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RE REGULATORY RECORD

RERA Document

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DIGITALLY VERIFIED RECORD

C 89



(Rs One Thousand only)

2813

29.1.79

M. Leelavathi (10)

Ms. C.N. Janaswamy

C. N. JANANESWARAN
STAMP VENDOR
No. 14, TYAGARAJA MUDALI STREET
TRIPLICANE MADRAS-5

A-A.

THIS INDENTURE OF SALE MADE AT MADRAS THIS 31st DAY OF January 1979 BY ALAMELU AMMAL, Wife of T.A. Raj Gopal, Property Owner, residing at No.40/2, Mount Road, St. Thomas Mount, Madras-6000 16 hereinafter called the "VENDOR" which term shall mean and include her heirs, executors, administrators, legal representatives and assigns of the ONE PART TO AND IN FAVOUR OF M. LEELAVATHI, Cine Artiste, residing at No.8, Venkatramaier Street, Theyagarayanagar,

Alamelu Ammal.

91

100Rs.



(Rs one hundred only)

M. Leelavathi

2814
29.1.79

Ms C.N. Janaeswaran

C. N. JANAKESWARI
STAMP VENDOR
LICENCE MADRAS-6

: 2 :

Madras-6000 17 hereinafter called the "PURCHASER" which term shall mean and include her heirs, executors, administrators, legal representatives and assigns of the OTHER PART:

WHEREAS the Vendor purchased out of her own funds a piece and parcel of Agricultural land in No.41, Pudupakkam Village, Chingalpattu Taluk and District, bearing Present Survey Nos.243/2 and

Alamelu Ammal.

100Rs.



(Rs One hundred only)

2815
29.1.79

M. Leelavathi

Ms C.N. Janaeswaran

C. N. JANANESWARA
STAMP VENDOR
No. 14, THIRD AVENUE
CHENNAI MADRAS

243/3A under a Deed of Sale dated 4-3-1967 and Registered as Document No.824 of 1967 at the Office of the Registrar of Madras and thus became solely and absolutely entitled to the same;

WHEREAS eversince the date of her purchase the Vendor has been to date in sole and exclusive possession of the said property described in the schedule hereunder and has also obtained patta in her name as owner thereof.

Alamelu Ammal.

100Rs.



(Rs One hundred only)

2816 M. Lakshmathi

29.1.79

W/o. Cr. Janakiraman

C. N. JAYARAMESWARAN
STAMP VENDOR
S.R. PURAM
APPLICANT

: 4 :

WHEREAS the Vendor offered to sell and the Purchaser agreed to purchase the said property described in the Schedule hereunder for a sum of Rs.22,000/-(Rupees Twenty-two thousand only).

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.22,000/-(Rupees Twenty two thousand) only paid in all by the Purchaser to the Vendor on and

Alamelu Ammal

97

100Rs.



(Rs One hundred only)

280
29.1.79

M. Lakshmanathi

Ms Rajasuriyan

before the Execution of these presents; the receipt of which sum in the manner aforesaid the Vendor hereby acknowledges and releases the Purchaser from any further payment, and the Vendor doth hereby sell, convey, assign and transfer absolutely, to and in favour of the Purchaser the piece and parcel of Agricultural land bearing present Survey Nos.243/2 and 243/3A, Pudupakkam Village No.41, Chingalpattu Taluk and District and

Alamelu Ammal

100Rs.



(Rs One hundred only)

28/3 M. Nalavathi

29.1.79

fully set out and described in the Schedule hereunder together with all liberties, rights, privileges, easements, advantages, ways, water-ways, whatsoever to the said property occupied, or enjoyed, or reputed, or known as part and parcel of the same, and all the estate, right, title and interest, property, equities, claim and

Alamelu Ammal.

100Rs



(Rs One hundred only)

2819
29.1.79

M. Leelavathi

By
C. Jananeswaran

C. B. JANANESWARAN
STAMP VENDOR
No. 14, THYAGA BRAHMAM STREET
MADRAS 600 045

demand of the Vendor UNTO AND UPON the said property, to have and to hold the same, and all singular the property hereby granted, conveyed, and sold Unto the Purchaser and her assigns absolutely, and forever.

THE VENDOR hereby covenants with the Purchaser that the Vendor has a good and

Nirmala Anand

100Rs.



(Rs. One hundred c. only)

M. Leelavathi.

2820

29.1.99

Ms. C.V. Janaswamy

: 8 :

perfect title and power to convey the property hereby conveyed or expressed to be hereby conveyed Unto the Purchaser in the manner aforesaid.

THE VENDOR doth hereby further covenants with the Purchaser that She the

Alamelu Ammal.

105

100Rs.



(Rs One hundred only)

2821 - 29.1.79

M. Leelavathi

Ms. C. Janaeswaran

C. N. JANANESWARAN
STAMP VENDOR
SIPCOT INDUSTRIAL ESTATE
SIPCOT CARE ENGINES

Purchaser shall hereafter peaceably hold, use and enjoy as the Purchaser's own property, without any hindrence, claim, interruption or demand by or from the Vendor and that the property is free from any encumbrance, mortgage, charge, and that all taxes, quit rents, rates upto the date of this

Alamelu Ammal.



Indenture have been paid or will be paid by the Vendor.

THE VENDOR shall at all times at the cost of the Purchaser execute and do every lawful assurance and things for the further or more perfectly assuring the said property Unto the Purchaser as by herself be reasonably required.

Alameda Anmal.

109

100Rs.



(Rs One hundred only)

2823
29.1.79

M. Leelavathi

Ms. C.N. Jayaneswaran

: 11 :

AND THE VENDOR doth hereby further covenant with the Purchaser that She the Vendor will Indemnify the Purchaser against any damages, loss, liability or expenses the Purchaser may suffer, or incur, in the matter of the Purchaser being disturbed in the quiet and peaceful enjoyment of the

Alamelu Ammal.

100Rs.



(Rs one hundred only)

12/9/79. M. Lakshmavathi.

29.1.79.

R. SANTHANAM
STAMP VENDOR
81/232, ANNAPPA CHETTY ST.
MADRAS-600002.

said property, by reason of any defect in the title, and the Power of the Vendor or of any encumbrance, charge, mortgage on the property, or by reason of any action, or legal proceedings for the purpose of enforcing or defending the title under this Indenture.

Alamelu Ammal.

100Rs.



(Rs One hundred only)

1292
29.1.79

M. Leelavathi

Ms.

: 13 :

THIS Deed further witnesseth that the averment made herein that the property belongs absolutely to the Vendor is confirmed to be true by the Vendor's husband T.A. RAJ GOPAL who in acquiescence of the same has

Alamelu Ammal.

100Rs.



(Rs One hundred only)

1293

29.1.79.

M. Leelavathi

Ms.

R. A. SUBRAMANI
SIGNATURE VENDOR
131/ PALLI CHETTY ST.,
MADRAS-600 013.

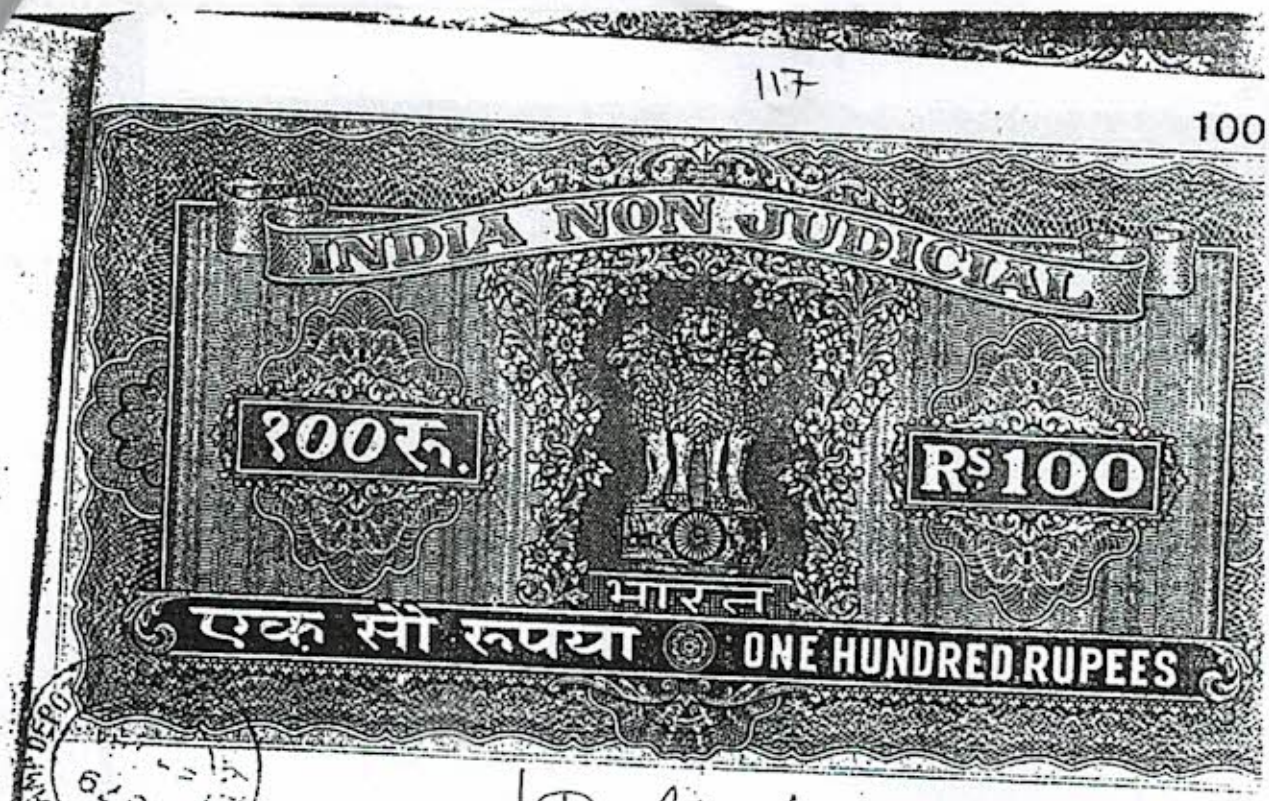
subscribed his name as attesting witness hereto.

THE VENDOR has this day delivered over to the Purchaser vacant possession of the said property hereby conveyed.

SCHEDULE:

All that piece and parcel of Agricultural

Alamelu Ammal.



100

(Rs One hundred only)

1294
29.1.79

M. Leelavathi

Ms.

R. SANTHANAM
STAMP VENDOR
31/232, RASAPPA CHETTY ST
MADRAS-600003

: 15 :

Punjai land situate in No.41, Pudupakkam Village, Chengalpattu Taluk and District within the Registration Sub District of Tiruporur and Registration District of Chengalpattu bearing Present Survey Nos.243/2 and 243/3A, Old Survey No.243/2, Patta No.903 issued to the Vendor and Bounded on the North by land bearing Survey No.241; East by land belonging to Rajammal;

Alamelu Ammal.



1 (Rs Twenty only)

1295 - M.I. of Palavanthangal

29.1.79. Mrs.

R. SAMPATH
STAMP VENDOR
131/252, RAJAPPA CHETTY
MADRAS-600 006

South by Kelambakkam Vandalur Road and

On the West by land belonging to the Purchaser and admeasuring 5 Acres 12 cents or thereabouts.

IN WITNESS WHEREOF THE VENDOR HEREIN HAS SET HER HAND AND SIGNATURE THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

In the presence of
Witnesses:

1. T. A. RAJ GOPAL,
40/2 Mount Road.
St Thomas Mount,
Madras 16.

2. K. P. Adriga
Advocate
33. Dr C.P.R. Iyer Road
Madras 600 018

VENDOR.

Alamelu Amm.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Chennai 600 097, India
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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.