JOHN GNANAPRAKASAM**

**24/05/1971**

Permanent Account Number

**AIIPC9011F**



Signature

S. Rajam

DOCUMENT
No 3282 of 2015
Page No 19
Total Page 19




தமிழ்நாடு தமிழ்நாடு TAMILNADU

D 185716

2063
10.3.2010
V. Thamizh Selvi

C. Thirumohan
STAMP VENDOR
L.No. 109 / 84 / 88-9
HIGH COURT CAMPUS
CHENNAI - 600 104.

-5 MAR 2010

Verified for
Doc.No. 96/10
Dated 22.04.2010
Sub Registrar
Anna N

# SETTLEMENT DEED

**THIS DEED OF SETTLEMENT** made on this the 11th Day of March 2010

**BY**

**Mr. M.R.SOMASUNDARAM**, son of Mr. M.Rathinavelu, aged about 58 years, residing at No. 16, Jayaraman Street, Gokulapuram, Chengalpattu – 603 001, hereinafter called **THE SETTLOR**.

**TO AND INFAVOUR OF**

**Mrs. V.THAMIZH SELVI** wife of Mr. G.Venkatesan and daughter of Mr. M.R.Somasundaram, aged about 28 years, residing at No. 16, Jayaraman Street, Gokulapuram, Chengalpattu – 603 001, hereinafter called **THE SETTLEE.**

(Which the expression **THE SETTLOR** and **THE SETTLEE** where ever occur shall mean and include their respective heirs, executors, administrators, legal representatives, nominees and assigns)

Verified for
Doc.No. 285/10
Dated : 17/5/10
Sub Registrar
Anna Nagar

DOCUMENT
No. 804/2010
Page No 1 | Total Pages 8

804/2010

PRESENTED IN THE OFFICE OF THE SUB REGISTRAR OF ANNA NAGAR AND FEE OF RS 2100/- PAID BETWEEN THE HOURS OF 11 and 12 ON THE 11th DAY OF March 2010

DOCUMENT No 804 of 2010
of Book I Contains
7 Sheets 1st Sheet
SUB REGISTRAR

LEFT THUMB



Jt. Sub-Registrar
Anna Nagar, Ch-40

S. Ponnambalam S/o M. RATHINAVELU.
16. Jayaraman Street, Gopalapuram.
Chengalpattu. 603001.

DOCUMENT No. 804 20 10
Page No 2 Total Pages 8

EXECUTION ADMITTED BY

LEFT THUMB

S. Ponnambalam S/o. M. RATHINAVELU.
16. Jayaraman Street, Gopalapuram.
Chengalpattu. 603001.

Family card No. 03/W/0011120.

IDENTIFIED BY

1. S. [illegible] S/O M.R. SomaSundaram No:16, Jayaraman Street, Gopalapuram Chengalpattu - 603 001

2. [illegible] S/O. M.R. SomaSundaram No:16, Jayaraman Street, Gopalapuram, Chengalpattu - 603 001

11th March 2010 Day of SUB - REGISTRAR

Registered as No 804 of 2010 Book I
Date 11-3-2010 Sub Register








தமிழ்நாடு தமிழ்நாடு TAMILNADU

E 136684

2064

10.2.2010

V. Thanigaiselvi

S. Thiyagarajan
STAMP VENDOR
L.No.109/84/88
HIGH COURT CAMPUS
CHENNAI - 600

- 4 MAR 2010

-:2:-

**WHEREAS THE SETTLOR** herein is the absolute owner of the land and building property being Flat No. 18/2, V.O.C. Nagar, Main Road, Anna Nagar East, Chennai-600 102, with 435 Sq. Feet of Undivided Share in the land out of 5640 Sq. Feet or thereabout, along with the common passage and amenities and easement rights and 100 Sq. Feet land exclusively for car parking and personal use abutting Flat No. 18/1, comprised in Pymash No. 1266/1 and 1266/3, T.S.No. 46 & 53, Block No. 12 of Ayanavaram Village, Perambur – Purasaivakkam Taluk, Chennai District, morefully described in the Schedule herein, under a Settlement Deed dated 01.10.1997 in Document No. 2415 of 1997, Book – 1, Volume 1014, pages 117 to 121, SRO, Anna Nagar and is in the peaceful possession and enjoyment, free from all encumbrance, charges and inheritance till this date.

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No. 804 ....2010
Page No 3
Total Pages 8




தமிழ்நாடு தமிழ்நாடு TAMILNADU

E 136685

10.3.2010

V. Thanuja selvi

STAMP VENDOR
L.No.109/B4/88
HIGH COURT CAMPUS
CHENNAI - 600

- 4 MAR 2010

-:3:-

**WHEREAS THE SETTLEE** is the Daughter of **THE SETTLOR** herein. **AND WHEREAS THE SETTLOR** herein, in consideration of Love and affection, had decided to settle the said Flat property, morefully described in the Schedule herein infavour of **THE SETTLEE** herein with all his interests, rights whatsoever in his life time and to reduced in writing by the way of **THIS SETTLEMENT DEED** and hereby settled all his rights, interests whatsoever over the said Flat property being Flat No. 18/2, V.O.C. Nagar, Main Road, Anna Nagar East, Chennai-600 102, with 435 Sq. Feet of Undivided Share in the land out of 5640 Sq. Feet or thereabout, along with the common passage and amenities and easement rights and 100 Sq. Feet land exclusively for car parking and personal use abutting Flat No. 18/1, comprised in Pymash No. 1266/1 and 1266/3, T.S.No. 46 & 53, Block No. 12 of Ayanavaram Village, Perambur – Purasaivakkam Taluk, Chennai District, unto the use of THE SETTLEE. THE SETTLEE shall occupy and enjoy the said property absolutely with out any interference.

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No. 804 ...2010
Page No 4
Total Pages 8




தமிழ்நாடு தமிழ்நாடு TAMILNADU

E 136686

2066

10.3.2010

V. Thanigachalam

STAMP VENDOR
L.No.109/B4/88-
HIGH COURT CAMPUS
CHENNAI - 600

-4 MAR 2010



**NOW THIS DEED WITNESSTH AS FOLLOWS:**

THE SETTLOR hereby covenants that he alone is entitled to the property hereby conveyed and no one else entitled to the said property.

THE SETTLOR hereby covenants that THE SETTLEE may at her liberty acquire and put into the possession of the said Flat property.

THE SETTLOR hereby covenants that he have no claim over the said property in any manner by himself or through any person.

THE SETTLEE may at her liberty transfer her name in revenue records, Chennai Corporation tax records, Metro Water Tax, Electricity Connection with deposit, Patta etc. in respect of the property.

THE SETTLOR hereby covenants and makes it clear that he has no rights to revoke THIS SETTLEMENT.

THE SETTLOR hereby put into possession of the property.

DOCUMENT No. 30.4.2010 Pages No 5 Total Pages 8




தமிழ்நாடு तमिलनाडु TAMILNADU

E 136687

STAMP VENDOR
L.No 109/B4/88
HIGH COURT CAMPUS
CHENNAI - 600

2067
10.3.2010
V. Thanigachalam

- 4 MAR 2010

-:5:-

**SCHEDULE OF THE PROPERTY**

All that the piece and parcel of the land and building property being Flat No. 18/2, V.O.C. Nagar, Main Road, Anna Nagar East, Chennai-600 102, with 435 Sq. Feet of Undivided Share in the land out of 5640 Sq. Feet or thereabout, along with the common passage and amenities and easement rights and 100 Sq. Feet land exclusively for car parking and personal use abutting Flat No. 18/1 and E.B. Connection No. 163 – 045 – 286 288 & the deposit amount, comprised in Pymash No. 1266/1 and 1266/3, T.S.No. 46 & 53, Block No. 12 of Ayanavaram Village, Perambur – Purasaivakkam Taluk, Chennai District, within the Chennai Corporation Limits

DOCUMENT No. 2014..2010
Page No 6 Total Pages 8

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

L 098331

2068
10.2.2010

V. Thanujkodi

C. Thirumohan
STAMP VENDOR
L.No.109/B4/88
HIGH COURT CAMPUS
CHENNAI - 600



**BOUNDED:**

NORTH BY: 15 Feet passage

SOUTH BY: 15 Feet passage

EAST BY: Flat No. 18/9 and

WEST BY: Flat No. 18/1 an above Flat No. 18/4

**CAR PARKING BOUNDED:**

NORTH BY: Car parking belonging to Flat No. 18/9

SOUTH BY: Car parking belonging to Flat No. 18/1

East by: Flat No. 18/1 and

WEST BY: 45 Feet Road

Within the Sub Registration District of Anna Nagar and within the Registration District of Central Chennai. And within Chennai Corporation Limits

DOCUMENT No. 801/2010 Page No 7 Total Pages 8

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ் நாடு தமிலநாடு TAMILNADU

V. Thanigaselvi

2069

10.3.2010

L 098332

C. Thirumohan
STAMP VENDOR
L.No.109/B4/88
HIGH COURT CAMPUS
CHENNAI - 600



**The market value for the purpose of THIS DEED is Rs. 10,00.000/-**

**IN THE WITNESSTH THEREOF THE SETTLOR SIGNED HIS NAME AT CHENNAI ON THE DAY, MONTH AND YEAR MENTIONED ABOVE IN THE PRESENCE OF:**

**WITNESSES**

1) S. Jamuna. W/o M.R. Somasundaram. G.Y. Govindaraj
16-Jayaraman Street Chokulapuram.
Chengalpattu. 603001

THE SETTLOR

2) S. Chandrakumar. S/o M.R. Somasundaram.
16 Jayaraman street Chokula puram.
Chengalpattu 603001.

Drafted by :
**M.PREM KUMAR** G. Prem Kumar
ADVOCATE
133, Addl. Law Chambers High Court Buildings, Chennai – 600 104

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Page No 8 Total Pages 8

R. Nandakumar 52yrs/. 5000Rs.




1058 R. Nandakumar Chennai
24.2.05

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO. 18600/84/87
HIGH COURT
CHENNAI - 104.

# S A L E  D E E D

THIS DEED OF SALE executed this 25th day of FEBRUARY 2005

BETWEEN

THIRUMATHI SHAREEFA BANU HABEEBUR RAHMAN wife of M.S. Habeebur Rahman, aged about 28 years, residing at Crown Prince Court, P.O.Box No:124, ABUDHABI,U.A.E, Represented by her Power Agent Mr. P. ABDUL KATHAR son of Late N. Peer Mohammed, aged about 44 years, residing at Flat T-1, Venus Apartments, No:10, Aathreyapuram First Street, Choolaimedu, Chennai 600 094, vide General

PURCHASER

POWER AGENT PF VENDOR

Document No. 705 Year 2005
Page No: 1 | Total Pages 21

....2

705 with Photos

47A(17

Document
No. 705 Year 2005
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...in the Office of the Sub-Registrar ...
...weights and fee of Rs. 66201 ... by
... of H-S ... on the 25th February 2005

EXECUTION ADMITTED BY

1. (P. ABDUL RATHAR) S/o N.P
T1-VENUS APARTMENTS, 10, Aathiyappanam 1st
Cholaimedu, Chennai-600094.
POWER AGENT OF MRS. SHAREEFA BANU HABE
RAHAMAN.

(27)

Identity Verified as per
Document F.C. No. 01/a/0074619
Of 2004-2009 Issued by A.C. Annanagar (27)

2. (R. NANDAKUMAR) S/o. B. RATHNAM
210, CARDEN ROAD, KILPAUK, CHENNAI-600 010.

Identity Verified as per
Document F.C. No. 01/a/0086361
Of 2004-2009 Issued by A.C. Annanagar (27)

IDENTIFIED BY

1. (S/o- K.B KANNAN) 10d 11, Srinivas Apt
Sankarapuram 3rd ...
Cholamedu-94.

2. T.V.A. Sankaran S/o T.V.A. Sankaran 31, Eldams High Road, Chennai-8

Note: Number of copies Registered
... Original ... one

Registered as No 705 of 2005 Book ...
Date 25/2/2005 Sub Registrar

25th February
... DAY OF ... 2005
Sub Registrar

5000Rs.




1059
24.2.05

R. Nanda Kumar
Chennai

S. Devanandhari

S. DEVA NANDHARI
Stamp Vendor
L. No. 18/98 dt 24.2.05
HIGH COURT
CHENNAI - 104

Power of Attorney Deed Executed at Abu Dhabi dated 22.01.2005 before the Attache (Consular) Embassy of India, Abudhabi, Adjudicated vide Adjudication No:118 of 2005 dated 8.02.2005 before the SRO, Saidapet, Chennai (hereinafter termed as " THE VENDOR")which expression shall wherever the context so permits mean and include her heirs,legal representatives,successors-in-interests, executors, administrators and assigns of the ONE PART;

PAN NO:AAFPA3577K.

PURCHASER

POWER AGENT OF VENDOR

....3

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5000Rs.




1060
24.2.05

R. Nandakumar
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO: 18930/84/97
HIGH COURT
CHENNAI - 104

TO AND IN FAVOUR OF

THIRU R. NANDAKUMAR son of Late B. Rathnam, aged about 44 years, residing at No:270,Garden Road,Kilpauk, Chennai 600 010(hereinafter termed as THE PURCHASER") which expression shall wherever the context so permits mean and include his heirs,legal representatives, successors in interests, executors, administrators and assigns of the OTHER PART;PAN NO:AASPN1574A.

WHEREAS the vendor is the absolute owner in possession of the Flat bearing No:E,Second Floor,(as per Corporation Records No:18\5)in the premises bearing

PURCHASER

POWER AGENT OF VENDOR

....4

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No. 705 Year 2005
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5000Rs.




1061
14.2.05

R. Nandakumar
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO: 18990/84/87
HIGH COURT
CHENNAI - 104

No:18,V.O.C.Nagar Main Road, Anna Nagar East, Chennai 600 102, measuring about 730 sq.ft. and 401.50 Sq.ft. undivided share in the Land measuring about 5640 Sq.ft. which is morefully described in the Schedule A,B, and Schedule C herein.

AND WHEREAS the Vendor has appointed one Mr. P. Abdul Kathar son of Late N.Peer Mohammed, as her Power Agent vide General Power of Attorney Deed dated 22.01.2005 executed before the Attache (Consular) Embassy of India, Abu Dhabi, and the same was

PURCHASER

POWER AGENT OF VENDOR

...5

Document
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Total Pages 21.

5000Rs.




1062
24.2.05
R. Nandakumar
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO: 18020/84/97
HIGH COURT
CHENNAI - 104.

adjudicated vide Adjudication bearing No:116 of 2005 dated 8.02.2005 before the Office of the Sub Registrar,Saidapet, Chennai.

AND WHEREAS the Vendor has purchased the Flat and the undivided interest in the Land from one (1) Mrs. C.Venni (2) Dr. K. Karunakaran,both residing at No:18\2, India Builder's Deluxe Apartments, V.O.C. Nagar, Anna Nagar East,Chennai 600 102,vide Sale Deed bearing document No:135 of 1997 dated 28th January 1997 registered before the Office of the Sub-Registrar, Anna Nagar, Chennai.

PURCHASER

POWER AGENT OF VENDOR

.....6

Document
No. 705 Year 2005
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5000Rs.




1063
24.2.05

R. Nandakumar
Chennai

S. Devamanohari

S. DEVA MANOHARI
Stamp Vendor
L. NO: 18593/84/87
HIGH COURT
CHENNAI - 104.

AND WHEREAS the Undivided interest in the Land was orginally purchased by the Vendor's predecessor-in-title from (1) M. Rathinavelu and three others vide Sale Deed bearing document No:2001 of 1989 dated 30th January 1989,registered before the Office of the Sub-Registrar, Anna Nagar,Chennai.

AND WHEREAS the Vendor has offered to sell the Flat bearing No:E, Second Floor,(as per Corporation Records No;18\5)No:18,V.O.C. Nagar Main Road, Anna Nagar East, Chennai 600 102,measuring 730 Sq. Ft. together with 401.50 Sq.ft. undivided interest in the Land to the Purchaser without any lien, charges and encumbrances.

PURCHASER

POWER AGENT OF VENDOR

....7

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5000Rs.




1064
24.2.05

R. Nandakeer
Chavan

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO. 16/90 : 24/07
HIGH COURT
CHENNAI - 104.

AND WHEREAS the Purchaser has agreed to purchase the Flat bearing No:E, Second Floor, together with undivided interest in the Land for a total consideration of Rs.6,50,000/- (Rupees six lakhs and fifty thousand only) free from encumbrances,lien and charges.

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS:

In pursuance of the abovesaid Agreement and in consideration of a sum of Rs.6,50,000/- (Rupees six lakhs and fifty thousand only) paid by the purchaser to the Vendor as per the details mentioned below.

PURCHASER

POWER AGENT OF VENDOR

....8

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Total Pages 24.

5000Rs.




1065
24.2.05 R. Nandakumar
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.No. 12380/84/01
HIGH COURT
CHENNAI - 104

1. A Pay order drawn on M/s Indian Bank, Kilpauk Branch, bearing No:625668 dated 24.02.2005 in favour of the Power Agent of Vendor — Rs. 2,45,000 00

2. A Pay Order drawn on Central Bank of India, Kilpauk Branch, Chennai, bearing No:011018 dated 24.2.2005 — Rs. 4,05,000 00

Rs. 6,50,000 00

(Rupees six lakhs and fifty thousand only)

The Vendor hereby acknowledges the receipt of the abovesaid pay orders, and the Vendor DOTH hereby admit, acknowledge and release the purchasers from further payment thereof.

PURCHASER

POWER AGENT OF VENDOR

...9

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5000Rs.




1666
24.2.05
R. Nanda Kum
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L. NO: 16590 / 84 / 87
HIGH COURT
CHENNAI - 104.

The VENDOR doth hereby transfer, convey, grant and assign and in favour of the purchaser by way of absolute sale of the Flat and the undivided interest in the Land morefully described in the Schedule B and C hereunder together with Waterways, easements, liberties, privileges and advantages whatsoever belonging thereto interest, claim,and demand whatsoever of the Vendor to and upon the same TO HAVE AND HOLD THE SAME unto and to the purchasers free from all encumbrances whatsoever absolutely forever for the absolute use and enjoyment of the purchaser forever.

PURCHASER

POWER AGENT OF VENDOR

...10

Document
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Total Pages 4 to

5000Rs.




1067
24-205

R. Nandakumar
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L. NO. 16893 / 04 / 97
HIGH COURT
CHENNAI - 104.

21 JAN 2005
Chennai

THE VENDOR covenant with the Purchaser that the Purchaser shall and will at all times hereafter peacefully and quietly possess and enjoy the schedule B and C property herein without any let or hindrance, or lawful eviction, interruption, claim or demand whatsoever by the Vendor or by any of their predecessors-in-title or by any person or persons lawfully or equitably claiming aforesaid.

THE VENDOR further covenant with the purchaser that the Vendor shall and will from time to time and at all times hereafter at the request and at the cost of

PURCHASER

POWER AGENT OF VENDOR

...11

Document
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1000Rs.




1078
24-205 R. Nandakumar Chennai

S Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO: 16590/84/87
HIGH COURT
CHENNAI - 104.

the purchaser do, execute or to be done or executed or registered, all such act, deed and things for more fully and perfectly assuring or vesting the Schedule mentioned property and every part thereof unto the use of the purchasers in the manner aforesaid as and when shall be reasonably required.

THE VENDOR further covenant with the Purchaser that the Vendor is solely and absolutely entitled to the Schedule B and C undivided interest in Land and the Flat thereon, that no one else has any right, title or

PURCHASER

POWER AGENT OF VENDOR

....12

Document
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Total Pages 24

500Rs.




1079
24.2.05 R. Manoharan Chennai

S. Devamanohari

B. DEVA MANOHARI
Stamp Vendor
L. NO. 18690 / B4 / 97
HIGH COURT
CHENNAI - 104.

interest in the Schedule mentioned B and C property and that the Vendor has good right, title and full power to sell and convey the Schedule mentioned property, to the purchasers by this Deed of Sale.

THE VENDOR further covenant with the Purchaser that there are no Legal Proceedings relating to the Schedule mentioned Flat and undivided interest in land pending in any court, in which any question relating to the Schedule mentioned Flat is in issue and that there are no attachments, proclamations or order or

PURCHASER

POWER AGENT OF VENDOR

....13

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100Rs.




1080
24.2.05

R. Nandakumar
Chairman

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO. 16090/84/87
HIGH COURT
CHENNAI - 104.

acquisition proceedings on the Schedule mentioned flat and the undivided interest in the land, which in any way prevents its alienation by this Deed of Sale.

THE VENDOR further covenant with the Purchaser that the Vendor has not entered into any prior agreement of Sale with anybody else relating to the Schedule mentioned property which is in force now and that the security whereof the schedule mentioned Flat and undivided interest shall and will be in any way effected in title, estate, possession or enjoyment of the purchaser by this Deed of Sale.

PURCHASER

POWER AGENT OF VENDOR

...14

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Total Pages 21

100Rs.




1081
24-205
R. Nandakumar
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO. 16590/84/97
HIGH COURT
CHENNAI - 104.

THE VENDOR covenant with the purchaser that there are no mortgages, charges or liens or maintenance or claim or encumbrances whatsoever of the schedule mentioned B and C property.

THE VENDOR further covenant with the purchaser that the Vendor has paid all the taxes and other public charges,relating to the schedule sentioned Flat upto the date of the sale herein and agrees to reimburse the purchaser, if the purchaser is called upon to pay any amount in respect thereof.

PURCHASER

POWER AGENT OF VENDOR

...15

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Total Pages 21

100Rs.




STAMP DEPT. MAR 3 2004

1082
24205

R. Nandakumar
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
LIC NO. 16500/61/97
HIGH COURT
CHENNAI - 104.

THE VENDOR further covenant with the purchaser that the Vendor shall and will indemnify and keep the purchaser just and sufficiently indemnified against all claims,demands, damages, costs and expenses and actions-at-law and other proceedings in respect of the schedule mentioned Flat and the undivided interest in the Land conveyed herein.

THE VENDOR hereby covenant for the change of Purchasers' name in the Revenue Records, Corporation Tax

PURCHASER

POWER AGENT OF VENDOR

..16

Document No 705 Year 2005
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50 Rs.




1083 R. Mandakini S. Devamanohari
24.2.05 Chennai

STAMP DEPOT MAR 2004

S. DEVA MANOHARI
Stamp Vendor
L.NO. 16000/84/97
HIGH COURT
CHENNAI - 104.

12 MAR 2004

Assessment, Metro Water Tax Assesment, Water and Sewage Tax Book, Urban Land Ceiling Department, Tamil Nadu Electricity Board and transfer the Deposits in the Books of the Electricity Department.

THE VENDOR hereby hand-over all the original parent Title Deed, Copies of the Parent Documents, Copy of the Plan, Corporation Tax Book and Electricity Records.

The Vendor hereby deliver the vacant possession of the Schedule aentioned Flat to the purchaser on the date of the Execution of this Deed.

THE VENDOR hereby declare that the measurements and boundaries specified in the Schedule of Properties are correct.

PURCHASER

POWER AGENT OF VENDOR

....17

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50 Rs.




1084/24/2005

R. Nandakumar
Chennai

S. Devamanohari
S DEVA MANOHARI
Stamp Vendor
L NO. 16/33 / 84 / 87
HIGH COURT
CHENNAI - 104.

MAR 2 2014

12 FEB 2004

The Vendor has obtained a NO OBJECTION LETTER from the Owners Association if any and handed-over the same to the Purchaser. The Purchaser shall abide by the By-Laws, Rules and Regulations of the APARTMENTS Owners Association.

SCHEDULE "A"

All that piece and parcel of the Land in the premises bearing No:18, V.O.C. Nagar Main Road, Anna Nagar East, Chennai 600 102, comprised in T.S.No:46 & 53 in Pymash No:1266\1 and 1266\3, Aynavaram Village, Block No:12, bounded on the

PURCHASER

POWER AGENT OF VENDOR

...18'

Document No 705 Year 2005
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50 Rs.




1085
24-2-05 R. Nandakumar
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO. 16033/01/97
HIGH COURT
CHENNAI - 104

NORTH BY: PLOT NO:20

SOUTH BY: PLOT NO:27

EAST BY: 30 FEET CART PATH

WEST BY: 45 FEET WIDE MAIN ROAD

in all measuring about 5640 Sq.ft. within the Registration District of Chennai North and Sub Registration District of Anna Nagar.

SCHEDULE "B"

(Description of the Undivided interest conveyed herein)

All that piece and parcel of 401.50 Sq.ft. undivided share in the Land described in the Schedule "A" above.

PURCHASER

POWER AGENT OF VENDOR

.... 19

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Todb
24-2-05 R. Nandakumar
Chennai

S. Devamanohari
S. DEVA MANOHARI
Stamp Vendor
L.NO. 16590/84/97
HIGH COURT
CHENNAI - 104

SCHEDULE " C"

(Description of the Flat conveyed herein)

All that piece and parcel of the Flat Bearing No: E,Second Floor,(as per Corporation Records No:18\5)in the premises bearing No:18,VOC Nagar Main Road, Anna Nagar East,Chennai 600 102, measuring about 730 sq.ft. The Corporation Division No:68.

MARKET VALUE: 6,50,000\-

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE SET THEIR HANDS IN THIS SALE DEED ON THIS THE DAY AND MONTH AND THE YEAR FIRST ABOVE WRITTEN.

WITNESSES:

1. Jagannadan
" (K. Lohasarma)
Solicitors advertisements"
10A II, Samarapuram 2nd St.
Chennai-14.

2. S. Hari Krishnan
(S. HARI KRISHNAN)
31, Egmore High Road
Chennai-8.

VENDOR.

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Total Pages 24
Pages Not 20

PURCHASER.

Drafted By:L.Rajasekar, Advocate,No:53, Egmore High Road, Egmore,Chennai 600 008.

2,19,000/-

TP/41438206/2018

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு TAMILNADU

C 956680

26488 18.9.18

M. Vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088

## SALE DEED

**THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI ON THIS 20TH DAY OF SEPTEMBER 2018 BY:**

**Mr.T.RAVI, (ID - PAN - AAEPR4993B), (CELL NO.7993013717), Son of Mr.A.Nair, Hindu, aged about 58 years, residing at L-51, Anna Nagar, Chennai - 600 102, presently residing at Villa No.19, Lakshmi Elite Villa, Vampuguda, Kapra, Secunderabad, Hyderabad Encil, Telangana - 500 062, hereinafter called the "VENDOR" of the FIRST PART.**

Verified
Doc.No.
Dated :
Sub Registrar

M. Vijaya
PURCHASER

VENDOR

Verified
Doc.No. 3901/2018
Dated 5/10/18
Sub Registrar
Anna Nagar

DOCUMENT NO 3901 OF 2018
BOOK Contains SHEETS
1 SHEET 33
SUB REGISTRAR

3901
20/9
(original)
(Xerox)

SCANNED

LINKED

கோப்பு நாள்: 22.09.18

குறிப்பு:

சார்பு உதவியாளர் அனைவருக்கும் முடிவு எண்: 711
நாள் 20.09.18 என்பது கட்டிட மதிப்பு எனவும்
எனவும் அறிவிக்கப்பட்டது

நாள்:
25.09.18

கையொப்பம்

THE SEAL OF THE REGISTRY OF MADRAS

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रूपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

C 956681

26513 19.9.18

M. Vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



**TO AND IN FAVOUR OF**

**Mrs.M.VIJAYA, (ID - PAN - AYAPV0495N), (CELL NO.9176463980), Wife of Mr.R.S.Venkatesan, Hindu, aged about 51 years, residing at 18/11, VOC Nagar Main Road, Anna Nagar East, Chennai - 600 102, hereinafter called the "PURCHASER" of the SECOND PART.**

**The term "VENDOR" and "PURCHASER" shall wherever the context, permits and admits to mean and include their respective heirs executors, administrators and legal representatives.**

M. Vijaya
PURCHASER

VENDOR

DOCUMENT NO 3901 OF 2018
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2 SHEET 33
SUB REGISTRAR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு TAMILNADU

C 956682

26574/19.9.18

M. Vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085086

:3:

WHEREAS 247.5 Sq.ft., UNDIVIDED SHARE OF LAND out of 5640 Sq.ft., in the Schedule "A" mentioned Property above, and morefully described in the Schedule "B" mentioned Property hereunder, was purchased by Mr.T.Ravi, (the VENDOR herein), on 04.04.1989, from Mr.M.Rathinavel and others, represented by their General Power of Attorney Agent M/s.India Builders, represented by its partner Mr.J.Uttam Kumar, and the same was registered as Document No.2005 of 1989, Book-I, in the office of the Sub Registrar, Anna Nagar, Chennai,

M. Vijaya
PURCHASER

VENDOR

DOCUMENT NO 3901 OF 2018
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SUB REGISTRAR

THE SEAL OF THE REGISTRATION DEPARTMENT

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமிலநாடு TAMILNADU

C 956683

M. vijaya

26515 19.9.18

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088

:4:

WHEREAS the above said Mr.T.Ravi, (the VENDOR herein), had entered into Builders Agreement on 18.05.1989, with M/s.India Builders, represented by its partner Mr.J.Uttam Kumar, to Construct a Flat measuring 450 Sq.ft., (Plinth area of Flat including common area) bearing Flat No.H, in the SECOND FLOOR, in the building known as "IB DELUXE APARTMENTS", Situated at Door No.18, VOC Nagar Main Road, Anna Nagar East, Chennai - 600 102, together with all amenities, and morefully described in the Schedule "B" hereunder.

M. Vijaya
PURCHASER

VENDOR

DOCUMENT NO 3901 OF 2018
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SUB REGISTRAR




தமிழ்நாடு तमिलनाडु TAMILNADU

C 956684

M. Vijaya

**V. SUNDHARARAJAN**
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



WHEREAS the VENDOR is the absolute owner of the Schedule "B" mentioned Property and he has been enjoying the same without any encumbrances by paying all taxes, rates and other charges, and Electricity Bill to the Tamil Nadu Electricity Board from the date of purchase.

WHEREAS the VENDOR offered to sell the Schedule "B" mentioned Property for a sale consideration sum of Rs.31,00,000/- (Rupees Thirty One Lakhs only) and the PURCHASER herein has also accepted

M. Vijaya
PURCHASER

VENDOR

DOCUMENT NO 3901 OF 2018
BOOK Contains SHEETS
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SUB REGISTRAR




தமிழ்நாடு तमिलनाडु TAMILNADU C 956685

26517
19.9.18

M. vijaya

**V. SUNDHARARAJAN**
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



the said offer and agreed to purchase the Schedule "B" mentioned Property for the said price of a sum of Rs.31,00,000/- (Rupees Thirty One Lakhs only) free from all encumbrances.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:**

That in pursuance of the above said agreement and in consideration of a sum of Rs.31,00,000/- (Rupees Thirty One Lakhs only) paid by the PURCHASER to the VENDOR in the following manner;

M. Vijaya
PURCHASER

VENDOR

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

N 809257

26518
19.9.18

M.vijaya

**V. SUNDHARARAJAN**
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



1) Rs. 20,000/- (Rupees Twenty Thousand only) paid by the PURCHASER to the VENDOR, by way of Cash, as advance.

2) Rs. 1,80,000/- (Rupees One Lakh and Eighty Thousand only) paid by the PURCHASER to the VENDOR, by way of Cash, as further advance.

M. vijaya
PURCHASER

VENDOR

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SUB REGISTRAR




தமிழ்நாடு தமிலநாடு TAMILNADU

N 809258

2659
19.9.18

M.Vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



3) Rs. 3,00,000/- (Rupees Three Lakhs only) paid by the PURCHASER to the VENDOR, by way of Cheque No.926625, dated : 24.06.2018, drawn on Canara Bank, Anna Nagar Branch East, Chennai - 600 102, and

M. Vijaya
PURCHASER

VENDOR

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

N 809259

26520
19.9.18

M. Vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



4) Rs.26,00,000/- (Rupees Twenty Three Lakhs only) being the balance sale consideration paid by way of Demand Draft No.924181, dated : 19.09.2018, drawn on Canara Bank, Anna Nagar Branch East, Chennai - 600 102, favouring VENDOR, by way of Housing Loan to the PURCHASER herein on the Schedule "B" mentioned Property, at the time of execution of this Sale Deed.

Total Rs.31,00,000/- (Rupees Thirty One Lakhs only)

M. Vijaya
PURCHASER

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VENDOR




தமிழ்நாடு தமிலநாடு TAMILNADU

N 809260

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M.vijaya

**V. SUNDHARARAJAN**
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street.
Choolaimedu Ch-94 Cell 9444085088



Thus the entire sale consideration of a sum of Rs.31,00,000/- (Rupees Thirty One Lakhs only) received by the VENDOR from the PURCHASER in the above said manner, the receipt of which sum, the VENDOR doth hereby admit, acknowledge and acquit the PURCHASER from any further payments thereof, the VENDOR doth hereby grant convey, transfer, sell and assign by way of absolute sale of the Schedule "B" mentioned Property hereunder, together with all rights, title, interest, claim and demand of the VENDOR unto and upon the property hereby sold and conveyed TO HAVE AND TO HOLD the same with the

M. Vijaya
PURCHASER

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VENDOR




தமிழ்நாடு தமிலநாடு TAMILNADU

N 809261

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19.9.18

M. vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



PURCHASER absolutely and forever, free from all encumbrances with full power of alienation without let or hindrance.

The VENDOR doth hereby admit declare and covenant with the PURCHASERS as follows:

1) The VENDOR is the sole and absolute owner of the Schedule "B" mentioned Property and are possessing good and subsisting title and right to convey the property hereby conveyed to the PURCHASER in the manner herein contemplated.

M. Vijaya
PURCHASER

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VENDOR




தமிழ்நாடு தமிலனாடு TAMILNADU

N 809262

26523
19-9-18

M. Vijaya

**V. SUNDHARARAJAN**
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



2) The PURCHASER shall peacefully and quietly possess enter upon, retain hold and enjoy the same as the PURCHASER own property without any let or hindrance, interruption, claim or demand by or from the VENDOR or any other person claiming interest for the VENDOR.

3) The VENDOR at all times will indemnify and save harmless the PURCHASER against all losses, expenses, costs and damages that the PURCHASER will be put to by reason of any encumbrance or defects in title to the property hereby conveyed.

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M. Vijaya
PURCHASER

VENDOR

SUB REGISTRAR




தமிழ்நாடு तमिलनाडु TAMILNADU N 809263

26524
19.9.18

M. vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



4) That all taxes, rates, etc. leviable in respect of the Schedule "B" mentioned Property has been paid by the VENDOR upto date of this sale.

5) The VENDOR at the request and cost of the PURCHASER shall do and cause to be done, execute and register all such further acts, deeds and things as may be necessary and reasonably required for further or better assuring the title peacefully and effective possession and enjoyment of the said Schedule "B" mentioned Property to the PURCHASER.

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M. Vijaya
PURCHASER

G. Vani
VENDOR

SUB REGISTRAR




तमिलनाडु TAMILNADU

N 809264

26525
19.9.18

M.Vijaya

**V. SUNDHARARAJAN**
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



6) The VENDOR has not entered into any Agreement for sale of the Schedule "B" mentioned Property with anybody except the PURCHASER.

7) That till this date of sale, the Schedule "B" mentioned Property herein conveyed by this deed of sale is absolutely free from all kinds of encumbrances, charges, mortgages, liens, court attachments, pending litigations, eviction or interruptions, claims or demands or any kind whatsoever, and is not affected by any law.

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M. Vijaya
PURCHASER

VENDOR

SUB REGISTRAR




தமிழ்நாடு तमिलनाडु TAMILNADU

N 809265

26526
19.9.18

M. vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



8) The VENDOR further declare that, the PURCHASER shall be liable to pay all the future taxes, rates, etc. imposed/levied by the Government or Local authorities or any other statutory bodies concerned in respect of the Schedule "B" mentioned Property.

9) The PURCHASER shall have all rights, to water, water ways, fences, hedges, ditches, rights in or upon attached to the Schedule "B" mentioned Property and forever free from all encumbrances, charges, lien, trust, claim and demand whatsoever.

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M. Vijaya
PURCHASER

VENDOR

SUB REGISTRAR




தமிழ்நாடு तमिलनाडु TAMILNADU

N 809266

865027
19.9.18

M.Vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street.
Choolaimedu Ch-94 Cell 9444085088



10) The VENDOR further covenants that he has no objection for transfer of Patta, to the PURCHASER'S name in respect of the Schedule "B" mentioned Property.

11) The VENDOR declare that the PURCHASER shall effect the necessary transfer in his name with all statutory bodies viz. Corporation of Chennai or revenue authorities, and E.B. Connection and service lines with Tamil Nadu Electricity Board and the deposits standing in VENDOR name, in the name of the PURCHASER.

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M. Vijaya
PURCHASER

SUB REGISTRAR

VENDOR




தமிழ்நாடு TAMILNADU

N 809267

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19.9.18

M. Vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



12) The VENDOR declare that the PURCHASER, shall have the rights to mutation of patta in the name of PURCHASER.

13) The VENDOR has this day delivered the vacant possession of the Schedule "B" mentioned Property to the PURCHASER.

14) The VENDOR has this day handed over all original title deeds and other connected relevant records relating to the Schedule "B" mentioned Property to the PURCHASER.

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M. Vijaya
PURCHASER

SUB REGISTRAR

VENDOR




தமிழ்நாடு तमिलनाडु TAMILNADU

N 809268

26529
19.9.18

M. vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



**SCHEDULE "A" PROPERTY**

**(TOTAL PROPERTY)**

**ALL THAT PIECE AND PARCEL OF Land bearing Door No.18, VOC Nagar Main Road, Anna Nagar East, Chennai - 600 102, Comprised in Paimash No.1266/1 & 1266/3, T.S.No.46 & 53, Block No.12 of AYANAVARAM VILLAGE, Perambur Purasawalkam Taluk, presently Ayanavaram Taluk, Chennai District, measuring an extent of 5640 Sq.ft., or thereabouts, and bounded on the**

M. vijaya

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தமிழ்நாடு TAMILNADU

N 809269

26530
19.9.18

M. Vijaya

**V. SUNDHARARAJAN**
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



| | | |
|---|---|---|
| NORTH BY | : | Plot No.20 |
| SOUTH BY | : | Plot No.27 |
| EAST BY | : | 30 feet cart path |
| WEST BY | : | 45 feet wide Main Road |

Situated within Registration District of CENTRAL CHENNAI, and Sub Registration District of ANNA NAGAR.

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SUB REGISTRAR

M. Vijaya
PURCHASER

VENDOR




தமிழ்நாடு தமிலநாடு TAMILNADU

AC 099804

26531
19.9.18

M. Vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088



**SCHEDULE "B" PROPERTY**

**(HEREBY CONVEYED)**

247.5 Sq.ft., UNDIVIDED SHARE OF LAND out of 5640 Sq.ft., in the Schedule "A" mentioned Property above, together with Flat measuring 450 Sq.ft., (Plinth area of Flat including common area) bearing Flat No.H, in the SECOND FLOOR, in the building known as "IB DELUXE APARTMENTS", Situated at Door No.18, VOC Nagar Main Road, Anna Nagar East, Chennai - 600 102, together with all amenities.

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M. Vijaya




AC 099980

தமிழ்நாடு தமிலநாடு TAMILNADU

26532
19.9.18

M.Vijaya

V. SUNDHARARAJAN
SVL No 3/B3/99
8 Sakthi Nagar 2nd Street,
Choolaimedu Ch-94 Cell 9444085088

:21:

The Market Value of the Property Rs.31,00,000/-

IN WITNESS WHEREOF THE VENDOR AND PURCHASER ABOVE NAMED HAS SET THEIR HAND AND SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

M. Vijaya
PURCHASER

VENDOR

WITNESSES:

1. [illegible]

2. S. NAGENDRA SUNDARAM
S/o Rm. SAMBANTHAM

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SUB REGISTRAR

A. THANGAVELU, M.L., M.B.A.,
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
M.H.A.A. HIGH COURT BUILDING
CHENNAI-600 104

Typed by : V.S.RAJAN, No.8, Sakthi Nagar 2nd Street, Choolaimedu, Ch -94, Cell: 9884285085.

# ANNEXURE 1-A

Statement regarding particulars of the building mentioned in the document Please note by a tick (✓) mark in to relevant item in the following from :

| | | | |
|---|---|---|---|
| 1. Description of Building | | | |
| a) Constn. of the Structure | : | ✓ Cement or Lime Mortar | Partly Cement or lime & Partly Mud Mortar |
| b) Depth. of Foundation | : | 3 to 4 ft. | Above 4 ft. ✓ |
| c) Thickness fo walls in G.F. | : | 9" ✓ | 1"1½' |
| d) Whether teakwood used through out | : | Yes | No ✓ |
| e) Flooring | : | Mosaic ✓ | Ordinary Plastered |
| 2. Age of Building | : | 29 Years | 5640 Sq ft |
| 3. Extent of the Site | | 247.5 Sq ft UDS only | Square Feet |
| a) Value of the Sie | : | Rs. 11,00,000/- | |

| 4. Build up Area | G.Floor | 1st Floor | 2nd Floor | 3rd Floor | 4th Floor |
|---|---|---|---|---|---|
| Madras Terrace | | | ✓ 450 Sq ft. | | |
| R.C.C. Roof | | | (plinth area of flat including Comm area) | | |
| Mangalore tile roof over flat tiles | : | | | | |
| Mangalore tile roof plain | : | | | | |
| Mangalore tile over ceiling tiles | : | | | | |
| Pantile roof over flat tiles | : | | | | |
| Pantile roof plain | : | | | | |
| A.C.C. Sheet | : | | | | |

| | | |
|---|---|---|
| 5. Area of Separate garage if any | : | ✓ |
| 6. Length of compound wall if any | : | ✓ |
| 7. Well | : | ✓ |
| 8. Is there a separate latrine 'O' Septick Tank | : | ✓ |
| 9. Elec. Installations | : | a) No. of Points 30 |
| | | b) No. of Fan – |
| | | c) No. of Elec. Pumps 1 Comm |
| 10. Annual Rental Value | : | Rs. 70001/- |
| 11. Land Value | : | Rs. 11,00,000/- |
| Building Value | : | Rs. 20,00,000/- |
| Total Market Value | : | Rs. 31,00,000/- |

2680/

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PLACE : Chirala

DATE : 20/12/18

M. Vijaya

Signature of Claimant

Signature of Executant

Original

# R/அண்ணா நகர்/புத்தகம்-1/3901/2018

2018 ஆம் ஆண்டு செப்டம்பர் மாதம் 20ம் தேதி மு.ப 11.09 மணியளவில் அண்ணா நகர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,24,455/- செலுத்தியவர்

இடது பெருவிரல்





M. Vijaya
9176463980

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





9840T-1539

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





M. Vijaya

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள்,

1. திரு அசோகன் தபெ சேதுராமன் எண்.16, EWS பிளாட், 2வது மெயின் ரோடு, அண்ணாநகர் கிழக்கு, சென்னை, சென்னை, தமிழ்நாடு, இந்தியா, 600102

2. திரு மீனாட்சி சுந்தரம் தபெ சம்பந்தம் 63/2 42/2, ஏழுமலை தெரு, அயனாவரம், சென்னை, சென்னை, தமிழ்நாடு, இந்தியா, 600023

2018 ஆம் ஆண்டு செப்டம்பர் மாதம் 20ம் நாள்

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SENTHILNATHAN K
சார்பதிவாளர்
அண்ணா நகர்

இந்த அசல் ஆவணத்துடன் 1 பிரதி பதிவு செய்யப்பட்டுள்ளன.

சார்பதிவாளர் அண்ணா நகர்

Original

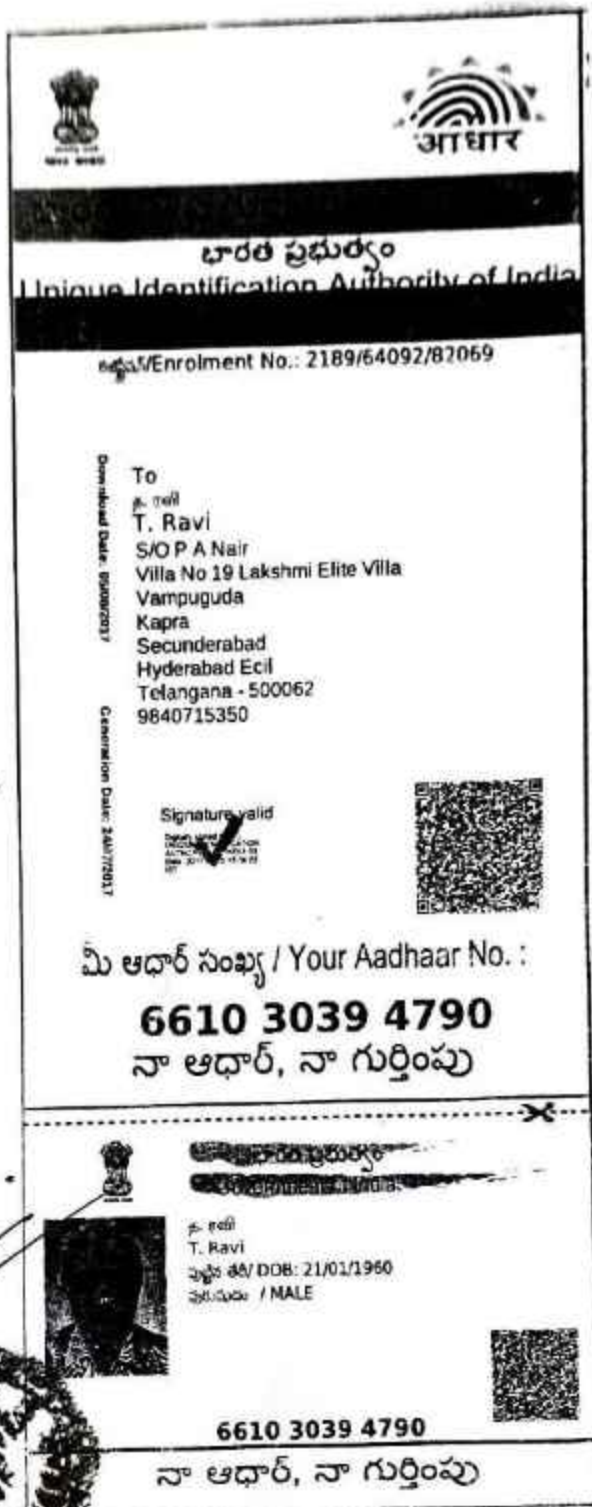
R/அண்ணா நகர்/புத்தகம்-1/3901/2018

R/அண்ணா நகர்/புத்தகம்-1/3901/2018 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 20/09/2018
அண்ணா நகர்

SENTHILNATHAN K
சார்பதிவாளர்

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భారత ప్రభుత్వం
Unique Identification Authority of India

నమోదు/Enrolment No.: 2189/64092/82069

To
శ్రీ రవి
T. Ravi
S/O P A Nair
Villa No 19 Lakshmi Elite Villa
Vampuguda
Kapra
Secunderabad
Hyderabad Ecil
Telangana - 500062
9840715350

Download Date: 05/09/2017
Generation Date: 24/07/2017

Signature valid

మీ ఆధార్ సంఖ్య / Your Aadhaar No. :

**6610 3039 4790**

నా ఆధార్, నా గుర్తింపు

[redacted]

శ్రీ రవి
T. Ravi
పుట్టిన తేదీ/ DOB: 21/01/1960
పురుషుడు / MALE

**6610 3039 4790**

నా ఆధార్, నా గుర్తింపు

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M. Vijaya




M. Vijaya

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Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்.

INFORMATION

Aadhaar is proof of identity, not of citizenship.

To establish identity, authenticate online.

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SUB REGISTRAR

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.

Aadhaar is valid throughout the country.

Aadhaar will be helpful in availing Government & Non-Government services in future.

ஆதார்

Unique Identification Authority of India

முகவரி: கணவர் பெயர் Venkate...

Address: W/O Venkatesan, 18/11, VOC NAGAR MAIN ROAD, Anna Nagar East, Chennai, Anna Nagar East, Tamil Nadu, 600102

9553 4149 9911

இந்திய தனித்துவ அடையாள ஆணையம்

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம்/Enrollment No. 2017/06831/24771

To
VIJAYA
விஜயா
W/O Venkatesan
18/11
VOC NAGAR MAIN ROAD
Anna Nagar East
Anna Nagar East,Chennai
Tamil Nadu - 600102
9176463980

28/08/2015

KH5416504G3FT

54165046

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**9553 4149 9911**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்

Government of India

விஜயா

VIJAYA

DOB: 30/06/1967

Female

9553 4149 9911


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VIJAYA
MANI
07/04/1967
Permanent Account Number
AYAPV0495N
N. Vijaya
Signature
07102015

N. Vijaya

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கே. அசோகன்

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**SCHEDULE "B" PROPERTY**

**(HEREBY CONVEYED)**

**247.5 Sq.ft., UNDIVIDED SHARE OF LAND out of 5640 Sq.ft., in the Schedule "A" mentioned Property above, together with Flat measuring 450 Sq.ft., (Plinth area of Flat including common area) bearing Flat No.H, in the SECOND FLOOR, in the building known as "IB DELUXE APARTMENTS", Situated at Door No.18, VOC Nagar Main Road, Anna Nagar East, Chennai - 600 102, together with all amenities.**

**IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE SET THEIR HANDS AND PUT THEIR SIGNATURE OF THE AGREEMENT FOR SALE ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.**

N.Vijaya
PURCHASER

VENDOR

**WITNESSES:**

1. RS RAVI
9/24 1st MAIN ROAD
ANNA NAGAR EAST 102

2 (CV. ULAGANAN)

SREELATHA RAVI
(W/O RAVI)

Hari Thalapalli
(Brother of RAVI)

FLAT No. 10

Flat-10
Ramkumar




தமிழ்நாடு तमिलनाडु TAMIL NADU 37AA 929580

K.R.V. RAJES KUMAR
STAMP VENDOR,
L. No. 53/83/2000
Shop No:27, T... Shopping Complex
Thirumangalam, Chennai - 600 101

9382
26/5/2009

## SETTLEMENT DEED
**(Mother to Daugter)**

THIS DEED OF SETTLEMENT executed at Chennai on this the 28th day of May, 2009 by **Tmt.SUSHEELA RAMKUMAR, Wife of Thiru.N.Ramkumar, Hindu, aged about 63 years, residing at Old.No.18/10,New No.69/10, VOC Nagar, Main Road, Anna Nagar East, Chennai 600 102,**hereinafter called the **SETTLOR** which term shall wherever the context admits, mean and include her heirs, executors, administrators, legal representatives and assigns of the ONE PART

DOCUMENT No. 1641 2009
Page No 1 Total Pages 11

**TO AND IN FAVOUR OF**

**Mrs.AARTHI RAMKUMAR, Wife of Mr.Rajavelu Subramanian, Hindu, aged about 34 years, now residing at No. 2630 VOLAIRE LANE CUMMING – GA 30041 USA. Temporarily residing at Old** No.18/10,New No.69/10, VOC Nagar, Main Road, Anna Nagar East, Chennai 600

-Mrs. Susheela Ramkumar

**102**hereinafter called the **SETTLEE** which term shall wherever the context admits, mean and include her heirs, executors, administrators, legal representatives, and assigns of the **OTHER PART;**

**Whereas the Settlor is the Mother of the Settlee.**

WHEREAS the Settlor herein is the absolute and exclusive owner of bearing Flat No.10, in First Floor, in Door No.18/10, New No.69/10, VOC Nagar, Main Road, Anna Nagar East, Chennai 600 102, comprsed in T.S.No.46 and 53 Block No.12 , Corporation Div. No.73, Ayanavaram Village, Perambur Purasawalkam Taluk, to a plinth area of 810 sq.ft. (including common area ) together with 445.50

Mrs. Sushila Raveendran

DOCUMENT No.....2009 Page No Total Pages

sq.ft. undivided share of land of total extent of 5640 sq.ft. more fully described in the schedule hereunder with **within the Registration District of Central Chennai** and Sub Registration District of Anna Nagar, (hereinafter called the schedule mentioned property) the same having been purchased from Mr.M.Rathinavel-1,M.R.Palaniappan-2, M.R.Somasundaram -3, and M.R.Kasinathan represented by their Power of Attorney Agents M/s.INDIA BUILDERS Consisting Partners Mr.J.Uttamkumar, and C.Thambikalaignan by way of sale deed dated 21.4.1989 and registered as Document No.2006 of 1989 in Book No.I, Volume No.432 pages from 87 to 95 at SRO, Anna Nagar, Chennai 40

AND WHEREAS the Settlor herein, has the absolute continuous possession and enjoyment of the said property ever since the date of purchase in her favour.

Mrs. Susheela Rajamanikam

DOCUMENT
No.....2009
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AND WHEREAS the Settlee is the Daughter of the Settlor and the Settlor is desirous of settling the above said Flat , which is more fully described in the schedule hereunder to and in favour of the Settlee herein, in consideration of **Natural Love And Affection** towards the Settlee as her Daughter.

**NOW THIS DEED OF SETTLEMENT WTNESSETH:** that in pursuance of the aforesaid desire to the benefit of the Settlee and in consideration of **natural love and affection** which the Settlor has toward the Settlee, the Settlor out of her free Will, volition and consent doth hereby give, grant, convey, assign, transfer and Settle upon the Settlee , the property more fully described in the schedule hereunder unto the Settle, with all power of alienation as absolute owner thereof and having absolute power to Mortgage, Sale, Settlement, Release etc.,

Mrs Sushela Ramchandran



The Settlor assures the Settlee that she is the absolute owner of the schedule mentioned property being hereby Settled and that nobody has any rights, powers, claim or demand over the property Settled by this deed, in favour of the Settlee herein more fully described in the schedule hereunder and that no other person has got any kind of rights, title, interest, claim, demand or whatsoever and there is no encumbrances such as lien, charge, attachment or claim of any kind in respect of the said property.

The Settlor further assures the Settlee, that she has got absolute right to the said of property to Settle as her own .

Mrs Sushila Ramakrishnan



The Settlor has put the Settlee in possession of the Schedule property and the Settlee shall enter, possess and enjoy the said property peacefully in the manner stated above.

The Settlor doth hereby covenant with the Settlee that the said property is free from all encumbrances and the Settlor has full power and absolute right to Settle the property in favour of the Settlee in the manner aforesaid.

Miss Susheela Raveendran

DOCUMENT
No.....2899
Page No | Total Pages

That the Settlor doth hereby assure the Settlee that she is entitled to have mutation of her name in all Public records and also obtain necessary revenue records like Corporation Property Tax Assessment, Joint- Patta, Water and Drainage connections, Electricity Service Connections together with its deposit amount also in the name of Settlee in respect of the schedule mentioned property.

And the Settlor assures the Settlee, that this Settlement Deed is irrevocable one.

Mrs. Sushaila Rammurthy



**SHEDULE OF PROPERTY**

All the piece and portion of **Flat No,10, in First Floor** bearing Door No.**18/10, New No.69/10, VOC Nagar Main Road, Anna Nagar East, Chennai 600 102**, Comprised in **T.S.No.46 and 53, Block No.12 of Ayanavaram Village**, Purasawalkam Perambur taluk, **Corporation Div. No.73,** to an plinth area of **810 sq.ft. (including common area ) together with 445.50 sq.ft. undivided share of land of total extent of 5640 sq.ft.** and the entire land being

Mrs. Susheela Laxminarayan

DOCUMENT
No.....2009
Page No
Total Pages

**Bounded On The**

| | | |
|---|---|---|
| **North by** | : | **Plot No.20A** |
| **South by** | : | **Plot No.27** |
| **East by** | : | **30 feet cart path** |
| **West by** | : | **45 feet wide Road,** |
| | | **( VOC Nagar Main Road)** |

**In all measuring 5640 sq.ft. of land** and situated within the Sub Registration District of Anna Nagar and Registration District of Central Chennai.

Mrs. Swheela Ramkumar

DOCUMENT
No.....2002
Page No
Total Pages

Value of the property is Rs.25,00,000/-

In witness whereof the Settlor has signed her signature on this the day, month and year first above written.

WITNESSES:

1. S. Siv
S. SIVARAMAKRISHNAN
S/o S. Shanmugham
FIST Avenue Ext
Chennai 600

Mrs Susheela Ramkumar
Settlor

2. N. RAMKUMAR
S/o V. NATARAJAN
18/10 VOC STA IN Road
ANNANAGAR EAST
Chennai 600102

Mrs. Susheela Ramkumar

DOCUMENT
No. 2809
Page No
Total Pages

5R$




7958
16-4-89

K. Veeraraghavan
23-30.

**DEED OF SALE**

This DEED OF SALE is executed at Madras this 11th day of August/September 1989 by (1) M. RATHINAVEL, Son of Murugesan, Hindu, aged about 66 years, residing at No. 74, Kandaswamy Koil Street, Madras-12 (2) M.R.PALANIAPPAN, Son of Sri M. Rathinavelu, Hindu, aged about 40 years, residing at No. 74, Kandaswamy Koil Street, Madras-12; (3) M.R. SOMASUNDARAM, Son of Sri M. Rathinavelu, Hindu, aged about 36 years, residing at No.4, Sangutheertha Kulam South Street, Thirukazhukundram, Chingleput Taluk and District and (4) M.R. KASINATHAN,

..2

Verified for Doc. No. Dated :

17

For INDIA BUILDERS,

J. UTTAM KUMAR

P 226/88
6112/88

HEREBY CERTIFY THAT ON THE PRODUCTION
OF THE ORIGINAL INSTRUMENT I HAVE
SATISFIED MYSELF THAT THE STAMP DUTY OF
Rs. 4475/- HAS BEEN PAID THEREON

SRO ANNA NAGAR
DATED 11.9.88.

SUB REGISTRAR

Received in the Office of the Sub-Registrar
Anna Nagar and fee of Rs. 354.00
paid between the hours of 4. and 5 pm
on the 11th September 1988 by J. Uthamaraman

EXECUTION ADMITTED

DOCUMENT NO 6112 1988 CONTAINS 11 SHEETS
1 SHEET

SUB REGISTRAR

J. Uthamaraman S/o. S. Janakiraman
29, Motilal St, T. Nagar, Ms 17.

As power agent of M. Rathinavel ① M.R. Palaniappan ②
M.R. Somasundaram ③ & M.R. Kannahan ④.

IDENTIFIED BY

R. Arunachalam S/o P.K. Ramaiah, 13, Vivekanandha St, Tirunelveli Dt

[illegible] S/o [illegible] Canara Bank No 89 E.K.D Chatram Branch 16

11th September 1988

Sub Registrar.

6112
Registered as No. of 1988
of Book 1 Volume 493 Pages 273
to 278
21st December 1988
Sub-Registrar

Difference between the original and duplicate Nil
Compared by [illegible]
S.R.O. Anna Nagar
Date 23.12.88 11.9.88
Sub-Registrar

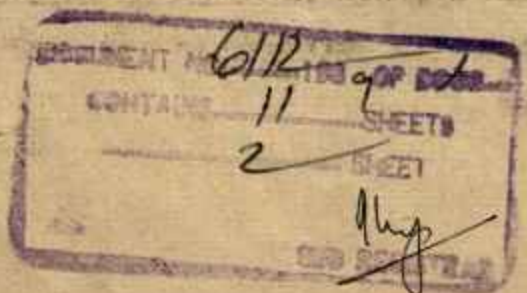
THE SEAL OF THE SUB REGISTRAR OF T. NAGAR

Son of Sri M. Rathinavelu, Hindu, aged about 32 years, residing at No. 74, Kandaswamy Koil Street, Madras 12 herein represented by their Power Agent M/S. INDIA BUILDERS, Real Estate Consultants and Contractors, a partnership firm consisting of J. Uttamkumar and C. Thambikalaignan having its business at No. 29, Motilal Street, T.Nagar, Madras 17 represented by the Partner J. UttamKumar, son of S. Janakiraman duly constituted as agent per the General Power of Attorney dated 10th May, 1988

..3

For INDIA BUILDERS

J. UTTAM KUMAR


6112
11
2
SHEETS
SHEET

all of whom shall hereinafter in this Deed be referred to as the " VENDORS " TO AND IN FAVOUR OF Sri K. VEERARAGHAVAN, son of late K. Krishnasamy Iyer Hindu, aged about 43 years, residing at No.20, Gajapathy Street, Shenoy Nagar, Madras 30 who shall hereinafter in this Deed be referred to as the " PURCHASER " (the terms, the 'Vendors' and the 'Purchaser' shall, wherever the context so permits mean and include all their respective heirs, successors, legal representatives, assigns, administrators and executors of each part) and Witnesseth:

..4

18
Seal

FOR INDIA [illegible]

J. Uthamasamy


6112
11
3
SHEETS
SHEET

WHEREAS by an agreement dated 20th March, 1960 the First of the Vendors Sri M. Rathinavelu had seized of the property in the form of a vacant site at No.18, VOC Nagar Main Road, Anna Nagar East, Madras 600 102 in Corporation division No. 73 in T.S.No. 46 and 53 in pymash No. 1266/1 and 1266/3 in block No.12 of an extent of 5640 sq.ft. or thereabouts and the said Sri M. Rathinavelu in the course of useful possession and enjoyment of the said piece of land having been put up a superstructure in the form of a dwelling house and having been regularly paying

..5

20 Sept X


ASSIGNMENT 6112
CONTAINS 11 SHEETS
4 SHEET


THE SEAL OF THE REGISTRAR OF

the cess and taxes due to the State Government and the Local authorities in respect of the land and the superstructure thereon AND WHEREAS THE said M. Rathinavelu having executed his last Will and Testament dated 19th June 1986 empowering his three sons M.R. Palamiappan, M.R. Somasundaram and M.R. Kasinathan respectively the Vendors Nos. 2,3 and 4 herein, favouring them with three portions of the said land with the superstructure thereon thus making the vendors Nos. 2,3 and 4 as owners in expectancy in the absence of any further Will and Testament executed by the said Sri M. Rathinavelu

..6

21

Def X For INDIA BUILDERS.

J. Uttam Kumar

J. UTTAM KUMAR, M.E


SEGMENT 611
CONTAINS 11
SHEETS
5
SHEET

AND WHEREAS the said Sri M.Rathinavelu having also executed a General Power of Attorneys dated 19th June,1986 in three parts favouring the said three sons being the vendors Nos. 2,3 and 4 respectively to enable them to enter into and handle the management and administration of such of those portions of land with the superstructure thereon as allotted to each of them as per his Last Will and Testament, AND WHEREAS the four vendors having been in quiet and useful possession and enjoyment of the said property AND WHEREAS the superstructure of the said property having become dilapidated and incapable of

..7

22

FOR INDIA BUILDERS.

J. UTTAMKUMAR

DOCUMENT 6112 ITEM OF BOOK
CONTAINS 11 SHEETS
6 SHEET
SUB REGISTRAR

being repaired , they thought it expedient on their part to demolish the said structure and to look for the promotion of residential flats on the said land AND WHEREAS M/S. INDIA BUILDERS, a Partnership firm having its office at 29, Motilal Street, T.Nagar, Madras 17 having been carrying on their profession in Real Estate Consultancy and building structures, having been given to understand thatthe Vendors are on the look out for developing the said land by promotion of residential flats AND WHEREAS thefour of the vendors hereinafter due negotiation having retained as their

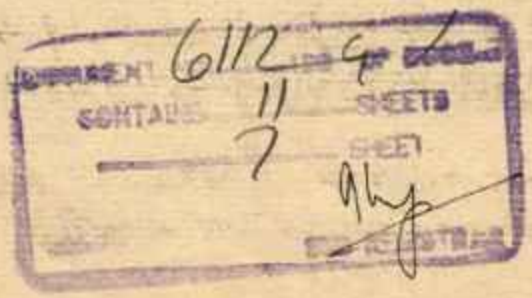
..8

2&
Encl X

For INDIA BUILDERS

J. Uthamsamy

J. UTHAMSAMY, [illegible]


6112
11
7
SHEETS
SHEET

lawful Power Agent M/s. India Builders, Madras - 17. M/s. India Builders having made up known to the public at large, sale of portions of said land, and on hearing/ seeing of which, the purchaser herein having approached the vendors represented by the Agent for conveyancing of undivided share in the land amounting to an extent of 412.5 sft and whereas the vendors having stipulated a sale consideration of Rs.34,400/- and the purchaser having paid unto the vendors represented by the Agent a sum of Rs.34,400/- being the cost of undivided share of the land of an area of 412.5 sft which appostionment is more fully and completely described in the schedule hereunder AND WHEREAS to give effect to sale this Indenture is being executed:

IN WITNESSETH WHEREOF and in consideration of a sum of Rs.34,400/- (Rupees thirty four thousand and four hundred only) having been paid unto the vendors of the receipt of which amount the vendors doth hereby acknowledge and indemnify the purchaser from further payment thereof and vendors doth hereby grant, convey pass and sell to and in favour of the purchaser the said property in all absoluteness, yet, subject to the privileges/rights and entitlements of other co-owners of the subject land with the existing easementary rights such as right of way, water, light, air etc. and appendages appurtenant thereto and the vendors doth hereby covenant unto the purchaser that:

1. The first of the vendors is the sale, legal and absolute owner and rest of the vendors are in

...9.

For INDIA BUILDERS.

J. UTTAM KUMAR


6112
SHEETS
SHEET

anticipation of such title in the said property and none also has any right, title and/or interest in the same;

2. There exists no encumbrance as of mortgage, lease, lien and/or charges and that the title of the vendors to the said property is quite marketable;

3. The rates, taxes, and/or outgoings in respect of the said property due to the government and local authority till the date of execution of these presents had been fully paid and be there any outstandings of such nature and where the purchaser opts to make good such outstandings, the vendors doth hereby undertake to reimburse the purchaser of all such payments at the request and accounting by the purchaser;

4. The vendors doth hereby state and confirm that the purchaser is being conferred title to the said property to have and to held the same as the undivided owner of the said property along with the other co-owners;

5. There exists no impending proceedings for the acquisition or requisition of the said property for any specific purposes by the Central or the State Governments;

6. There exists no 'lis pendens' affecting the right, title and/or interest of the vendors to the said property before any civil or revenue authority; and

7.

...10.

For INDIA BUILDERS.

J. Uttam Barua

PARTNER


CONTAINS
SHEETS
SHEET

7. That the vendors doth deliver copies of documents in title to the said property with assurences of producing the originals at all reasonable times and doth further assure the purchaser to execute and if there need be getting registered any further documents, papers, certificates and/or testimonials for further strengthening the title of the purchaser to the said property at the request and cost of the purchaser;

SCHEDULE OF PROPERTY

412.5 sft of undivided share in the land of total extent of 5640 sft or thereabouts in pymash No.1266/1 and 1266/3 in T.S. No.46 & 53 in block No.12 in Iyanavaram Village within the city limits of Madras in Corporation Division No.73 within the Sub-registration district of Sembium and registration district of Madras North,

BOUNDED ON THE:

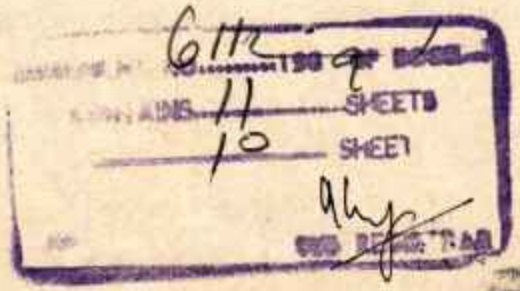
NORTH BY : Plot No.20
SOUTH BY : Plot No.27
EAST BY : ~~Rmt~~ 30 Feet Cart path
WEST BY : 45 Feet wide Main road

bearing No.18, VOC Nagar, Main Road, Anna Nagar East, Madras 600 102. The property is valued at Rs.34,400/- (Rupees thirty four thousand and four hundred only)

....11.

For INDIA BUILDERS.

J. UTTAMKUMAR.


SHEETS
11
10
SHEET

IN WITNESSETH WHEREOF, We, the said vendors doth hereby set our hands and subscribe our signatures per our lawful power agent on the day, month and year first written in the presence of

WITNESSES:

1. R. Thiagarajan

2. V. Srinivasan

FOR India Builders.

32 T. Uthamchand

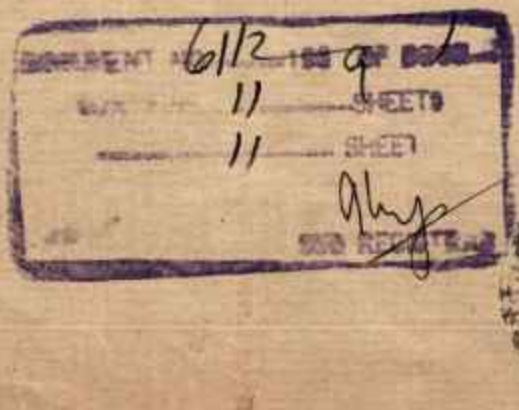
Partner

(as power agent for vendors Nos. 1 to 4)

Drafted by:

Thapathi S.Gokilan
133,Thambu Chetty Street
3rd Floor, Madras 600 001.

THAPATHI S. GOKILAN
ADVOCATE
133, THAMBU CHETTY ST.
MADRAS-600 001


6/12
11 SHEETS
11 SHEET
THE SEAL OF THE REGISTRAR OF




தமிழ்நாடு தமிலநாடு TAMILNADU

A 536063

54425
12/12/2012

RAJESH.R
No 32/2 3rd Street, A E BLOCK,
ANNANAGAR, CHENNAI. 40

S.CHANDRASEKARA
STAMP VENDOR
LIC. No.13832 / ஆ / 3 / 93
No.22 / 6, SAIDAPET ROAD
VADAPALANI, CHENNAI - 600

## SALE DEED

This **DEED OF SALE** is entered into at Chennai, on this the 13th day of December 2012,

**BETWEEN**

**MR.K.SHIVA**, son of Mr.R.Kasi, Hindu, aged about 43 years, resident of No.499/22, MIG, Old A.S.T.C.HD.Co., Hosur, Tamilnadu, (Ration Card No. 3/ 20090866) PAN No.BRDPS5390C(herein after called the "**VENDOR**")

Verified for Doc.No.1212&6/12 Dated 12.12.12 Sub Registrar Anna Nagar

**AND**

**MR.RAJESH.R,** son of Mr.S.Ramesh, Hindu, aged about 28 years, resident of Old No.32, New No.2, 3rd Street, A E Block, Anna Nagar, Chennai- 600 040, (Driving License No. TN02 20030011816) (Ration Card No.01-W-0060588) (PAN No.AKVPR6330D) (hereinafter called the "**PURCHASER**")

Verified for Doc.No. Dated

DOCUMENT No. 1212 of 2012 Page No 1 Total Page 27

R. Rajesh

4212/2012

PRESENTED IN THE OFFICE OF THE SUB REGISTRAR OF ANNA NAGAR AND FEE OF Rs. 20,100/- PAID BETWEEN THE HOURS OF 11 TO 12 ON THE 13 DEC 2012.

DOCUMENT NO 4212 OF 2012
BOOK I Contains 26 SHEETS
-- 1 SHEET

SUB REGISTRAR
Anna Nagar

LEFT THUMB





EXECUTION ADM.

SUB REGISTRAR
Anna Nagar

R. Rajesh RAJESHR SON OF S.RAMU

LEFT THUMB





SUB REGISTRAR
Anna Nagar

K. SHIVA S/O R. KASI

Additions as per the recitals of this document

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Page No 2
Total Pages 27

CLAIM ADMITTED BY
LEFT THUMB



R. Rajesh

Additions as per the recitals of this document

IDENTIFIED BY

1) K. Raja S/o. R. Kasi No 7, 6th Cross Street R.V. Nagar Anna Nagar (East) Chennai

2) S. RAMESH S/o Late M. Sivalingam AE Block No 2/32, 3rd Street Anna Nagar, Chennai - 600040.

REGISTERED AS No 4212/I OF 2012 OF BOOK

13 DEC 2012 SUB REGISTRAR

THE SEAL OF THE REGISTRATION OF ...

SUB REGISTRAR
Anna Nagar

13 DEC 2012




தமிழ்நாடு தமிலநாடு TAMILNADU

A 536064

84426
12/12/2014

RAJESH. R
Chennai 40

S.CHANDRASEKARA
STAMP VENDOR
LIC. No.13832 / அ / 3 / 9
No.22 / 6, SAIDAPET ROA
VADAPALANI, CHENNAI - 60



The terms, VENDOR and PURCHASER wherever occurs shall always mean and include their respective heirs, executors, administrators, legal representatives and successors-in-interest, nominees and assignee:

**WHEREAS** the VENDOR herein is an absolute owner of all that piece and parcel of land and building, i.e. Flat No. G, in Third Floor, bearing Old Door No.18/14, New Door No.69/14 of "IB DELUXE APARTMENTS" situated at Old No. 18, New No.69, V O C Nagar Main Road, Anna Nagar East, Chennai- 600 102 and flat measuring 560 Sq.feet (plinth area of flat) and including common area together with to an extent of 291.50 Sq.feet of undivided share out of 5640 Sq.feet of land, comprised in S.No's.1266/1 & 1266/3, T.S.No.46 & 53, Block No.12 of Ayanavaram Village, Perambur Purasavakkam Taluk, Chennai District, which is more fully described in the schedule hereunder.

DOCUMENT
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Page No 3
Total Pages 27

R. Rajesh

SCANNED AND INDEXED

அசல் எண் 4212/12

GOVT.

ஒப்புமை
சார்பதிவாளர் அணைக்காக முழு எண் 1704/12
நாள் 15/12/12 என்பது கட்டிட மதிப்பு சான்
என அறிவிக்கப்பட்டது.
நாள் 20.12.12
சார்பதிவாளர்

DOCUMENT NO 4212 OF 2012
BOOK I Contains 26 SHEETS
2 SHEET
SUB REGISTRAR
Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

34427
12/12/2012

RAJESH.R
Chennai 40

147816

S.CHANDRASEKAR
STAMP VENDOR
LIC. No.13532/ /3/
No.22/6, SAIDAPET ROA
VADAPALANI, CHENNAI - 60



WHEREAS the schedule mentioned property i.e. S.No's.1266/1 and 1266/3, T.S.No.46 & 53, Block No.12 of an extent of 5640 Sq.feet of land originally owned by 1) Mr.M.Rathinavel, 2) Mr.M.R.Palaniappan, 3) Mr.M.R.Somasundaram and 4) Mr.M.R.Kasinathan and they were entered into an agreement on 6.5.1988 with one M/s.India Builders, Real estate Consultants and Contractors, a partnership Firm consisting of Mr.J.Uttam singh and Mr.C.Thambikalaigan, and rep. by Mr.J.Uttam Singh in order to promote the land and the said M/s.India Builders obtained an approval B/6339/454/88 from the MMDA on 25.11.1998.

R.Rajesh

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Page No 4
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DOCUMENT NO . OF 2012
BOOK Contains SHEETS
SHEET

SUB REGISTRAR
Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

34428 12/12/2012

RAJESH.R
Chennai 40

147817

S.CHANDRASEKARA
STAMP VENDOR
LIC. No.13832 / 3 / 93
No.22 / 6, SAIDAPET ROAD
VADAPALANI, CHENNAI - 600



WHEREAS the said Mr.C.S.Subramanian and Mrs.Sheela Subramanian had entered into Builder's Agreement on 22.6.1990 with the Builders, namely M/s.India Builders for the construction of Flat G in third Floor of IB Deluxe Apartments to an extent of 560 Sq.feet at the above named No.18, V.O.C.Nagar Main Road, Anna Nagar. .

WHEREAS in furtherance of the above said agreement the above said 1) Mr.M.Rathinavel, 2) Mr.M.R.Palaniappan, 3) Mr.M.R.Somasundaram and 4) Mr.M.R.Kasinathan were through their Power agent M/s.India Builders rep. by it's Partner Mr.J.Uttam Singh sold to an extent of 291.50 Sq.feet of Undivided share of land out of 5640 Sq.feet of land in favour of one Mr.C.S.Subramanian and

DOCUMENT
No. 4212 of 2012
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DOCUMENT NO
BOOK
Contains
SHEET
OF 2012
SHEETS




தமிழ்நாடு தமிலநாடு TAMILNADU

147918

34429
12/12/2012

RAJESH. R
Chennai 40

S.CHANDRASEKAR
STAMP VENDOR
LIC. No.13832 / 3 /
No.22 / 6, SAIDAPET RO
VADAPALANI, CHENNAI - 6



Mrs.Sheela Subramanian on 29.06.1990 and the said sale deed has been registered as Document No.3302 of 1990 on the file of Sub-Registrar Office, Anna Nagar.

WHEREAS as per the agreement the builders namely M/s.India Builders constructed the entire building and handed over the possession of the Flat G, Third floor built up area of 560 Sq.feet of building to the above said Mr.C.S.Subramanian and Mrs.Sheela Subramanian and the said Mr. C.S.Subramanian and Mrs.Sheela Subramanian took possession, occupation and enjoyment and enjoying the same without any interruption, encumbrances till the year of 2006 by paying necessary taxes, water, sewerage taxes and E.B charges and other charges. The Flat G has been assessed to tax as Door No.14.

R. Rajesh

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SUB REGISTRAR




தமிழ்நாடு तमिलनाडु TAMILNADU

L 143101

34430
12/12/2012

RAJESH.R
Chennai 40

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13832 / ஆ / 3 / 93
No.22 / 6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026



WHEREAS the said Mr. C.S.Subramanian and his wife Mrs.Sheela Subramanian had sold the schedule premises to the vendor herein, namely, Mr.K.Shiva on 19.5.2006 and the same was duly registered as Document No.2064/2006 on the file of Sub-Registrar, Anna Nagar.

WHEREAS the vendor Mr.K.Shiva took possession of the schedule premises and enjoying the same absolutely and effect the name changes and paying the Property tax, Water Tax, Sewerage Tax, Electricity charges and other charges etc., and thus enjoying the schedule property absolutely with the power of alienation.

R.Rajesh

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SUB REGISTRAR
Anna Nagar




தமிழ்நாடு तमिलनाडु TAMILNADU

L 143102

S.CHANDRASEKARAN
STAMP VENDOR
LIC No.13832 / ஆ / 3 / 93
No.22 / 6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026

RAJESH - R
Chennai - 40



AND WHEREAS the vendor herein is an absolute owner of the residential Flat, more fully described in the schedule hereunder, and the vendor is having absolute occupation, possession and enjoyment without any interruption, encumbrances, ever since the date of his purchase by way of said undivided share of land and occupation of Flat.

WHEREAS the vendor herein has decided to sell the schedule property for his financial advantages and has offered to sell the schedule premises with UDS to the purchaser herein and purchaser has accepted to buy the schedule property at a mutually

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தமிழ்நாடு तमिलनाडु TAMILNADU

L 143103

84432
12/12/2012

RAJESH.R
Chennai 40

S.CHANDRASEKARAN
STAMP VENDOR
LIC No.13832/ /3/93
No.22/6, SAIDAPET ROAD
VADAPALANI, CHENNAI - 600 026



agreed sale consideration of Rs.20,00,000/= (Rupees Twenty lakhs only) free from all encumbrance.

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS :

1) That in pursuance of the above agreement and in consideration of Rs.20,00,000/= (Rupees twenty Lakhs only) paid by the Purchaser to the Vendor, the Vendor hereby transfers to the Purchaser by way of sale ALL Flat, and the undivided share of land fully described in Schedule hereto TO HOLD the same to the purchaser as absolute owner.

R Rajesh

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SUB REGISTRAR




தமிழ்நாடு தமிலநாடு TAMILNADU

L 143104

34433
12/12/2012

RAJESH. R
Chennai 40

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13432/ /3/93
No.22/6 SAIDAPET ROAD
VADAPALANI, CHENNAI - 600 026



2) The Consideration amount was paid by the Purchaser to the vendor in the following manner: -

a) A sum of Rs.5,00,000/= ( Rupees five lakhs only) has been paid to the Vendor herein on 30.09.2012, on the date of agreement by way of Demand Draft, bearing No.001187, drawn on HDFC Bank Ltd., Second Avenue,Chennai-40, payable at Hosur dated 27.9.2012 and the receipt of which the vendor hereby acknowledged.

R.Rajesh

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SUB REGISTRAR
Anna Nagar




தமிழ்நாடு तमिलनाडु TAMILNADU

L 143105

34434
12/12/2012

RAJESH.R.
Chennai 40

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13832 / / 3 / 93
No.22 / 6, SAIDAPET ROAD.
KRISHNALANI, CHENNAI - 600 015



b) A further sum of Rs.5,00,000/= ( Rupees five lakhs only) has been paid to the Vendor herein on 11.10.2012 by way of Demand Draft, bearing No.001206, drawn on HDFC Bank Ltd., Second Avenue,Chennai-40, payable at Hosur dated 08.10.2012 and the receipt of which the vendor hereby acknowledged.

c) The balance sale consideration amount of Rs.10,00,000/= (Rupees Ten lakhs only) has been paid to the Vendor herein today i.e. 13.12.2012 by way of Demand Draft, bearing No.023401, drawn on ICIC Bank, Anna Nagar Branch, Chennai-40, payable at Hosur dated 07.12.2012 before

R.Rajesh

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தமிழ்நாடு तमिलनाडु TAMILNADU

L 143106

34435
12/12/2012

RAJESH.R
Chennai 40

S.CHANDRASEKARAN
STAMP VENDOR
LIC No.13832/ / 3
No.22/6, SAIDAPET ROAD
VADAPALANI, CHENNAI - 600 026



signing of this sale deed and the receipt of which the vendor hereby acknowledged.

In all totaling to Rs.20,00,000/= (Rupees twenty lakhs only) paid by the purchaser to the Vendor in the above said manner, the receipt of which sum being the entire consideration, the vendor do hereby acknowledge, release and discharge the purchaser from making any further payments thereof, the vendor, doth hereby sell, convey, transfer, grant and assign unto the PURCHASER absolutely, the said piece and parcel of land and residential Flat described in the Schedule hereunder together with all the rights in common with the PURCHAERS or OWNERS of the other undivided shares in the said piece and parcel of land described in the Schedule hereunder and along with the owners of the other flats and apartments and other persons lawfully entitled thereto possess and enjoy all roads, staircases, ways, quarters, water courses, easements, advantages, liberties, rights passages in

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27

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தமிழ் நாடு तमिलनाडु TAMILNADU

L 143107

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13832 / ஆ / 3 / 09
No.22 / 6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026

84436
12/12/2012

RAJESH.R
Chennai 40



common and privileges in any wise appertaining thereto and the masonry structure together with, electrical installations, water and drainage connections, fixtures and fittings of the same, more fully described in the schedule hereunder with equal rights of vertical and lateral support and or usually enjoyed therewith all the estate, title, right, claim and demand whatsoever of the VENDOR into and upon the conveyed property hereby granted and assigned and expressed, sold viz. the Schedule property, the land along with the constructed flat TO HAVE AND TO HOLD absolutely and for ever free from all encumbrances, Charges, trusts, liens, claims, demands whatsoever to the purchaser, successors and assigns absolutely and forever.

R. Rajesh

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SUB REGISTRAR

Anna Nagar




தமிழ் நாடு தமிழ்நாடு TAMILNADU

L 143108

54437 14/12/2012

RAJESH R
Chennai'40

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13832 / [illegible]
No.22 / 6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026



3) The Vendor doth hereby assure and covenant with the PURCHASER that he is the absolute owner, having a good, valid and unimpeachable subsisting right and title, to convey his respective right, title and interest to the PURCHASER in respect of the property described in the Schedule hereto in the manner herein contemplated and he has not done, omitted or knowingly suffered or had been a party or privy to any act, thing, whereby the Property or any part thereof is or may be impeached, encumbered or affected in estate, title or otherwise or whereby the vendor is any way hindered from conveying, granting or assigning the Property absolutely in the manner mentioned above to the Purchaser.

R. Rajesh

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SUB REGISTRAR
Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 417039

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13832/ /3/93
No.22/6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 02

RAJESH.R
Chennai 40

36438



4) That the PURCHASER shall peacefully and quietly possess, enter into retain, hold, use and enjoy the same as the PURCHASER's own property without any let, hindrance or interruption , claim or demand by or from the VENDOR or from any other person or persons claiming in trust for the VENDOR.

5) That the Vendor has not done or knowingly suffered any act, deed or thing whereby the property conveyed hereunder may be encumbered affected or impeached in title or otherwise and that the Vendor hereby assures and declares that the said property is not subject to any lien, encumbrances, charges, attachments or lispendens.

R. Rajesh

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SUB REGISTRAR
Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 417040

2012

36439 12/12/2012

RAJESH · R

Chennai 40

S.CHANDRASEKARAN
STAMP VENDOR
Lic. No.12021/2/2001
No.22/6, SAIDAPET ROAD
VADAPALANI, CHENNAI - 600 02



6) That the Vendor at all times will indemnify and save harmless and keep the PURCHASER well and sufficiently indemnified against all losses, damages, costs and expenses which PURCHASER may sustain or be put to by reason of any encumbrances or defect in title to the property hereby conveyed.

7) The Vendor doth hereby assure the Purchaser that he has duly paid and discharged or will pay and discharge all taxes, rates, rents and other outgoings payable to the Municipal, Revenue, Urban and other authorities levied in respect of the property up to the date of sale and the Purchaser shall be liable to pay such taxes, rates, rents and other outgoings that may be levied hereafter in respect of the land and building hereby sold.

R.Rajesh

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SUB REGISTRAR

Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 417041

34440
12/12/2012

RAJESH. R
Chennai 40

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13932/ /3/93
No.22/6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026



The sale is subject to further terms and Conditions mentioned below : -

1) The Purchaser as a matter of necessity shall and will enjoy the land along with the flat hereby sold and conveyed in common and consistent with the rights and interests of the owners of the other undivided shares in the property described in the Schedule hereunder and the owners of the flats, apartments and all other persons lawfully entitled thereto and to use of all sewers, drains and water courses now in or upon or hereafter to be created or installed in the property hereby sold conveyed or any other part thereof in common with the said co-owners.

R. Rajesh

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SUB REGISTRAR
Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

RAJESH.R
Chennai 40

34441
12/12/2012

Z 419482

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.19032/ /3/93
No.22/6 RAINAPET ROAD,
VADAPALANI, CHENNAI - 600 026



2) The purchaser on the execution of the sale deed is entitled to have the name transfer done in Purchaser name in respect of the property sold hereunder without reference to the Vendor herein before all the authorities concerned, namely, Revenue, Corporation of Chennai, T.N.E.B., M.M.W.S.& S.B., and other public records, and also have transfer the deposits, if any ,in the name of the Purchaser and the Vendor has no objection for the same.

3) That the Vendor has today delivered vacant possession of the property to the Purchaser.

R. Rajesh

4212

18

27

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 419483

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13832 / 3 / 93
No.32/6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026

34442
12/12/2012

RAJESH-R
Choolai 40



4) That the Vendor has this day handed over the original sale deed executed by the above said predecessors in title of the Vendor herein in favour of the Vendor herein and has furnished all other parent documents to the Purchaser herein.

5) The Vendor hereby agrees and undertakes to fully indemnify and save harmless the purchaser and to do all the necessary acts, if necessary for effectively conveying the property sold in favour of the Purchaser.

R.Rajesh

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SUB REGISTRAR

Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 419484

34443
12/12/2012

RAJESH. R
Chennai 40

S.CHANDRASEKARAN
STAMP VENDOR
LIC No.12603 /3/93

- 19 -

SCHEDULE

All that piece and parcel of residential Flat No.G, in Third Floor, bearing Old Door No.18/14, New Door No.69/14 of "IB DELUXE APARTMENTS" situated at Old No. 18, New No.69, V O C Nagar Main Road, Anna Nagar East, Chennai- 600 102 and flat measuring 560 Sq.feet (plinth area of flat) and including common area together with to an extent of 291.50 Sq.feet of undivided share out of 5640 Sq.feet of land, comprised in S.No's.1266/1 & 1266/3, T.S.No.46 & 53, Block No.12 of Ayanavaram Village, Perambur Purasavakkam Taluk, Chennai

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R. Rajesh

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SUB REGISTRAR
Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 419485

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13832 / 3 / 93
No.22 / 6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026

RAJESH -R
Cheque 40



District, and the entire extent of 5640 Sq.feet of Old No.18, New No.69 bounded by

North : Plot No.20,
South : Plot No.27,
East : 30 feet Road, and (VOC Nagar 1st Cross Street,)
West : 45 feet main Road( VOC Nagar Main Road,)

And the residential Flat G,Third Floor, i.e. Old Door No.18/14 and New Door No.69/14 of JB DELUXE APARTMENTS is bounded on top by Terrace Bottom by Flat G of Second Floor,

R. Rajesh

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SUB REGISTRAR
Anna Nagar




தமிழ்நாடு तमिलनाडु TAMILNADU

Z 419486

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.13832 / 3 / 93
No.22 / 6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 0

34445 12/12/2012

RAJESH. R
Chennai 40



north by 15'0'' wide passage

East by 10'0'' wide Passage

South by Flat -H third Floor, and

West by Flat- F third Floor.

With car park rights

come within the sub-registration district of Anna Nagar and Registration District of Central Chennai and within the limits of corporation of Chennai.

R. Rajesh

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SUB REGISTRAR
Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 419487

S.CHANDRASEKARAN
STAMP VENDOR
LIC No.13827 / 3 / 93
No.22/6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 0

36446
12/12/2012

RAJESH-R
Chrom 40



| | |
|---|---|
| Market value of UDS for Stamp Duty | Rs.11,68,000/= |
| Value of Building including amenities for stamp duty | Rs. 08,32,000/= |
| Total consideration | Rs. 20,00,000/= |

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR MENTIONED BELOW.

R. Rajesh

4212

23 | 27

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SUB REGISTRAR
Anna Nagar




தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 419488

34447 17/11/2012

RAJESH-R
Chem 40

S. Chandrasekaran
S.CHANDRASEKARAN
STAMP VENDOR
LIC. No 13220 / 23 / 3 / 93
No.22 / 6 SAMIAPET ROAD,
VADAPALANI, CHENNAI - 600 026

- 23 -

(MR.K.SHIVA)
VENDOR

(MR.RAJESH.R.)
PURCHASER.

WITNESSES

1) K.C. Raja S/o R. Kasi
No 7, 6th Cross Street
R.V. Nagar Anna Nagar E
Chem 102

2) S. RAMESH S/o M. Sivasakthi.
A-C Block 2/32 3rd Street
Anna Nagar, Chennai - 600040.

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Drafted by:

P. Thiagarajan.
Advocate.
730, 100th Street,
15th Sector, K.K. Nagar,
Chennai - 78.

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SHEET

SUB REGISTRAR
Anna Nagar

ANNEXURE - 1 A

Statement regarding particulars of the building mentioned in the document. Please note by a tick ( ) mark in the relevant item in the following form:

DESCRIPTION OF BUILDING :

| | | | |
|---|---|---|---|
| 1. | Construction of the structure | : Cement or Lime | Partly cement or lime and partly mud Mortar |
| 2. | Depth of foundation | : 3 to 4 ft | above 4" |
| 3. | Thickness of Walls in Ground floor: | 9" | 1"1 ½ |
| 4. | Whether teakwood used throughout: | yes | No |
| 5. | Flooring | :Mosaic | ordinary Plastered |
| 6. | Age of the Building | : 21 years. | |
| 7. | EXTENT OF THE SITE | : 291.50 Sq.feet UDS out of 5640 Sq.feet | |
| | a) Value of the site (UDS) | : Rs.11,68.000/= | |
| | b) Value of the Building | : Rs. 8,32,000/= | |

8. BUILT UP AREA

| DESCRIPTION | In Ground Floor | In First Floor | In Second Floor | In Third Floor |
|---|---|---|---|---|
| Madras Terrace : | | | | |
| R.C.C. | | | : Flat - 3rd Floor | 560 Sq.ft. |
| Mangalore Tile roof over flat tiles : | | | | |
| Mangalore tile roof plain : | | | | |
| Mangalore tile over ceiling tiles : | | | | |
| Pantile roof Plain : | | | | |
| ACC Sheet | | | | |

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| | | | |
|---|---|---|---|
| 9. | Area of separate garage and of Construction involved if any | : | nil |
| 10. | a) Length of compound wall if any | : | nil |
| | b) Length of barbed wire of chain or link fence | : | nil |
| 11. | Is there a separate latrine of septic tank | : | nil |
| 12. | Well in any diameter and depth | : | nil |
| 13. | ELECTRICAL INSTALLATIONS | | |
| | a) No.of.Points | : | 20 |
| | b) No. of Fans | : | 05 |
| | c) No.of Ele.Motor pumpsets | : | 01 |
| 14. | Annual Rental Value | : Rs.2000/= | |
| 15. | The Executants estimate of the market Value of the Land and Building | : Rs. 20,00,000/= | |

R. Rajesh

Signature of claimant

Signature of Executant

Place;Chennai
Date :13.12.12

Amount

Rs

VOUCHER
NUMBER

Rs 200000/-

6 - 140000 —

4000/-

Rs 2000 — 00
1W — Cash

60100

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SUB REGISTRAR

31 / G / 0090266



குடும்ப அட்டை Family Card

**2005 - 2009**

உணவுப்பொருள் வழங்கல் மற்றும் நுகர்வோர்
பாதுகாப்புத்துறை

**Civil Supplies and Consumer Protection Department**

அரிசி

| ஒதர் (ஈ) | | |
|---|---|---|
| கோட்டம் /வார்டு எண் | நெடு எண் | கதவு எண் |
| 030 | 002 | 424.LIG |
| கடை எண் | கடையின் பெயர் | அடையாள எண் |
| IF002 | பழைய ஏ.எஸ்.டி.சி. அட்கோ, ஒதர் | 0000 |

1. குடும்பத்தலைவரின் பெயர் / முகவரி
Name of the Head of Family/Address

| | |
|---|---|
| சிவா K | Siva K |
| கதவு எண்: 424.LIG | Door No: 424.LIG |
| ஏ.எஸ்.டி.சி. அட்கோ | A.S.T.C. Hudco |
| ஒதர் | Hosur |
| 635109 | 635109 |
| ஒதர் (ஈ) | Hosur (Tk) |
| கிருஷ்ணகிரி | Krishnagiri |

| 2. சிலிண்டரின் எண்ணிக்கை | இல்லை |
|---|---|

3. குடும்பத்திலுள்ள நபர்கள்

பெரியவர்கள் 2 சிறியவர்கள் 2

| பெயர் | வயது | பெயர் | வயது |
|---|---|---|---|
| சிவா K | 40 | சம்யுக்தா S | 4 |
| பத்மாவதி | 38 | ஹெமந்த்பா | 1 |

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BRDPS5390C

I0040681 - 04302 - January 2005

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SHEET

SUB REGISTRAR
Anna Nagar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

R RAJESH

RAMESH SIVASANKARAN

22/09/1984
Permanent Account Number
AKVPR6330D

Signature R. Rajesh



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R. Rajesh

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SHEET

SUB REGISTRAR

1000Rs.




SEP

9708
23.1.89

P. SAMSON
STAMP VENDOR
(P.V. No. 1171 of [illegible])
MADRAS-600 004

DEED OF SALE

This DEED OF SALE is executed at Madras this 30th day of JANUARY ,1989 by (1) M.RATHINAVEL, Son of Murugesan, Hindu, aged about 66 years, residing at No.74, Kandaswamy Koil Street, Madras-12 (2) M.R.PALANIAPPAN, Son of Sri M.Rathinavelu, Hindu, aged about 40 years, residing at No.74, Kandaswamy Koil Street, Madras-12 (3) M.R.SOMASUNDARAM, Son of Sri M.Rathinavelu, Hindu, aged about 36 years, residing at No.4, Sangutheertha Kulam South Street, Thirukazhukundram, Chingleput Taluk and District and (4) M.R.KASINATHAN, Son of Sri M.Rathinavelu, Hindu, aged about 32 years, residing at No.74, Kandaswamy Koil Street, Madras-12 herein represented by their power Agent M/S.INDIA BUILDERS, Real Estate Consultants

..2

Certified for
Doc. No.
Dated :
Sub Registrar
Anna Nagar

For INDIA BUILDERS.

J. UTTAM KUMAR. B.E

Rs 33200

375-

18

2000

Arms Nag-r and fee of Rs. 412.50 P.M.

DOCUMENT NO 2000 OF 1989
CONTAINS 16 SHEETS
1 SHEET
SUB REGISTRAR

J. Uttam Kumar

EXECUTION ADMITTED
Left Thumb

For INDIA BUILDERS.

J. Uttam Kumar

J. UTTAM KUMAR, B.E.

S/o. Sri. S. JANAKIRAMAN, Ms
Business, 29, Motilal St, T. Nagar Ms 17.

CERTIFIED

Sri Kandaiyadoss M. INDAYADOSS Son of Sri A. Manickaprakasam
Advocate 133, Thambu chetty St Madras-1

Sedarasan S/o Sodogopan. 6 Sathi nagar Ambattur Ms 53

30 th January 1989

REGISTERED AS NO 2000 OF 1989
OF BOOK I VOLUME 4332 PAGES 295
NO 33

11th February 1989

SUB-REGISTRAR

Note: Number of copies registered
... with no original fee

Thumb impression

750Rs.




9709 Rs Seven hundred Fifty only — A. SAMSON
23.1.89 Smt Bharathi Anand — STAMP VENDOR
Ads. — P. V. IYER LANE, MADRAS-600 108.

-2-

and Contractors, a partnership firm consisting of J.Uttam Kumar and C.Thambikalaignan having its business at No.29, Motilal Street, T.Nagar, Madras-17, represented by its Partner J. UTTAMKUMAR S/o Pn. S. Jayakiramam duly constituted as agent per the General Power of Attorney dated 10th May,1988 all of whom shall hereinafter in this Deed be referred to as the " VENDORS " TO AND IN FAVOUR OF SMT.BHARATHI ANAND, Wife of Dr.Anand, Hindu, aged about 35 years, residing at D-4, MIG Flats, Pulla Avenue, Shenoy Nagar, Madras-30 who shall hereinafter in this Deed be referred to as the "PURCHASER" (the terms, the 'Vendors' and the 'Purchaser' shall, wherever the context so permits, mean and include all their respective heirs, successors,

..3

For INDIA BUILDERS.
J. Uttam Kumar
J. UTTAM KUMAR, B.E.

Certificate under Section 70 (2) of Indian Stamp Act.

Sl. No: 5 of 1989.

Certified that an amount of Rs. 600/= (Rupees Six hundred only) had been levied as compounding fee in respect of this instrument from m/s India Builders, situated at no: 29, Motilal Street, T. Nagar, Madras 600 017.

S.R.O. Anna Nagar,
Dt: 08.05.1989.

Sub Registrar and Collector
under Indian Stamp Act.

THE SEAL OF THE OFFICE OF THE SUB REGISTRAR OF ANNANAGAR

DOCUMENT No. 2000 of 1989
CONTAINS 6 SHEETS
2 SHEET

SUB REGISTRAR

THE SEAL OF THE OFFICE OF THE SUB REGISTRAR OF ANNANAGAR

750 Rs.

INDIA NON JUDICIAL

७५० रु. Rs 750

सत्यमेव जयते

भारत

सात सौ पचास रुपये SEVEN HUNDRED & FIFTY RUPEES

Rs Seven Hundred & fifty only

9710
23.1.89

Smt. Khanthi Anand
Adv.

S. SAMEON
STAMP VENDOR
P. V. IYER LANE,
MADRAS-600 084



legal representatives, assigns, administrators and executors ofeach Part) Witnesseth:

WHEREAS by an agreement dated 20th March, 1960 the First of the vendors Sri M.Rathinavelu had seized of the property in the form of a vacant site at No.18, VOC Nagar Main Road, Anna Nagar East, Madras 600 102 in Corporation division No.73 in T.S.No.46 and 53 in pymash No.1266/1 and 1266/3 in Block No.12 of an extent of 5640 sq.ft or thereabouts and the said Sri M.Rathiavelu in the course of useful possession and enjoyment of the said piece of land having been put up a superstructure in the form of a dwelling house and having been regularly paying the cess andtaxes due to

..4

For INDIA BUILDERS,

J. Uthayakumar

J. UTHAYAKUMAR, B.E

-2-

DOCUMENT NO. 2000 OF BOOK
CONTAINING 16 SHEETS
3 SHEET.
SUB REGISTRAR




Rs Seven hundred & fifty only

9711
23.1.89

Smt Bhanathi Anand
rds.

E. SAMSON
STAMP VENDOR
P. V. IYER LANE,
MADRAS-600 084



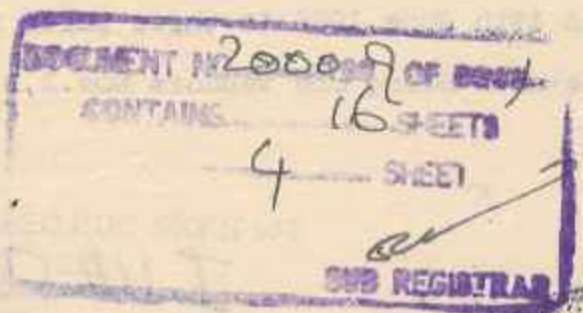
the State Government and the Local authorities in respect of the land and the superstructure thereon AND WHEREAS the said M.Rathinavelu having executed his last Will and Testament dated 19th June,1986 empowering his three sons M.R.Palaniappan, M.R.Somasundaram and M.R,Kasinathan respectively the vendors Nos.2,3 and 4 herein, favouring them with three portions of the said land with superstructure thereon thus making the vendors Nos.2,3 and 4 as owners in expectancy in the absence of any further Will and Testament executed by the said Sri M.Rathinavelu AND WHEREAS the said Sri M.Rathinavelu having also executed a General Power of Attorney dated 19th June,1986 in three parts favouring the said three sons being the vendors Nos.2,3 and 4 respectively

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For INDIA BUILDERS.

J. Uttamkumar

J. UTTAMKUMAR


DOCUMENT No 20009 OF BOOK
CONTAINS 16 SHEETS
4 SHEET
SUB REGISTRAR

750 Rs.

INDIA NON JUDICIAL

७५० रु. Rs 750

सत्यमेव जयते

भारत

सात सौ पचास रुपये SEVEN HUNDRED & FIFTY RUPEES

Rs Seven hundred & fifty only

F. SAMSON
STAMP VENDOR
P. V. IYER LANE
MADRAS-600 003

9712
23.1.89

Smt. Bharati Anand
Rds.



to enable them to enter into and handle the management and administration of such of those portions of land with the superstructure thereon as allotted to each of them as per his Last Will and Testament, AND WHEREAS the four vendors having been in quiet and useful possession and enjoyment of the said property AND WHEREAS the superstructure of the said property having become dilapidated and incapable of being repaired, they thought it expedient on their part to demolish the said structure and to look for the promotion of residential flats on the said land AND WHEREAS M/S.India Builders, a Partnership firm having its office at 29, Motilal Street, T.Nagar, Madras-17 having been carrying on their profession

..6

For INDIA BUILDERS.

J. UTTAM KUMAR, B.E.


DOCUMENT NO 2000 OF 2000
CONTAINS 16 SHEETS
5 SHEET
SUB REGISTRAR

500Rs




Rs five hundred only
9713
23.1.89 Smt. Bharathi Anand
Mds.

P. SAMSON
STAMP VENDOR
V. V. IYER LANE,
MADRAS-600 084



in Real Estate Consultancy and building structures, having been given to understand that the vendors are on the look out for developing the said land by promotion of residentia flats AND WHEREAS the four of the vendors herein after due negotiation having retained as their lawful Power Agent M/s.India Builders, Madras-17 to develop and promote the said piece of land by construction of various residential flats AND WHEREAS the said promoters M/s.India Builders, Madras-17 having drawn out a plan for construction and allotting residential flats on the said piece of land thus constituting of the ground, first, the second and the third floors in all a total of 12 residential flats and having obtained the requsite sanction from the

..7

For INDIA BUILDERS.

J. UTTAM KUMAR


CONTAINS
6
SHEET
SUB REGISTRAR

200Rs.




Rs Two hundred only
9717
23.1.89 Smt. Bhanumathi Anand
Mds.

SAMSON
STAMP VENDOR
P.V. IYER LANE,
MADRAS-600 084.



Competent authorities for putting up the structure AND WHEREAS the vendors and promoter/builder havinghad an agreement for construction of the said residential flats as being accorded with due sanction by virtue of a Deed of Agreement dated 6th May, 1988, thus enabling the promoter/builder M/s.India Builders to undertake and carry out the developmental activity of promotion of residential flats on the said land with their professional acumen AND WHEREAS by virtue of such a greement for transfer, the promoter/builder, M/s.India Builders having made up known to the public at large that they have in promotion the construction of residential flats in the said land and on hearing/seeing ofwhich, the purchaser herein having approached the vendors represented by the promoter/builder

..8

For INDIA BUILDERS,

J. Uttam Kumar

J. UTTAM KUMAR, C.E

DOCUMENT NO. 20099 OF BOOK 1
CONTAINS 16 SHEETS
SHEET
SUB REGISTRAR

100Rs.




Rs One hundred only

9715
23.1.89 Smt. Bharathi Anand Nde.

-8-

for allotment of residential flat in the First Floor comprising of plinth area of 810 sq.ft inclusive of apportionment and conveyancing of undivided share in the land amounting to an extent of 445.50 sq.ft being 0.55 sq.ft for each of the sq.ft of constructed area of the residential flat AND WHEREAS the construction of the residential flat being in the offing in the course of time to be carried out for the builder/promoter and in the mean time the vendors having requested the builder/promoter to have the due conveyancing of the undivided share in the land to those allottees who have contributed their share therefor in consideration of Rs.83.33 per sq.ft of undivided share in the

..9

For INDIA BUILDERS,

J. Uthandaraman

DOCUMENT No. 2000 of 2009 of Book...
CONTAINS 16 SHEETS
8 SHEET
SUB REGISTRAR

20 Rs.




OCT 1986

Rs Twenty only

9716 Smt. Bharathi Anand
23.1.89 mds.

SAMSON



land AND WHEREAS the purchasers herein having paid unto the vendors represented by the builder/promoter a sum of Rs.37,200/- being the cost of undivided share of land ofan area of 445 sq.ft which apportionment is more fully and completely described in the schedule hereunder AND WHEREAS to give effect to such intentions, as amongst the parties, this Indenture is being executed:

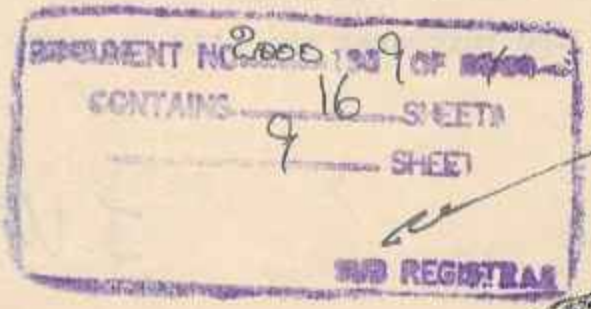
IN WITNESSETH WHEREOF and in consideration of a sum of Rs.37,200/- (Rupees thirty seven thousand two hundred only) having been paid unto the vendors of the receipt of which amount the vendors doth hereby acknowledge and indemnify the purchasers from further payments thereof and the vendors doth hereby grant, convey, pass and sell to unto and in favour of the purchaser the said property in all absoluteness,

..10

For INDIA BUILDERS.

J. Uttamkumar

J. UTTAMKUMAR, B.E.


INSTRUMENT NO 2000 1989 OF
CONTAINS 16 SHEETS
9 SHEET
SUB REGISTRAR



20 Rs.







Rs Twenty only

9717 Smt Bharathi Anand rcds
23.1.89



yet, subject to the privileges/rights and entitlements of other co-owners of the subject land with the existing easementary righrs such as right of way, water, light, air etc. and appendages appurtenant thereto and the vendors doth hereby covenant unto the purchaser that

1. The first of the vendors is the sole, legal and absolute owner ~~of~~ and the rest of the vendors are in anticipation of such title in the said property and none else has any right, title and/or interest in the same;

2. There exists no encumberance as of mortgage, lease, lien and/or charge and that the title of thevendors to the said property is quite marketable;

3. Therates, taxes, and/or outgoings in respect of the said property due to the government and local authority till the date of execution of these presents had been fully paid

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For INDIA DEVELOPERS

J. Uttam Kumar

J. UTTAM KUMAR, D.E

DOCUMENT NO. 2000 9 OF 2000

CONTAINS 16 SHEETS

10 SHEET.

SUB REGISTRAR

THE SEAL AFFIXED HERE IS THE SEAL OF THE SUB REGISTRAR OF

and be there any outstandings of such nature and where the purchaser opts to make good such outstandings, the vendors doth hereby undertake to reimburse the purchaser of all such payments at the request and accounting by the purchaser;

4. The vendors doth hereby state and confirm that the purchaser is being conferred title to the said property to have and to hold the same as the undivided owner of the said property along with the other co-owners which stands in proportion to the area of construction available in the allotted residential flat and the purchaser may along with the other co-owner/allottees, take due possession, use and enjoy the said property without any let or hindrance;

5. There exists no impending proceedings for theacquisition or requisition of the said property for any specific purpose by the Central or the State Governments;

6. There exists no 'lis pendens' affecting the right, title and/or interest of the vendors to the said property before any civil or revenue authority;

7. That the vendors doth deliver copies of documents in title to the said property with assurances of producing the originals at all reasonable times and doth further assure the purchaser to execute and if there need be getting registered any further documents, papers, certificates and/or testimonials for further strengthening the title of the purchaser to the said property at the request and cost of the purchaser;

..12

For INDIA BUILD...

J. Uttam...

and be there any outstandings of such nature and where the purchaser opts to make good such outstandings, the vendors doth hereby undertake to reimburse the purchaser of all such payments at the request and accounting by the purchaser;

4. The vendors doth hereby state and confirm that the purchaser is being conferred title to the said property to have and to hold the same as the undivided owner of the said property along with the other co-owners which stands in proportion to the area of construction available in the allotted residential flat and the purchaser may along with the other co-owner/allottees, take due possession, use and enjoy the said property without any let or hindrance;

5. There exists no impending proceedings for theacquisition or requisition of the said property for any specific purpose by the Central or the State Governments;

6. There exists no 'lis pendens' affecting the right, title and/or interest of the vendors to the said property before any civil or revenue authority;

7. That the vendors doth deliver copies of documents in title to the said property with assurances of producing the originals at all reasonable times and doth further assure the purchaser toexecute and if there need be getting registered any further documents, papers, certificates and/or testimonials for further strengthening the title of the purchaser to the said property at the request and cost of the purchaser;

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For INDIA BUILDERS.

DOCUMENT NO. 2008 OF 2008
CONTAINING 10 SHEETS
1 SHEET.
SUB REGISTRAR

8. The purchaser is bound to observe the following conditions in exercising his title to the said property by virtue of this indenture:

(a) The purchaser shall not claim partition of the due share which remains undivided for other and for the mutual benefit of every other allottee/co-owner of the residential flat;

(b) The purchaser shall treat the said property as forming part of an indivisible and impartible estate;

(c) The purchaser shall bear the due proportionate share of any reasonable expenses which are made to incur in the common areas of land and building along with other co-owners/allottees either as a body of individuals or association of persons;

(d) The purchaser shall not decorate the exterior of the premises otherwise than mutually agreed to by a majority of the co-owners/allottees of the proposed construction of residential flats;

(e) The purchaser shall not use or permit to use his premises in a manner which would diminish the utility of theportions of the other owners;

(f) The purchaser shall not be entitled to put up any temporary of permanent structure on the land nor could he change the elevation or the plan of the proposed construction of residential flat to be allotted to him;

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For INDIA BUILDERS,

J. UTTAM KUMAR, B.E

DOCUMENT NO. 2000 OF 2004.
CONTAINS 16 SHEETS
12 SHEET.
SUB REGISTRAR

(g) The purchaser shall not obstruct the rights of the owners in entry and use with the land, common passages and amenities to be provided for in the proposed construction;

(h) The purchaser doth hereby agree that the vendors or the promoters/builders shall have the right at all times to raise additional storeys and make additions to the proposed construction and that the vendor or the promoter/builder shall always have the right to use common passages and amenities in the proposed construction of residential flats and the purchaser shall have no right to object thereto or to cause any obstruction thereto on any ground whatsoever including such grounds of nuisance or as of easementary right;

(i) The purchaser shall have no right to hinder, obstruct or cause anything deprivatory to the progress of the construction of the premises or any part of the proposed construction of the premises;

(j) The purchaser doth hereby agree that the terrace of the proposed construction shall always remain under the control of the vendors or the builder/promoter and that either the vendors or the builder/promoter shall always have the singular right to display any advertisement or hoarding on the terrace of the proposed construction either of their own or any third party and shall be exclusively entitled to any income that may be derived from the same;

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For INDIA BUILDERS,

J. Uttamchand

DOCUMENT NO. 20008 OF 2006.
CONTAINING 16 SHEETS
13 SHEET.
SUB REGISTRAR

(k) The purchaser shall not be entitled to carry on in the allotted premises any trade or business which is offensive in nature and in turn which may become in any way a nuisance or danger to the other co-owners/allottees of residential flats or the co-buyers thereof or of any neighbouring property;

(l) The purchaser shall not carry out any repairs which could materially stabilised the support, vertically, horizontally or laterally or of the common walls of the apartments and the purchaser shall maintain the interior of such constructed residential flats as is allotted to him in tenantable condition;

(m) The purchaser shall not acquire any right of light or air which may prejudice free use of the other apartments in the proposed construction or that which could come to in the neighbourhood;

(n) The purchaser doth hereby agree to bear all expenses in common with other co-owners/allottees on the routine maintenance such as ~~with~~ white washing, cleaning, maintenance of pumpsets, generator, intercom, sanitary and electrical fittings and lines remaining common to all the premises replacing of bulbs in corridors, water charges and costs of any major repairs to the structural, sanitary or mechanical system of the proposed construction and maintenance of any other common amenities and the purchaser shall always

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For INDIA BUILDERS.

J. Uttam Saini

DOCUMENT NO. 2009 OF BOOK
CONTAINS 16 SHEETS
14 SHEET.
SUB REGISTRAR

agree to remain a common sharer of all such expenses and out goings in respect thereof;

(o) The purchaser shall not object to the vendors of the promoter/builder in the disposal of any area as reserved as parking lots or garages provided such allotment does not prevent the free ingress or egress by the purchaser to the premises specifically allotted to him and the purchaser doth hereby agree not to park in any area except in the reserved car parking space specifically allotted to him;

(p) The purchaser doth hereby agree that the name of the proposed construction shall always remain as " IB DELUXE APARTMENTS ";

(q) The vendors shall always keep the purchaser along with his co-owner/allottees duly informed of all such developments which take place as a common owner of such premises;

(r) The purchaser shall not part; sell or by any act of alienation the sahre interest in the land as fully mentioned in the schedule hereunder without alienation in absoluteness the residential flat duly allotted to the purchase and anticipated to be constructed as per the terms of the agreement for construction of such superstructure;

SCHEDULE OF PROPERTY

445.5 sq.ft of undivided share in the land of total extent of 5640 sq.ft or thereabouts being that of 0.55 proportionate

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For INDIA BUILDERS.

J. Uttam Jain

DOCUMENT NO. 2008 OF BOOK 1
CONTAINS 16 SHEETS
15 SHEET
SUB REGISTRAR

share to each one of the square foot of the intended plinth area of construction of residential flat in pymash No.1266/1 & 1266/3 in T.S.No.46 & 53 in block No.12 in Iyanavaram village within the city limits of Madras in Corporation division No.73 within the sub-registration district of Sembium and registration district of Madras North bounded on the North by Plot No.20; South by Plot No.27; East by 30 feet cart path and west by 45 feet wide main road bearing No.18, VOC Nagar Main Road, Anna Nagar East, Madras 600 102. The property is valued at Rs.37,200/-.

IN WITNESSETH WHEREOF, We, the said vendors doth hereby set our hands and subscribe our signatures per our lawful Power Agent on the day, month and year first written in the presence of

WITNESSES:

1. M Sundaragoudan

2. Balaraman.

For India Builders,

T. Uthamchand

Partner
(as Power Agent for vendors Nos 1. to 4)

Drafted by

Thapathi S.Gokilan
Advocate
133,Thambu Chetty Street
Madras 600 001.

THAPATHI S. GOKILAN
ADVOCATE
133, THAMBU CHETTY ST.
MADRAS-600 001

DOCUMENT NO. 20009 OF SERIES
CONTAINS 16 SHEETS
16 SHEET.

| தொடர் எண். | (அ) சொத்து விவரம். | எழுதிக் கொடுத்த நாள். | (ஆ) ஆவணம் எந்த வகை எனும் விவரமும் ஆவண மதிப்பும். | கட்சிக்காரர்கள் பெயர். | | பதிவு செய்யப்பட்ட ஆவணத்தின் விவரம். | | |
|---|---|---|---|---|---|---|---|---|
| | | | | எழுதிக் கொடுத்தவர்கள். | எழுதி வாங்கிக் கொண்டவர்கள். | தொகுதி | பக்கம். | எண்ணும் ஆண்டும். |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) |
| (1.) | மனை எண்.5 445.5 ச.அடி. | 30.1.89 | கிரயம் ரூ.37200/- | ரத்தினவேல் (M.L. பழனிச்சாமி) | பாலசுப்பிரமணி (M.R. சுப்பிரமணி, காசி நாதன் (M.R. பழனிச்சாமி), வள்ளி (M.L. துரைசாமி) | 432 | 25 | 2000/1989. |
| (2.) | ம — 401.5 ச.அடி | 30.1.89 | கிரயம் ரூ.33500/- | ராஜேஸ்வரி, வெள்ளி | | 432 | 35 | 2001/1989. |
| (3) | ம | ம | ம | ம | ராதாகிருஷ்ணன் (சுப்பிரமணி) | 432 | 45 | 2002/1989. |
| (4.) | ம — 291.5 ச.அடி | 27.2.89 | கிரயம் ரூ.24300/- | ம | தங்கம் (வள்ளி) | 432 | 55 | 2003/1989. |
| (5.) | ம — 495 ச.அடி. | ம | கி.ரூ.41300/- | ம | பச்சியப்பனுக்காக PK. | 432 | 67 | 2004/1989. |
| (6.) | ம — 247.5 ச.அடி | 4.4.89 | கி.ரூ.20700/- | ம | ராஜி. T. | 432 | 75 | 2005/1989. |
| (7.) | ம — 445.5 ச.அடி. | 21.4.89. | கி.ரூ.37200/- | ம. | சந்திரகுமார் மனை | 432 | 87 | 2006/1989 |

மனைத்துண்டு சொன்னபடி பத்திரம் எழுதப்பட்டது.

(அ) இடைக்கப்பெறும் ஆவணத்தில் உள்ளவாறு எழுதவேண்டும்.

(ஆ) (1) அடமானப் பிணைமுறிகள் நேர்வில், வட்டியின் விவரமும், தொகையினைத் திருப்பி அளிக்கும் கால விவரமும் ஆவணத்தில் இருக்குமாயின் அவற்றையும் எழுத வேண்டும்.

(2) குத்தகை ஒப்பாவணத்தைப் பொறுத்த வரையில் காலவரையறையையும், குத்தகைத் தொகையையும் எழுதிய பின்னரே

J. Uttamkumar.
Dy. matital ss
T. Nagar. MD 17.

பதிவு. II-21—8,00,000—16-4-88—ஆங்.ஆ புதுகை.

சொத்து தொடர்பான விலங்குச் சான்றிதழ்

Ayanavaram village
1ஆம் ஆண்டு சான்றிதழ் எண் 1781 to 1788
1ஆம் ஆண்டு விண்ணப்பம் எண் 1847 to 1857 to 1903
mask No. 1266/1 & 1266/3. TS No. 45 & 53.
Block No. 12. Door No. 73. No. 18. Vol Mag
Municipal Area road East ms no. 564
(N) by plot No. 30 (S) by plot No. 27 (E) by 30 ft.
path way by 45 ft wide main Rd.

இந்தச் சொத்து தொடர்பாக பதிவு செய்யப்பட்ட விலங்குகள் எவையேனும் இருப்பின் அவற்றின் அடிப்படையில் சான்றிதழ் அளிக்குமாறு விண்ணப்பித்துள்ளதால் மேற்குறித்த சொத்தினைப் பாதிக்கக்கூடிய காரணங்களுக்காகவும், விலங்குகளுக்காகவும் 1 ஆவது பக்கமும் அதற்குத் தொடர்புடைய அட்டவணை 1987 ஆம் ஆண்டு இரண்டு நிங்கள் / ஆம் நாள் முதல் ஆம் ஆண்டு இரண்டு நிங்கள் / ஆம் நாள் வரையில் 1987 ஆண்டுகளுக்கு சரிபார்க்கப்பட்டனவென்றும், அச்சரிபார்த்தலின் போது பின்வரும் விவரங்களும், விலங்குகளும் காணப்படுகின்றன என்றும் உறுதி அளிக்கிறேன்.

மேற்குறித்த விவரங்களும்/விலங்குகளும் தவிர வேறு எந்த விவரங்களும்/விலங்குகளும் காணப்படவில்லையென்றும் உறுதி அளிக்கிறேன்.

தேடிப்பார்த்து சான்றிதழ் எழுதியவர். { கையொப்பம் / பதவிப்பெயர்

தேடலைச் சரிபார்த்து சான்றிதழினையும் ஆராய்ந்து செய்தவர். { கையொப்பம் / பதவிப்பெயர்

அலுவலகம்

ஆம் ஆண்டு

குறிப்புரை (1) இந்த உறுதிமொழிச் சான்றிதழில் குறிப்பிடப்பட்டுள்ள விவரங்களும் விண்ணப்பதாரரால் கூறப்பட்டுள்ள சொத்துக்களின் விவரங்களும் கண்டறியப்பட்டனவையாகும். விண்ணப்பதாரர் குறிப்பிட்டுள்ள அல்லாமல் பதிவு செய்யப்பட்ட ஆவணங்களில் ஏதேனும் மாறுபாடான விவரங்களைக் கொண்டிருக்குமாயின் அப்படிப்பட்ட புலப்படுத்தப்பட்ட விவரங்கள் இச்சான்றிதழில் சேர்க்கப்படமாட்டாது.

(2) பதிவுச் சட்டத்தின் 57 ஆம் பிரிவுக்கேற்பவும், 137(1) ஆம் விதிக்கேற்பவும் பதிவேடுகளிலும், அட்டவணைகளிலும் உள்ள பதிவுகளைப் பார்வையிட விரும்பு வோரும், அவற்றின் படிகளை அல்லது குறிப்பிட்ட சொத்துக்களுக்குரிய விலங்குச் சான்றிதழ்களைப் பெற்றுக்கொள்ள விரும்புவோரும், பதிவேடுகளையும், அட்டவணைகளையும் நாங்களே சரிபார்த்துக் கொள்ளவேண்டும். அதற்கென அறிவிக்கப்பட்ட [illegible] பதிவேடுகளும், அட்டவணைகளும் அவர்கள் பார்வைக்கு வைக்கப்படும்.

(அ) ஆனால் குறிப்பிடப்பட்ட நேரில் விண்ணப்பதாரர் தாமே சரிபார்க்க வில்லையென்பதால் இந்த அலுவலகத்தில் போதிய கவனத்துடன் தேவை யான அளவில் சரிபார்க்கப்பட்டது. ஆனால் இந்த சான்றிதழில் உள்ள முடிவுகளில் பிழைகள் ஏதேனும் இருப்பின் அவற்றுக்கு இத்துறை பொறுப்பேற்காது.

(ஆ) விண்ணப்பதாரர் குறிப்பிடப்பட்ட நேரில் தாமே சரிபார்த்தாலும் அவரால் கண்டறியப்பட்ட விவரங்களும் எழுதிக்கொடுத்தும் ஒப்பிட்டுப் பார்த்த பிறகு சான்றிதழில் குறிப்பிடப்பட்டுள்ளதால், அவ்விண்ணப்பதாரரால் கண்டறியப்படாத, மேற்குறித்த சொத்தைப் பாதிக்கத்தக்க வேறு எந்த விவரங்களாவது அல்லது விலங்குகளாவது அதில் விடுபட்டிருக்குமாயின் அதற்கு எக்காரணத்தை முன்னிட்டும் இத்துறை பொறுப்பேற்காது.

2000Rs.




Shri. John K. George
MS-29.

K. KRISHNAN
STAMP VENDOR
NEAR TALUK OFFICE
MADRAS-79

## DEED OF SALE

This DEED OF SALE executed at Madras on this 24th day of JUNE 1990, by Smt. RADHA RAMALINGAM, Wife of Sri. Ramalingam, Hindu, aged about 36 years, residing at No.29, Motilal Street, T. Nagar, Madras - 17, herein represented by her lawful Power Agent, INDIA BUILDERS, a Partnership Firm, herein represented by its Partner, J. Uttamkumar, at No.29, Motilal Street, T. Nagar, Madras-17 vide General Power of Attorney dated 16.5.1990 hereinafter in this Deed referred to as the "VENDOR".

Verified for
Doc. No.
Dated :
Sub Registrar
Anna Nagar

..2

For INDIA BUILDERS.
J. Uttam Kumar
J. UTTAM KUMAR

3301/90

CONTAINS 12 SHEETS
1 SHEET.

in the Office of the Sub Registrar
Anna Nagar and fee of Rs. 793.00
and between the hours of
1990

29th June

J. Uthaman

EXECUTION ADMITTED

J. Uthaman S/o. S. Janakiraman
29, Motilal St, T.Nagar, M.S.17.

Power agent to Radhakamalapuram

Subramani MS/O Ettiyan. No/2. NNN [illegible]
[illegible]-5

Balakrishnan S/o Sadagopalan. 9 Muthu Mudali Street
Ambattur No. 33/96

29th June 1990.

Sub Registrar.

3301
3392/90
526
239
3 months

1000Rs.




Shri. John K. George
Signature

S. Krishnan
S. KRISHNAN
STAMP VENDOR
NEAR TALUK OFFICE
MADRAS

APR 1990

6008
1.6.90

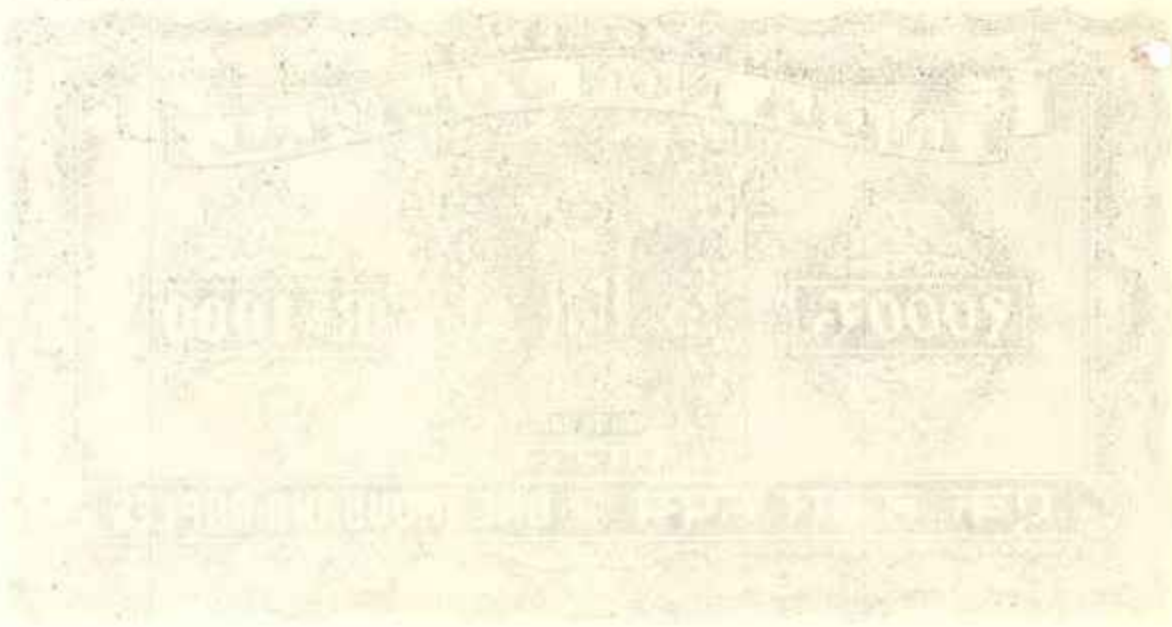


TO AND IN FAVOUR OF

Shri. JOHN K. GEORGE, Son of Sri.K.P. George, aged about 30 years, residing at 15/7, Railway Colony, 4th Street, Nelson Manickam Road, Madras-600 029, hereinafter in this Deed referred to as the "PURCHASER" (the terms, the "Vendor" and the "Purchaser" shall, wherever the context so permits, mean and include all their respective heirs, successors, legal representatives, assignees, administrators and executors of each part)Witnesseth:

..3

For INDIA [illegible]
J. Uttam Kumar
M. UTTAM KUMAR



330/95
12 SHEETS
2 SHEET
95

750Rs.




Shri. John K. George
MS-29.

K. KALYANI
STAMP VENDOR
T. NAGAR
MADRAS-600 017

: 3 :

WHEREAS the Vendor is the sole, legal and absolute owner of 401.50 sq.ft. of undivided share in the land of total extent of 5640 sq.ft. or thereabouts in T.S.No.Nos.46 and 53 in Block No.12 in Iyanavaram Village in Division No.73 of the City corporation of Madras more fully and completely described in the schedule hereunder and hereinafter in this Deed referred to as the "SAID PROPERTY" which she acquired from M. Rathinavel and three others by a deed of sale dated 30th January, 1989 registered as Document No.2002/1989 of the Sub Registry at Atta Nagar and;

..4


PRINT RUNS 12 SHEETS
3 SHEET



750 Rs.




Shri. John K. George
ms-29.

K. KALYANI
STAMP VENDOR
T. NAGAR
MADRAS-600 017

5733/
31.5.90

: 4 :

WHEREAS the Vendor is desirous of sale of the said Property to augment resources for better investment and;

WHEREAS the Purchaser herein having been on the lookout for investment in a real property and he having been informed of the desire of the Vendor in sale of the said Property and he having approached the Vendor and

WHEREAS the Vendor having offered sale of the said property for a consideration of Rs.75,300/- (Rupees Seventy five thousand, three hundred only) which offer of the Vendor, the Purchaser having

..5


SHEETS
SHEET

750Rs.




Shri. John K. Peeraya
01.5.29.

K. KALYANI
STAMP VENDOR
T. NAGAR
MADRAS-600 017

5936/31.5.29



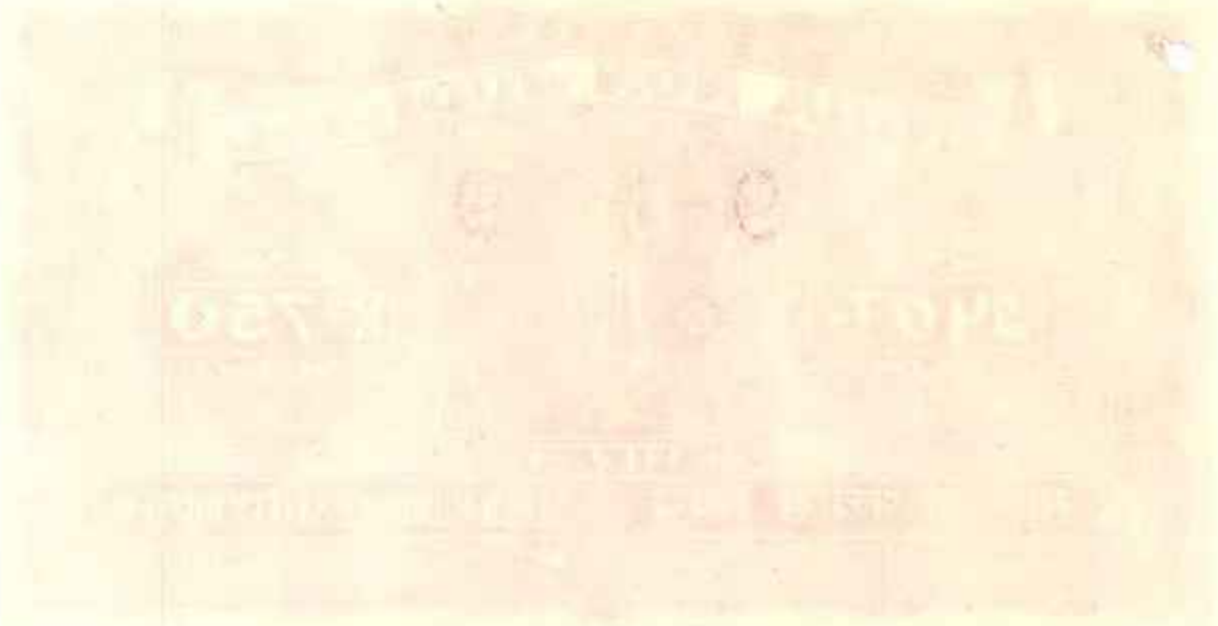
accepted and he having paid the stipulated consideration of Rs.75,300/- (Rupees Seventy five thousand three hundred only) in cash at the time of execution of these Presents, the receipt of which the Vendor doth hereby admit, acknowledge and acquit the Purchaser from further payment thereof and;

WHEREAS the Purchaser having requested the Vendor to execute and get registered a deed of absolute sale of the said Property in his favour, this Indenture is being executed:

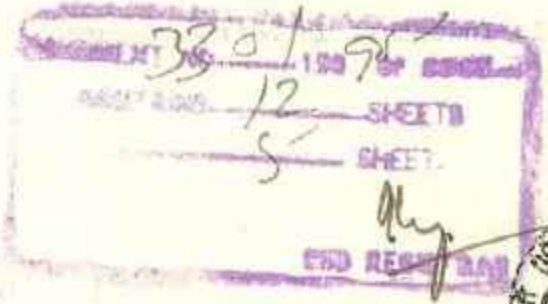
..6

For INDIA BUILDERS

J. Uttam Reddy






330/1995
12
5
SHEETS
SHEET
END REGISTRAR



750 Rs.




Shri. John K. George
MC-29.

By Shri,

5937
31.5.90

K. KALYANI
STAMP VENDOR

: 6 :

IN WITNESS WHEREOF and in consideration of a sum of Rs.75,300/- (Rupees Seventy five thousand three hundred only) having been paid by the Purchaser unto the Vendor in the mode and in the manner as aforesaid, the Vendor doth hereby grant, convey, pass and sell to, unto and in favour of the Purchaser the said property for him to HAVE AND TO HOLD the same forever as of an absolute owner with all the existing easementary rights such as right of way, water, air, light etc. and appendages appurtenant thereto and subject to such rights and privileges of co-owners in the said Property and the Vendor doth hereby covenant unto the Purchaser that;

..7


3381
12
SHEET

750 Rs.




Shri. John K. George
ors-29.

₹750/-

5944
1.6.90

K. KALYANI
STAMP VENDOR
T. NAGAR
MADRAS-600 017



(a) the Vendor is the sole, legal and absolute owner of the said Property and none elsehas any right, title and/or interest on the same;

(b) there exists no encumbrance as of mortgage, lease, lien and/or charge on the said Property and that the title of the Vendor to the said Property is quite marketable;

(c) the rates, taxes and outgoings in respect of the said Property due to the local body and/or the Government had been paid in full till the date of execution of these presents and be there any rates or taxes in arrear and where the Purchaser

..8

J. Uthaman

5301

12 SHEETS

7 SHEET

THE SEAL OF THE REGISTRAR OF

750 Rs.




Shri. John K. George
CMS-29.

5947
1.6.90

K. KALYANI
STAMP VENDOR
T. NAGAR
MADRAS-600 017



opts to make good such arrear of rates or taxes, the Vendor doth hereby undertake to reimburse the Purchaser of all such payments at the request and accounting by the purchaser;

(d) the Vendor doth hereby state and covenant unto the Purchaser that the said property is her proportionate holding in the base land and as such the Purchaser shall possess, use and enjoy the said Property as a co-owner amongst other co;owners with every right and privileges commonly available to all co-owners of the whole property;

..9

For INDIA BUILDERS,

J. Uttam Kumar

J. UTTAM KUMAR, P.E.





750 Rs.




Shri. John K. George
ms-29.

5948
1.6.90

K. KALYANI
STAMP VENDOR
T. NAGAR
MADRAS-600 017



(e) there exists no 'lis pendens' affecting the right, title and/or interest of the Vendor to the said Property before any civil or revenue forums;

(f) there exists no impending proceedings for the acquisition and/or requisition of the said Property for any specific purpose either by the state or the Central Governments; and

(g) the Vendor doth hereby deliver unto Purchaser all the relevant documents-in-title to the said property with assurances of executing and if there need be getting registered any further paper, document,

..10

For M/S. [illegible] BUILDERS.

J. [illegible]


12
9
THE SEAL OF THE SUB REGISTRAR OF

750 Rs.




Smt. John K. George
M5-29.

5949
1.6.90

K. KALYANI
STAMP VENDOR
T. NAGAR
MADRAS-600 017



testimonial and/or certificate to further strengthen the title of the Purchaser to the said Property at the request and cost of the Purchaser;

SCHEDULE OF PROPERTY

All that piece and parcel of land of 401.50 sq.ft. of undivided share in the total land extent of 5640 sq.ft. or thereabouts in Pymash No.1266/1 and 1266/3 in T.S.No.46 and 53 in Block No.12 in Iyanavaram Village within the City limits of Corporation of Madras in Division

..11


SUB REGISTRAR



750Rs.




Shri. John k. George
MS-29.

K. KALYANI
STAMP VENDOR
T. NAGAR
MADRAS-600 017

5950/
1.6.90

: 11 :

No.73 within Registration District of Madras Central of Madras Central and Sub Registration District of Anna Nagar, bounded on the:

NORTH BY : Plot No.20

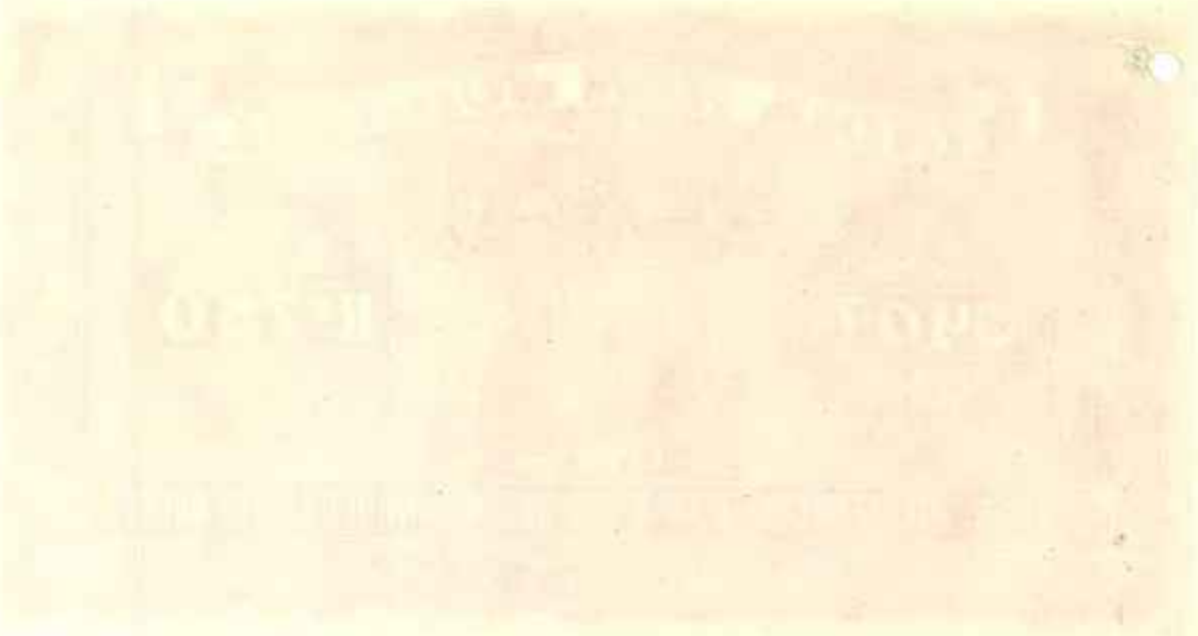
SOUTH BY : Plot No.27

EAST BY : 30 feet cart path and

WEST BY : 45 wide main Road

bearing No.18, VOC Nagar Main Road, Anna Nagar East, Madras-102.

..12




330
96
12
SHEETS
11
SHEET.
96

50 Rs.




Shri. John L. George
MS-29.

6009
1.6.90

S. KRISHNAN.
STAMP VENDOR
NEAR TALUK TREASURY
MADRAS-79



The Property is valued at Rs.75,300/-
(Rupees Seventy five thousand three hundred only).

IN WITNESS WHEREOF, I, the said Vendor per my Power Agent, doth hereby set my hand and seal and subscribe my signature on the day, month and year first above written in the presence of:

WITNESSES:

1. Subramony.

2.

For INDIA BUILDERS,

J. Uttamkumar
PARTNER

DOCUMENT ~~PREPARED~~ BY:

Vendor per Power Agent.

THIRUTHI S. GOKILAN
ADVOCATE
139, PRAKASH CHETTY ST.
MADRAS-600 001




CONTAINS 12 SHEETS
12
SHEET.

717-4639907 (1)




1883
2/11/06

R. Manohar
Chennai

03CC 024255

P.P. Gowri

P.P. GOWRI.
STAMP VENDOR
L. No. 58/2172/83/96
Plot No.1075, 'O' T.V.S. Colony
CHENNAI-600 101.

**ABSOLUTE SALE DEED**

THIS DEED OF ABSOLUTE SALE executed at Chennai on this the 3rd day of November 2006, BY **Mrs.M.P.RADHAMANI,** Wife of Mr.T.V.Sathyapriyan, aged 55 years, residing at No.829, First Cross Street, 7th Block, Banashankari 3rd Stage, Bangalore-85, hereinafter called the VENDOR which expression shall wherever the context so admits mean and include herself, her heirs, administrators, executors, nominees, legal representatives and assigns of the ONE PART:

Doc.no.4286/25
Verified

R. Manohar

DOCUMENT
No. 4163 /2006
Page No 1
This Pages 15

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4163/06
Bandwidth Charges

RECEIVED IN THE OFFICE OF THE SUB REGISTRAR OF ANNA NAGAR AND FEE OF RS. 10240 PAID BETWEEN THE HOURS OF 2 p.m. & 3 ON THE 3rd DAY OF Nov. 2006

DOCUMENT No. 4163/2006 | Total Pages 15 | Page No 9

**LEFT THUMB**





EXECUTION ADMITTED BY

Sub Registrar
Anna Nagar, Ch-40.

R. Manohar S/o. E. Rajendran
No. 24, Mosque Street, Aminjikarai
Chennai - 600 029.

**LEFT THUMB**





CLAIM ADMITTED BY

Sub Registrar
Anna Nagar, Ch-40.

Roja V W/o. T.V. Satyapriyan
No. 82A, First Cross St, 7th Block,
Banashankari 3rd Stage, Bangalore-85
[Family Card No. ASOBC-016-22618, issued at Karnataka dt. 12.12.2003]

**LEFT THUMB**





Sub Registrar
Anna Nagar, Ch-40.

**IDENTIFIED BY:**

R. Manohar S/o. E. Rajendran
No. 24, Mosque St, Aminjikarai Ch. 29.
[AG, Audit-I(Civil)) ID No. 114146, dt. 16.4.2004
Govt. of India]

Note: Number of copies Registered with the original 1

1) M. Manjula (M. MANJULA) W/o. R. Manohar No. 24, Mosque St, Aminjikarai, Chennai - 600 029.

2) (T.V. Satya priyan) No. 82A, First Cross St, 7th Block Banashankari, 3rd Stage Bangalore - 85

3rd DAY OF November 2006

Sub Registrar

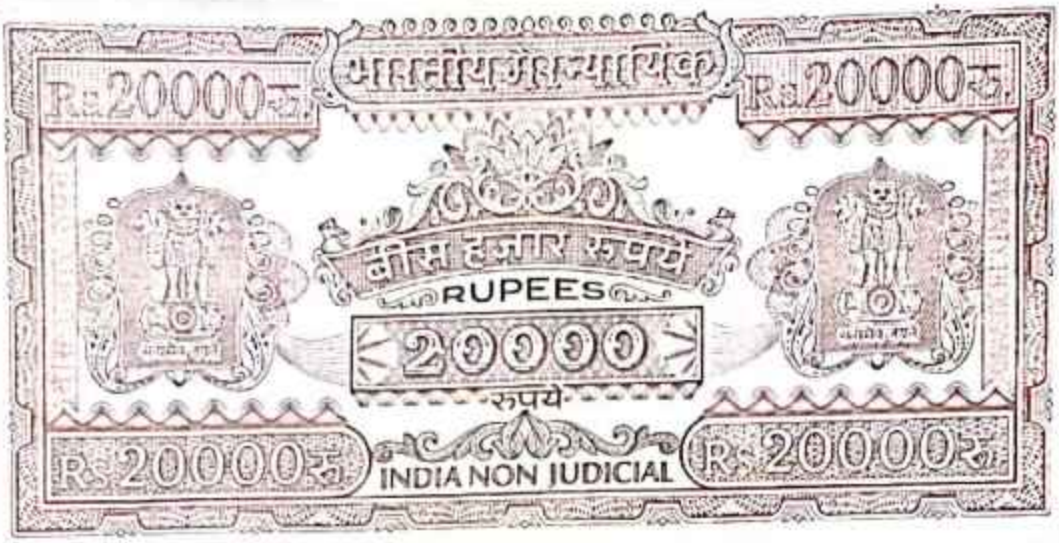
THE SEAL OF THE SUB REGISTRAR OF

Registered as No 4163 of 2006 Book I

Date 3.11.2006

Sub Registrar

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1884
2/11/06

R. Manohar

03CC 024256

P.P. Gowri

P.P. GOWRI
STAMP VENDOR
L. No. 53 2172 83/96
Plot No. 1076, 10th T.V.S. Colony
CHENNAI-600 101

:2:

TO AND IN FAVOUR OF : **Mr.R.MANOHAR,** [PAN AHDPM5881H] son of Mr.E.Rajendran, aged 39 years, residing at Old No.2, New No.8, Mosque Street, Aminjikarai, Chennai-600 029, hereinafter called the PURCHASER which expression shall wherever the context so admits, mean and include him self, his heirs executors, administrators, nominees, legal representatives, and assigns of the OTHER PART WITNESSETH as follows:-

WHEREAS the VENDOR is absolute owner of the Flat No.8, F-Block, in the Third floor of IB DELUXE APARTMENTS, at Old Door No.18, New Door No.69, VOC Nagar Main Road, Anna Nagar East, Chennai-600 102, comprised in Paimash Nos.1266/1 and 1266/3,

R. Manohar

DOCUMENT No. 4163/2006
Page No. 3 Total Pages 15

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114056

தமிழ்நாடு TAMILNADU

1885
2/11/06

R. Manohar
Chennai

P.P. Gowri

P.P. GOWRI
STAMP VENDOR
L. No. 58/2172/B3/96
Plot No.1076, 'O' T.V.S. Colony
CHENNAI-600 101.



T.S.Nos.46 and 53, Block No.12 of Ayanavaram Village, and measuring 412.50 sq.feet Undivided share of land out of 5640 sq.feet, together with 765 sq.feet of Plinth area, which was purchased from Mr.M.Rathinavel along with his sons Mr.M.R.Palaniappan, Mr.M.R.Somasundaram, Mr.M.R.Kasinathan, represented by their General Power of Attorney Agent M/s.India Builders, Chennai-17, as per a sale deed dated 18.11.1989 which was registered as Document No.6114 of 1989 of Book-I, Volume-483 pages 285 to 289 in the office of the Sub-Registrar, Anna Nagar;

R. Manohar

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Page No 4
Total Pages 15

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तमिलनाडु TAMILNADU

1893
3/11/06

R. Manohar
Cheri

114057

P.P. Gowri

P.P. GOWRI,
STAMP VENDOR
L. No. 55/2172/03/96
Plot No. 1076, 'O' T.V.S. Colony
CHENNAI-600 101.



WHEREAS the VENDOR has offered to sell the Schedule mentioned property, and the Purchaser has agreed to Purchase the said flat for a sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** free of all encumbrances and claims;

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-**

That in pursuance of the aforesaid agreement and in consideration of the total sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** paid by the Purchaser to the VENDOR in the manner following:

a. **Rs.1,00,000/- (Rupees One Lakh Only)** as advance on signing the Agreement of Sale;

R. Manohar

Rupee

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Page No. 5
Total Pages 15

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तमिलनाडु TAMILNADU

02 MAY 2006

1894
3/11/06

R. Manohar
Chennai

P.P. Gowri 365125

P.P. GOWRI
STAMP VENDOR
L. No. 58/2172/BS/96
Plot No.1078, 'O' T. [illegible] Colony
CHENNAI-600

:5:

**Balance Rs.9,00,000/- (Rupees Nine Lakhs Only)** paid by way Bankers Cheque No.806746 dated 31.10.06 drawn on ICICI Bank Ltd., Chennai, at the time of execution of these presents, the receipt of a total sum of **Rs.10,00,000/-(Rupees Ten Lakhs Only)** the VENDOR doth hereby acknowledge, admit and release the Purchaser from any further payment thereof, and the VENDOR doth hereby convey, grant, transfer, assigns and confirm unto the Purchaser by way of ABSOLUTE SALE the undivided interest in all that piece and parcel Flat bearing Flat No.8, F-Block, in the Third floor of IB DELUXE APARTMENTS, at Old Door No.18, New Door No.69, VOC Nagar Main Road, Anna Nagar East, Chennai-600 102, comprised in Paimash Nos.1266/1 and 1266/3, T.S.Nos.46 and 53,

R. Manohar

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

P.P. Gowri 365126

तमिलनाडु TAMILNADU

R. manohar
Chari

1895
3/11/06

P.P. GOWRI
STAMP VENDOR
L. No. 58 2172/33/96
Plot No. 1076, O.T.V.S. Colony
CHENNAI-600 101

02 Dec 2006

:6:

Block No.12 of Ayanavaram Village, and measuring 412.50 sq.feet Undivided share of land out of 5640 sq.feet, together with 765 sq.feet of Plinth area, along with the Waterways, easements, advantages and appurtenances and all estate, rights, title and interest, of the VENDOR unto and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the PURCHASER absolutely and forever free from all encumbrances whatsoever;

R. Manohar

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तमिलनाडु TAMILNADU

R. Manohar

P.P. Gowri

1896
3/11/06

:7: P.P. GOWRI
STAMP VENDOR
L. No. 58/2172/83/96
Plot No. 107, T.V.S. Colony

102 Dec 2006

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

1. That the said Flat shall be quietly and peacefully entered into and held and enjoyed by the Purchaser without any interference, interruption, or disturbance, from the VENDOR or any person claiming through or under her;

2. That the VENDOR has good right, title and full power to sell convey and transfer unto the Purchaser, by way of absolute sale and that the VENDOR has not done anything or knowingly suffered anything whereby her right and power to sell and convey to the Purchaser the Flat hereby conveyed could be impeached or suffered;

R. Manohar

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तमिलनाडु TAMILNADU

01 DEC 2006

1897 R. Manohar
3/11/06

P.P. Gowri
P.P. GOWRI
STAMP VENDOR
L. No. 58/2172/B3/96
Plot No. 107, G.T.V. Colony
CHENNAI-600 107

236400

:8:

3. That the Property is not subject to any encumbrances, mortgages, charges, lien, attachments, lispendens, claim, or demand or any kind whatsoever and should there be any, the VENDOR shall discharge, the same from and out of her own funds and keep the Purchaser indemnified;

4. That the VENDOR has paid all taxes, out goings, and other Public demands in respect of the said property up to date, and should there be any, the VENDOR shall discharges the same out of her own funds;

R. Manohar

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Rupee

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तमिलनाडु TAMILNADU

01 DEC 2006

1898
3/11/06

R. Manohar
Clerk

P.P. Gowri

P.P. GOWRI
STAMP VENDOR
L. No. 58/2172/83/96
Plot No. 1076, 'O' T.V.S. [illegible]
CHENNAI-600 101.

:9:

236099

5. That the VENDOR has this day handed over the entire possession of the Schedule mentioned property to the Purchaser and also delivered all Original documents, of all the title deeds in respect of the Schedule mentioned property hereby conveyed;

6. That the VENDOR will at all times at the request and cost of the Purchaser execute, register or cause to be done, all such acts and deed for more fully by assuring the title to the Purchaser to the property sold and conveyed and rectifying any error or mistake crept inadvertently in this deed of sale and for rectification of this deed of sale as may be reasonably required by the Purchaser.

R. Manohar

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R. Gowri

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

तमिलनाडु TAMILNADU

02 DEC 2006

1899 3/11/06

R. manohar

P.P.Gowri 236647

P.P. GOWRI
STAMP VENDOR
L. No. 5S 2172/B3/96
Plot No.1076, 'O' T.V.S. Colony
CHENNAI-600 101

:10:

7. That the VENDOR doth hereby covenants, and assures that the Purchaser is entitled to have mutation of his name in all Public records, Corporation of Chennai, Service Connection along with Deposits, and also obtain patta in the name of the Purchaser;

8. The VENDOR doth hereby undertake that she has put the PURCHASER in possession of the said property, and has delivered all the Original documents of title in his possession in respect of the Schedule Property and that the Sale is subject to the following terms and conditions:

9. The PURCHASER shall be entitled to use the common walls, electric motors, pump, sump, OHT and other common amenities.

R. Manohar

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Rupee

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तमिलनाडु TAMILNADU

236646

02 Dec 2006

1900
3/11/06

R. manohar
Cmi

P.P. Gowri

P.P. GOWRI
STAMP VENDOR
L. No. 58/2172/93/96
Plot No. 1078, 'C' T.V.S. Colony
CHENNAI-600 101

:11:

10. The PURCHASER shall be entitled to use the staircase and lift in common with other co-owners consistent with the rights of the other co-owners.

11. The PURCHASER shall be entitled to lay cables, wires, either overhead or under ground for the purpose of electricity and telephone and for the said purpose use the common passage and also the common walls without in any manner affecting the rights of the other co-owners.

R. Manohar

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

P.P. Gowri 236645

तमिलनाडु TAMILNADU

R. Manohar

P.P. GOWRI
STAMP VENDOR
L. No. 58 2172/83/96
Plot No. 1076, 'D' T.V.S. Colony
CHENNAI-600 101

:12:

10 2 Dec 2006

1901
3/11/06

**SCHEDULE OF PROPERTY**

All that piece and portion of Flat No.8, F-Block, in the Third floor of IB DELUXE APARTMENTS, at Old Door No.18, New Door No.69, VOC Nagar Main Road, Anna Nagar East, Chennai-600 102, comprised in Paimash Nos.1266/1 and 1266/3, T.S.Nos.46 and 53, Block No.12 of Ayanavaram Village, and measuring 412.50 sq.feet Undivided share of land out of 5640 sq.feet, together with 765 sq.feet of Plinth area of Flat, and land being bounded on the:

836
Rs. 10

North by : Plot No.20;

East by : 30 feet wide Road;

South by : Plot No.27;

West by : 45 feet wide Road;

Situated within the Sub-Registration District of Anna Nagar and Registration District of Central Chennai;

R. Manohar

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15885
31.8.06

R. Manohar
Chennai

K. SUNDAR
LICENCE NO.47/5445/D.S/2000
210, F BLOCK, FIRST STREET,
ANNA NAGAR EAST, CHENNAI - 600 102

1995

:13:

Market Value of the Property is **Rs.10,00,000/-**

IN WITNESSES WHEREOF the VENDOR and Purchaser have signed this day, month and year first above written;

VENDOR

**WITNESSES:**

1. M. Manjula M. MANJULA
   w/o R. Manohar
   2/8 Masque Street
   Aminjikarai - CH-29

2. T.V. SATYAPRIYAN S/o T.R. Varahamurthy PURCHASER
   829, 1st Cross, 7th Block
   Banashankari 3rd Stage
   Bangalore- 560085

Drafted By Self.

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# ANNEXURE - 1A

Statement regarding particulars of the building mentioned in the document : Please note by a tick (√) mark in the relevant item in the following form :

1. Description of building

| | | | |
|---|---|---|---|
| a) Constn of the Structure | : | Cement or time Mortal | Partly cement or Lime & Partly Mud Mortar |
| b) Depth of foundation | : | 3 to 4 ft. | ✓ Above 4 ft. |
| c) Thickness of walls in G.F. | : | 9" | ✓ 1" 1½" |
| d) Whether teak wood used throughout | : | Yes | ✓ No |
| e) Flooring | | Mosaic ✓ | Ordinary Plastered |
| 2. Age of Building | : | 17 Years | |
| 3. Extent of the site | : | NIL Grounds 412.50 Square feet | |
| 3A. Value of the site | : | Rs. 3,44,850/- 344850 | |
| 4. Build up area | : | | |

~~G. Floor I st Floor 2nd Floor 3rd Floor~~ ✓

| | |
|---|---|
| Madras Terrace | |
| R.C.C. Roof | 765 sq ft |
| Mangalore tile roof over flat tiles | |
| Magalore tile roof plain | |
| Mangalore tile roof over ceiling iles | |
| Pentile roof over flat tiles | |
| Pentile roof plain | |
| A.C.C. Sheet | |

5. Area of Separe - to garrage if any : NIL
6. a) Length of Compound wall if any : NIL
   b) Length of barded wire or chain or lion fence : Comm -
7. Well with diameter and depth : —
8. Is there a separate latrine/ Septick tank : Nil
9. Elec. installation : a) No. of points - 10 pts
   b) No. of Fans - —
   c) No. of Elec. Pumps - Comm
10. Annual Rental value : Rs. 760/-
11. Executan's estimeted of the Market value of the bulding and site : L.V. 3,44,850 B.V. 6,55,150 Total Rs. 10,00,000/-

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Place Chennai

Signature of Executant.

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## POWER OF ATTORNEY

This Power of Attorney is executed at Georgia, USA on this the 18 day of MAY 2025;

**BY**

**Mrs.AARTHI RAMKUMAR** (Passport No.655814570) wife of Mr.Rajavelu Subramanian, aged about 49 years, residing at 2630, Volaire Lane, Cumming Georgia - USA - 30041 hereinafter called '**The PRINCIPAL**'

**TO AND IN FAVOUR OF**

**M/s.RAMAN CONSTRUCTIONS (PAN - ABJFR0733M),** a Partnership Firm, having its office at No.15/6, 7th West Cross Street, Shenoy Nagar, Chennai 600030 and represented herein by its Partners **(1) Mr. Sohan Sailesh Hindocha (Aadhaar No. 5703 6324 8016, PAN : AKQPH3981H),** son of Mr. Sailesh Hindocha, aged about 30 years and **(2) Mr.A.Mahendran (Aadhaar No.4379 2768 5024; PAN-AHVPM9552H)** son of late S.L.Anandan, aged about 49 years, hereinafter called the POWER AGENT.

**WHEREAS** Mrs.Susheela Ramkumar (mother of the PRINCIPAL herein) was originally the owner of Residential **Flat No.10** in the building known as **"IB DELUXE APARTMENTS", First Floor, Flat measuring 810 Square Feet (Plinth area)** together with **445.50 Square Feet** undivided Share out of 5640 Square Feet, comprised in T.S.Nos.46 and 53, Pymash Nos.1266/1 and 1266/3, Block No.12, situated at Door No.18, New No.69, VOC Nagar Main Road, Ayanavaram Village, Aminjikarai Taluk, Chennai District, she having purchased the Undivided share of land from 1.Mr.M.Rathinavelu, 2.Mr.M.R.Palaniappan, 3.Mr.M.R.Somasundaram, 4.Mr.M.R.Kasinathan represented by their Power Agent M/s.India Builders vide a Sale Deed dated 21.04.1989, registered as Document

DOCUMENT NO 94 OF 2025
BOOK ADJ CONTAIN SHEETS 20
1 SHEET
SUB REGISTRAR
ANNA NAGAR

No.2006/1989 of Book 1 in the office of the Sub Registrar of Anna Nagar and acquired the aforesaid Flat No.10 under a Construction Agreement dated 23/01/1990

AND WHEREAS Mrs.Susheela Ramkumar settled the aforesaid property in favour of her daughter Mrs.Aarthi Ramkumar (the PRINCIPAL herein) vide a Settlement Deed dated 28.05.2009, registered as Document No.1641/2009 of Book 1 in the office of the Sub Registrar Anna Nagar.

AND WHEREAS the PRINCIPAL thus became the absolute owner of the aforesaid property and the Extract from the Permanent Land Register (PLR) for the entire extent of 5640 sq.ft. stands in the name of the PRINCIPAL along with the co-owners.

AND WHEREAS the Old building situated on the aforesaid land including the aforementioned Flat No.10 was demolished vide Demolition Order dated 28.02.2025 bearing W.D.C.No.DA/WDCN08/00096/2025 issued by Greater Chennai Corporation.

AND WHEREAS after demolition of the Flat the PRINCIPAL represents that she is the absolute owner of **445.50 Square Feet** Undivided Share which is more fully described in the Schedule hereunder.

AND WHEREAS the PRINCIPAL has decided to develop the property described in the Schedule hereunder.

AND WHEREAS the PRINCIPAL herein thought it fit and expedient to appoint a POWER AGENT herein to act on her behalf to execute, perform, or cause to be done all or any of the acts, deeds, and things necessary for the development of the Schedule mentioned property.

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BOOK AD CONTAIN SHEETS 2
2 SHEET
SUB REGISTRAR
ANNA NAGAR

KNOW ALL MEN BY THESE PRESENTS THAT I, the PRINCIPAL herein, do hereby nominate, constitute and appoint **M/s. RAMAN CONSTRUCTIONS** a Partnership Firm, having its office at No.15/6, 7th West Cross Street, Shenoy Nagar, Chennai 600030 and represented herein by its Partners **(1) Mr. Sohan Sailesh Hindocha** and **(2) Mr. A. Mahendran** as my true and lawful Attorney in my name and on my behalf to do any or all of the following acts, deeds and things:

1. To apply and obtain the necessary building permit/plan for constructing a new Residential on the Schedule mentioned land from the Local Authorities, CMDA or other appropriate authorities.

2. To apply for sanction of building plans, revise sanctions or renewal of sanctions for construction of residential building on the Schedule mentioned land or for regularisation of any construction on the Schedule mentioned land.

3. To apply to the Chennai Metropolitan Development Authority, the Corporation of Chennai and/ or other Competent Authorities or Departments for sanction of Plan/s for construction of new building/s on the Schedule mentioned land.

4. To apply for revised sanctions or renewal of sanctions for construction of new residential building on the Schedule mentioned land or for regularisation of any construction.

5. To correspond with any Authorities or Departments of the Government regarding any of the aforecited acts and deeds.

6. To receive sanctioned plans or other communications, notices, receipts and chalans from any authorities.

DOCUMENT NO 94 OF 2021
BOOK 4 CONTAIN SHEETS 3
3 SHEET
SUB REGISTRAR
ANNA NAGAR

7. To pay fees, charges, deposits and other amounts whatsoever that may be payable in respect of the development of the Schedule mentioned land to the concerned authorities and government departments, and to apply for and receive the refund thereof and to give receipts and discharges for the same.

8. To obtain completion certificate from the Chennai Metropolitan Development Authority (CMDA), Corporation of Chennai or any other competent authority.

9. To deal and correspond with the aforesaid and other concerned authorities, and to sign, execute, give, submit and register (if required) all necessary applications, undertakings, representations, declarations, affidavits, statements, forms, indemnities and other documents, papers and writings as may be required to be given to the various authorities and bodies concerned for the construction of building/s on the Schedule mentioned property.

10. To correspond and deal with and/or to appear and represent us before all concerned government, semi-government, local and public bodies and authorities, including the concerned Municipal authority, in all matters and work connected with the Schedule mentioned property as permissible under the prevalent Development Regulations including as per any policy of the Central Government or Government of Tamil Nadu or any modification thereof as may be desired by the Attorney and to apply for and obtain from them all necessary permissions, sanctions, approvals, exemptions, clearances, orders and no objection certificates for and in respect of the said property and for these purposes to sign, execute and register (if required) all applications, statements, forms, affidavits,

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4 SHEET
SUB REGISTRAR
ANNA NAGAR

declarations, undertakings, indemnities and other necessary papers, documents and writings, and submit the same to the concerned authorities, and generally to do and perform all necessary acts, deeds, matters and things in connection with the Schedule mentioned property.

11. To sign, register (if required) and submit all necessary documents, forms, applications to the Real Estate Regulatory Authority (RERA) or any other regulatory authority for obtaining approvals and permission for the development of the Schedule mentioned property.

12. To represent me before RERA or any other regulatory authority for obtaining the necessary approvals and permissions for development of the Schedule mentioned property.

13. To do all such acts as may be necessary to institute, carry on or defend any legal proceedings involving or affecting the Schedule mentioned property and for such purpose to sign Pleadings, Petitions, Applications, Vakalats, Memorandum of Appeal, Review or Revision Petitions before any judicial or quasi-judicial authority, and also to appoint advocate or advocates for the same.

14. To initiate such proceedings as my Attorney may deem fit in respect of any deposits paid or to be paid for any Sanctions, Permits License or Approval that may be applied for in pursuance of the powers hereby conferred and to obtain refund of the same.

15. To consult architects, engineers and other experts and obtain necessary plan, designs and blue prints and other related documents to be submitted to the appropriate authorities and to authorize such architect to make necessary alterations in such plans from time to time.

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BOOK 4 CONTAIN SHEETS 20
5 SHEET

SUB REGISTRAR
ANNA NAGAR

16. To pay the necessary fees and deposits to carry out the proposed construction on the Schedule mentioned property and for obtaining the approved plan.

17. To sign and verify all affidavits, indemnity bonds, documents and papers necessary for such proposed development and also to apply for electrical, water and drainage connections before the Electricity Board, Board and any other Municipal Local or Governmental Authority and to pay deposits and obtain refunds from such Authorities Apply for electricity, water, drainage and sewerage connections.

18. To submit in the event or necessity to file appeals to the appropriate Govt. for orders regarding development of the said property or to file any writ, suit or any other proceedings in any Court or Tribunal against orders of mentioned authorities and to sign all papers, affidavits, ground of appeal, etc., for the same

19. To issue notice and evict any trespassers or unauthorized occupants etc., from the Schedule property and initiate such necessary legal actions.

20. To file and defend suits, writs, appeals or any other proceedings before any Court, Tribunal or Authority and for this purpose to sign and execute all plaints, affidavits, memorandum of Appeal, Petitions or any other pleadings.

21. To appoint advocates to conduct all such cases and to execute vakalats in my favour.

22. To give any complaint in the Police Station or before such police authorities against any unauthorized acts in developing the property.

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BOOK AD CONTAIN SHEETS
6 SHEET

SUB REGISTRAR
ANNA NAGAR

23. My Attorney shall do all the acts contemplated herein on my behalf and in my capacity.

24. Generally, to do all such further or other acts as may be necessary to more fully effectuate the powers hereby given and to develop the property.

25. No consideration has been received for this Power and the POWER AGENT shall produce accounts for its action on demand.

AND I hereby agree that all acts, deeds, and things lawfully done by my said Attorney shall be construed as acts, deeds, and things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do or cause to be done for me by virtue of the Powers hereby granted.

**This Power of Attorney deals only with obtaining approvals, sanctions for development of the Schedule mentioned land and not for sale.**

## SCHEDULE

**445.50 sq.ft. undivided share in a**ll that piece and parcel of vacant land **measuring 5640 Square Feet** or thereabouts, comprised Old T.S.Nos.46 & 53, New T.S.No.53/15, Block No.12 of Ayanavaram Village, Ayanavaram Taluk, Chennai District, situated at **Old Door No. 18, New Door No.69, VOC Nagar Main Road, VOC Nagar, Anna Nagar East, Chennai-600102,** and bounded on the

| | | |
|---|---|---|
| North by | : | Plot No.20 |
| South by | : | Plot No.27 |
| East by | : | 30 Feet Road known as VOC Colony |
| West by | : | 45 Feet Main Road known VOC Nagar Main Road |

situated within the Sub-Registration District of Anna Nagar and Registration District of Central Chennai and within the limits of Greater Chennai Corporation.

DOCUMENT NO 94 OF 2025
BOOK ADDITIONAL CONTAIN SHEETS 2
SHEET

SUB REGISTRAR
ANNA NAGAR

For the Vle

IN WITNESS WHEREOF the PRINCIPAL has signed Power of Attorney on the day month and year first above written in the presence of the following witnesses:

NAGARAVI KUMAR MEDHERLA
NOTARY PUBLIC
EXPIRES GEORGIA July 18, 2025
FORSYTH COUNTY



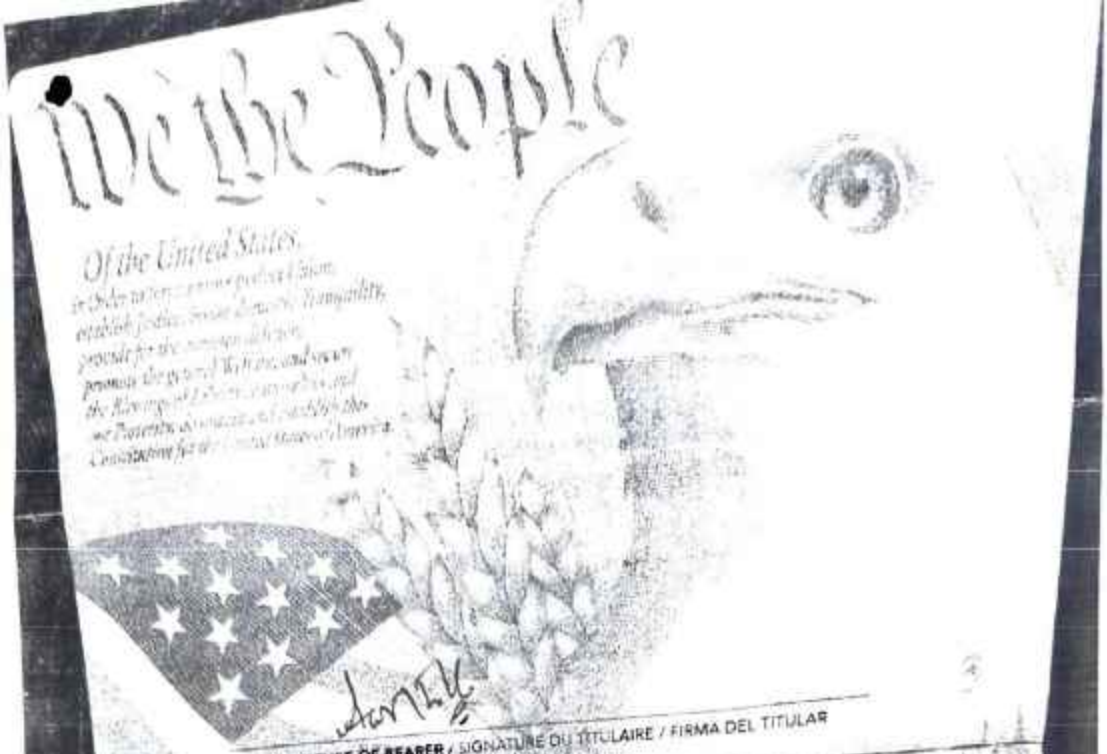
May 18th 2025

**WITNESSES:-**

1. RAJAVELU SUBRAMANIAN
   2630 VOLAIRE LN
   CUMMING. GA 30041
2. VENKATA GUPTA
   2215 BANCROFT PASS
   Cumming, GA 30041

DOCUMENT NO 94 OF 2025
BOOK 4 CONTAIN SHEETS 2
8 SHEET

SUB REGISTRAR
ANNA NAGAR




SIGNATURE OF BEARER / SIGNATURE DU TITULAIRE / FIRMA DEL TITULAR

PASSPORT
PASSEPORT
PASAPORTE

USA



UNITED STATES OF AMERICA

Type / Type / Tipo: P
Code / Code / Código: USA
Passport No. / No. du Passeport / No. de Pasaporte: 655814570

Surname / Nom / Apellidos
RAMKUMAR

Given Names / Prénoms / Nombres
AARTHI

Nationality / Nationalité / Nacionalidad
UNITED STATES OF AMERICA

Date of birth / Date de naissance / Fecha de nacimiento
24 Apr 1975

Place of birth / Lieu de naissance / Lugar de nacimiento
INDIA

Date of issue / Date de délivrance / Fecha de expedición
21 Sep 2020

Date of expiration / Date d'expiration / Fecha de caducidad
20 Sep 2030

Endorsements / Mentions Spéciales / Anotaciones
SEE PAGE 27

Sex / Sexe / Sexo
F

Authority / Autorité / Autoridad
United States
Department of State

USA

P<USARAMKUMAR<<AARTHI<<<<<<<<<<<<<<<<<<<<<<<<

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BOOK 1 CONTAIN SHEETS 20
9 SHEET

SUB REGISTRAR
ANNA NAGAR

NAGARAVI KUMAR MEDICHERLA
NOTARY
EXPIRES
GEORGIA
July 16, 2025
PUBLIC
FORSYTH COUNTY

May 18th 2025




NAGARAVI KUMAR MEDICHERLA
NOTARY
EXPIRES
GEORGIA
July 18, 2025
PUBLIC
FORSYTH COUNTY

May 18th 2025



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BOOK ADI CONTAIN SHEETS 20
10 SHEET

SUB REGISTRAR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABJFR0733M
नाम / Name
RAMAN CONSTRUCTIONS
27042024
निगमन/गठन की तारीख
Date of Incorporation/Formation
17/04/2024



For RAMAN CONSTRUCTIONS

Partner

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BOOK 4 CONTAIN SHEETS 10
11 SHEET

SUB REGISTRAR
ARJA NAGAR



இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேடு எண் / Enrollment No.: 2193/20205/04450

To
சோகன் சைலேஷ் ஹிந்தோஜா
Sohan Sailesh Hindocha
S/O: Sailesh Hindocha
6/13
WADDLES STREET,
VTC: Kilpauk, PO: Kilpauk,
Sub District: Chennai, District: Chennai
State: Tamil Nadu,
P.N.Code: 600010,
Mobile: 7600844439

KD0176123979FL

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**5703 6324 8016**

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல் / INFORMATION

- Aadhaar is proof of identity, not of citizenship or date of birth (DOB). DOB is based on information supported by proof of DOB document specified in regulations, submitted by Aadhaar number holder.
- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using 'mAadhaar' or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services.
- Use the feature of Lock/Unlock Aadhaar/biometrics to ensure security when not using Aadhaar authentication.
- Entities seeking Aadhaar are obligated to seek consent.

சோகன் சைலேஷ் ஹிந்தோஜா
Sohan Sailesh Hindocha
பிறந்த நாள் / DOB: 06/11/1994
ஆண் / Male

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

5703 6324 8016

எனது ஆதார், எனது அடையாளம்

முகவரி: S/O: சைலேஷ் ஹிந்தோஜா, 6/13, வாடில்ஸ் தெரு, கில்பாக், சென்னை, தமிழ் நாடு, 600010

Address: S/O: Sailesh Hindocha, 6/13, WADDLES STREET, Kilpauk, PO:Kilpauk, DIST:Chennai, Tamil Nadu, 600010

5703 6324 8016

1947 help@uidai.gov.in www.uidai.gov.in

For RAMAN CONSTRUCTIONS

Sohan

Partner

DOCUMENT NO 94 OF 2025
BOOK ADD CONTAIN SHEETS 60
12 SHEET

SUB REGISTRAR
ANNANAGAR







For RAMAN CONSTRUCTIONS

Partner

DOCUMENT NO 94 OF 2025

BOOK ~~A~~ 1 CONTAIN SHEETS 10

13 SHEET

SUB REGISTRAR
ANNA NAGAR



ஆ மகேந்திரன்
A Mahendran
பிறந்த நாள்/DOB: 24/03/1975
ஆண்/ MALE

Aadhaar no. issued: 16/04/2015

ஆதார் எனது அடையாளத்திற்கான சான்றாகும். குடியுரிமை அல்லது பிறந்த தேதிக்கான சான்றல்ல. இது சரிபார்ப்புடன் மட்டுமே பயன்படுத்தப்பட வேண்டும். ஆன்லைன் அங்கீகாரம் அல்லது QR குறியீட்டை ஸ்கேன் செய்தல் ஆஃப்லைன் XML)

**Aadhaar is proof of identity, not of citizenship or date of birth.** It should be used with verification (online authentication, or scanning of QR code / offline XML).

**4379 2768 5024**

எனது ஆதார். எனது அடையாளம்

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SUB REGISTRAR
ANNA NAGAR



முகவரி:
தந்தை / தாய் பெயர்: ஆனந்தன், 3/11,
ரத்தினம்மாள் 2வது தெரு, அமைந்தகரை,
அமைந்தகரை, சென்னை,
தமிழ் நாடு - 600029

Address:
S/O: Anandan, 3/11, RATHINAMAL 2ND STREET, Aminjikarai, PO: Aminjikarai, DIST: Chennai,
Tamil Nadu - 600029

Details as on: 14/12/2023

**4379 2768 5024**

VID : 9128 3865 6689 5416

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Partner




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SUB REGISTRAR
ANNA NAGAR

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

*If this card is lost / someone's lost card is found, please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

For RAMAN CONSTRUCTIONS

Partner







S. Geethalakshmi

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SUB REGISTRAR
ANNA NAGAR

இந்திய அரசாங்கம்
Government of India

பாஸ்கர் தர்மன்
**Bhaskar Dharman**



பிறந்த நாள்/DOB: 21/03/1979
ஆண்/ Male

**9187 8488 4129**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்
Unique Identification Authority of India

முகவரி: S/O தர்மன், 21/5,
2வது தெரு ஜம்புகேஸ்வரர் நகர்
கொரட்டூர், கொரட்டூர், திருவள்ளூர்
தமிழ் நாடு, 600080

Address: S/O: Dharman,
21/5, 2ND STREET
JAMBUGESWARAR
NAGAR, Korattur, Korattur,
Tiruvallur, Tamil Nadu,
600080

**9187 8488 4129**

1947
1800 300 1947

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SHEET

SUB REGISTRAR
ANNA NAGAR

ADJ/AnnaNagar/94/2025

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய முறையான முத்திரைத்தீர்வை ₹ 1000/- (ரூபாய் ஆயிரம் மட்டும்) திரு/திருமதி/செல்வி RAMAN CONSTRUCTIONS Partner Sohan Sailesh Hindocha அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் : அண்ணா நகர்
நாள் : 23/06/2025

Sub-Registrar
Anna Nagar,
Chennai - 600 037.

சார்பதிவாளர்

2025 ஆம் ஆண்டு ஜூன் மாதம் 23ம் நாள் அண்ணா நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 5/- செலுத்தியவர்.

இடது பெருவிரல்





9840834403

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இடது பெருவிரல்





7603944438

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள் :

1. திருமதி GEETHALAKSHMI SENTHILKUMAR க/பெ SENTHILKUMAR No.10/9, Adhilakshmi Nagar, Lakshmipuram, Korattur, சென்னை, தமிழ்நாடு, இந்தியா, 600099

2. திரு BHASKAR DHARMAN த/பெ DHARMAN No.21/5, 2nd Street, Jambugeswarar Nagar, Korattur, சென்னை, தமிழ்நாடு, இந்தியா, 600080

2025 ஆம் ஆண்டு ஜூன் மாதம் 23ம் நாள்

கணேசன் K
சார்பதிவாளர்
அண்ணா நகர்

Sub-Registrar
Anna Nagar,
Chennai - 600 037.

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SUB REGISTRAR
ANNA NAGAR

ADJ/AnnaNagar/94/2025 எண்ணாக தீர்வு செய்யப்பட்டது

நாள் : 23/06/2025
அண்ணா நகர்

கணேசன் K
சார்பதிவாளர்

Sub-Registrar
Anna Nagar,
Chennai - 600 037.

DOCUMENT NO 94 OF 2025
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SUB REGISTRAR
ANNA NAGAR



Greater Chennai Corporation

Town Planning Section-Anna nagar

**Demand Advice**

From,

Assistant Executive Engineer,
No.36 G, Pulla Avenue,
Shenoy Nagar,Chennai – 600 030

To,

Thiru/Tmt.Mr.M.R.Kasinathan &
13others
Old Door No:18, New Door No:69,Voc
Nagar Main Road, Anna nagar East,
Chennai - 600 102.

W.D.C.No. DA/WDCN08/00096/2025

Challan Number : N08/2024-25/20354

Date : 18/02/2025

Sir / Madam,

Subject : Application for Demolition of Existing Building only

Site Address : Door No:Old Door No:18, New Door No:69,Block No:12,Plot No:-, Survey No:T.S.No.53/15, V.O.C Nagar Main Road,V.O.C. Nagar(N101),Anna Nagar East,Ayanavaram, Chennai, 600102

Your application has been processed and found approved. Hence you are requested to pay the fees mentioned below within 7 days in counter or through online.

| Sl. No. | Fees Types | Amount in (Rs.) |
|---|---|---|
| 1 | Demolition Fees | 136600 |
| 2 | Scrutiny Fees | 100 |
| | Total (Rs.) | 136700 |

1.For above amount you can pay either through Online or Produce the Demand Draft in favour of Commissioner, Greater Chennai Corporation.

2.7 Copies of corrected plan

Note: If the payment is made after 30 days, interest will be collected at the rate of 12% per annum for C.M.D.A charges as penalty.

Copy to:

J.E. A.E. Division N101

Through Zonal Officer

This is the Computer Generated Receipt. Signature and Seal is not required.

Assistant Executive Engineer /
Assistant Engineer (T.P.)

18/02/25

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20 SHEET

SUB REGISTRAR
ANNA NAGAR

4286/I/2025

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

16/08/2025

Raman Constructions

P.P. Gowri

ER 137183

P.P. GOWRI
STAMP VENDOR
L.No 58/2172/B3/96
PLOT No 1076 'O' TVS COLONY
CHENNAI - 600 101
Cell: 98414 99972

# POWER OF ATTORNEY

THIS POWER OF ATTORNEY is executed at Chennai on this 18th day of August, 2025;

BY

(1) **Mr.M.R.P.Arunkumar**,(**Aadhaar No.8593 6523 4926 & PAN : AIGPA0902R**) S/o. Mr.Palaniyappan, aged about 45 years, residing at Plot No.1, A2, Perfect Residency, Rajam Nagar Main Road, Sunnambukolathur, Kovilambakkam, Tamilnadu– 600117,

S. Thangam

R. Pogesh

For RAMAN CONSTRUCTIONS

Mohan

Partner

DOCUMENT NO 4286 OF 2025

BOOK I CONTAIN SHEETS 36

1 SHEET

SUB REGISTRAR
ANNA NAGAR

R. Murugan

K. Kannan

(2) **Mrs.S.Thangam (Aadhaar No.7074 0251 9740 & PAN : ACQPT8347M)** W/o. Late Vasudevan, aged about 80 years, residing at Old No.18/12, VOC Nagar Main Road, Anna Nagar East, Chennai – 600102;

(3) **Mr.Rajesh.R (Aadhaar No.9322 1121 1062 & PAN-AKVPR6330D)** S/o. Mr.S.Ramesh aged about 40 years, residing at Plot No.13, Splendour, Flat 3163, Block 3, 16th floor, Rajiv Gandhi Salai, Old Mahabalipuram Road, Semmanjeri, Chennai- 600119;

(4) **Mr.R.Manohar (Aadhaar No.5413 2998 1308 & PAN :AHDPM5881H),** S/o. Mr.E.Rajendran, aged about 58 years, residing at No.27, Mosque Street, Aminjikarai, Chennai – 600029;

(5) **Mr.K.Veeraraghavan (Aadhaar No.8004 7765 3021 & PAN : ACGPV2363P)** S/o. Mr. Krishnasamy, aged about 81 years, residing at No.18/6, VOC Nagar, Main Road, Anna Nagar East, Chennai – 600102, hereinafter jointly called the PRINCIPALS;

**TO AND IN FAVOUR OF**

**M/s.RAMAN CONSTRUCTIONS (PAN–ABJFR0733M)** a Partnership Firm having its office at No.15/6, 7th West Cross Street, Shenoy Nagar, Chennai 600030 and represented herein by its Partners 1. **Mr. Sohan Sailesh Hindocha (Aadhaar No. 5703 6324 8016; PAN- AKQPH3981H),** son of Mr. Sailesh Hindocha, aged about 30years and 2. **Mr.A.Mahendran (Aadhaar No.4379 2768 5024; PAN-AHVPM9552H)** son of late S.L Anandan, aged about 50 years, hereinafter called the "POWER AGENT" witnesseth as follows:

For RAMAN CONSTRUCTIONS

Sohan A. Mahe

Partner

S. Thangam

DOCUMENT NO 4286 OF 2025

BOOK 1 CONTAIN SHEETS 38

2 SHEET

SUB REGISTRAR ANNA NAGAR

WHEREAS land of an extent of 5640 sq.ft. is owned by the aforementioned PRINCIPALS along with their co-owners viz. (1) Ms.G.Cecilia Jayarani (2) Mrs.M.Vijaya, (3) Mrs. Bharathi Anand, (4) Mr.John K. George, (5) Mr.Selvakumarpadalam Lakshminarayanan, (6) Mrs.Aarthi Ramkumar, (7) Mrs.Tamizhselvi, (8) Mr.Kasinathan, (9) Mr.Nandakumar.

AND WHEREAS the PRINCIPALS represent that they are together the absolute owners of **1942.13 Square Feet undivided share out of 5640 Square Feet** of land described in Schedule 'A' hereunder together with the Flats (now demolished) detailed in the table below with each PRINCIPAL having acquired the same in the manner stated herein:

| PRINCIPAL | Flat No. & Built-up area (BUA) | Undivided share |
|---|---|---|
| M.R.P.Arun Kumar | Flat No.1 - 850 sq.ft. | 467.50 sq.ft. UDS +100 Sq.ft., easement rights as per document) (as per Field land extent is 66.63 Sq.ft., (i.e. 534.13 sq.ft.) |
| S.Thangam | Flat No.12 – 530 sq.ft. | 291.50 sq.ft. |
| Rajesh R | Flat No.14 -560 sq.ft | 291.50 sq.ft. |
| R.Manohar | Flat No.8 – 765sq.ft | 412.50 sq.ft. |
| K. Veeraraghavan | Flat No.6 – 765 sq.ft | 412.50 sq.ft. |
| | **Grand Total** | **1942.13 sq.ft.** |

For RAMAN CONSTRUCTIONS

Partner

S. Thangam

DOCUMENT NO 4286 OF 2025
BOOK ( CONTAIN SHEETS 38
3 SHEET

SUB REGISTRAR
ANNA NAGAR

AND WHEREAS **Mr.M.R.P.Arun Kumar** the 1st PRINCIPAL herein acquired the aforesaid property vide a Deed of Settlement dated 19/03/2018, which was executed by Mr.M.R.Palaniappan in favour of his son M.R.P. Arunkumar, (ie. the 1st PRINCIPAL herein) and the same was registered as Document No.1106/2018, in Book 1 before SRO Anna Nagar. Subsequently to rectify discrepancies a Rectification Deed dated 27/02/2020 was also executed by Mr.M.R.Palaniappan in favour of his son Mr.M.R.P.Arunkumar and the same was registered as Document No.923/2020 in Book 1 before SRO Anna Nagar.

AND WHEREAS **Mrs. S.Thangam** the 2nd PRINCIPAL herein purchased the aforesaid property through a Sale deed dated 27/02/1989 executed by Mr.M.Rathinavelu and his sons Mr.M.R.Palaniappan, Mr.M.R.Somasundram, Mr.M.R.Kasinathan represented by their Power Agent M/s.India Builders bearing Document No.2003/1989 in Book 1 registered before SRO Anna Nagar and under a Builders Agreement dated 22.06.1989.

AND WHEREAS **Mr.Rajesh.R** the 3rd PRINCIPAL herein purchased the aforesaid property through a Deed of Sale dated 13/12/2012, executed by Mr.K.Shiva in favour of the 3rd PRINCIPAL, bearing Document No.4212/2012, in Book 1 registered before SRO Anna Nagar.

AND WHEREAS **Mr.R.Manohar** the 4th PRINCIPAL herein acquired the aforesaid property through a Deed of Sale dated 03/11/2006, executed by Mrs.M.P.Radhamani in favour of the 4th PRINCIPAL bearing Document No.4163/2006 in Book 1, registered before SRO Anna Nagar.

For RAMAN CONSTRUCTIONS

Partner

S. Thangam

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BOOK 1 CONTAIN SHEETS 38
4 SHEET

SUB REGISTRAR
ANNA NAGAR

AND WHEREAS **Mr.K.Veeraraghavan** the 5th PRINCIPAL herein acquired the aforesaid property through a Deed of Sale dated 11/09/1989, executed by Mr.M.Rathinavel, and his sons Mr.M.R.Palaniappan, Mr.M.R.Somasundaram, Mr. M.R. Kasinathan represented by their Power Agent M/S. India Builders a Partnership Firm represented by its Partner Mr.J.Uttamkumar in favour of the 5th PRINCIPAL bearing Document No.6112/1989 in Book 1, registered before SRO Anna Nagar and vide a Builders Agreement dated 06.08.1989.

AND WHEREAS the PRINCIPALS thus became the absolute owners of the aforesaid property and they are in continuous possession and enjoyment of the same without any encumbrance and the Extract from the Permanent Land Register (PLR) for the entire extent of 5640 sq.ft., stands in the names of the PRINCIPALS herein and the aforementioned co-owners.

AND WHEREAS the Old building situated on the Schedule "A" land was demolished vide Demolition Order dated 28.02.2025 bearing W.D.C.No.DA/WDCN08/00096 /2025, issued by Greater Chennai Corporation.

AND WHEREAS after Demolition of the Old building the PRINCIPALS represent that they are absolute owners of **1942.13 sq.ft.** undivided share which is more fully described in Schedule 'A' Property.

AND WHEREAS under the Power of Attorney dated 14.05.2025 and 23.05.2025, registered as Document Nos.2500 of 2025 and 2612 of 2025, in the office of the Sub-Registrar of Anna Nagar, the PRINCIPALS along with their co-owners appointed the POWER AGENT herein to develop the land described in Schedule "A" hereunder.

For RAMAN CONSTRUCTIONS

Partner

S. Thangam

K. Rajesh

DOCUMENT NO 4286 OF 2025
BOOK 1 CONTAIN SHEETS 38
5 SHEET

SUB REGISTRAR
ANNA NAGAR

AND WHEREAS the PRINCIPALS are now desirous of empowering the POWER AGENT herein to sell and to deal with **199.47 Sq.ft.** undivided share from and out of their share described in Schedule 'A' hereunder, the said **199.47 Sq.ft. undivided share** is morefully described in Schedule "B" hereunder.

**KNOW ALL MEN BY THESE PRESENTS THAT WE, the PRINCIPALS herein** do hereby nominate and appoint **M/s. RAMAN CONSTRUCTIONS**, a Partnership Firm having its office at No. 15/6, 7th West Cross Street, Shenoy Nagar, Chennai 600030 and represented herein by its Partners 1. Mr. Sohan Sailesh Hindocha son of Mr.Sailesh Hindocha, aged about 30 years and 2. Mr.A.Mahendran son of late S.L. Anandan, aged about 50 years, as our lawful POWER AGENT in our names and on our behalf to do all or any of the following acts, deeds and things:

1. To negotiate the Sale of the Schedule "B" property and to enter into an Agreements of Sale of the Schedule "B" property and to receive advances or part of sale consideration and give effectual receipts therefor.

2. To execute Sale Deed/s conveying the Schedule "B" property and to present the same for registration before the competent Registrars or Sub-Registrars, to admit execution and receipt of consideration and to collect the document/s after registration.

3. To rectify any error in the aforesaid Sale Deed/s and to execute and register Rectification Deeds.

For RAMAN CONSTRUCTIONS

Partner

S. Thangam

DOCUMENT NO 4286 OF 2025
BOOK 1 CONTAIN SHEETS 38
6 SHEET

SUB REGISTRAR
...A NAGAR

4. To sign Affidavits, Declaration statutory forms, statements before the Sub-Registrar of Assurances for the purpose of Registration of the Sale Deed/s in respect of the Schedule "B" Mentioned Property.

5. To cancel any Agreements, Deeds or documents and present the same for registration before the Sub-Registrar in respect of the Schedule "B" Mentioned Property.

6. To hand over possession of the Schedule "B" property to the nominees of the POWER AGENT or to the intending purchasers.

7. To sign and execute all the necessary forms and documents that are necessary for registration.

8. To maintain and render an account and also to produce an account before us whenever we call upon the POWER AGENT to produce the same.

9. No consideration has been received for this Power of Attorney. We hereby declare that all acts, documents and deeds done or executed by our said Attorney for the aforesaid purposes shall be valid and effectual to all intents, purposes whatsoever as if the same has been done, given or made by us in person.

We hereby undertake and agree to ratify as binding, whatsoever our said Attorney shall lawfully do or causes to be done in or concerning the above acts, deeds, and things by virtue of this deed of Power of Attorney.

For RAMAN CONSTRUCTIONS

Partner

S. Thangam

K. Rajesh

DOCUMENT NO 4286 OF 2025
BOOK 1 CONTAIN SHEETS 38
1 SHEET

SUB REGISTRAR

## SCHEDULE - A PROPERTY

**(Property owned by the PRINCIPALS)**

**1942.13 sq.ft. Square Feet undivided share** in all that piece and parcel of land of an extent of **5640 Square Feet** or thereabouts comprised in Pymash Nos.1266/1 & 1266/3, Old T.S.Nos.46 & 53, New T.S.No.53/15, Block No.12 of Ayanavaram Village, Ayanavaram Taluk, Chennai District, situated at Old No.18, New No.69, VOC Nagar Main Road, VOC Nagar, Anna Nagar East, Chennai-600102, and the entire extent of 5640 Sq.ft. is bounded on the

| | | |
|---|---|---|
| North by | : | Plot No.20 |
| South by | : | Plot No. 27 |
| East by | : | 30 Feet Road known as VOC Colony |
| West by | : | 45 Feet Main Road (VOC Nagar Main Road) |

within the Sub-Registration District of Anna Nagar and Registration District of Central Chennai and within the limits of Greater Chennai Corporation.

For RAMAN CONSTRUCTIONS

Partner

S. Rangam

R. Rajesh

R. Venkatesan

DOCUMENT NO 4286 OF 2025
BOOK 1 CONTAIN SHEETS 38
& SHEET

SUB REGISTRAR
ANNA NAGAR

## SCHEDULE "B" PROPERTY

**(Property offered for sale through this Power of Attorney)**

**A total of 199.47 Sq.ft., Undivided Share** in the land described in Schedule 'A' above, being the aggregate of following undivided shares from each of the PRINCIPAL'S herein:

| | | | |
|---|---|---|---|
| (1) | M.R.P.Arun Kumar | : | 88.97 sq.ft. |
| (2) | S.Thangam | : | 44.00 sq.ft. |
| (3) | R.Rajesh | : | 44.00 sq.ft. |
| (4) | R.Manohar | : | 11.50 sq.ft. |
| (5) | K. Veeraraghavan | : | 11.00 sq.ft. |

**Market Value of Schedule 'B' property is Rs.9,80,000/-**

For RAMAN CONSTRUCTIONS

Partner

S.Thangam

K.Rajesh

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BOOK 1 CONTAIN SHEETS 38
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SUB REGISTRAR
ANNA NAGAR

IN WITNESS WHEREOF THE POWER AGENT AND THE PRINCIPALS HAVE SIGNED THIS POWER OF ATTORNEY ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For RAMAN CONSTRUCTIONS

Partner

**POWER AGENT**

**PRINCIPALS**

**WITNESSES**

1. Mrs. S. Geethalakshmi, W/o. Senthilkumar
No. 10/9, Adhilakshmi Nagar, Kolathur, Chennai – 600 099

2. Mr.Ajith, S/o. Iyyanar,
No.7A, Thurkaiyamman Kovil Street, Salaiyur, Zaminbudur,
Chengalpattu District Pin – 603302

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SUB REGISTRAR
ANNA NAGAR

Drafted By :



A.Muthukumaran, M.B.A., B.L.
Advocate, Roll No. 1667/2012
No. 202, 54th Street, TVS Colony, Anna Nagar West Extension,
Chennai – 600 101, Cell No. 9994404768

## ANNEXURE – 1A

Statement regarding particulars of the building mentioned in the document : Please note by a tick (√) mark in the relevant item in the following form :

| | | | |
|---|---|---|---|
| 1. | Description of Building | | |
| | a) Const of the structure | : | Nil |
| | b) Depth of foundation | : | Nil |
| | c) Thickness of walls in G.F. | : | Nil |
| | d) Whether teakwood used throughout | : | Nil |
| | e) Flooring | : | Nil |
| 2. | Age of Building | : | |
| 3. | Extent of the Site | : | **199.47 Sq.ft., UDS** |
| 3A. | Value of the site | : | Rs.8,80,000/- |
| 4. | Build up Area | : | Nil |
| | Madras Terrace RCC | | |
| | Mangalore tile over flat tiles | | |
| | Mangalore Roof plain | | |
| | Mangalore title roof over ceiling titles | | |
| | Pentile roof over flat tiles | | |
| | Pentile roof plan | | |
| | A.C.C.Sheet | | |
| 5. | Area of Separate garage if any | : | Nil |
| 6. | a) Length of Compound Wall any | : | Yes |
| | b) Length of barded wire or chain or lion fence | : | Nil |
| 7. | Well with diameter and depth | : | Nil |
| 8. | Is there a separate latrine / septic tank | : | Nil |
| 9. | Elec. Installation | : | a) No. of Points : Nil<br>b) No. of Fans : Nil<br>c) No. of Elec. Pumps : Nil |
| 10. | Annual Rental Value | : | Nil |
| 11. | Executant's estimated of the Market value of the building and site | : | |
| | Land Value | : | Rs.8,80,000/- |
| | Building Value | : | Rs.1,00,000/- |
| | TOTAL | : | **Rs.9,80,000/-** |

For RAMAN CONSTRUCTIONS

Partner

**POWER AGENT**

**PRINCIPALS**

DOCUMENT NO 4286 OF 2025

BOOK ( CONTAIN SHEETS 38

11 SHEET

SUB REGISTRAR
ANNA NAGAR


For RAMAN CONSTRUCTIONS
Partner
DOCUMENT NO 1286 OF 2025
BOOK 1 CONTAIN SHEETS 38
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SUB REGISTRAR
ANNANAGAR
GPS Map Camera
Chennai, Tamil Nadu, India
1, 18/1, 1st Cross St, R.v. Nagar, Thiruvalluvar Nagar, Voc Nagar, Annanagar East, Chennai, Tamil Nadu 600010, India
Lat 13.088025° Long 80.225185°
04/08/2025 04:40 PM GMT +05:30
Google

பெருநகர சென்னை மாநகராட்சி
**Greater Chennai Corporation**
நகரமைப்பு பிரிவு
Town Planning Section-Anna nagar

**Demolition Permission**

From,

Executive Engineer,
No.36 G, Pulla Avenue,
Shenoy Nagar,Chennai – 600 040

To,

13

Thiru/Tmt. Mr.M.R.KASINATHAN AND OTHERS
Door No:NEW NO:64, OLD NO:18,Block No:12,Survey No:T.S.No:53/15, V.O.C Nagar Main Road,V.O.C. Nagar(N101),Anna Nagar East,Ayanavaram, Chennai, 600102

W.D.C.No. DA/WDCN08/00096/2025

Date : 28/02/2025

Sir / Madam,

Sub : Building Demolition at Greater Chennai Corporation - Door No:NEW NO:64, OLD NO:18,Block No:12,Survey No:T.S.No:53/15, V.O.C Nagar Main Road,V.O.C. Nagar(N101),Anna Nagar East,Ayanavaram, Chennai, 600102

-Approval-Regarding

Ref:DA/WDCN08/00096/2025 Date : 05/02/2025

Approval is here by granted in accordance with the provision of Section 246(A) of CCMC Act 1919 for the demolition of the existing building at Door No:NEW NO:64, OLD NO:18,Block No:12,Survey No:T.S.No:53/15, V.O.C Nagar Main Road,V.O.C. Nagar(N101),Anna Nagar East,Ayanavaram, Chennai, 600102.

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SUB REGISTRAR
ANNA NAGAR

Subject to the following conditions.

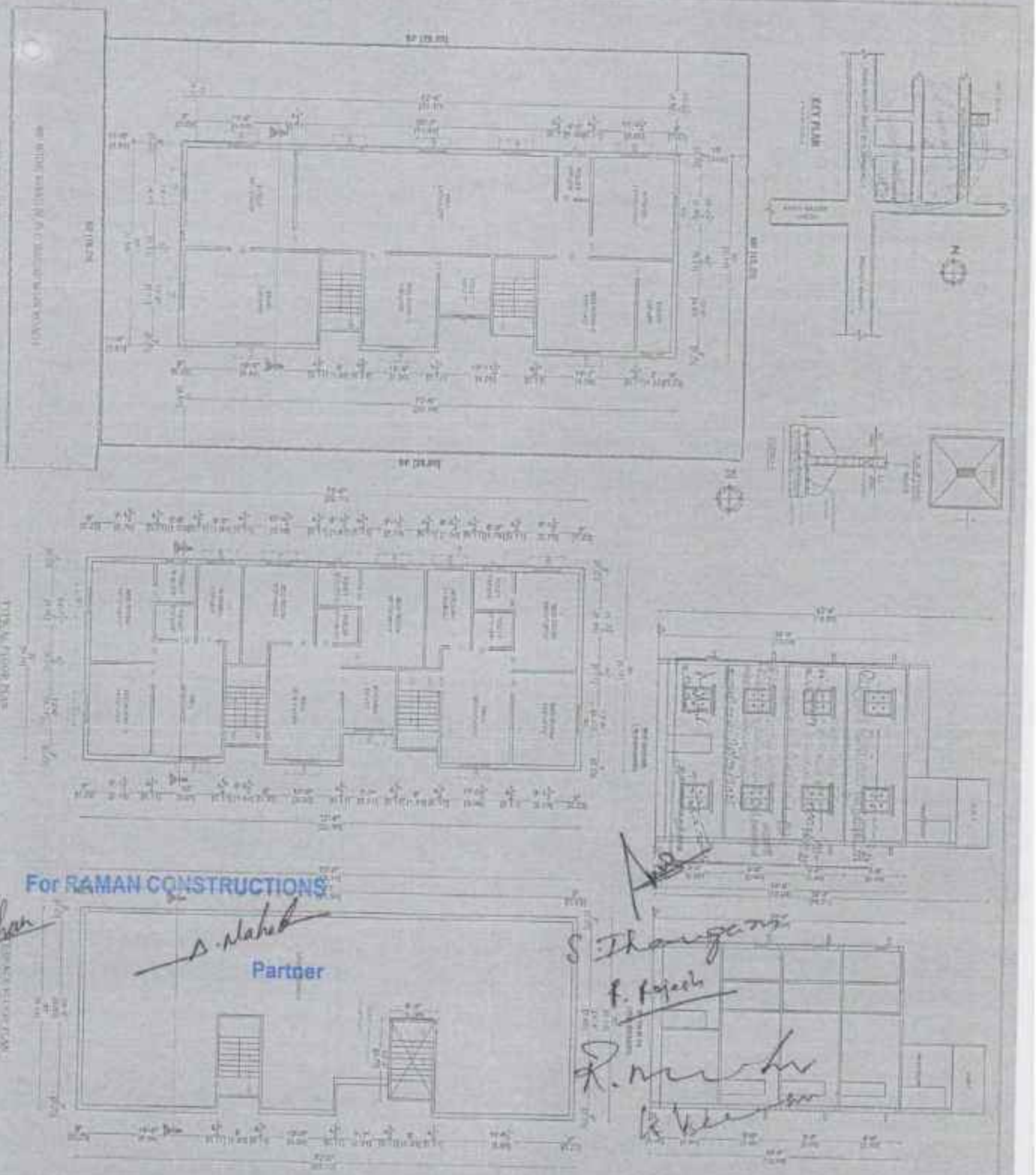
1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary safety barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passersby.
4. If the building is occupied by tenant(s), demolition of the building should be taken only after the tenant(s) vacating by themselves or after evicting the tenant(s) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized sub-division of plot if any.
6. After completing the barricading arrangements the building owners / developers have to intimate the division Assistant Engineer / Junior Engineer for inspection of the same in Greater Chennai Corporation portal along with the site photos uploaded online.
7. The site inspection will be carried out within 3 days by the Assistant Engineer / Junior Engineer.
8. If the barricading arrangements are sufficient, the Assistant Engineers / Junior Engineers will permit the building owners / developers to start the work on the portal immediately (within the same day).
9. If the barricading arrangement are not carried out to the satisfaction, the same will be intimated to the building owner / developers to rectify it and inform to proceed further.

For RAMAN CONSTRUCTIONS

Partner

S.Thangam

Digitally Signed by Padmanaban T
Date: 28-Feb-2025 (13:12:13)
Executive Engineer



For RAMAN CONSTRUCTIONS

Partner

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BOOK 1 CONTAIN SHEETS 2

SHEET 1

SUB REGISTRAR
ANNA NAGAR

# CERTIFICATE
## EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai  Taluk : Ayanavaram  Town : Ayanavaram (Part 2)  Ward : -

| S.No | Block Code and Name Of Locality | Number | | O.Sur No and Letter | Municipal Door No. | Govt,Mitta, Zamindar\Inam | Dry/Wet/ Unassessed/ Pruthoke, House-site | Source Of Irrigation and Class | If Double Crop,Rate of Composition | Class and Sort of soil | Taram | Rate per Acre/Hectare | | Extent By Town Survey | | | Assesment | | Municipal Register | Adangal (UDS Details) | How the holding is utilised | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Sur. Field | Sub Div. | | | | | | | | | Rs. | Paise | Hectare | Ares | Sq. Meter | Municipal | Govt. | | | | |
| 1 | Block : 0012-வ உ தெரு 2 வது தெரு | 53 | 15 | SHEET 15 | 18 | ரயத்துவாரி | மனை | - | - | 0- | | 0.00 | | 0 | 5 | 24.0 | - | 0.20 | - | M.R.P.ARUN KUMAR ..., VEERARAGAVAN KRISHNASAMY ..., R.RAJESH ..., BHARATHI ANAND ..., JOHN KAKKANATTU GEORGE ..., R.MANOHAR ..., S.THANGAM ..., M.R.KASINATHAN ..., SELVAKUMAR PADALAM LAKSHMINARAYANAN ..., CECILIA JAYARANI.G ..., THAMIZH SELVI.V ..., R.NANDAKUMAR ..., M.VIJAYA ..., AARTHI RAMKUMAR ... | கட்டிடம் | 2025/0153/02/005198TR DT. 2025-02-04 TR DT. 04-02-2025 |

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

டிஜி கையொப்பம் / Digital Signature : 04-02-2025
பெயர் / Name : Rajeswari R
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : அயனாவரம் வட்டம் / Ayanavaram, சென்னை மாவட்டம் / Chennai

For RAMAN CONSTRUCTIONS
Partner

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SUB REGISTRAR
ANNA NAGAR

குறிப்பு / Remarks

1. மேற்கண்ட தகவல் / சான்றிதழ் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய முகவரியில் URB/02/04/008/001/0012/53/15 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/04/008/001/0012/53/15

2. இந்த சான்றிதழ் 07-08-2025 அன்று 01:27:53 PM மணிக்கில் அச்சடிக்கப்பட்டது.
The certificate was printed on 07-08-2025 at 01:27:53 PM

3. கைப்பேசி மென்பொருளில் 2D barcode படிப்பான் மூலம் பயனர் 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS.

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3156 of 2025

I hereby certify that a sum of ₹ 9,800/- (Rupees Nine Thousand Eight Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. அருண்குமார் residing at Plot No.1, A2, Perfect Residency, Rajam Nagar Main Road, Sunnambukolathur, Kovilambakkam,, Adayar (Part 1)[URBAN], Guindy, Chennai, Tamil Nadu, India, 600117.

Sub Registrar, AnnaNagar
Date: 18/08/2025

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

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 12,710/- paid at 12:22 PM on the 18/08/2025 by

Left Thumb





9551257899

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:95675825004c5cecb844fe999ce43fbad496f59 (Details from UIDAI : Arunkumar M R P S/O: Palaniyappan, 08-08-1980, xxxxxxxx4926)



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SUB REGISTRAR
ANNA NAGAR

| | | |
|---|---|---|
| Execution admitted by<br>Left Thumb<br>   | S. Thangam<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:818737300eeec7b1b704173bdeafb2084a16991<br>(Details from UIDAI : S Thangam W/O: Vasudevan, 07-04-1945, xxxxxxxx9740) |  |
| Execution admitted by<br>Left Thumb<br>   | R. Rajesh<br>9176484360<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:9855213e213a74773d346f8879f06b155c7d027<br>(Details from UIDAI : Rajesh R S/O S Ramesh, 22-09-1984, xxxxxxxx1062) |  |
| Execution admitted by<br>Left Thumb<br>   | R. Manohar<br>9840473702<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:93672223fd0d8bca960453cbf3db7a7dd745aa7<br>(Details from UIDAI : Manohar R S/O: Rajendran, 03-09-1966, xxxxxxxx1308) |  |
| Execution admitted by<br>Left Thumb<br>   | K. Veeraragavan<br>9841077831<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:94486031ebeecf42e0047fabbd57a3b0a53a433<br>(Details from UIDAI : Veeraragavan Krishnasamy S/O: Krishnasamy, 17-07-1944, xxxxxxxx3021) |  |

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SUB REGISTRAR
ANNA NAGAR

| | | |
|---|---|---|
| Claim admitted by<br>Left Thumb<br>   | Sohan<br>7603904438<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:0185622a907fb77a49d43bebeaf47f875451884<br>**(Details from UIDAI : Sohan Sailesh Hindocha S/O: Sailesh Hindocha, 08-11-1994, xxxxxxxx8016)** |  |
| Claim admitted by<br>Left Thumb<br>   | A. Mahendran<br>9840834403.<br>Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :<br>UKC:50089022dc862aa1d814b2aa420004a7a790e6b<br>**(Details from UIDAI : A Mahendran S/O: Anandan, 24-03-1975, xxxxxxxx5024)** |  |

18th day of August 2025

SARAN KUMAR
Sub Registrar
AnnaNagar

Sub-Registrar
Anna Nagar,
Chennai - 600 037.

Registered as Number **R/AnnaNagar/Book-1/4286/2025**

Date: 18/08/2025
AnnaNagar

SARAN KUMAR
Sub-Registrar
Anna Nagar,
Chennai - 600 037.

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

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SUB REGISTRAR
ANNA NAGAR






For RAMAN CONSTRUCTIONS

Partner

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SUB REGISTRAR
ANNA NAGAR



இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrollment No.: 2193/20205/04450

To
சோகன் சலேஷ் ஹிண்டோச்சா
Sohan Salesh Hindocha
S/O: Salesh Hindocha,
6/13,
WADDLES STREET,
VTC: Kilpauk, PO: Kilpauk,
Sub District: Chennai, District: Chennai,
State: Tamil Nadu,
PIN Code: 600010,
Mobile: 7600944438

KD0918923287FL

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5703 6324 8016

எனது ஆதார், எனது அடையாளம்

[redacted]

சோகன் சலேஷ் ஹிண்டோச்சா
Sohan Salesh Hindocha
பிறந்த நாள் / DOB: 09/11/1994
ஆண் / Male

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

5703 6324 8016

எனது ஆதார், எனது அடையாளம்

For RAMAN CONSTRUCTIONS

Sohan

A. Nalla

Partner

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SUB [redacted]
ANNA NAGA







For RAMAN CONSTRUCTIONS

Partner

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SUB REGISTRAR
ANNA NAGAR







For RAMAN CONSTRUCTIONS

Partner

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SUB REGISTRAR

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHVPM9552H

नाम / Name
A MAHENDRAN

पिता का नाम / Father's Name
ANANDAN LOGANATHAN

जन्म की तारीख / Date of Birth
24/03/1975

हस्ताक्षर / Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016.

*If this card is lost / someone's lost card is found,*
*please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

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BOOK I CONTAIN SHEETS 38
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For RAMAN CONSTRUCTIONS

Partner

SUB REGISTRAR
ANNA NAGAR



அருண்குமார் எ ர ப
Arunkumar M R P
பிறந்த நாள் / DOB : 08/06/1980
ஆண்/ Male

8593 6523 4926

எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்:
பழனியப்பன், பிளாட் எண் 1, ஏ2, பர்ஃபெக்ட் ரெசிடென்சி, ராஜம் நகர் மெயின் ரோடு, கன்னாம்பு கொளத்தூர், கோயம்பாக்கம், காஞ்சிபுரம், கோயம்பாக்கம், தமிழ் நாடு, 600117

Address:
S/O: Palaniyappan, Plot No 1, A2, Perfect Residency, Rajam Nagar Main Road, Sunnambu Kolathur, Kolambakkam, Kancheepuram, Kovilambakkam, Tamil Nadu, 600117

8593 6523 4926

1947

help@uidai.gov.in

www.uidai.gov.in



भारत सरकार
GOVT. OF INDIA

ARUNKUMAR M R P

PALANIYAPPAN

08/06/1980

Permanent Account Number
AIGPA0902R

Signature

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SUB REGISTRAR
NAGAR


இந்திய அரசாங்கம்
Government of India
S Thangam
DOB: 07/04/1945
Female
7074 0251 9740
ஆதார் - சாதாரண மனிதனின் அதிகாரம்
Unique Identification Authority of India
Address: W/O Vasudevan,
O NO. 18/12, V O C NAGAR
MAIN ROAD, Anna Nagar
East, Anna Nagar East,
Chennai, Tamil Nadu,
600102
7074 0251 9740
1947
1800 300 1947


/PERMANENT ACCOUNT NUMBER
ACQPT8347M
SIVARAMA IYER THANGAM
/FATHER'S NAME
SIVARAMA IYER
/DATE OF BIRTH
07-04-1945
/SIGNATURE
S Thangam
Commissioner of Income Tax (Central Processing)

S Thangam

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SUB REGISTRAR
ANNA NAGAR

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0000/00112/10752

To
ராஜேஷ் ர
Rajesh R
S/O S Ramesh
PLOT NO 13, SPLENDOUR, FLAT-3163,
BLOCK-3, 16th FLOOR,
RAJIV GANDHI SALAI (OLD MAHABALIPURAM ROAD)
Semmanjeri
Chennai Tamil Nadu - 600119
9176484360

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9322 1121 1062

VID : 9170 5064 6734 4550

எனது ஆதார், எனது அடையாளம்

Government of India

ராஜேஷ் ர
Rajesh R
பிறந்த நாள்/DOB: 22/09/1984
ஆண்/ MALE

9322 1121 1062

VID : 9170 5064 6734 4550

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- பாதுகாப்பான QR குறியீடு/ ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தை பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்
- இது எலக்ட்ரானிக் செயல்முறை மூலம் தயாரிக்கப்பட்ட கடிதமாகும்.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- பல்வேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதாக பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் முகவரி ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியை பயன்படுத்தி உங்கள் ஸ்மார்ட் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

Unique Identification Authority of India

முகவரி:
S/O S Ramesh, PLOT NO 13, SPLENDOUR, FLAT-3163,, BLOCK-3, 16th FLOOR,, RAJIV GANDHI SALAI (OLD MAHABALIPURAM ROAD), Semmanjeri, Chennai, தமிழ் நாடு - 600119

Address:
S/O S Ramesh, PLOT NO 13, SPLENDOUR, FLAT-3163,, BLOCK-3, 16th FLOOR,, RAJIV GANDHI SALAI (OLD MAHABALIPURAM ROAD), Semmanjeri, Chennai, Tamil Nadu - 600119

9322 1121 1062

VID : 9170 5064 6734 4550

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P. Rajesh

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BOOK 1 CONTAIN SHEETS 38

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SUB REGISTRAR
ANNA NAGAR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
R RAJESH
RAMESH SIVASANKARAN
22/09/1964
Permanent Account Number
AKVPR6330D
Signature


If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4600 Fax: 91-22-2495 0664.
e-mail:

R Rajesh

DOCUMENT NO 4286 OF 2025
BOOK 1 CONTAIN SHEETS 38
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SUB REGISTRAR



भारत सरकार
GOVERNMENT OF INDIA

மனோகர் ர
Manohar R
பிறந்த நாள் / DOB : 03/09/1966
ஆண் / MALE

5413 2998 1308

- சாதாரண மனிதனின் அதிகாரம்

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: ராஜேந்திரன், 27, மஸ்ஜித் தெரு, அமைந்தகரை, அமைந்தகரை, சென்னை, தமிழ் நாடு, 600029

Address:
S/O: Rajendran, 27, MOSQUE STREET, AMINJIKARAI, Aminjikarai, Chennai, Tamil Nadu, 600029

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bangalore-560 001

/PERMANENT ACCOUNT NUMBER
AHDPM5881H

MANOHAR

RAJENDRAN

03-09-1966

/SIGNATURE

Commissioner of Income-Tax (Central Circle)

R. Manohar

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SUB REGISTRAR
ANNA NAGAR










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SUB REGIS







S. Geethalakshmi

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SUB REGISTRAR
ANNA NAGAR

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0013/07005/27975

To
அஜித் ட
Ajith T
S/O: Iyyanar
7 A
THURKAIYAMMAN KOVIL STREET
SALAIYUR
ZaminBudur
Kancheepuram Tamil Nadu - 603302
9176257631

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6125 5019 5692

VID : 9135 5509 7603 6410

எனது ஆதார், எனது அடையாளம்

Government of India

அஜித் ட
Ajith T
பிறந்த நாள்/DOB: 23/03/2000
ஆண்/ MALE

Issue Date: 05/03/2015

6125 5019 5692

VID : 9135 5509 7603 6410

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல் / INFORMATION

- ஆதார் என்பது அடையாளச் சான்று, குடியுரிமைக்கான சான்று அல்ல
- ஆதார் தனித்துவமானது மற்றும் பாதுகாப்பானது
- பாதுகாப்பான QR குறியீடு/ ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தைச் சரிபார்க்கவும்
- ஆதார் கடிதம், பிவிசி கார்டுகள், இ ஆதார் மற்றும் எம் ஆதார் போன்ற அனைத்து வகையான ஆதார்களும் சமமாக செல்லுபடியாகும். 12 இலக்க ஆதார் எண்ணுக்கு பதிலாக மெய்நிகர் ஆதார் அடையாளத்தை (VID) பயன்படுத்தலாம்
- 10 ஆண்டுகளுக்கு ஒரு முறையாவது ஆதாரை புதுப்பிக்கவும்
- பல்வேறு அரசு மற்றும் அரசு சாரா பலன்கள் / சேவைகளைப் பெற ஆதார் உங்களுக்கு உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- ஆதார் சேவைகளைப் பெற உங்கள் ஸ்மார்ட் போன்களில் எம் ஆதார் செயலியைப் பதிவிறக்கவும்
- பாதுகாப்பை உறுதிப்படுத்த ஆதார் / பயோமெட்ரிக்ஸ் லாக் / அன்லாக் அம்சத்தைப் பயன்படுத்தவும்
- ஆதார் சேவைகளை உரிய ஒப்புதலைப் பெற வேண்டும்

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non- Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்: ஐயப்பன், 7 எ, தூர்கைஅம்மன் கோவில் தெரு, அருகம் சாலையூர், ஜமீன்பட்டூர், காஞ்சிபுரம், தமிழ் நாடு - 603302

Address:
S/O: Iyyanar, 7 A, THURKAIYAMMAN KOVIL STREET, SALAIYUR, ZaminBudur, Kancheepuram, Tamil Nadu - 603302

6125 5019 5692

VID : 9135 5509 7603 6410

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DOCUMENT NO 4286 OF 2025
BOOK 1 CONTAIN SHEETS 38
SHEET 21

SUB REGISTRAR
ANNA NAGAR

# Greater Chennai Corporation

## PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

| | | | |
|---|---|---|---|
| **Receipt No:** | **2024-25/ON/0156966** | **Receipt Date:** | **10-04-2024 12:30:59** |
| **Name:** | S THANGAM | | |
| **Address:** | 64/2(18/2), V.O.C Nagar Main Road , V.O.C. Nagar, Anna Nagar East, CHENNAI - 600102 | | |
| **Payment Details:** | Description: | Property Tax New Bill Number:08-101-025819 / Property Tax Bill Number: 08-102-06185-000/05-068-0353-000 | |
| | Paid By: | S THANGAM | |

| Description Head of A/C | Amount (in Rupees) |
|---|---|
| I/24-25 | 355.00 |
| Property Tax Early Pay Incentive for I/24-25 | (-) 13.00 |
| **Total:** | **342.00** |

Amount (in words): Rupees Three Hundred Forty Two Only

Online Transaction Number: 19616101876,Payment Dated: 10-04-2024

DOCUMENT NO 4286 OF 2025
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SUB REGISTRAR
ANNA NAGAR

# Greater Chennai Corporation

## PROPERTY TAX RECEIPT

.Receipt Scan Payment Scan

| | | | |
|---|---|---|---|
| **Receipt No:** | **2024-25/ON/1284221** | **Receipt Date:** | **21-10-2024 17:55:31** |
| Name: | R RAJESH | | |
| Address: | 69/14(18/14), V.O.C NAGAR MAIN ROAD , V.O.C. Nagar, Anna Nagar East, CHENNAI - 600102 | | |
| **Payment Details:** | Description: | Property Tax New Bill Number:08-101-021565 / Property Tax Bill Number: 08-102-06274-000/05-068-0355-000 | |
| | Paid By: | R RAJESH | |

| Description Head of A/C | Amount (in Rupees) |
|---|---|
| II/24-25 | 935.00 |
| Property Tax Early Pay Incentive for II/24-25 | (-) 34.00 |
| **Total:** | **901.00** |

Amount (in words): Rupees Nine Hundred One Only

Online Transaction Number: 21335111544,Payment Dated: 21-10-2024

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SUB REGISTRAR
ANNA NAGAR

# Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan  Payment Scan

| | | | |
|---|---|---|---|
| Receipt No: | 2024-25/N08/1718857 | Receipt Date: | 10-01-2025 16:17:06 |
| Name: | R MANOHAR | | |
| Address: | 64/8(18/8), V.O.C Nagar Main Road , V.O.C. Nagar, Anna Nagar East, CHENNAI - 600102 | | |
| Payment Details: | Description: | Property Tax New Bill Number:08-101-025255 / Property Tax Bill Number: 08-102-06259-000/05-068-0349-000 | |
| | Paid By: | R MANOHAR | |

| Description Head of A/C | Amount (in Rupees) |
|---|---|
| II/24-25 | 1650.00 |
| Total: | 1,650.00 |

Amount (in words): Rupees One Thousand Six Hundred Fifty Only

Cheque # 035700 Drawn on ICICI BANK, CHENNAI Dated 10-01-2025

This is computer generated receipt. Signature is not neccessary.Except Online payment the receipt is subject to realisation of cheque.

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SUB REGISTRAR
ANNA NAGAR

# Greater Chennai Corporation

## PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

| | | | |
|---|---|---|---|
| **Receipt No:** | **2024-25/ON/1248747** | **Receipt Date:** | **18-10-2024 17:39:53** |
| **Name:** | M R PALLANIAPPAN | | |
| **Address:** | 64/1(18/1), V.O.C Nagar Main Road , V.O.C. Nagar, Anna Nagar East, CHENNAI - 600102 | | |
| **Payment Details:** | Description: | Property Tax New Bill Number:08-101-025300 / Property Tax Bill Number: 08-102-06264-000/05-068-0342-000 | |
| | Paid By: | M R PALLANIAPPAN | |

| Description Head of A/C | Amount (in Rupees) |
|---|---|
| II/24-25 | |
| Property Tax Early Pay Incentive for II/24-25 | 1385.00 |
| **Total:** | (-) 50.00 |
| Amount (in words): Rupees One Thousand Three Hundred Thirty Five Only | **1,335.00** |
| Online Transaction Number: 21304924628,Payment Dated: 18-10-2024 | |

DOCUMENT NO 4286 OF 2025
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SUB REGISTRAR
ANNA NAGAR

# Greater Chennai Corporation

## PROPERTY TAX RECEIPT

Receipt Scan | Payment Scan

| | | | |
|---|---|---|---|
| Receipt No: | 2023-24/N107/1610364 | Receipt Date: | 09-03-2024 15:22:40 |
| Name: | K VEERARAGHAVAN | | |
| Address: | 64/6(E/6), V.O.C Nagar Main Road , V.O.C. Nagar, Anna Nagar East, CHENNAI - 600102 | | |
| Payment Details: | Description: Property Tax Bill Number: 08-102-06268-000/05-068-0347-000 | | |
| | Paid By: K VEERARAGHAVAN | | |

| Description Head of A/C | Amount (in Rupees) |
|---|---|
| I/24-25 | 646.00 |
| II/24-25 | 845.00 |
| **Total:** | **1,491.00** |

Amount (in words): Rupees One Thousand Four Hundred Ninety One Only

Cheque # 509852 Drawn on INDIAN BANK, IDIB000A681 Dated 09-03-2024

DOCUMENT NO 4286 OF 2025
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SUB REGISTRAR
ANNA NAGAR

Chennai Metropolitan Water Supply & Sewerage Board

# Water Tax & Charges

## Receipt

| | | | |
|---|---|---|---|
| CMC No. | 08 / 102 / 06268 : 000 | Receipt No. | 23-24/W181/1-302 |
| Name | K. VEERARAGHAVAN | Receipt Date | 25/04/2023 |
| Address | 196, V.O.C NAGAR MAIN ROAD, ANNA NAGAR EAST, ANNA NAGAR EAST, Chennai - 600040 | Receipt Amount | ₹ 1,412.00 |
| | | (in words) | Rupees one thousand four hundred and twelve only. |
| Mobile No. | 9841077921 | Type | Receipt |
| Annual Value | ₹ 6,807 | Mode of Payment | Cheque |
| Tax | ₹ 338 / Half Year | Cheque No. | 309275 |
| Class | F - Flat | Cheque Date | 20/04/2023 |
| Category | 001 - Domestic-F-Util | Bank | Indian Bank |
| | | Branch | ANNA NAGAR WEST |
| | | Bank Address | ANNA NAGAR CHENNAI 600102 F 49 NEW NO 54 1ST MAIN ROAD CHENNAI ANNA NAGAR |

Tax

| Sl. No. | Term | Amount Paid | Surcharge Paid | Total Amount Paid |
|---|---|---|---|---|
| 1 | 23-24/1 | ₹ 202.00 | | ₹ 202.00 |
| | | | Advance Amount | ₹ 202.00 |
| | Total: | ₹ 202.00 | | ₹ 404.00 |

Charges

| Sl. No. | Term | Amount Paid | Surcharge Paid | Total Amount Paid |
|---|---|---|---|---|
| 2 | 23-24/1 | ₹ 504.00 | | ₹ 504.00 |
| | | | Advance Amount | ₹ 504.00 |
| | Total: | ₹ 504.00 | | ₹ 1,008.00 |
| | Grand Total: | ₹ 706.00 | | ₹ 1,412.00 |

Cheque / DD payment are subject to realisation

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BOOK 1 CONTAIN SHEETS 38
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SUB REGISTRAR
ANNA NAGAR

RAMAN

QUALITY, SAFETY AND RELIABILITY

07.05.2025

TO WHOMSOOVER IT MAY CONCERN

This is to Certify that **Mr. Sohan Sailesh Hindocha and Mr. A. Mahendran** are jointly authorized person to sign any documents that are related to Raman Constructions.

For Raman Constructions,

1. Mr. Sohan Sailesh Hindocha

Partner

2. Mr. A.Mahendran

Partner

3. Mr. Siddhant Sailesh Hindocha

Partner

DOCUMENT NO 4286 OF 2025
BOOK 1 CONTAIN SHEETS 38
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SUB REGISTRAR
ANNA NAGAR

RAMAN CONSTRUCTIONS
Old No : 6, New No : 15, 7th West Cross Street, Shenoy Nagar, Chennai - 600030.
ramanconstruction2024@gmail.com / www.ramandevelopers.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

**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.