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93000/- (10)



तमिलनाडु TAMILNADU

099279

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

M/S. Prithivi Realtors Private Limited
Chennai-1.

18615
27.5.06

Verified

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai on this 30th day of May 2006

BY

G.MAHESWARI, W/o.K.Gnanamani, aged about 27 years, residing at No.640, T.H.Road, Tondiarpet, Chennai –600 081, hereinafter called the **"VENDOR"**, which term shall mean and include her heirs, executors, administrators, legal representatives and assigns;

For PRITHIVI REALTORS PRIVATE LTD,

Director

Director

G. Maheswari.

4996 2006

1/21

தாக்கல் செய்து கட்டணம் ரூ. 11490/-
செலுத்தியவர்.

Prema. K

எழுதிக்கொடுத்ததாக ஒப்புக்கொண்டவர்

(1) இடது பெருவிரல்

G. Maheswari

இடது பெருவிரல்

(2)

G. Saravanan

எழுதி வாங்குவதாக ஒப்புக்கொண்டவர்

இடது பெருவிரல்

(3)

Prema. K

என்று குறித்தவர்களை

(4)

Balakrishnan

சட்டம் ...
மாவட்ட ஆட்சியர்
நாள் 30.5.06

ஆவண எண் 4996 / 2006
பக்க எண் 2
மொத்த பக்கங்கள் 21

W/o. Gnanamani,
No. 640. T.H. Road.
Tondiarpet. Chen-81
(D.L. 01/W/025938)

S/o. Kannabiran.
-do- address
(Elec. Id. FBT1322190)

W/o. Kannan. No. 46.
Moore Street Chen-1.
(PAN AADCP 3402H)

S/o. Balakrishnan
-do- address
(PAN AADCP 3402H)



तमिलनाडु TAMILNADU

099280

18616
27.5.06

M/s. Prithvi Realtors Private Limited
Chennai-1.

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

AND

MR.K.GNANAMANI, S/o.Kannabiran Naicker, aged about 45 years, residing at No.640, T.H.Road, Tondiarpet, Chennai – 600 081 hereinafter called the **"VENDOR"**, which term shall mean and include his heirs, executors, administrators, legal representatives and assigns who is included by way of abundant caution as VENDOR in this sale deed;

For PRITHVI REALTORS PRIVATE LTD,

Director

Director

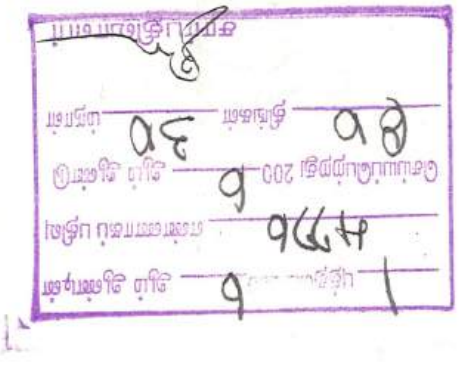
G. Maheswari

G. Gnanamani

4776/2006
3/21









தமிழ்நாடு TAMILNADU

099276

18629/29.5.06 M/s. Prithivi Realtors Private Limited Chennai-1.

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

TO AND IN FAVOUR OF

M/s.PRITHIVI REALTORS PRIVATE LIMITED, a Private Limited Company registered under the Companies Act, (PAN No. AADCP 5402 H) having its registered office at SAROJA TOWERS, OLD NO.90, NEW NO.46, Moore Street, Chennai – 600 001 represented by its Directors Mr.B.LOGANATHAN S/o R.BALAKRISHNAN and Mrs.K.PREMA W/o S.KANNAN, hereinafter called the **"PURCHASER"**, which term shall mean and include their heirs, executors, administrators, legal representatives and assigns, WITNESSETH:-

For PRITHIVI REALTORS PRIVATE LTD.

Director

Director

G. Maheswari.

ஆவண எண்: 4776/2006
பக்க எண்: 5/21
மொத்த பக்கங்கள்



தமிழ்நாடு TAMILNADU

099277

V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

18625
29.5.06

M/s. Prithvi Realtors Private Limited
Chennai-1.

WHEREAS the VENDOR represented to the PURCHASER that she is the sole, legal, true and absolute owner of the following lands, (as per Court Order Survey No.3 – 3B/3D) presently Survey No.3-3B measuring 0.85 Acres, (as per Court Order Survey No.11 – 5D/6A) presently Survey No.11/5D measuring 0.80 Acres, (as per Court Order Survey No.15 – 1B-2B) presently Survey No.15/1B measuring 1.28 Acres, in all measuring 2.93 Acres, situated at No. 16, Pandur Village, Perumattur Nallur Village Panchayat, Kattankulathur Panchayat Union, Chenglepet Taluk, Kancheepuram District within the limits of Registrar of

For PRITHVI REALTORS PRIVATE LTD,

Director

Director

G. Maheswari.

4776 / 2006

6/21



தமிழ்நாடு TAMILNADU

18709 30-5-06 M/S. Prithvi Realtors Private Limited Chennai-14

099278

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

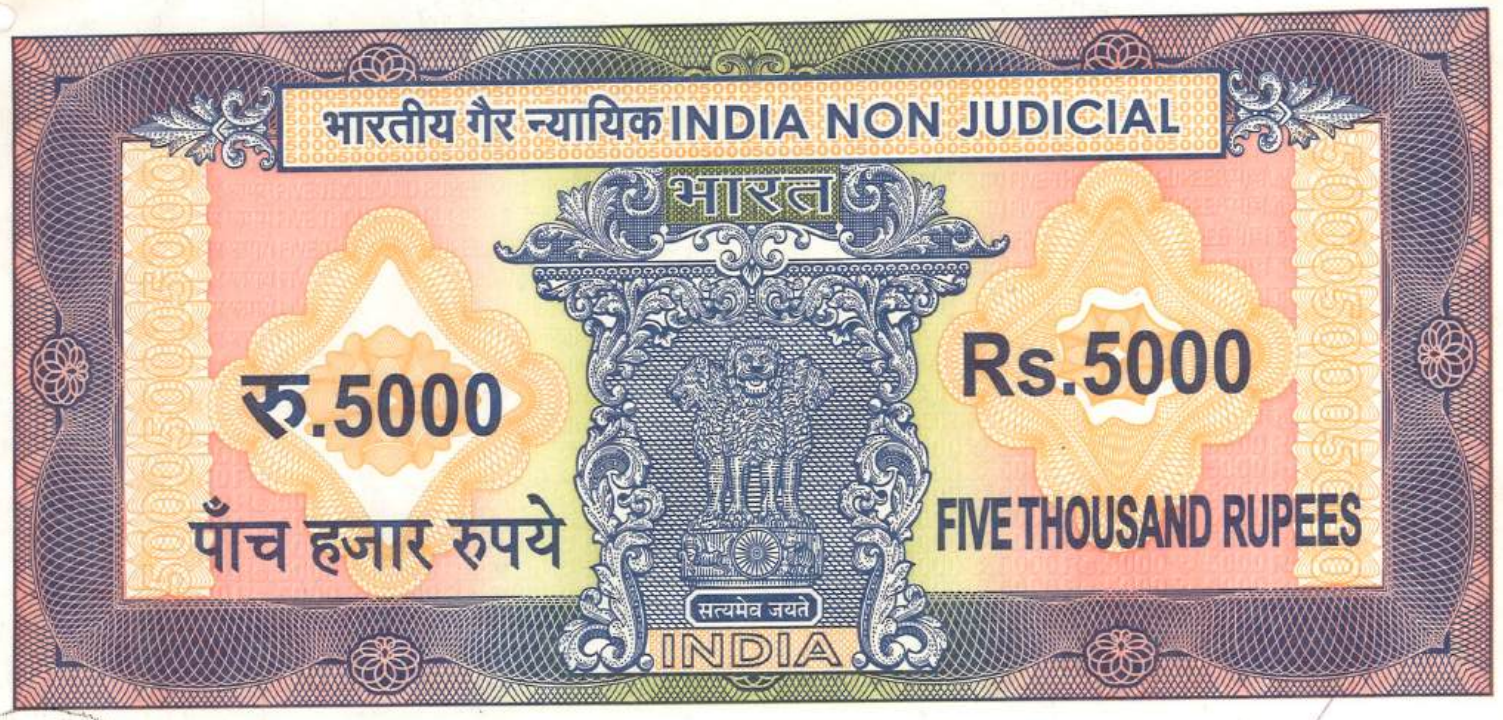
Chenglepet Dist and Sub-Registrar of Thiruporur, having obtained the same by means of settlement deed done out of love and affection by her husband Mr.K.Gnanamani and registered the same as Document No.4647 dated 26.05.2006 with the Sub-registrar office, Thiruporur on 26.5.2006 and has been continuous, uninterrupted, peaceful possession and enjoyment having valid and marketable title ever since the date of settlement of the above mentioned properties.

For PRITHVI REALTORS PRIVATE LTD,

Director Director

G. Maheswari

K. Gnanamani



तमिलनाडु TAMILNADU

M/s. Prithvi Realtors Private Limited
Chennai-1.

18711
30.5.06

292387
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

WHEREAS Mr.K.Gnanamani S/o.Kannabiran Naicker acquired the property through family partition by the order dated 24th January 1996 of the Hon'ble High Court Madras in C.S.No.362 of 1976 and application No.3692 of 1982 and 276 of 1996 and has been continuous, uninterrupted, peaceful possession and enjoyment having valid and marketable title ever since of the above mentioned properties.

WHEREAS the VENDOR further covenants with the PURCHASER that all the above properties have been transferred in his name in the Government Land Register, Chitta Book of No.16 of Pandur Village, and Patta also issued in his name vide Patta No.1285.

For PRITHVI REALTORS PRIVATE LTD,

Director

Prema.K
Director

H11 b/ 2006
8/21

G. Maheswari
G. Gnanamani



தமிழ்நாடு TAMILNADU

18712
30.5.06

M/s - Prithivi Realtors Private Limited
Chennai-1.

292388
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

WHEREAS the VENDOR has agreed to sell the property morefully described in the schedule hereunder to the PURCHASER for a net sale consideration of Rs.11,72,000/- (Rupees ELEVEN LAKHS SEVENTY TWO THOUSAND ONLY) free from all encumbrances, and the PURCHASER agreed to purchase the same for the said price.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH

That in pursuance of the said agreement and in consideration of the sum of Rs. 11,72,000/- (Rupees ELEVEN LAKHS SEVENTY TWO THOUSAND ONLY) paid by the PURCHASER to the VENDOR, by way of following Bankers Payorder:

For PRITHIVI REALTORS PRIVATE LTD,

Director

Prema.K
Director

4996/2006
9/21

G.Maheswari



தமிழ்நாடு TAMILNADU

18713 30.5.06 H/s. Prithvi Realtors Pvt. Ltd Chennai-1.

292389
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

Drawn On	DD. No.	Date	Amount	IN FAVOUR
Indian Bank Saidapet Branch	108637	30.5.2006	11,72,000/-	G. Maheswari

the receipt of which sum of Rs. 11,72,000/- (Rupees ELEVEN LAKHS SEVENTY TWO THOUSAND ONLY) the Vendor doth hereby admit, acknowledge and acquit the Purchaser from further payments thereof and the Vendor doth hereby grant, convey, sell, transfer and assign unto the purchaser all that vacant piece of land morefully described above and in the Schedule hereunder , together with all ~~trees~~, ~~fences~~, ditches, hedges, ways , waters, water courses, liberties, privileges, easements and appurtenances whatsoever to the said property or in

For PRITHVI REALTORS PRIVATE LTD,

Director

Director

4116/2006

10/21

G. Maheswari



தமிழ்நாடு TAMILNADU

18714 30.5.06 M/s. Prithvi Realtors Private Limited Chennai-1.

292390
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

any way appertaining thereto and all the estate, right, title and interest, claims and demand whatsoever of the vendor in the said property hereby conveyed and every part thereof **TO HAVE AND TO HOLD THE SAME UNTO THE PURCHASER ABSOLUTESLY.**

AND the VENDOR doth hereby covenant with PURCHASER that they are the sole and absolute owner of the said property hereby conveyed and have perfect right, title and authority to convey the said property to the PURCHASER and that the VENDOR has not done or knowingly suffered any act, deed or things whereby the said property is affected or impeached in title or otherwise or hindered from conveying and transferring the said property to the PURCHASER.

For PRITHVI REALTORS PRIVATE LTD,

Director Director

G. Maheswari



तमिलनाडु TAMILNADU

18715/30.5.06

M/s. Prithvi Realtors Pvt. Ltd. Chennai-1.

292391
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

The VENDOR hereby agrees to save harmless and keep indemnified the PURCHASER from all losses, damages, costs and expenses which the Purchaser may sustain or incur by reason of any claim being made by anybody whomsoever to the said property.

The Vendor hereby further declares that they have not been party or privy to anything whereby the property is or may be impeached in title and that the said property is not subject to any encumbrance and that the property is free from attachment, claim for maintenance or any other manner of encumbrance and that the property is not the subject matter of any Will or dispute now pending in any Court of Law.

For PRITHVI REALTORS PRIVATE LTD.,

Director

Director

G. Maheswari.

A1976/2006

12/21



தமிழ்நாடு TAMILNADU

M/s- Prithvi Realtors Private Limited
Chennai-1

18716
30.5.06

292392
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

AND the Vendor doth hereby covenant with the Purchaser that the Vendor shall at all times, indemnify and keep indemnified the purchaser against all claims and demands whatsoever in respect of the property hereby conveyed and every part thereof and make good to the purchaser all losses, damages, costs, and expenses which the purchaser may incur or suffer by reason of any claim or any defect, flaw or deficiency in the title of the Vendor to the property, or any deficiency in the description of the extent or any other particulars of the property hereby conveyed and assures the purchaser that at any later date if anything wrong is found out they will hold themselves responsible and compensate the purchaser fully at the cost of the Vendor.

For PRITHVI REALTORS PRIVATE LTD,

Director

Director

G. Maheswari.



तमिलनाडु TAMILNADU

18717
30.5.06

H/S. Prithvi Realtors Privati Limited
Chennai-1.

292386
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

AND THE VENDOR HAVE PUT THE PURCHASER IN VACANT POSSESSION OF THE PROPERTY THIS DAY.

AND the Vendor doth hereby covenant with the Purchaser that the Purchaser shall and may henceforth peacefully and quietly enter into, possess and enjoy the said property and receive rents and profits thereof without any let or hindrance, interruption or disturbance from or through the Vendor or from any person claiming through or under them.

AND the Vendor doth hereby declare that all taxes and other charges payable to the Government and to the Local authority in respect of the said property have been paid till date and further covenant with the purchaser that if at any later

For PRITHVI REALTORS PRIVATE LTD.,

Director

Director

G. Maheswari.

14/21



तमिलनाडु TAMILNADU

18718
30.5.06

M/s. Prithvi Realtors Private Limited
Chennai-1.

292385
V. RAJANGAM
STAMP VENDOR
L.No. 579 / ஆ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

date anything is found out as remains unpaid, the Vendor shall from and out of their funds discharge the same and also agree to reimburse the purchaser if anything is paid by them.

The Vendor hereby covenant with the Purchaser that they have good title and full power to sell the vacant land and agree that at all times and upon any reasonable request and at the cost of the Purchaser they will do and execute or caused to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly assuring the said property unto the Purchaser.

For PRITHVI REALTORS PRIVATE LTD,

Director

Director

G. Maheswari.

4496 / 2006

12/21



तमिलनाडु TAMILNADU

A 067289

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ.எ. 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24340608

M/s. Prithvi Realtors Private Limited
Chennai-1.

18719
30.5.06

The VENDOR further covenants that they have not executed any Testament/WILL in favour of any one, for the Schedule mentioned properties. If any Testament had been executed the same shall have no effect and shall stand cancelled.

SCHEDULE OF PROPERTY

All that piece and parcel of lands in the following survey nos.

Sur. No.	Extent in acres	PATTA
15/1B	1.28	1285
3/3B	0.85	1285
11/5D	0.80	1285
Total	**2.93 Acres**	

For PRITHVI REALTORS PRIVATE LTD,

Director

Director

G. Maheswari

4176/2006
16/21



तमिलनाडु TAMILNADU

A 067290

M/s. Prithivi Realtors Private Limited
Chennai.

18720
30.5.06

V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 95
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24342508

Situated in 16, Pandur Village, Perumattur Nallur Village Panchayat, Kattankulathur Panchayat Union, Chenglepet Taluk, Kancheepuram District in all total measuring 2.93 acres or thereabouts in the property with in the limits of Registrar of Chenglepet District and Sub-Registration District of Thiruporur.

For PRITHIVI REALTORS PRIVATE LTD,

Director

Director

Rema-k

G. Maheswari.

ஆவண எண்:
4396/2006
பக்க எண்
மொத்த பக்கங்கள்
17/21



தமிழ்நாடு TAMILNADU

M/s. Prithvi Realtors Private Limited
Chennai-1.

A 068996
V. RAJANGAM
STAMP VENDOR
L.No. 579 / அ / 85 - 1
NEW No. 24, MANNAR STREET,
T. NAGAR, CHENNAI - 600 017.
Ph : 24362608

18721
30.5.06

The present market value of Schedule property is **Rs.**11,72,000/-

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE HEREUNTO SET THEIR HANDS AND SUBSCRIBED THEIR SIGNATURES TO THIS DEED OF ABSOLUTE SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For PRITHVI REALTORS PRIVATE LTD,

Director

Premna.K
Director

G.Maheswari
V. Rajangam

PURCHASER

VENDOR.

IN THE PRESENCE OF WITNESSES:

1. E. Cumka-
E.G.NANA SEKAR
S/O ELUMALAI NAYAKAR

2. K. Vedagiri S/o Kuppuswamy Naicker
No-16 Pandu Village

Drafted by:
P.Kandaswami, M.A.B.L.,
ADVOCATE & NOTARY PUBLIC,
12, VASUKI STREET, ETHIRAJ NAGAR
METTUPALAYAM, WEST MAMBALAM,
CHENNAI-600 033
Ph:24850108 Cell:9840173733

4776/2006
18/21

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Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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

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Chennai, India

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www.verified.realestate