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2000Rs.



M.G. Seshadri
Adv.

P.N. Sellaraja,
Advocate Egmore Court,
33-wp WLCO.
Chennai-600 007. Tamil Nadu.

SALE DEED FOR Rs. 75,000/-

THIS DEED OF SALE executed at Tamvaram on 18 day of October, 1989 by Mrs. K. MEENAKSHI AMMAL, wife of Sri Krishnamoorthy, aged about 60 years, residing at No.66, Mahadana Street, Mayiladuthurai, Thanjavur District duly represented by her Power Agent, Sri K.K. RAVI, son of Sri Krishnamoorthy, residing at No.66, Mahadana Street, Mayiladuthurai, Thanjavur District in and by Power of Attorney, registered as Document No.39 of 1986, on thefile of Sub-Registrar's Office, Mayavaram hereinafter called the "VENDOR" which term wherever the context so permit, shall mean and include her heirs, legal representatives,

VERIFIED
SUB-REGISTRAR
Selaiyur

Verified
12/6/89
Sub Registrar
Selaiyur

K. K. Ravi

4743

CERTIFICATE UNDER SECTION 32 OF THE INDIAN STAMP ACT 1899

S.No. 5.5k ..... dt. 19 .....

I hereby certify that a sum of Rs. 1.2.- .....

(Rupees Twelve .....

.....) on account of deficit stamp

duty has been levied under Section 41 of the Stamp Act in respect of the instrument from the President

Residing at .....

S.R.O. Tambaram. Signature of Sub-Registrar
18.10.19 84 and collector under sec. 41
of the Indian Stamp Act.

4743
12

PRESENTED IN THE OFFICE OF THE SUB-REGISTRAR OF TAMBARAM ON FEE OF Rs 881/- PAID BETWEEN THE HOURS OF 3 AND 4 ON THE 18/10 DAY OF 1984 BY

K. K. Rao

K. K. Rao S/o. S. VARATHARAJA IYER
66, MANDAVELI ST
MYLAPORE

EXECUTION ADMITTED BY

K. K. Rao

IDENTIFIED BY

(M. RANGANATHAN) S/O. K. Narayana Naicker
13, First St, Rayanakuppam, Tambaram.

T. A. Balasubramanian (T. A. BALASUBRAMANIAN)
15. VENKATESA CHOUDRY STREET, TAMBARAM.
S/o T. S. ARUNACHALAM.

18th Day of 1984 Sub-Registrar

Registered as No. 4243 of 1984
of Book 1 Volume 1614
Pages 271 to 275.

20/10 October 1984 Sub-Registrar

Note: No Stamp Required in Stamp Duty

2000Rs.



M.G. Seshadri
Ms.

P. N. Sathyaseelan,
Advocate & Notary,
33-A, Buddhar Street,
Chennai-600 017. Tamilnadu.

executors, administrators and assigns of the ONE PART;
TO AND IN FAVOUR OF Mr. M.G. SESHADRI, son of Sri M.V. Gopalachari, aged about 46 years, residing at No.1, M.K. Reddy Street, Tambaram,(W), Madras-600 045 hereinafter called the "PURCHASER" which term wherever the context so permits, shall mean and include his heirs, legal representatives, executors, administrators and assigns of the OTHER PART;

WHEREAS the VENDOR herein is an absolute owner of the vacant land bearing Patta No.345, comprising in Survey No. $94/\frac{2A3B}{1C1A}$, situated at 173, Selaiyur village, Door No.33, Buddhar Street, East Tambaram, Madras-600 045 morefully described in the Schedule hereunder, hereinafter referred as "THE SAID PROPERTY";

.. 3

K. K. Rao

4743



3842 M.G. Seshadri
5.10.88

P. N. [illegible]
[illegible]
33-[illegible]
[illegible]-600 007.

3

WHEREAS the said property was purchased by one Mrs. Alamelu Ammal on 30-9-1943, registered as Document No. 2291 at the office of Sub-Registrar, Pallavaram. Eversince from the date of purchase the said Alamelu Ammal was in absolute possession and enjoyment of the said property. After sometime the said Alamelu Ammal conveyed the said property to the VENDOR herein for valuable sale consideration in and by Document No. 1814 dated 19-7-1963 at the Office of the Sub-Registrar, Tambaram. Eversince from the date of purchase, the VENDOR has absolute possession and enjoyment of the said property without any interferences;

WHEREAS the VENDOR declares that there are no lien or encumbrances or charge on the Schedule mentioned

.. 4

K. K. Ram

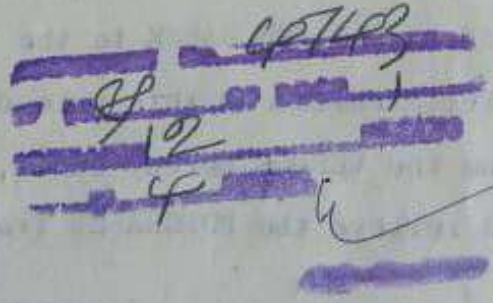


property hereby agreed to be conveyed to the PURCHASER; And whereas the VENDOR has offered to sell and the PURCHASER agreed to purchase the vacant land set out in the schedule hereunder for a sale consideration of Rs.75,000/- (Rupees Seventy five thousand only);

NOW THIS DEED OF SALE WITNESSETH:

That in pursuance of the aforesaid recitals and in sale consideration of Rs.75,000/- (Rupees Seventy five thousand only) paid by the PURCHASER to the VENDOR at the time of registration of this sale deed, the receipt of which sum the VENDOR hereby admit, acknowledge, accept and relieve the PURCHASER from

.. 5







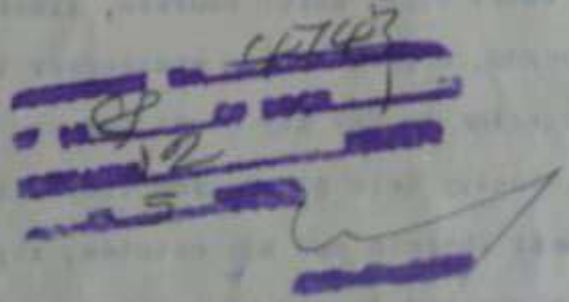
2000Rs

M. G. Seshadri
Mg.

P. N. Balasundari,

further payment, the VENDOR doth hereby convey, grant, and assign by way of absolute sale of the piece and parcel of vacant land situated in Door No.33, in Buddhar Street, East Tambaram, bearing Patta No.345 comprising in Survey No. $94/\frac{2A3B}{1C1A}$ measuring 3972 sq.ft. together with $6\frac{1}{2}$" passage more and fully described in the schedule hereunder together with all common fences, hedges, ditches, water ways, water courses, liberties, privileges, easements, appurtenances whatsoever to the said land belonging in any way or in any way appurtenances or usually held or enjoyed therewith or to be appurtenant thereto and all estates, right, title, interest, claim and demand whatsoever of the

.. 6



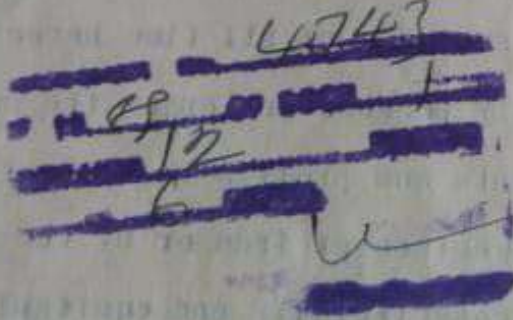




6

VENDOR in and to the said property and every part thereof TO HAVE and TO HOLD the said property and every part thereof the said property assured or expressed so UNTO the PURCHASER and VENDOR doth hereby covenant with the PURCHASER that notwithstanding any act, deed or thing by the VENDOR done or knowingly suffered to the contrary the VENDOR would right to assure the said property unto the PURCHASER and that the PURCHASER shall and may at all time hereafter peacefully and quietly possess and enjoy the said property, receive rents and profits thereof without any claim or demand whatsoever from or by the VENDOR or any person or persons lawfully and equitably

.. 7





claiming from, under or whatsoever for further and more perfectly assuring the property or any part thereof to and unto the PURCHASER.

WHEREAS the VENDOR doth hereby declare that there are no other encumbrances, lien, lispendence or any other proceedings which would in any way affect the title of the VENDOR in conveying the said property to the PURCHASER and the VENDOR undertakes to indemnify the PURCHASER against all claims, loss or damages in respect of the schedule mentioned property hereby sold in consequence of any defect in title of the VENDOR;

.. 8

4343



60 Rs.

WHEREAS hereafter and at all reasonable times the VENDOR shall do or caused to be done, execute and register all such further acts, deeds and assurance as may be necessary for further and better assuring to the PURCHASER, his title to the property hereby conveyed at the cost of the PURCHASER upon the request of the PURCHASER;

WHEREAS the VENDOR further covenants with the PURCHASER that all taxes, municipal and other public outgoings had been paid and indemnify the PURCHASER, if he is called upon to pay any amount towards dues as on this date;

WHEREAS the VENDOR further covenants with the PURCHASER that the PURCHASER is entitle to

.. 9

4743

188

12

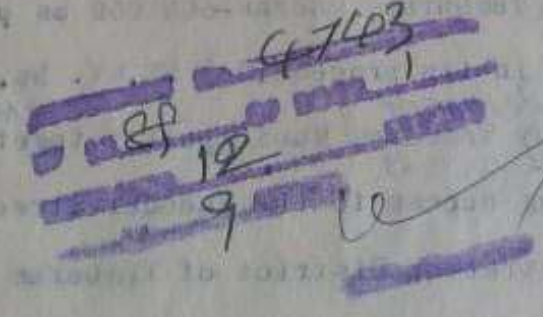


immediate possession and the VENDOR shall and will from time to time at the request and cost of the PURCHASER do, execute or caused to be done all such, acts, deeds and things whatsoever for further and more perfectly assuring the property or any part thereof to and unto the PURCHASER;

S C H E D U L E.

All that piece and parcel of vacant land in Patta No.345 comprised in Survey No. 94/$\frac{2A3B}{1C1A}$ situated in 173 Selaiyur village, at Door No.33, Buddhar Street, East Tambaram, Madras-600 059 as per the sub-division in its proceedings NE.MV. No.82/8/88, and approved by HEAD. MUNI 82/8/88 MA.VU. 9/88 by Tambaram Municipality, together with MA.VU 9/88 dt 12-9-88. passage giving access to the Buddhar Street, within the Sub-Registration District of Tambaram and

.. 10



Registration District of South Madras, Saidapet Taluk, Chengai-Anna District bounded on the

NORTH by Sundaramoorthy house and 6½ ft. passage giving access to Buddhar Street;

EAST by Venkataramani, Balasubramani and Venkataraman grounds;

SOUTH by Balasubramania house; and

WEST by A. Sankaranarayanan house & plot

measuring South to North on the eastern side 74.6 ft.;

South to North on the western side 69.6 ft.;

West to East on the southern side 48 ft.;

West to East on the northern side 48 ft.;

in all measuring 3456 sq. ft. together with passage giving access to the Buddhar Street - measuring 516 sq.ft. and admeasuring 3972 sq. ft. and demarked in RED colour in the Blue print annexed herewith.

The market value of the property is Rs. 86,100/-

IN WITNESS WHEREOF on the abovesaid date the VENDOR herein execute through her Power of Attorney on the day, month and year first above written.

K. K. Ravi

VENDOR
(Represented by
Power Agent, K.K. RAVI)

WITNESSES:

1. (M. RANGANATHAN)
13, First Street,
Ranganathapuram, Tambaram.

2. T. A. Balasubramanian
T. A. BALASUBRAMANIAN
NO: 15 VENKATESA CHOUDRY STREET,
TAMBARAM WEST

Drafted by:

(S. RAJA), Advocate,
16, M.K. Reddy Street, Tambaram,
Madras-600 045.

-37- 51 71

STATEMENT UNDER RULE 3(1) OF THE TAMIL NADU STAMP (PREVENTION OF UNDER VALUATION OF INSTRUMENTS) ACT, 1968

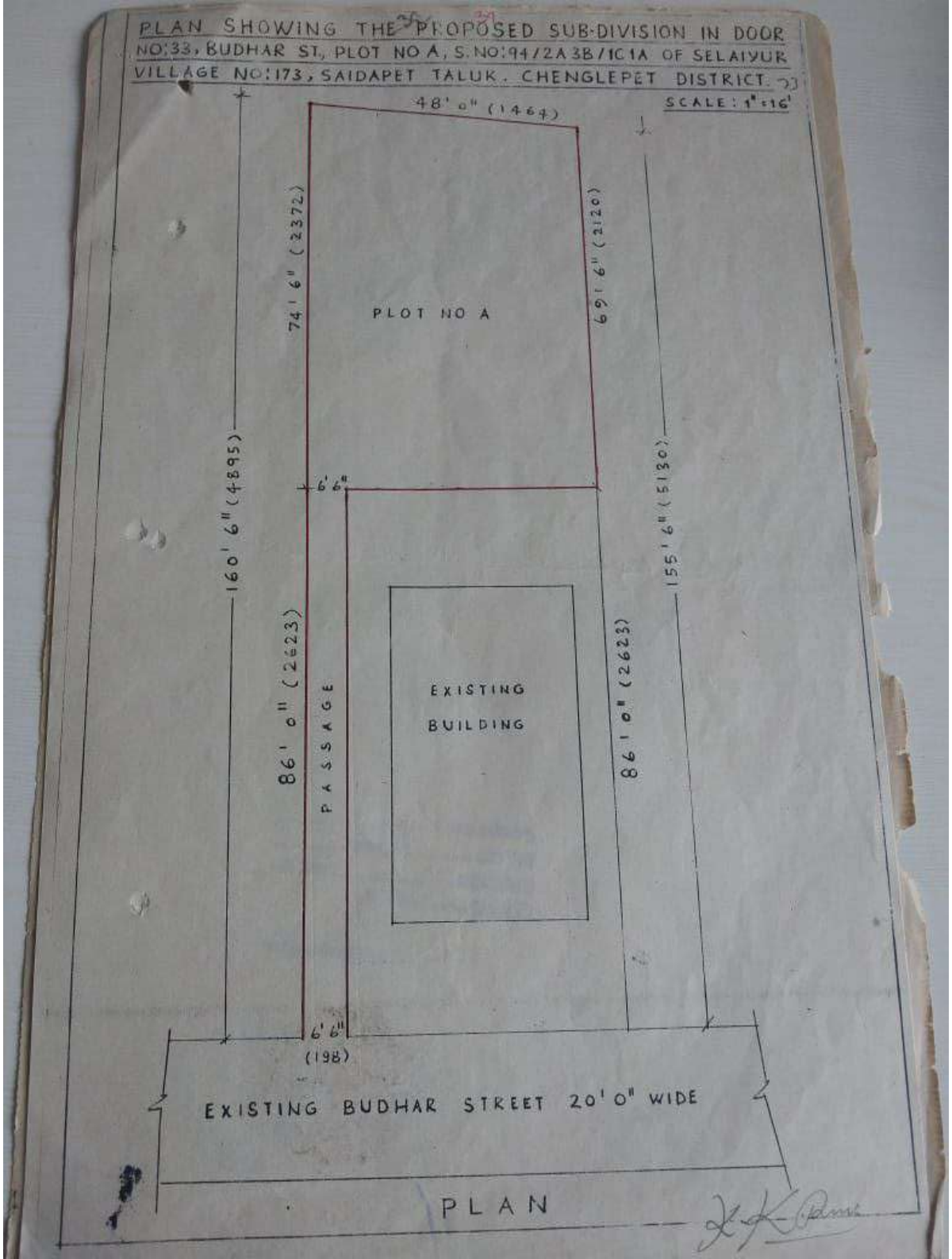
S.No.	Survey No.	Extent	Nature of Property	Market value of the property as per the executant's assessment.
1.	94/2A3B 1C1A	3972 sq.ft.	House-site (vacant land)	Rs. 86,400/-

Place: TAMBARAM

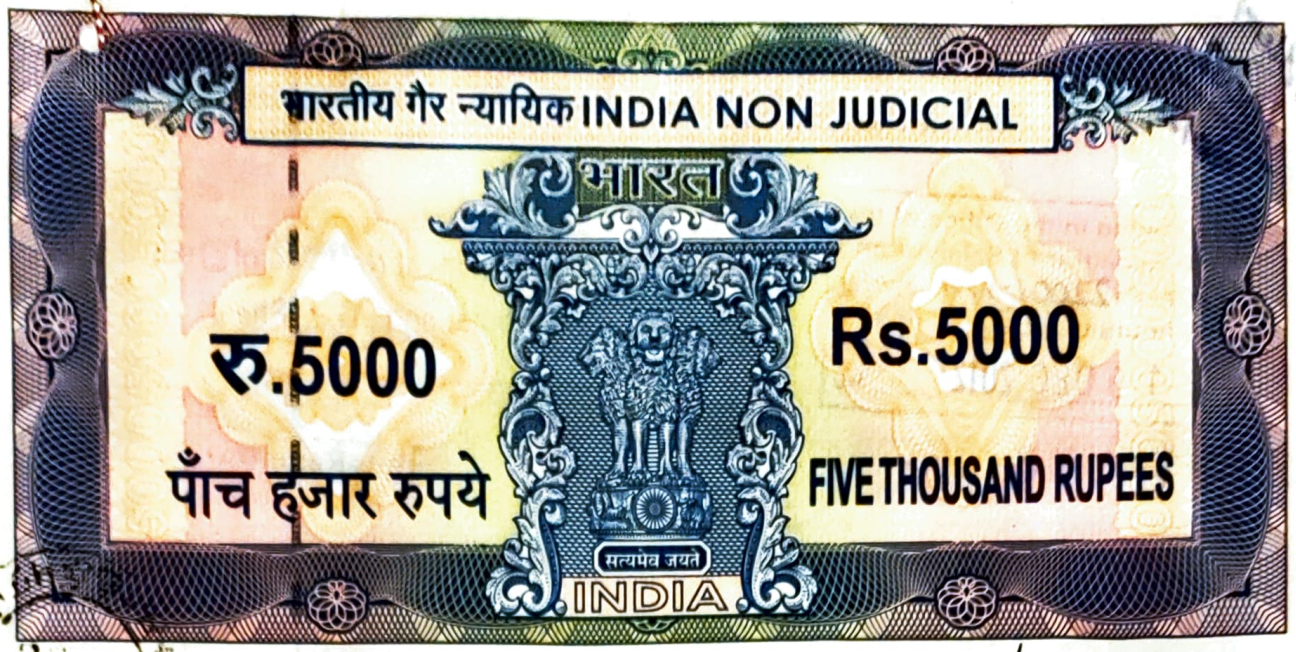
Date : 18-10-1989

K. K. Ravi

(K.K. Ravi - Power Agent of Vendor)
Signature of the Executant.


PLAN SHOWING THE PROPOSED SUB-DIVISION IN DOOR NO:33, BUDHAR ST, PLOT NO A, S.NO:94/2A3B/1C1A OF SELAIYUR VILLAGE NO:173, SAIDAPET TALUK. CHENGLEPET DISTRICT.
SCALE: 1"=16'
48' 0" (1464)
74' 6" (2372)
69' 6" (2120)
PLOT NO A
160' 6" (4895)
6' 6"
86' 0" (2623)
PASSAGE
EXISTING BUILDING
86' 0" (2623)
155' 6" (5130)
6' 6"
(198)
EXISTING BUDHAR STREET 20' 0" WIDE
PLAN





தமிழ்நாடு तमिलनाडु TAMILNADU

80812

17 DEC 2012

S. Ganapathy
Australia

L 220765

P. ராஜன்
(முத்திரைத்தாள் விற்பனையாளர்)
1/213 8வது தெரு, விருகனை நட
கருவாக்குளம், சென்னை-600 11
உரிமம் எண் 07-09-2000

DEED OF SETTLEMENT

This **Deed of Settlement executed** at **Chennai** on this 19th day of **December 2012** by; **Mr.T.SUNDARAMURTHY, S/o.** N.Thiyagaraja Gurukkal, Hindu, aged about 85 years, residing at Door No.18 (Old No.33), Budhar Street, Tambaram East, Chennai-600 059, hereinafter referred to as the **SETTLOR** of the One Part;

TO AND IN FAVOUR OF

Mr. S.GANAPATHY, S/o. T.Sundaramurthy, aged about 52 years, currently residing at 25, Madigan Drive, Glen Waverly, VIC-3150, Australia hereinafter referred to as the **SETTLEE** of the Other Part;

The terms **SETTLOR** and **SETTLEE** wherever occur, shall mean and include their heirs, executors, legal representatives and assigns witnesseth as follows;

WHEREAS the house site along with a Madras Terraced house was purchased by the **SETTLOR** out of his own earnings, by a Sale Deed dated

Verified
24/12/12
Sub Registrar
Selaiyur

DOCUMENT
NO / YEAR
10082/2012
Page No: 1
Total:
Pages: 9

Blu-1
10082
2012

DOCUMENT
NO / YEAR
10082/2012
Page No: 2
Total:
Pages: 9

Presented in the Office of the Sub Registrar of Selaiyur and Fee of Rs 2200/- Paid between the hours of 12 - 1 on the 19 DEC 2012 by

Document No 10082 of 2012
Containing 8 Sheets
1 Sheet

Sub-Registrar

LEFT THUMB





SUB-REGISTRAR

"Additions as per the recitals of this Document"

EXECUTION ADMITTED BY

LEFT THUMB



SELAIYUR

IDENTIFIED BY

K. Pattammal. K. PATTAMMAL W/O P. KAILASAM.
18/33 BUDHAR ST, EAST TAMBARAM. CHENNAI - 600059.

S. Subra, S. SUBRAMANIAN, S/O. T. SUNDARAMURTHY
487, VIDUTHALAI NAGAR, S. KOLATHUR, KOVILAMBAKKAM
CHENNAI - 600117

19th day of December 2012

Sub-Registrar

REGISTERED AS No 10082 OF 2012 OF
BOOK I
DATE

19 DEC 2012 SUB-REGISTRAR
SELAIYUR
B. VARALAKSHMI
SUB-REGISTRAR

Document No
Containing



தமிழ்நாடு தமிழ்நாடு TAMILNADU

80813 S. Ganapathy Australia

07 DEC 2012

L 220766

P. ஞானசீர்

(முத்திரைத்தாள் விற்பனையாளர்)

1/213 8வது தெரு, விருதுநகர் நகர்

சூளைத்தாள் [illegible]னை-600

L-9581 [illegible] 07-09-2000

09.07.1986 from Mrs. K.Meenakshi Ammal(1), W/o. S. Krishnamurthy Iyer, Mr.S.Krishnamurthy Iyer(2), S/o. K.S.Subramania Iyer, Mr.K.Sampath(3), S/o. S.Krishnamurthy Iyer, K.K.Ravi(4), S/o. S. Krishnamurthy Iyer and K.Sankar(5), S/o. S. Krishnamurthy Iyer, the parties (1), (2) and (3) were represented by their Power Agent K.K.Ravi, and the said sale deed was registered as Document No.4442/1986 of Book No.I, Volume No.1397, pages from 337 to 343 on the file of the Sub Registrar of Tambaram. The **SETTLOR** herein has been in exclusive possession and enjoyment of the property till date;

WHEREAS the **SETTLOR** demolished the old Madras terraced house in 2001 and constructed a Twin house measuring about 1700 Sq. ft. as per an approved building plan vide approval H.P.A no 351/99 and P.P.L no 243/99 dated 02 November 1999 and is the exclusive owner of the property more fully described in the **Schedule A** hereunder. The **SETTLOR** has absolute right to dispose of the same as he wishes;

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WHEREAS the **SETTLOR** out of natural love and affection he bears towards his Son namely **Mr.S.GANAPATHY (SETTLEE)** has decided to settle the property more fully described in the **Schedule B** hereunder;

NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:

THAT in pursuance of the aforesaid recitals and in consideration of love and affection the **SETTLOR** bears towards the **SETTLEE** herein, the **SETTLOR** doth hereby settle the property more fully described in the **Schedule B** hereunder in favour of the **SETTLEE** herein with absolute rights.

THAT the **SETTLOR** further covenants that the property more fully described in the **Schedule B** hereunder can be enjoyed by the **SETTLEE** with full right of alienation.

THAT the **SETTLOR** further covenants that the property more fully described hereunder in the **Schedule B** is free from all encumbrances, charges, liens, mortgages, litigation, attachment, maintenance, lispendens, testamentary disposition, etc.,

THAT the **SETTLOR** further covenants that he has paid all the rates, taxes and other revenue outgoing up to date in respect of the property more fully described in the **Schedule B** hereunder.

THAT the **SETTLOR** further covenants that he and his wife Mrs.S.Bagyalakshmi shall have life interest of residing and letting out the schedule A mentioned property for rents and enjoy the rental benefits and other profits accruing there from during their life time.

DOCUMENT
NO / YEAR
10082/2012
Page No: 4
Total:
Pages: 9

SCHEDULE - A

All that Piece and parcel of the land bearing **Survey No.94/2A3B/1C1A2, Selaiyur Village,** situated at previously Saidapet Taluk, South Madras Registration District and Tambaram sub-registration district, currently Tambaram Taluk, South-Chennai Registration District and Selaiyur sub-registration District, as per **Patta No.2398, measuring 3612 Square feet along with a Twin house of about 1700 Square feet, bearing Door No.18 (Old No.33), Budhar Street, Tambaram East, Chennai-600 059.**

The land is bounded on:-

EAST BY	: Passage belonging to Seshadri (Door No.20)
WEST BY	: Passage for Door No.16
NORTH BY	: Budhar Street
SOUTH BY	: Property owned by Seshadri (Door No.20);

Measuring on:-

East to West on the Northern side	:	**42** feet,
East to West on the Southern side	:	**42** feet,
North to South on the Eastern side	:	**86** feet,
North to South on the Western side	:	**86** feet,

In all measuring 3612 Square feet with a Twin house measuring about 1700 Square Feet thereon.

DOCUMENT NO / YEAR 10082/2017 Page No: 5 Total: Pages: 9

SCHEDULE - B

(Property settled to Mr.S.Ganapathy)

ITEM NO.1:

Southern portion of the Schedule A mentioned Property as delineated in the Plan annexed herewith and Coloured GREEN and bounded on the :-

EAST BY: Passage belonging to Seshadri (Door No.20)

WEST BY: Passage for Door No.16

NORTH BY: Property settled to S.Subramanian

SOUTH BY: Property owned by Seshadri (Door No.20)

Measuring on:-

East to West on the Northern side 42 Feet

East to West on the Southern side 42 Feet

North to South on the Eastern side 43 Feet

North to South on the Western side 43 Feet

In all measuring a total extent of land of 1806 Sq. ft., with the southern portion of the Twin House measuring about 950 square feet thereon, situated within the limits of Selaiyur Village, Tambaram Taluk, Kancheepuram District.

This Property E.B.Connection Service No.251-522-368.

ITEM NO.2:

Five feet common passage measuring 215 sq. ft. and bounded on the

EAST BY: Passage belonging to Seshadri (Door No.20)

WEST BY: Property settled to S.Subramanian

NORTH BY: Budhar Street

SOUTH BY: Property settled to S.Ganapathy;

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Measuring on

East to West on the Northern side 5 Feet

East to West on the Southern side 5 Feet

North to South on the Eastern side 43 Feet

North to South on the Western side 43 Feet

The above mentioned five feet common passage is to be used by both my Sons S.Ganapathy and S.Subramanian. Both my Sons will have equal share in the above said common passage of 215 sq. ft.

The present Market Value of the Property is Rs.54,43,200/-

In Witness whereof the **SETTLOR** above named has set his hand and signature on the day, month and year first above written in the presence of:

WITNESSES

1. K. Pattammal.
   K. PATTAMMAL
   W/o P. KAILASAM.

SETTLOR

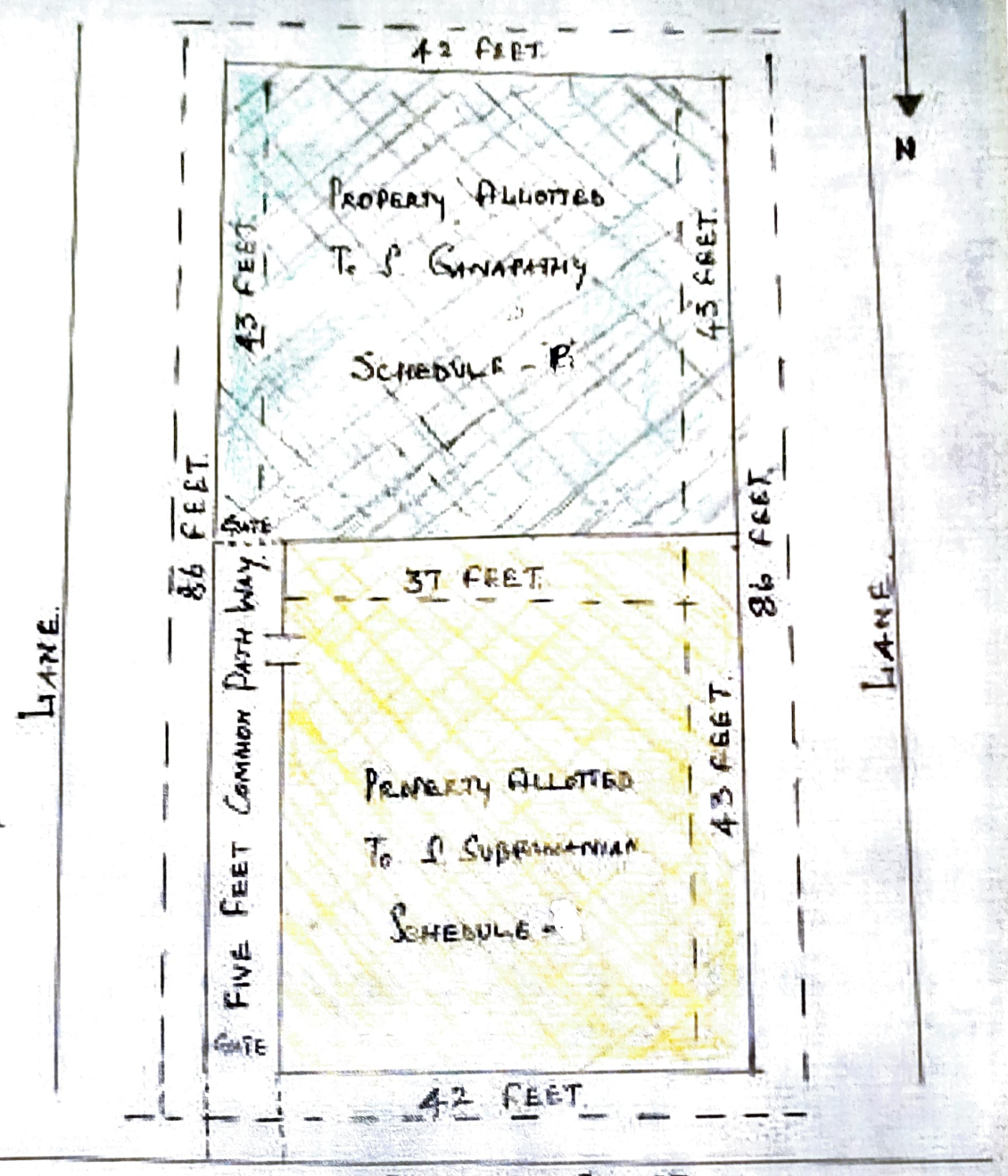
2. S. Subraman
   S. SUBRAMANIAN
   S/o. T. SUNDARAMURTHY

DRAFTED BY
I. NIRMALA
I. Nirmala
STATE DOCUMENT WRITER
LIC No. 320 / A / SOUTH MADRAS

DOCUMENT
NO / YEAR
1082/2012
Page No: 7
Total:
Pages: 9

LAND AND BUILDING BEARING DOOR No. 18 (Old No.33),
BUDDAR STREET, TAMBARAM EAST, CHENNAI-600.059.

PROPERTY OWNED BY Sri SESHADRI. S.No.94 /2A 3B
IC TAZ



This plan is not drawn to Scale.

PROPERTY ALLOTTED To S. GANAPATHY

PROPERTY ALLOTTED To S. SUPERMANIAN

FIVE FEET COMMON PATH WAY

215

DOCUMENT NO / YEAR
10082/2012
Page No: 8
Total Pages: 9

1. குடும்பத்தலைவரின் பெயர் / முகவரி	2.சிலிண்டரின் எண்ணிக்கை
சுந்தரமூர்த்தி.தி ப.எண் :33 பு. எண் :18 புத்தர் தெரு சென்னை தாம்பரம் (ம) , தாம்பரம் (ம) தென் சென்னை	இரண்டு
	3.குடும்பத்திலுள்ள நபர்கள் பெரியவர்கள் 4 சிறியவர்கள் 0

பெயர்	வயது	பெயர்	வயது
சுந்தரமூர்த்தி.தி	78		
பாக்கியலட்சுமி.சு	73		
சுப்ரமணியன்.சு	38		
பத்மா.க	33		

DOCUMENT NO / YEAR
10082/2012
Page No: 1
Total Pages: 1

K - A1273982 - 02KKD025030 - 02G035114 - June 2005

02 / W / 0125496







குடும்ப அட்டை Family Card
2005 - 2009
உணவுப்பொருள் வழங்கல் மற்றும் நுகர்வோர் பாதுகாப்புத்துறை
Civil Supplies and Consumer Protection Department

சர்க்கரை

தாம்பரம் (ம)			
கோட்டம்/வார்டு	தெரு எண்	பழைய கதவு எண்	புதிய கதவு எண்
912	004	33	18
கடை எண்	கடையின் பெயர்		அடையாள எண்
KD025	கண்ணகி தெரு-2		1654



தமிழ்நாடு तमिलनाडु TAMILNADU

80814 S. Subramanian

17 DEC 2012 Chennai-117

L 220767

DEED OF SETTLEMENT

This **Deed of Settlement executed** at **Chennai** on this 19th day of **December 2012** by Mr.**T.SUNDARAMURTHY, S/o.** N.Thiyagaraja Gurukkal, Hindu, aged about 85 years, residing at Door No.18 (Old No.33), Budhar Street, Tambaram East, Chennai-600 059, hereinafter referred to as the **SETTLOR** of the One Part;

TO AND IN FAVOUR OF

Mr.S.SUBRAMANIAN, S/o. T.Sundaramurthy, aged about 47 years, residing at Plot No.487, Viduthalai Nagar, S.Kolathur, Kovilambakkam, Chennai – 600 117, hereinafter referred to as the **SETTLEE** of the Other Part;

The terms **SETTLOR** and **SETTLEE** wherever occur, shall mean and include their heirs, executors, legal representatives and assigns witnesseth as follows:

WHEREAS the house site along with a Madras Terraced house was purchased by the **SETTLOR** out of his own earning, by a Sale Deed dated 09.07.1986 from

Verified
Sub Registrar
Selaiyur

DOCUMENT NO / YEAR 10081/2012
Page No: 1
Total: Pages: 8

Book-1
10081
2012 Scan

BOOK NO / YEAR
10081/2012
Page No: 2
Total Pages: 8

Presented in the Office of the Sub Registrar of Selaiyur and Fee of Rs 2200/- Paid between the hours of 12-1 on the 19 DEC 2012 by

Document No 10081 of 2012
Containing 7 Sheets
1 Sheet

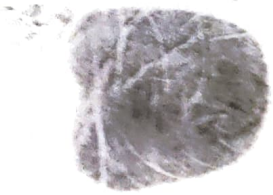
Sub-Registrar

LEFT THUMB





LEFT THUMB



SUB-REGISTRAR
SELAIYUR

"Additions as per the replies of this Document"

EXECUTION ADMITTED BY

IDENTIFIED BY

M. Pattammal., W/PATTAMMAL W/O P. KAILASAM.
15/33 BUDHAR ST, EAST TAMBARAM CHENNAI - 600059.

S. ganapathy S. Ganapathy, S/O. T. SUNDARAMURTHY
25, MADIGAN DRIVE, GLEN WAVERLEY, VIC 3150, AUSTRALIA

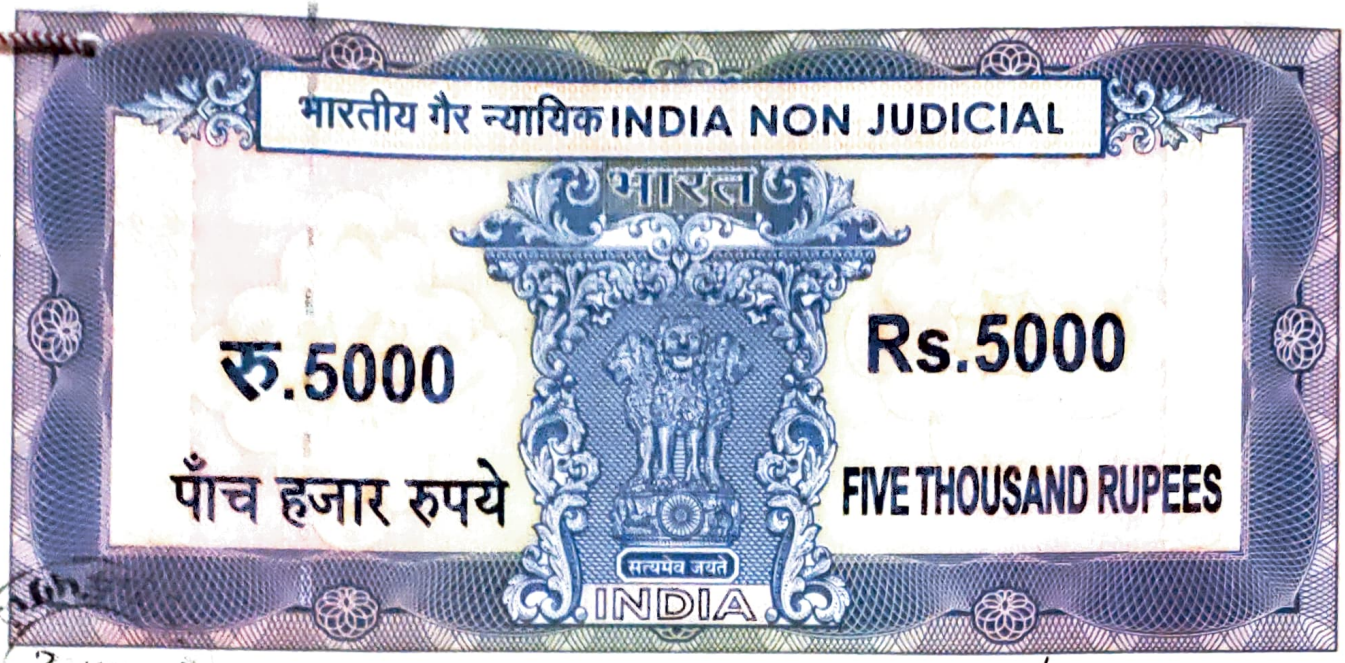
19th day of December 2012

Sub-Registrar

REGISTERED AS No 10081 OF 2012
BOOK I
DATE
19 DEC 2012

SUB-REGISTRAR
SELAIYUR

B.VARALAKSHMI
SUB-REGISTRAR



தமிழ்நாடு தமிலநாடு TAMILNADU

80815

17 DEC 2012

S.Subramanian
Chennai-117

L 220768

P. ஸானர்
(முத்திரைத்தாள் விற்பனையாளர்)
1/213, 8வது தெரு, விருதலை ந...
சு. குளத்தூர், வெள்ளை-600...
L-9581/அ 1/2...ம: 07-09-20...

Mrs.K.Meenakshi Ammal(1), W/o. S.Krishnamurthy Iyer, Mr.S.Krishnamurthy Iyer(2), S/o. K.S.Subramania Iyer, Mr. K.Sampath(3), S/o. S. Krishnamurthy Iyer, K.K.Ravi(4), S/o. S. Krishnamurthy Iyer and K.Sankar(5), S/o. S.Krishnamurthy Iyer, the parties (1), (2) and (3) were represented by their Power Agent K.K.Ravi, and the said sale deed was registered as Document No.4442/1986 of Book No.I, Volume No.1397, pages from 337 to 343 on the file of the Sub Registrar of Tambaram. The **SETTLOR** herein has been in exclusive possession and enjoyment of the property till date.

WHEREAS the **SETTLOR** demolished the old Madras terraced house in 2001 and constructed a Twin house measuring about 1700 Sq. ft. as per an approved building plan vide approval H.P.A no 351/99 and P.P.L no 243/99 dated 02 November 1999 and is the exclusive owner of the property more fully described in the **Schedule A** hereunder. The **SETTLOR** has absolute right to dispose of the same as he wishes;

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WHEREAS the **SETTLOR** out of natural love and affection he bears towards his Son namely **Mr. S.SUBRAMANIAN (SETTLEE)** has decided to settle the property more fully described in the **Schedule B** hereunder;

NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:

THAT in pursuance of the aforesaid recitals and in consideration of love and affection the **SETTLOR** bears towards the **SETTLEE** herein, the **SETTLOR** doth hereby settle the property more fully described in the **Schedule B** hereunder in favour of the **SETTLEE** herein with absolute rights.

THAT the **SETTLOR** further covenants that the property more fully described in the **Schedule B** hereunder can be enjoyed by the **SETTLEE** with full right of alienation.

THAT the **SETTLOR** further covenants that the property more fully described hereunder in the **Schedule B** is free from all encumbrances, charges, liens, mortgages, litigation, attachment, maintenance, lispendens, testamentary disposition, etc.,

THAT the **SETTLOR** further covenants that he has paid all the rates, taxes and other revenue outgoing up to date in respect of the property more fully described in the **Schedule B** hereunder.

THAT the **SETTLOR** further covenants that he and his wife Mrs. S. Bagyalakshmi shall have life interest of residing and letting out the schedule A mentioned property for rents and enjoy the rental benefits and other profits accruing there from during their life time.

SCHEDULE - A

All that Piece and parcel of the land bearing **Survey No.94/2A3B/1C1A2, Selaiyur Village,** situated at previously Saidapet Taluk, South Madras Registration District and Tambaram sub-registration district, currently Tambaram Taluk, South-Chennai Registration District and Selaiyur sub-registration District, as per **Patta**

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No.2398, measuring 3612 Square feet along with a Twin house of about 1700 Square feet, bearing Door No.18 (Old No.33), Budhar Street, Tambaram East, Chennai-600 059.

The land is bounded on :-

EAST BY	: Passage belonging to Seshadri (Door No.20)
WEST BY	: Passage for Door No.16
NORTH BY	: Budhar Street
SOUTH BY	: Property owned by Seshadri (Door No.20);

Measuring on:-

East to West on the Northern side	:	**42** feet,
East to West on the Southern side	:	**42** feet,
North to South on the Eastern side	:	**86** feet,
North to South on the Western side	:	**86** feet,

In all measuring 3612 Square feet with a Twin house measuring about 1700 Square Feet thereon.

SCHEDULE - B

(Property settled to Mr.S.SUBRAMANIAN)

ITEM NO. 1:

Northern portion of the Schedule A mentioned Property as delineated in the Plan annexed herewith and Coloured YELLOW and bounded on the:-

EAST BY: 5 Feet Common Passage

WEST BY: Passage for Door No.16

NORTH BY: Budhar Street

SOUTH BY: Property settled to S.Ganapathy;

Measuring on :-

East to West on the Northern side 37 Feet
East to West on the Southern side 37 Feet
North to South on the Eastern side 43 Feet
North to South on the Western side 43 Feet

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In all measuring a total extent of land of 1591 Sq. ft., with the Northern portion of the Twin House measuring about 750 square feet thereon, situated within the limits of Selaiyur Village, Tambaram Taluk, Kancheepuram District.

This Property E.B.Connection Service No.251-522-367.

ITEM NO.2:

Five feet common passage measuring 215 sq. ft. and bounded on the

EAST BY : Passage belonging to Seshadri (Door No.20)

WEST BY : Property settled to S.Subramanian

NORTH BY : Budhar Street

SOUTH BY : Property settled to S.Ganapathy;

Measuring on:-

East to West on the Northern side 5 Feet

East to West on the Southern side 5 Feet

North to South on the Eastern side 43 Feet

North to South on the Western side 43 Feet

The above mentioned five feet common passage is to be used by both my Sons S.Ganapathy and S.Subramanian. Both my Sons will have equal share in the above said common passage of 215 sq. ft.

The present Market Value of the Property is Rs.46,50,200/-

In Witness whereof the **SETTLOR** above named has set his hand and signature on the day, month and year first above written in the presence of:

WITNESSES

SETTLOR

1. K. Pattammal.

K. PATTAMMAL
W/o P. KAILASAM.

2. S. Ganapathy

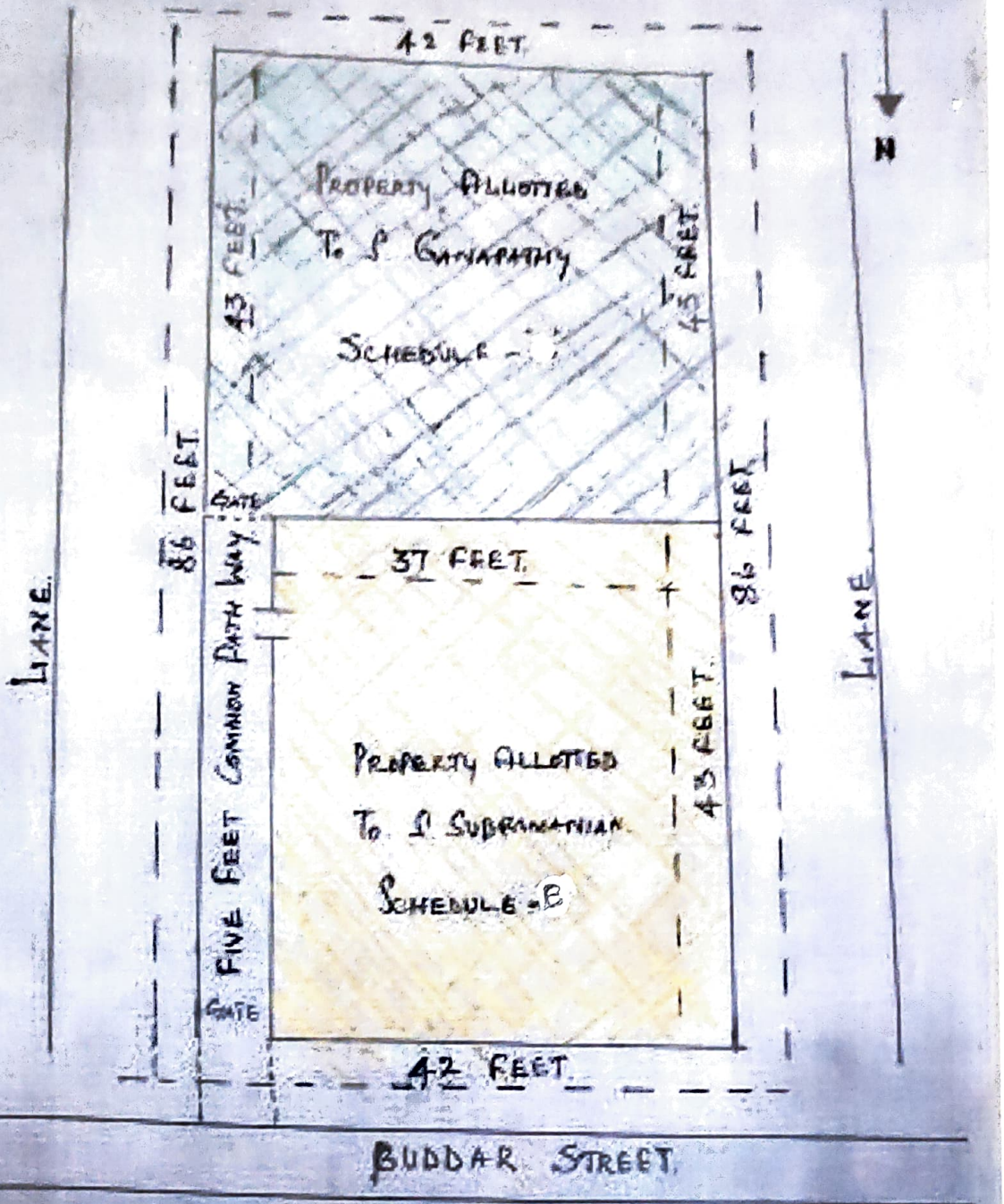
S. GANAPATHY
S/O. T. SUNDARAMURTHY

DRAFTED BY
I. NIRMALA
I. Nirmala
STATE DOCUMENT WRITER
LIC No. 320 / A / SOUTH MADRAS

DOCUMENT NO / YEAR
10081/2012
Page No: 6
Total: Pages: 8

LAND AND BUILDING BEARING DOOR No. 16 (OLD No. 33), BUDDAR STREET, TAMBARAM EAST, CHENNAI-600.059.

PROPERTY OWNED BY Sri S. SHANKAR. S.No. 94/2A 2B EC 1A2



This plan is not drawn to Scale.

DOCUMENT NO / YEAR 10081/2012 Page No: Total: 7 Pages: 8

02 / W / 0125496







குடும்ப அட்டை Family Card
2005 - 2009
உணவுப்பொருள் வழங்கல் மற்றும் நுகர்வோர் பாதுகாப்புத்துறை
Civil Supplies and Consumer Protection Department

சர்க்கரை

1. குடும்பத்தலைவரின் பெயர் / முகவரி	2.சிலிண்டரின் எண்ணிக்கை
சுந்தரமூர்த்தி.தி ப.எண் :33 பு. எண் :18 புத்தர் தெரு சென்னை தாம்பரம் (ம) , தாம்பரம் (ம) தென் சென்னை	இரண்டு 3.குடும்பத்திலுள்ள நபர்கள் பெரியவர்கள் 4 சிறியவர்கள் 0

பெயர்	வயது	பெயர்	வயது
சுந்தரமூர்த்தி.தி	78		
பாக்கியலட்சுமி.சு	73		
சுப்ரமணியன்.சு	38		
பத்மா.சு	33		

K - A1273982 - 02KKD025030 - 02G035114 - June 2005

தாம்பரம் (ம)			
கோட்டம்/வார்டு	தெரு எண்	பழைய கதவு எண்	புதிய கதவு எண்
912	004	33	18
கடை எண்	கடையின் பெயர்		அ.பதிவேடு எண்
KD025	கண்ணகி தெரு-2		1654

DOCUMENT NO / YEAR 10081/2017 Page No: 8 Total Pages: 8

9718/2023 Sal

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU AN 802050

VIDHYA. M.S

CHENNAI

10.06.2023

S. MALA
STAMP VENDOR
L.No. 17071/B2/14
120, Dr. M.G.R. Road, Tambaram East,
Chennai - 59. Cell : 9884051444

Varinda

SETTLEMENT DEED
(FATHER TO DAUGHTER)

This DEED OF SETTLEMENT executed at Chennai on this the day of 12th June 2023 by:

Document No. 9718 of 2023 of Book 1
Contains 17 Sheets 1 Sheet
Registering Officer

SIVARAMS HOMES Pvt. Ltd.
Director

Mr. M.G. SESHADRI son of Mr. M.V. Gopalachari (ID – Adhar No. 978592850584, Pan No. BGDPS4703E) aged about 80 years residing at No. 20/33A – Buddhar Street, East Tambaram, Chennai 600 059., hereinafter called the **'SETTLOR',** which term wherever the context so permits or admits, shall means and include, her legal heirs, executors, legal representatives, administrators and assigns of the **ONE PART;**

TO AND IN FAVOUR OF HIS DAUGHTER

Mrs. VIDHYA. M.S, (ID Aadhar No. 979578331668, Pan No. APHPV3455Q, Mobile No. 8939930926) daughter of Mr. Seshadri, & Wife of Mr. Parthasarathy aged about 49 years and residing at No. 20/33A – Buddhar Street, East Tambaram, Chennai 600 059., Herein in after called the **'SETTLEE',** which term wherever the context so permits or admits, shall means and include his legal heirs, executors, legal representatives, administrators and assigns of the **OTHER PART;**

And Whereas the Plot No. 33, measuring 3972 Sq.ft., bearing Patta No. 345, comprised in S. No. 94/2A3B/1C1A, at Selaiyur Village, formerly Saidapet Taluk, Presently Tambaram Taluk, Formerly Kancheepuram District, Presently Chengalpet District., which is more fully described in the Schedule- A hereunder, is the property purchased by the Settlor Mr. M.G. Seshadri, from Smt. Meenakshi Ammal wife of Sri Krishnamoorthy, in and by a sale deed dated 18.10.1989 registered as document No. 4743/1989 in the Office of the Sub Registrar Tambaram., and hereinafter referred to as the "said property" for brevity sake.

Document No. 9718 of 2023 of Book
..... Contains 17 Sheets 2 Sheet
Registering Officer

SIVARAMS HOMES Pvt. Ltd.
Director

And whereas ever since from the date of Purchase the said **Mr. M.G. SESHADRI** son of Mr. M.V. Gopalachari is in absolute possession and enjoyment over the schedule mentioned property by constructing a terraced building, on the Schedule – A mentioned Property.

And Whereas the Revenue authorities has identified and recognized his possession and enjoyment and has issued T.S.L.R. extract, as per T.S.L.R. extract – Old S. No. 94/2A3B1C1A1B (PART) Ward No. G, Block No. 22, Town Survey No. 20/0, bearing Municipal Door No. 33 a, of Selaiyur Village, Tambaram Taluk, Chengalpet District.

And Whereas the Settlor being the Father of the Settlee herein and due to his natural love and affection towards his daughter the settlee herein, the Settlor is desirous of settling the 1450 Sq. ft., of U.D.S. in the Schedule - A mentioned property in favour of his daughter **Mrs. VIDHYA. M.S,** the Settlee herein, out of natural love and affection to be taken, owned, possessed and enjoyed by him absolutely with all powers of alienation.

And Whereas the Settlee has also expressed his acceptance of the settlement.

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Registering Officer

SIVARAMS HOMES Pvt. Ltd.

Director

NOW THIS DEED OF SETTLEMENT WITHNESSETH AS FOLLOWS:-

That in the pursuance of the above and in consideration of the **Natural Love and Affection the SETTLOR bears towards his daughter, the SETTLEE herein,** the SETTLOR doth hereby SETTLE, GRANT, TRANSFER, ASSIGN AND ASSURE unto and in favour of the SETTLEE, the Schedule mentioned property in his favour to be taken, owned, possessed and enjoyed by her absolutely together with all the rights, title, claims, demand, passage, pathways and all other rights and interest whatsoever **TO HAVE AND TO HOLD** the same absolutely and forever unto the use and benefit of the Settlee herein with all powers of alienation with immediate effect.

This Settlement is absolute and shall take effect immediately and the Settlee shall be entitled to collect all rents and profits arising out of the said Schedule property absolutely and she shall be liable to make all payments, taxes and outgoings in respect to the said property by contributing solely.

The Settlor hereby state and confirm that he has delivered the symbolical possession of the Scheduled property to the Settlee herein, and the Settlee shall hereafter have the absolute right to own, possess and enjoy the same as its sole and absolute owner without any let or hindrance or interruption or disturbance from or by the Settlor or anyone claiming or purporting to claim through or under him.

Document No. 9718 of 2023 of Book 1 Contains 17 Sheets 4 Sheet

Registering Officer

SIVARAMS HOMES Pvt. Ltd.

The SETTLOR further assures the SETTLEE that he has not created any charge, lien, mortgage or any other encumbrances whatsoever affecting the said Schedule property, there is no attachment or litigations pending in any court concerning the said property and that he has absolute right and indefeasible title and full power to execute this Settlement deed and that he is executing this Settlement deed on his own accord, to and upon the said property more fully described in the Schedule hereunder.

The Settlor has this day handed over all the original documents and other connected documents pertaining to the Schedule mentioned property to the Settlee herein.

The SETTLOR further assures the SETTLEE that he has not done any act, deed, matter or had suffered or had been party or privy to any act, deed or thing knowingly or unknowingly whereby he is prevented from executing this Settlement deed in respect to the said property.

The Settlee shall be entitled to transfer the ownership of the said property and cause mutation in his favour in the records of the Chennai Corporation and other public authorities. The Settlor hereby agrees and undertakes to sign and execute the necessary letters, forms etc as may be required by the Settlee herein in this regard.

Document No. 9718 of 2023 of Book
1 Contains 17 Sheets 5 Sheet
Registering Officer

SIVARAMS HOMES Pvt. Ltd.
Director

The Settlor hereby agrees and undertakes to execute or cause to be done and executed all such acts, deeds and things (including ratification or rectification deeds or any other deeds and assurances) as may be required by the Settlee herein, for more perfectly assuring the Schedule mentioned unto the use of the Settlee herein absolutely and forever.

The Settlor do hereby agree and undertake not to revoke or cancel this Settlement Deed at any time hereafter and state that **this Settlement Deed shall be ABSOLUTE AND IRREVOCABLE.**

SCHEDULE – A
(Total Property)

All that the piece and parcel of land measuring 3972 Sq.ft., together with 6 ½ feet passage, as per T.S.L.R. extract – Old S. No. 94/2A3B1C1A1B (PART) Ward No. G, Block No. 22, Town Survey No. 20/0, bearing Municipal No. 33 a, of Selaiyur Village bearing Door No. 33, Budhar Street, East Tambaram, Chennai 600059., (Sub division Proceedings NE. MV. No. 82/8/88, MA. VU. 9/88 and approved by Tambaram Municipality by No. NA. MU. 82/8/88, MA. VU. 9/88 dated 12.09.88) comprised in S. No. 94/2A3B/1C1A, of Selaiyur Village, formerly Saidapet Taluk, Presently Tambaram Taluk, Formerly Kancheepuram District, Presently Chengalpet District., and

Document No. 9718 of 2023 of Book 1 Contains 17 Sheets 6 Sheet
Registering Officer

SIVARAMS HOMES Pvt. Ltd.
Director

Bounded on

North side : Sundaramoorthy house and 6 ½ feet passage giving access to Budhar Street

South Side : Balasubramania house

East Side : Venkatramani, Balasubramani and Venkatraman grounds

West Side : Sankaranarayanan house & plot

Measuring South to North on the eastern Side : 74.6 ft

South to North on the Western Side : 69.6 ft

West to East on the Southern Side : 48 ft

West to East on the Northern Side : 48 ft

In all measuring 3456 Sq. ft., together with 6 ½ ft passage giving access to the Budhar Street measuring 516 Sq. ft., and admeasuring 3972 sq. ft.,

Situated within the jurisdiction of the Registration District of South Chennai and the Sub-Registration District of Selaiyur.

SCHEDULE – B

(Property hereby settled)

An Undivided Share of 1450 Sq. ft., in the above mentioned Schedule A Property.

MARKET VALUE of Property hereby Settled is Rs. 25,00,000/- (Rupees Twenty Five Lakhs only)

Document No. 9718 of 2023 of Book 1 Contains 17 Sheets 7 Sheet

Registering Officer

SIVARAMS HOMES Pvt. Ltd.

Director

IN WITNESS WHEREOF THE SETTLOR HAS SET AND SUBSCRIBED HIS HANDS AND SIGNATURES ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN

SETTLOR

WITNESSES:

1. A. இகமது அனிபா.

MOHAMED ANIFA ABASS – M/59
S/o. Abass
17 B/47, Mariamman Koil Street
East Tambaram, Chennai – 59
Aadhar No. 699134229831

2. R கங்காதரன்

GANGADHARAN – M/54
S/o. Raman
60, M.G.R. Street, Anandhapuram,
East Tambaram, Chennai – 59
Aadhar No. 665532111653

Drafted by:



K.V. SUDHIR BABU
Enrolment No: 1689 / 2011
Advocate & Commissioner of Oaths
159/527 Velachery Main Road
Chennai 600 059.
Mobile : 98413 60720

Document No. 9718 of 2023 of Book 1
Contains 17 Sheets 8 Sheet

Registering Officer

SIVARAMS HOMES Pvt. Ltd.

Director

SIVARAMS HOMES Pvt. Ltd.
Director

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chengalpattu Taluk : Tambaram Town : Tambaram Ward : Ward-G selaiyur

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, 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	Ren
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : Block-22-..	20	0	94/2A3B1C1A1BPART -	33a	ரயத்துவாரி	மனை		-	0-		0.00		0	3	69.0	-	0.00	-	கோரத்திர		TR 22 2(

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

மின் கையொப்பம் / Digital Signature : 22-01
பெயர் / Name : SARAVAN
பதவி / Designation : Tal
இடம் / Place : தாம்பரம் வட்டம் / Tambaram, செங்கல்பட்டு மாவட்டம் / Chengal

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **URB/35/05/003/007/0022/20/0** 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 th reference number **URB/35/05/003/007/0022/20/0**
2. இத் தகவல்கள் 11-06-2023 அன்று 09:50:30 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 11-06-2023 at 09:50:30 PM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

Registering Officer
Sheet 1 of 1 Sheets
Document No. 9/2023 of Book 1

PAN Aadahr.pdf

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Government of India

Seshadri Mukundagiri Gopalachari

DOB: 12/10/1942

Male

9785 9285 0584

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

03/09/23, 1:25 pm

DAD PAN Aadahr.pdf

Unique Identification Authority of India

Address: S/O Gopalachari, NO 20/33A, BUDDHAR STREET, TAMBARAM EAST, Tambaram, Tambaram East, Kancheepuram, Tamil Nadu, 600059

Document No. 9718 of 2023 of Book 1 Contains 17 Sheets 0 Sheet

Registering Officer

9785 9285 0584

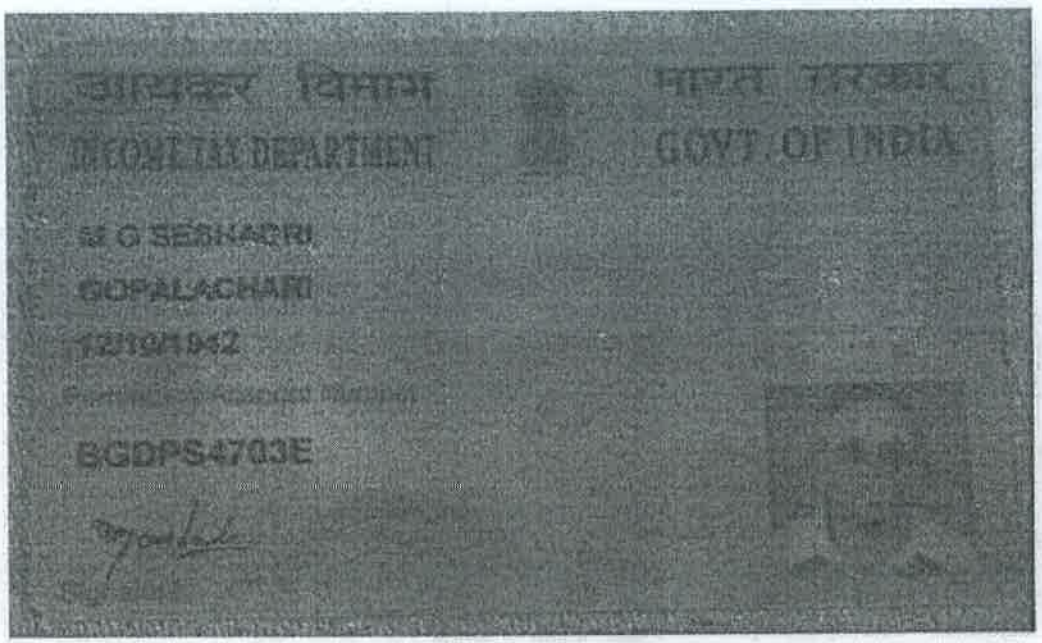
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1800 300 1947

S HOMES Pvt. Ltd.

Director

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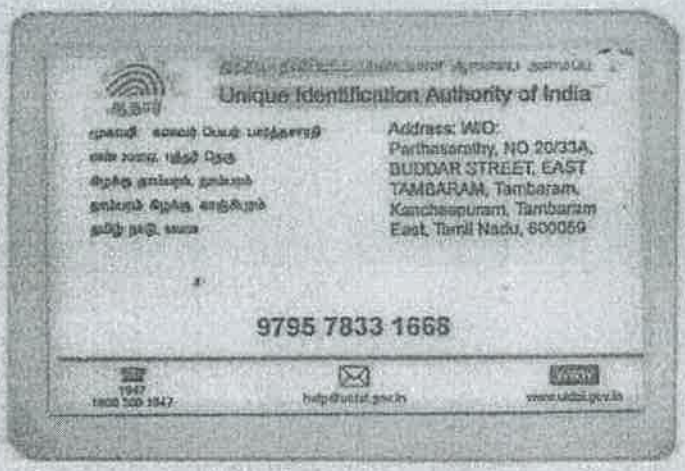
Document No. 9718 of 2023 of Book 1
Contains 17 Sheets 11 Sheet

Registering Officer

SIVARAMS HOMES Pvt. Ltd.

Director





SIVARAMS HOMES Pvt. Ltd.

Director

Document No.....9718.....of.....2023.....of Book

.....1.....Contains.....17.....Sheets.....12.....Sheet

Registering Officer



SIVARAMS HOMES Pvt. Ltd.

Director

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Registering Officer


இந்திய அரசாங்கம்
Government of India

கங்காதரன் ராமன்
GANGADHARAN RAMAN
தந்தை : ராமன்
Father : RAMAN

பிறந்த தேதி/DOB: 05/03/1969
ஆண்/ Male

6655 3211 1653

ஆதார் - சாதாரண மனிதனின் அதிகாரம்


ஆதார்
Unique Identification Authority of India

முகவரி: S/O: ராமன், 60
எம் ஜி ஆர் தெரு, ஆனந்தபுரம்
தாம்பரம், தாம்பரம் ஈஸ்ட்
காஞ்சிபுரம், தமிழ் நாடு, 600059

Address: S/O: Raman, 60, M G R STREET, ANANDHAPURAM, Tambaram, Kancheepuram, Tambaram East, Tamil Nadu, 600059

6655 3211 1653

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

R கண்ணபிரான்

Document No. 9718 of 2023 of Book 1 Contains 17 Sheets 14 Sheet

Registering Officer

SIVARAMS HOMES Pvt. Ltd.

Director

இந்திய அரசாங்கம்
Government of India

முகமது அனீபா அப்பாஸ்
Mohamed Anifa Abass



பிறந்த நாள்/DOB: 26/02/1964
ஆண்பால் / Male

6991 3422 9831

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி: S/O: அப்பாஸ், 17 பி / 47
மாரியம்மன் கோயில் தெரு, விநோபா நகர்
ஈஸ்ட் தாம்பரம், தாம்பரம்
தாம்பரம் ஈஸ்ட், காஞ்சிபுரம்
தமிழ் நாடு, 600059

Address: S/O: Abass, 17 B / 47, MARIAMMAN KOIL STREET, VINOBA NAGAR, EAST TAMBARAM, Tambaram, Tambaram East, Kancheepuram, Tamil Nadu, 600059

6991 3422 9831

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

A. முகமது அனிபா,

SIVARAMS HOMES Pvt. Ltd.

Director

Document No. 9718 of 2023 of Book 1
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Registering Officer

R/சேலையூர்/புத்தகம்-1/9718/2023

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2023ம் ஆண்டு வரிசை எண் 7402

20/33ஏ புத்தர் தெரு, கிழக்கு தாம்பரம், சென்னை, செங்கல்பட்டு, தமிழ்நாடு, இந்தியா, 600059-ல் வசிக்கும் திரு சேஷாதிரி என்பவரிடமிருந்து ₹ 24,500/- (ரூபாய் இருபத்து நான்காயிரத்து ஐந்நூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : சேலையூர்
நாள்: 12/06/2023

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2023 ஆம் ஆண்டு ஜூன் மாதம் 12ம் தேதி பி.ப. 05:35 மணியளவில் சேலையூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 4,860/- செலுத்தியவர்.

இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் :
UKC:801958047aa3c88c0949cc8bc56e455fae9001
(Details from UIDAI : Seshadri Mukundagiri Gopalachari S/O: Gopalachari, 12-10-1942, xxxxxxxx0584)



2023 ஆம் ஆண்டு ஜூன் மாதம் 12ம் நாள்

SIVARAMS HOMES Pvt. Ltd.
Director

அசோக்குமார் இரா
சார்பதிவாளர்
சேலையூர்

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R/சேலையூர்/புத்தகம்-1/9718/2023

R/சேலையூர்/புத்தகம்-1/9718/2023 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 12/06/2023
சேலையூர்

அசோக்குமார் இரா
சார்பதிவாளர்

SUB-REGISTRAR
SELAIYUR

Document No. 9718 of 2023 of Book 1
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Registering Officer

SIVARAMS HOMES Pvt. Ltd.

Director



384P

M.G. Sathadi
Mr.

P.N. Sathasivam,
...
33-...
...-600 007. ...

SALE DEED FOR Rs. 75,000/-

THIS DEED OF SALE executed at Tambaram on 18 day of October, 1989 by Mrs. K. MEENAKSHI AMMAL, wife of Sri Krishnamoorthy, aged about 60 years, residing at No.66, Mahadana Street, Mayiladuthurai, Thanjavur District duly represented by her Power Agent, Sri K.K. RAVI, son of Sri Krishnamoorthy, residing at No.66, Mahadana Street, Mayiladuthurai, Thanjavur District in and by Power of Attorney, registered as Document No.39 of 1986, on thefile of Sub-Registrar's Office, Mayavaram hereinafter called the "VENDOR" which term wherever the context so permit, shall mean and include her heirs, legal representatives,

2

K. K. Ravi

Verified
12/10/23
Sub Registrar
Selaiyur

SIVARAMS HOMES Pvt. Ltd. 1
Director

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 10768/2023

ஆவண எண் : R/ சேலையூர்/ புத்தகம்-1/ 9717 / 2023

திரு சேஷாதிரி அவர்களிடமிருந்து ₹ 29,360 (ரூபாய் இருபத்தொன்பதாயிரத்து முந்நூற்று அறுபது மட்டும்) [இணைய வழி: REG202306122881618 ₹ 28860.குறு பணப்பரிவர்த்தனை இயந்திரம்: 316317872572 ₹ 500] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	24,500
2	பதிவுக் கட்டணம்	4,000
3	கணினிக் கட்டணம்	250
4	உட்பிரிவுக் கட்டணம்	500
5	குறுந்தகடுக் கட்டணம்	100
6	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	29,360

ஆவணம் திரும்ப வழங்கப்பட்டது 16 JUN 2023 சேலையூர்

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு பிரவீன்குமார் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

சேலையூர் அலுவலகம்

நாள்: 12/06/2023

SUB-REGISTRAR
SELAIYUR

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்

பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
R.WILSON (குடிமக்கள்)	R	9840842102	09-06-23 04:03:59 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் மனு இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

SIVARAMS HOUSE (P) LTD.
Director

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி

9717/2023

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

AN 802049

10.06.2023

SATHYA NARAYANAN. M.S.

CHENNAI

S. MALA
STAMP VENDOR
L.No. 17071/B2/14
120, Dr. M.G.R. Road, Tambaram East,
Chennai - 59. Cell : 9884051444

2023

SETTLEMENT DEED
(FATHER TO SON)

This DEED OF SETTLEMENT executed at Chennai on this the 12th day of June 2023 by:

SIVARAMS HOMES Pvt. Ltd.

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Registering Officer

Mr. M.G. SESHADRI son of Mr. M.V. Gopalachari (ID – Adhar No. 978592850584, Pan No. BGDPS4703E) aged about 80 years residing at No. 20/33A – Buddhar Street, East Tambaram, Chennai 600 059., hereinafter called the **'SETTLOR'**, which term wherever the context so permits or admits, shall means and include, her legal heirs, executors, legal representatives, administrators and assigns of the **ONE PART;**

TO AND IN FAVOUR OF HIS SON

Mr. SATHYA NARAYANAN. M.S, (ID Aadhar No. 559464579821, Pan No. ARFPS0449D, Mobile No. 8939933166) Son of Mr. Seshadri, aged about 50 years and residing at No. F3, " Sailakshmi Apartments ", No. 9, First Main Road, S.B.I. Colony Extension, Nanganallur, Chennai 600 061., Herein in after called the **'SETTLEE'**, which term wherever the context so permits or admits, shall means and include his legal heirs, executors, legal representatives, administrators and assigns of the **OTHER PART;**

And Whereas the Plot No. 33, measuring 3972 Sq.ft., bearing Patta No. 345, comprised in S. No. 94/2A3B/1C1A, at Selaiyur Village, formerly Saidapet Taluk, Presently Tambaram Taluk, Formerly Kancheepuram District, Presently Chengalpet District., which is more fully described in the Schedule- A hereunder, is the property purchased by the Settlor Mr. M.G. Seshadri, from Smt. Meenakshi Ammal wife of Sri Krishnamoorthy, in and by a sale deed dated 18.10.1989 registered as document No. 4743/1989 in the Office of the Sub Registrar Tambaram., and hereinafter referred to as the "said property" for brevity sake.

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Registering Officer

SIVARAMS HOMES Pvt. Ltd.

Director

And whereas ever since from the date of Purchase the said **Mr. M.G. SESHADRI** son of Mr. M.V. Gopalachari is in absolute possession and enjoyment over the schedule mentioned property by constructing a terraced building, on the Schedule – A mentioned Property.

And Whereas the Revenue authorities has identified and recognized his possession and enjoyment and has issued T.S.L.R. extract, as per T.S.L.R. extract - Old S. No. 94/2A3B1C1A1B (PART)Ward No. G, Block No. 22, Town Survey No. 20/0, bearing Municipal Door No. 33 a, of Selaiyur Village, Tambaram Taluk, Chengalpet District.

And Whereas the Settlor being the Father of the Settlee herein and due to his natural love and affection towards his son the settlee herein, the Settlor is desirous of settling the 1422 Sq. ft., of U.D.S. in the Schedule - A mentioned property in favour of his son **Mr. SATHYA NARAYANAN. M.S**, the Settlee herein, out of natural love and affection to be taken, owned, possessed and enjoyed by him absolutely with all powers of alienation.

And Whereas the Settlee has also expressed his acceptance of the settlement.

SIVARAMS HOMES Pvt. Ltd.

Director

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Registering Officer

NOW THIS DEED OF SETTLEMENT WITHNESSETH AS FOLLOWS:-

That in the pursuance of the above and in consideration of the **Natural Love and Affection the SETTLOR bears towards his son, the SETTLEE herein,** the SETTLOR doth hereby SETTLE, GRANT, TRANSFER, ASSIGN AND ASSURE unto and in favour of the SETTLEE, the Schedule mentioned property in his favour to be taken, owned, possessed and enjoyed by him absolutely together with all the rights, title, claims, demand, passage, pathways and all other rights and interest whatsoever **TO HAVE AND TO HOLD** the same absolutely and forever unto the use and benefit of the Settlee herein with all powers of alienation with immediate effect.

This Settlement is absolute and shall take effect immediately and the Settlee shall be entitled to collect all rents and profits arising out of the said Schedule property absolutely and he shall be liable to make all payments, taxes and outgoings in respect to the said property by contributing solely.

The Settlor hereby state and confirm that he has delivered the symbolical possession of the Scheduled property to the Settlee herein, and the Settlee shall hereafter have the absolute right to own, possess and enjoy the same as its sole and absolute owner without any let or hindrance or interruption or disturbance from or by the Settlor or anyone claiming or purporting to claim through or under him.

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SIVARAMS HOMES Pvt. Ltd.
Director

The SETTLOR further assures the SETTLEE that he has not created any charge, lien, mortgage or any other encumbrances whatsoever affecting the said Schedule property, there is no attachment or litigations pending in any court concerning the said property and that he has absolute right and indefeasible title and full power to execute this Settlement deed and that he is executing this Settlement deed on his own accord, to and upon the said property more fully described in the Schedule hereunder.

The Settlor has this day handed over all the original documents and other connected documents pertaining to the Schedule mentioned property to the Settlee herein.

The SETTLOR further assures the SETTLEE that he has not done any act, deed, matter or had suffered or had been party or privy to any act, deed or thing knowingly or unknowingly whereby he is prevented from executing this Settlement deed in respect to the said property.

The Settlee shall be entitled to transfer the ownership of the said property and cause mutation in his favour in the records of the Chennai Corporation and other public authorities. The Settlor hereby agrees and undertakes to sign and execute the necessary letters, forms etc as may be required by the Settlee herein in this regard.

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Registering Officer

ARAMS HOMES Pvt. Ltd.

Director

The Settlor hereby agrees and undertakes to execute or cause to be done and executed all such acts, deeds and things (including ratification or rectification deeds or any other deeds and assurances) as may be required by the Settlee herein, for more perfectly assuring the Schedule mentioned unto the use of the Settlee herein absolutely and forever.

The Settlor do hereby agree and undertake not to revoke or cancel this Settlement Deed at any time hereafter and state that **this Settlement Deed shall be ABSOLUTE AND IRREVOCABLE.**

SCHEDULE – A
(Total Property)

All that the piece and parcel of land measuring 3972 Sq.ft., together with 6 ½ feet passage, as per T.S.L.R. extract– Old S. No. 94/2A3B1C1A1B (PART) Ward No. G, Block No. 22, Town Survey No. 20/0, bearing Municipal No. 33 a, of Selaiyur Village, bearing Door No. 33, Budhar Street, East Tambaram, Chennai 600059., (Sub division Proceedings NE. MV. No. 82/8/88, MA. VU. 9/88 and approved by Tambaram Muicipality by No. NA. MU. 82/8/88, MA. VU. 9/88 dated 12.09.88) comprised in S. No. 94/2A3B/1C1A, at Selaiyur Village, formerly Saidapet Taluk, Presently Tambaram Taluk, Formerly Kancheepuram District, Presently Chengalpet District., and

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Registering Officer

SIVARAMS HOMES Pvt. Ltd.

Director

Bounded on

North side : Sundaramoorthy house and 6 ½ feet passage giving access to Budhar Street

South Side : Balasubramania house

East Side : Venkatramani, Balasubramani and Venkatraman grounds

West Side : Sankaranarayanan house & plot

Measuring South to North on the eastern Side : 74.6 ft

South to North on the Western Side : 69.6 ft

West to East on the Southern Side : 48 ft

West to East on the Northern Side : 48 ft

In all measuring 3456 Sq. ft., together with 6 ½ ft passage giving access to the Budhar Street measuring 516 Sq. ft., and admeasuring 3972 sq. ft.,

Situated within the jurisdiction of the Registration District of South Chennai and the Sub-Registration District of Selaiyur.

SCHEDULE – B

(Property hereby settled)

An Undivided Share of 1422 Sq. ft., in the above mentioned Schedule A Property.

MARKET VALUE of Property hereby Settled is Rs. 25,00,000/- (Rupees Twenty Five Lakhs only)

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.....1.....Contains.....17...Sheets.....7.....Sheet
Registering Officer

SIVARAMS HOMES Pvt. Ltd.
Director

IN WITNESS WHEREOF THE SETTLOR HAS SET AND SUBSCRIBED HIS HANDS AND SIGNATURES ON THE DATE, MONTH AND YEAR FIRST ABOVE WRITTEN

SETTLOR

WITNESSES:

1. A. இகமத் அனிபா.

MOHAMED ANIFA ABASS – M/59
S/o. Abass
17 B/47, Mariamman Koil Street
East Tambaram, Chennai – 59
Aadhar No. 699134229831

2. R. கங்காதரன்

GANGADHARAN – M/54
S/o. Raman
60, M.G.R. Street, Anandhapuram,
East Tambaram, Chennai – 59
Aadhar No. 665532111653

Drafted by:



K.V. SUDHIR BABU
Enrolment No: 1689 / 2011
Advocate & Commissioner of Oaths
159/527 Velachery Main Road
Chennai 600 059.
Mobile : 98413 60720

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Registering Officer

SIVARAMS HOMES Pvt. Ltd.

Director

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chengalpattu Taluk : Tambaram Town : Tambaram Ward : Ward-G selaiyur

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, 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 : Block-22-..	20	0	94/2A3B1C1A1BPART -	33a	ரயத்துவாரி	மனை		-	0-		0.00	.	0	3	69.0	-	0.00	-	சேஷாத்திரி		TR DT: 22-01-2020

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

மின் கையொப்பம் / Digital Signature : 22-01-2020
பெயர் / Name : SARAVANNAN V
பதவி / Designation : Tahsilda
இடம் / Place : தாம்பரம் வட்டம் / Tambaram, செங்கல்பட்டு மாவட்டம் / Chengalpattu

VARAMS HOMES Pvt. Ltd. Director

Registering Officer
Book 1 Sheets 9
Document No. 9717 of 2023

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/35/05/003/007/0022/20/0 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/35/05/003/007/0022/20/0

2. இத் தகவல்கள் 11-06-2023 அன்று 09:50:30 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 11-06-2023 at 09:50:30 PM

3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

இந்திய அரசாங்கம்

Government of India



Seshadri Mukundagiri Gopalachari

DOB: 12/10/1942

Male

9785 9285 0584

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

Address: S/O Gopalachari, NO 20/33A, BUDDHAR STREET, TAMBARAM EAST, Tambaram, Tambaram East, Kancheepuram, Tamil Nadu, 600059

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Registering Officer

SIVARAMS HOMES Pvt. Ltd.

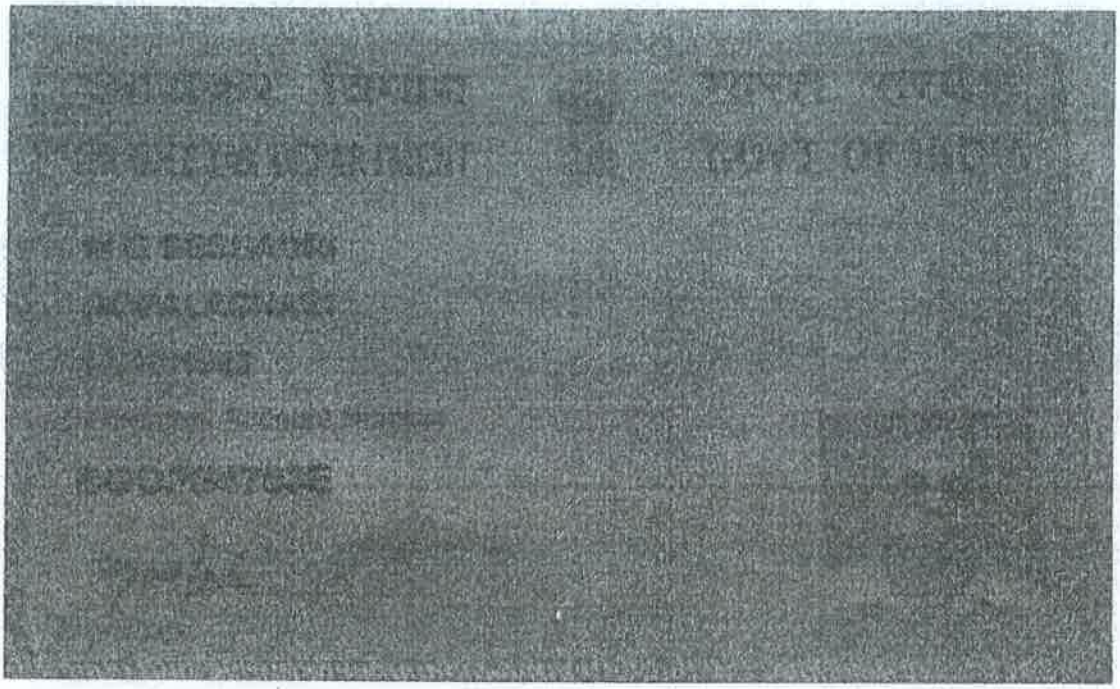
Director

9785 9285 0584

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



SIVARAMS HOMES Pvt. Ltd.

Director

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Registering Officer

03/06/23, 1:24 pm


இந்திய அரசாங்கம்
Government of India
சத்திய நாராயணன் மு ஸே
Sathya Narayanan M S
பிறந்த நாள் / DOB : 01/02/1973
ஆண்பால் / Male
5594 6457 9821
எனது ஆதார், எனது அடையாளம்


ஆதார்
Unique Identification Authority of India
முகவரி:
சேஷாத்ரி, எப்3 சாய்லக்ஷ்மி அபார்ட்மெண்ட்ஸ் எண் 9, முதல் பிரதான சாலை, எஸ் பி ஐ காலனி இணைப்பு, நங்கநல்லூர், நங்கநல்லூர், காஞ்சிபுரம், தமிழ் நாடு, 600061
Address:
S/O Seshadri, F3 Sailakshmi Apts No 9, First Main Road, S B I Colony Extn, Nanganallur, Nanganallur, Kancheepuram, Tamil Nadu, 600061
5594 6457 9821
1947
help@uidai.gov.in
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SIVARAMS HOMES Pvt. Ltd.
Director

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Registering Officer


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SATHYANARAYANAN M S
SESHADRI
01/02/1973
Permanent Account Number
ARFPS0449D
Signature

SIVARAMS HOMES Pvt. Ltd.

Director

Document No. 9717 of 2023 of Book 1
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Registering Officer

இந்திய அரசாங்கம்
Government of India

முகமது அனீபா அப்பாஸ்
Mohamed Anifa Abass



பிறந்த நாள்/DOB: 28/02/1964
ஆண்பால் / Male

6991 3422 9831

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி: S/O: அப்பாஸ், 17 பி / 47
மாரியம்மன் கோயில் தெரு, வினோபா நகர்
ஈஸ்ட் தாம்பரம், தாம்பரம்
தாம்பரம் ஈஸ்ட், காஞ்சிபுரம்
தமிழ் நாடு, 600059

Address: S/O: Abass, 17 B / 47, MARIAMMAN KOIL STREET, VINOBA NAGAR, EAST TAMBARAM, Tambaram, Tambaram East, Kancheepuram, Tamil Nadu, 600059

6991 3422 9831

1947
1800 300 1947

help@uidai.gov.in

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A முகமது அனிபா.

SIVARAMS HOMES Pvt. Ltd.

Director

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Registering Officer


இந்திய அரசாங்கம்
Government of India

கங்காதரன் ராமன்
GANGADHARAN RAMAN

தந்தை : ராமன்
Father : RAMAN

பிறந்த நாள்/DOB: 05/03/1969

ஆண்பால் / Male

6655 3211 1653

ஆதார் - சாதாரண மனிதனின் அதிகாரம்


ஆதார்

Unique Identification Authority of India

முகவரி: S/O: ராமன், 60
எம் ஜி ஆர் தெரு, ஆனந்தபுரம்
தாம்பரம், தாம்பரம் ஈஸ்ட்
காஞ்சிபுரம், தமிழ் நாடு, 600059

Address: S/O: Raman, 60, M G R STREET, ANANDHAPURAM, Tambaram, Kancheepuram, Tambaram East, Tamil Nadu, 600059

6655 3211 1653

1947
1800 300 1947

help@uidai.gov.in

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R கங்காதரன்

SIVARAMS HOMES Pvt. Ltd.

Director

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Registering Officer

R/சேலையூர்/புத்தகம்-1/9717/2023

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2023ம் ஆண்டு வரிசை எண் 7401

20/33எ புத்தர் தெரு, கிழக்கு தாம்பரம், சென்னை, செங்கல்பட்டு, தமிழ்நாடு, இந்தியா, 600059-ல் வசிக்கும் திரு சேஷாதிரி என்பவரிடமிருந்து ₹ 24,500/- (ரூபாய் இருபத்து நான்காயிரத்து ஐந்நூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : சேலையூர்
நாள்: 12/06/2023

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2023 ஆம் ஆண்டு ஜூன் மாதம் 12ம் தேதி பி.ப. 05:30 மணியளவில் சேலையூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 4,860/- செலுத்தியவர்.

இடது பெருவிரல்





9380460416

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி.

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் : UKC:13190267e130fca0114f6a8acb67be4ef15de2

(Details from UIDAI : Seshadri Mukundagiri Gopalachari S/O: Gopalachari, 12-10-1942, xxxxxxxx0584)



SIVARAMS HOMES Pvt. Ltd.

Director

2023 ஆம் ஆண்டு ஜூன் மாதம் 12ம் நாள்

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Registering Officer

அசோக்குமார் இரா
சார்பதிவாளர்
சேலையூர்

R/சேலையூர்/புத்தகம்-1/9717/2023 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 12/06/2023
சேலையூர்

அசோக்குமார் இரா
சார்பதிவாளர்

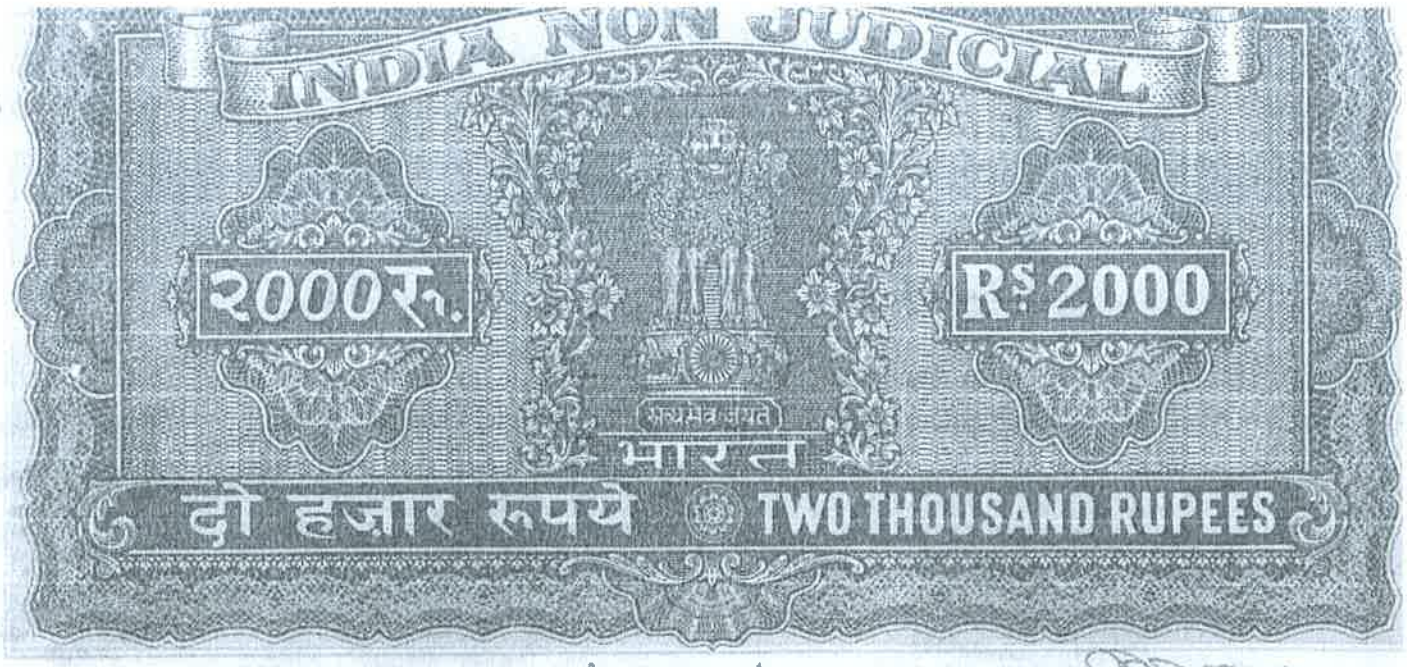
SUB-REGISTRAR
SELAIYUR

SIVARAMS HOMES Pvt. Ltd.

Director

Document No. 9717 of 2023 of Book 1
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Registering Officer



M. G. Seshadri
Ag.

P. N. Sellaraj

SALE DEED FOR Rs. 75,000/-

THIS DEED OF SALE executed at Tambaram on 18 day of October, 1989 by Mrs. K. MEENAKSHI AMMAL, wife of Sri Krishnamoorthy, aged about 60 years, residing at No.66, Mahadana Street, Mayiladuthurai, Thanjavur District duly represented by her Power Agent, Sri K.K. RAVI, son of Sri Krishnamoorthy, residing at No.66, Mahadana Street, Mayiladuthurai, Thanjavur District in and by Power of Attorney, registered as Document No.39 of 1986, on thefile of Sub-Registrar's Office, Mayavaram hereinafter called the "VENDOR" which term wherever the context so permit, shall mean and include her heirs, legal representatives,

Verified
12/10/89
Sub Registrar
Selaiyur

SIVARAMS HOMES Pvt. Ltd.
Director

4743

Certificate under section 42 of the Indian Stamp Act 1899

S.No. 956 of 19 81

I hereby certify that a sum of Rs. 12

(Rupees Twelve)

.....(duty) on account of deficit stamp duty has been levied under Section 41 of the Stamp Act in respect of instrument from

Thiru Seshadri

Residing at

S.R.O. Tambaram. Signature of Sub-Registrar and collector under sec. 41 of the Indian Stamp Act

18.10 19 81

PRESENTED IN THE OFFICE OF THE SUB-REGISTRAR OF TAMBARAM ON FEE OF Rs 881/- PAID BETWEEN THE HOURS OF 3 AND 4 ON THE 18th DAY OF Oct 1981

BY K.K. Rani

EXECUTION ADMITTED BY

K.K. Rani

K.K. Rani S/o. S. VENKATASUBRAMANIAN
66, MANDAVELI ST
MYLAPORE.

IDENTIFIED BY

(1) A. (M. RAMANATHAN) S/o. K. MUNUSWAMY NAICKER
13, First St, Rayanavilagapuram, Tambaram.

(2) T.A. Balasubramanian (T.A. BALASUBRAMANIAN)
15. VENKATESA CHOUDRY STREET, TAMBARAM.
S/o T.S. ARUNACHALAM

SIVARAMS HOMES Pvt. Ltd.
Director

18th Day of 1981 Sub-Registrar

Registered as No. 4243 of 1981
of Book 1 Volume 1614
Pages 221 to 225.



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

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

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