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Dr. S. Prabhakar, I.A.S.,
Managing Director

No.5, Kamarajar Salai,
Chennai – 600 005.
Phone: 044 2986 2107
E.Mail: mdtnuhdb@gmail.com

TAMIL NADU URBAN HABITAT DEVELOPMENT BOARD

D.O.Lr.HDB/SP/30/2021-3, dated: 25.01.2025

Respected Sir,

Sub: TNUHDB– Pradhan Mantri Awas Yojana (PMAY) – Housing for All scheme (HFA) - Affordable Housing Project (AHP) – **Pillaiyar Koil Thottam in Mylapore**, Division V, TNUHDB – Undertaking for land ownership in-favour of TNUHDB - RERA approval – Requested - Regarding.

Ref: TNRERA file No. TNRERA/PBF/0689/2024.

****

I would like to invite your kind attention to the reference cited, for the reconstruction scheme at Pillaiyar Koil Thottam in Mylapore, which is pending for RERA registration due to land ownership issue.

The Pillaiyar Koil Thottam scheme is comprised of S.No. 3545/1 part, with a total extent of 0.6023 Hect., (6023 sq.m/1.488 Acres). The above said land lies with the ownership of Arulmigu Kabaleeswarar Thirukoil.

TNUHDB have constructed 240 tenements in G+3 development in Pillaiyar Koil Thottam during the year 1976-1977. Due to the dilapidated condition of the building it was proposed for reconstruction.

In this context, it is stated that, existing 240 dwelling units have been demolished & 308 dwelling units (306 Residential units + 2 unit reserved for refuge area) are proposed for reconstruction under PMAY (HFA) – Affordable Housing in Partnership (AHP).

Regarding the land ownership, the sale deed has been executed in-favour of TNUHDB by HR & CE department after the payment of Rs.1, 89,108/- (Rupees One Lakh Eighty Nine Thousand One Hundred and Eight only) towards land cost and land is in possession of TNUHDB. Further, a proposal has been sent by TNUHDB to the Tahsildar, Mylapore Taluk for the change of name in TSLR in-favour of TNUHDB.

In all the EWS schemes and reconstruction schemes, the land shall be retained by TNUHDB and only the housing units are given the sale deed. Considering all the above, as the sale right of the land lies only with TNUHDB and not sold to the public, it is requested that, the RERA registration may kindly be accorded for the scheme at

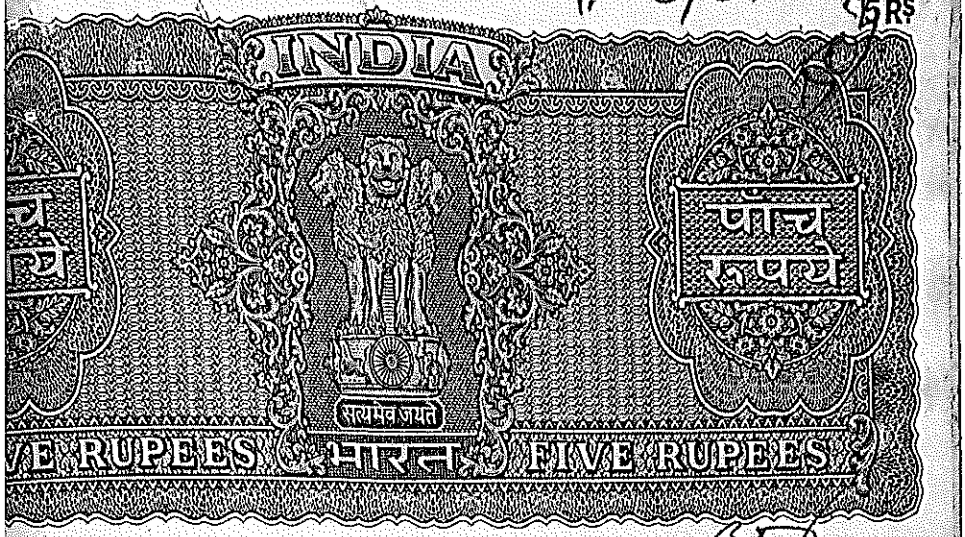
Pillaiyar Koil Thottam in Mylapore which will facilitate to obtain fund from Government of India (GoI) and help to commence the scheme without any further delay.

Yours sincerely,

Encl.: 1. Copy of the sale deed executed by TNUHDB.
2. Copy of letter sent by TNUHDB to the Tahsildar, Mylapore Taluk to change the name in TSLR.

To
Thiru. Shiv Das Meena, I.A.S., (Retd.,)
Chairperson,
Tamil Nadu Real Estate Regulatory Authority (TNRERA)
No. 1A, 1st Floor,Gandhi Irwin Bridge Road, Egmore,Chennai – 600 008.

P.K. Ejambalam 25 Rs



865
18-2-94

Chairman Trustee

மரு. ஆர். வேணுகோபால்
முத்திரைத்தாள் விற்பனையாளர்
C5, 15554/89
14, ஆறுமுக நாவலர் சாலை, தெரு
திருவல்லிக்கேணி, சென்னை-600 005

SALE DEED for Rs.1,89,108/-

THIS DEED OF SALE EXECUTED at MADRAS this

.....day of 1995

BY

The Executive Officer of ARULMIGU KAPALEESWARAR TEMPLE, Mylapore, Madras-600 004, having his office at ARULMIGU KAPALEESWARAR TEMPLE, MYLAPORE, MADRAS-600 004. having been authorised to execute this Sale deed by virtue of his position as ~~Dit Person~~ Dy. Commissioner/EO and Chairman Board of Trustee on behalf of the Temple hereinafter called the 'VENDOR'.

TO AND IN FAVOUR OF

TAMILNADU SLUM CLEARANCE BOARD, a Statutory Body, constituted under Section 34 of Tamil Nadu Slum Areas (Improvement & Clearance) Act 11 of 1971, having their Office at No.5, Kamarajar Salai, Madras-600 005 and

No. of Correction: 1. 2.

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras-600 004.

Commissioner/Executive Officer
KAPALEESWARAR TEMPLE
MYLAPORE, MADRAS-600 004

presented by its Secretary & Personnel Officer, who
ving been authorised to execute the Sale Deed, by the
ard Resolution No.189 dated 10.8.72 hereinafter called
ne 'PURCHASER';

he terms 'VENDOR' and 'PURCHASER' wherever the context
o admits shall mean and include the respective heirs,
egal representatives, successors, in interest, administra-
tives, executors and assigns SHOWETH:

WHEREAS the VENDOR is the Arulmigu Kapaleeswarar Temple, Mylapore, Madras-4 represented by the Executive Officer and Dy. Commissioner & Ex-Officio and Chairman Board of Trustees. A Corporation person and is the owner of the property more fully described in the Schedule prescribed hereunder;

WHEREAS the PURCHASER is a Body constituted under Act 11 of 1971 and its object is to give better accommodation and improved living conditions for slum dwellers and to improve and develop the slum areas, redevelop the slum clearance areas and rehabilitate the slum dwellers;

WHEREAS the VENDOR is the owner of the Property known as PILLAIYAR KOIL THOTTAM comprised in S.No.3545/1 in Mylapore Village, Mylapore Triplicane Taluk, Corporation Division No.96 Madras District, Madras-4, measuring to an extent of 27 Grounds and 0037 s.ft.

WHEREAS the VENDOR has offered to sell and the purchaser has agreed to purchase at the rate of Rs.7000/- per ground;

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras-600 004.

Commissioner/Executive Officer
KAPALEESWARAR TEMPLE
MYLAPORE, MADRAS-600 004

...3...

No of Erection

WHEREAS the Government by G.O.Ms.1582 Housing dated 4.12.1971 has notified among other properties, the property more fully described in the Schedule hereunder as a Slum area under section 3(1) of Tamil Nadu Slum Areas (Improvement & Clearance) Act 11 of 1971.

WHEREAS the PURCHASER has taken over possession of land, put up tenements and also handed over the possession to the slum dwellers in order to achieve the object of the Act 11 of 1971;

WHEREAS the Government by G.O.Ms.1355 HUD dated 24.7.79 constituted a committee consisting of Collector of Madras, Commissioner, Hindu Religious and Charitable Endowment (Administration) Department and Chief Engineer, TNSC Board, to suggest the reasonable rates for the lands belonging to the temples situated in different areas of the State and on the basis of the report of the said Committee, the Government in G.O.Ms.No.337 Housing and Urban Development Department dated 18.5.81 ordered that the value of the temple lands to be sold to the Tamil Nadu Slum Clearance Board, the Purchaser herein, at the rate of Rs.7000/- per ground.

WHEREAS the VENDOR herein is under the control of the Commissioner, Hindu Religious and Charitable Endowment (Administration) Department and they are bound by the Orders of the Government issued in G.O.Ms.No.337 HUD dated 18.5.1981;

WHEREAS the Government pursuant to G.O. Ms.No.337 HUD dt. 18.5.81 passed in order G.O.Ms.No.677 Commercial Taxes and Religious Endowment Department, dated 4.7.86 granted exemption of payment of stamp duty payable on the conveyance of this Deed;

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
ARULMIGU KAPALEESWARAR TEMPLE
MYLAPORE, MADRAS-600 004

WHEREAS the Board of the PURCHASER resolved to purchase the property more fully described in the schedule hereunto and the said resolution was passed in the Purchaser's Board Resolution No.249 dated 16.12.87.

WHEREAS as per the Record of the Permanent Town Survey and Land Register maintained by the Tahsildar, Mylapore-Triplicane Taluk, Madras-4 the property more fully described in the schedule hereto belongs to the Executive Officer, Arulmigu Kapaleeswarar Temple, Mylapore, Madras-4;

WHEREAS the PURCHASER in their Proceedings M1/12014/72, dated 29.11.77 passed an order to pay Rs.30,000/- as advance towards the cost of the land belonging to the VENDOR and the same has been paid to the Vendor herein on 9.12.77 Vide Cheque No.322628 dated 9.12.77 the receipt of which the VENDOR hereby acknowledge;

WHEREAS out of the total consideration of Rs.1,89,108/- the Vendor has already received a sum of Rs.30,000/- & Rs.1,11,831/- towards the cost of the land belonging to the Vendor paid by Cheque No.(1)322628 dated 9.12.77 (2) Cheque No.778625 dated 26.10.88 for Rs.1,41,831/- by the Purchaser to the VENDOR herein, the receipt of which the Vendor hereby acknowledge;

NOW THIS DEED OF SALE WITNESSETH:

THAT in consideration of the payment of Rs.30000/- being advance towards the cost of the land and Rs.1,11,831/- vide Cheque No.778625, dt.26.10.88

N. Ramaswamy Chetti

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
A/M KAPALEESWARAR TEMPLE
MYLAPORE, MADRAS-600 004

511

the Vendor a total sum of Rs.1,41,831/- has been
aid and the balance of Rs.47,277/- being the land cost
aid by Cheque No.030897, dated 31.3.92 totalling to a
um of Rs.1,89,108/- and thereafter interest as
rescribed by Government in full by the PURCHASER to
he VENDOR herein in the manner aforesaid the VENDOR
dmits and acknowledges, the VENDOR conveys, transfers
and assigns unto the PURCHASER the land known as PILLAIYAR
KOIL THOTTAM comprised in S.No.3545/1 in Mylapore Village
Mylapore-Triplicane Taluk, Corporation Division No.96
Madras District measuring to an extent of 27 grounds
0037 s.ft. within the Sub-Registration Dist. of Madras
and the Registration Dist. of ..Mylapore.. Madras,
more particularly described in the Schedule hereunder to
be hereafter owned and possessed by the PURCHASER as
the Sole and absolute owner with all rights of essement
and other rights appurtenant thereto.

THIS DEED OF SALE FURTHER WINESSETH:

1. The VENDOR declares that he is the Sole and absolute owner of the propoerty with unimpeachable right to execute this conveyance and no other person or persons have any manner of rights or interest therein;

2. THE VENDOR further declares that the said property is free of encubrances and that there is no charge, lien, encubrance, attachment, lispendents, trust, will or any claim or liability of whatsoever nature over the same.

Chairman and the Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer,
A/M. KAPALEESWARAR TEMPLE
MYLAPORE, MADRAS-600 004

813

3. THE VENDOR has put the PURCHASER in actual possession of the property sold.

4. THE VENDOR convenants that inthe event of any claim or demand against the property hereby sold the VENDOR undertakes to pay the same and/or otherwise indemnify the PURCHASER in all respects.

5. THE VENDOR, hereafter and at all times undertake to do or cause to be done, all acts, deeds and things at the request of the PURCHASER, to more fully secure unto the PURCHASER the property hereby conveyed.

S C H E D U L E

All that piece and parcel of lands known as PILLAIYAR KOIL THOTTAM comprised in S.No.3545/1 in Mylapore Village, Mylapore-Triplicane Taluk, Corporation Division No. 96 Madras District measuring to an extent of 27 grounds and 0037 sq.ft. bounded on the

NORTH by P.S. High School S.No.3544/2

EAST by R.K. Mutt Road in S.No.3539

SOUTH by Pillaiyar Koil in S.No.3546/2 & 3546/1 & 3545/2.

WEST by Corporation Plumbing Station in S.No.3545/2 and 3549/2.

in all measuring to an extent of 27 grounds and 0037 sq.ft. (vide plan attached) within Sub-Registration Dist. and Madras District.

N. Ramaswamy Chetty

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras-600 004.

Deputy Commissioner/Executive Officer
A/M. KAPALEESWARAR T
MYLAPORE, MADRAS-600 004

As per the G.O.Ms.No.677 Commercial Taxes and Religious Endowments Department dt.4.7.86., The Concession of remission of stamp duty may be made available in respect of the sale deed executed in favour of TNSCB by HR & CE Depts., conveying Temple lands valued at Rs.70.42 lakhs is specified in the NOTIFICATION.

WITNESSES:

VENDORS

1. Chairman Board of Trustees, Sri Kapaleeswarar Temple, Madras-600 004.

Dy. Commissioner/Executive Officer
A/M KAPALEESWARAR TEMPLE
MYLAPORE, MADRAS-600 004

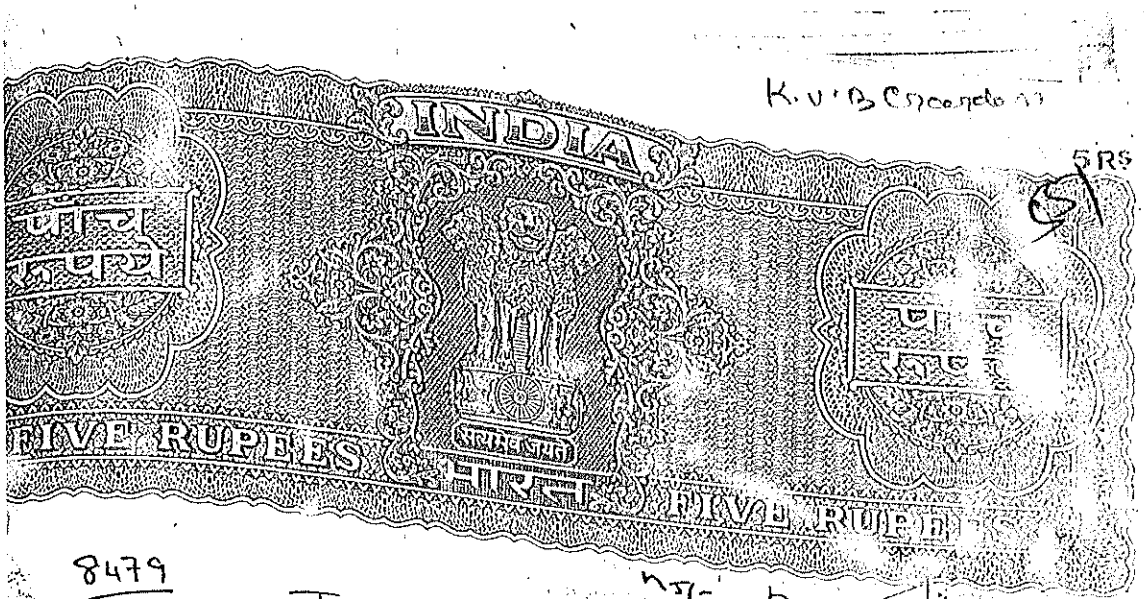
2.

PURCHASER.

DISTRICT REVENUE OFFICER &
SECRETARY AND PERSONNEL OFFICER
TAMILNADU SLUM CLEARANCE BOARD
MADRAS - 600 005.

Drafted by ~~K.T.Arasan, Legal Adviser, TNSCB.~~

V.N. GOWRI SHANKAR, B.Sc., B.L.,
COUNSEL FOR T.N. SLUM CLEARANCE BOARD
T. N. CIVIL SUPPLIES CORPN
MADRAS HIGHCOURT ADVOCATES ASSON.
MADRAS-600 104.



K.V.B Engineering

5RS

8479
23.11.95

T.N.S.C.B.,
Madras-5

G. DANIEL SELVARAJ,
STAMP VENDOR
L. No. 1381/1 83/93
No-33/1, Periapalli Street,
MANDAVELIPAKKAM,
MS-28. PH: 4940216

SALE DEED FOR Rs. 10,14,805/-

THIS DEED OF SALE executed at MADRAS this

23rd day of November 1995

BY

The Executive Officer of ARU[illegible]R EMPLE, Mylapore, Madras-600 004, having his office at rulmigu Kapaleeswarar Temple, Mylapore, Madras-4 having een authorised to execute this Sale Deed by virtue of his osition as Deputy Commissioner/Executive Officer and hairman Board of Trustee on behalf of the temple reinafter called the 'VENDOR';

TO AND IN FAVOUR OF

TAMIL NADU SLUM CLEARANCE BOARD, a Statutory y, constituted under Section 34 of Tamil Nadu Slum las (Improvement and Clearance) Act 11 of 1971, having ir office at No.5, Kamarajar Salai, Madras-600 005 and resented by its Secretary and Personnel Officer, who

hairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

irman Board of Trustees,
i Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Mad[illegible]

2879
2130 1014 805/2
Sub-5/2
Rs 1015/2
SD 30
1018.0

DOCUMENT NO. 2879
CONTAINS 17

Presented in Office of the Sub Registrar
Mylapore and fee of Rs 1018.0 Paid between the
hours of 4.5 on the 23rd November 1995

N. Kumaraswamy Chetty

EXECUTION ADMITTED BY

N. Kumaraswamy Chetty
S/o N.C. Nagaswamy Chetty

Chairman, Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

J. Ganapathy
B.A., B.L.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

G. Ramamurthy
Secretary

IDENTIFIED BY

1 Thiru C.S. DORAIRAJ son of C. SRINIVASAN
Secretary, Tamilnadu Slum clearance Board, Madras

2 Janakiraman (M. JANARTHANAN S/o
Asst. Exe. Engineer / Division I

28th November 1995.

having been authorised to execute the Sale Deed; by the Board Resolution No.189 dated 10.8.72 hereinafter called the 'PURCHASER', the terms 'VENDOR' and 'PURCHASER' wherever the context so admits shall mean and include the respective heirs, legal representatives, successors in interest, administrators, executors and assigns SHOWTH:

WHEREAS the Vendor is Arulmigu Kapaleeswarar Temple, Mylapore, Madras-4 represented by the Deputy Commissioner/Executive Officer and Chairman, Board of Trustee and is the owner of the property more fully described in the Schedule prescribed hereunder;

WHEREAS the PURCHASER is a Body constituted under Act 11 of 1971 and its object is to give better accommodation and improved living conditions for slum dwellers and to improve and develop the slum areas, re-develop the slum clearance areas and rehabilitate the slum dwellers;

WHEREAS the VENDOR is the owner of the property known as 'KABALI VANABHOJAN' comprised in S.No.4259/1, 4259/3, 4266/1 and 4266/3 in Mylapore Village, Mylapore-Triplicane Taluk, Corporation Division No.134 Madras District Madras 4 measuring to an extent of 144 grounds and 2333 Square feet.

WHEREAS the VENDOR has offered to sell and the PURCHASER has agreed to purchase at the rate of Rs.7000/- per Ground;

WHEREAS the Government by G.O.Ms.1582, Housing dated 4.12.1971 has notified among other properties, the property more fully described in the Schedule hereunder as a Slum Area under Section 3 (1) of Tamil Nadu Slum Areas (Improvement and Clearance) Act 11 of 1971;

Chairman Board of Trustees,
Sri Kapaleeswarar Temple

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple

WHEREAS the PURCHASER had taken possession of the property more fully described in the Schedule herein on 27.7.77 in order to achieve the object of the Act 11 of 1971;

WHEREAS the Government by G.O.Ms.1355, Housing and Urban Development Department, dated 24.7.79 constituted a committee consisting of Collector of Madras, Commissioner, Hindu Religious and Charitable Endowment (Administration) Department and Chief Engineer, Tamil Nadu Slum Clearance Board to suggest the reasonable rates for the lands belonging to the temples situated in different areas of the State and on the basis of the Report of the said Committee the Government in G.O.Ms.No.337, Housing and Urban Development Department, dated 18.5.1981 ordered that the value of the temple lands to be sold to the Tamil Nadu Slum Clearance Board, the Purchaser herein, at the rate of Rs.7000/- per ground.

WHEREAS the VENDOR herein is under the control of the Commissioner, Hindu Religious and Charitable Endowment (Administration) Department and they are bound by the orders of the Government issued in G.O.Ms.No.337, Housing and Urban Development Department, dated 18.5.1981;

WHEREAS the Government pursuant to G.O.No.337 Housing and Urban Development Department, dated 18.5.81 passed in order G.O.Ms.No.677, Commercial Taxes and Religious Endowment Department, dated 4.7.86 granted exemption of payment of stamp duty payable on the conveyance of this Deed;

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

WHEREAS the Board of the PURCHASER resolved to purchase the property more fully described in the Schedule hereinto and the said resolution was passed in the Purchaser's Board Resolution No.209, dated 31.8.77.

WHEREAS as per the Record of the Permanent Town Survey and Land Register maintained by the Tahsildar, Mylapore-Triplicane Taluk, Madras-4, the property more fully described in the Schedule hereto belongs to the Executive Officer, Arulmigu Kapaleeswarar Temple, Mylapore, Madras-4.

WHEREAS as per the Form 1-15 Register maintained by the VENDOR herein the property more fully described in the Schedule hereunder is the property of the VENDOR, The Executive Officer, Arulmigu Kapaleeswarar Temple, Mylapore, Madras-4;

WHEREAS the PURCHASER in their proceedings M2/8713/87, dated 28.10.1987 passed an order to pay Rs.6,33,604/- being 75% of the cost of the land belonging to the VENDOR. A sum of Rs. 6,09,245/- and Rs.1,70,000/-. Total Rs.7,79,245/- has been paid to the VENDOR herein on 9.12.77 and 12.1.88 vide Cheque No.322628, dated 9.12.77 and Cheque No.697672, dated 12.1.88 their receipt of which the VENDOR hereby acknowledge;

WHEREAS out of the total consideration of Rs.10,14,805/- the VENDOR has already received a sum of Rs.7,79,245/- towards 75% advance, of the cost of the land belonging to the VENDOR herein and the balance of Rs. 2,35,560/- paid by Cheque No.030897, dated 31.3.92 drawn on 31.3.92 and thereafter interest as prescribed by Government in full (Bank) by the PURCHASER to the

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

VENDOR herein the receipt of which the VENDOR hereby acknowledge;

NOW THIS DEED OF SALE WITNESSETH:

THAT in consideration of the payment of Rs. 7,79,245/- being 75% of land cost belonging to the VENDOR by Cheque No.(1) 322628, dated 9.12.77 (2)697672 dated 12.1.88 and the sum of Rs. 2,35,560/- being the balance of cost of land by Cheque No.030897, dated 31.3.92 totalling to a sum of Rs. 10,14,805/- and interest in full by the PURCHASER to the VENDOR herein in the manner aforesaid the VENDOR admits and acknowledges, the VENDOR conveys, transfers and assigns acknowledges, the VENDOR conveys, transfers and assigns unto the PURCHASER the lands known as KAPALI VANABHOJAN comprised in S.Nos. 4259/1, 4259/3, 4266/1 and 4266/3 in Mylapore village, Mylapore-Triplicane Taluk, Corporation Division No.134, Madras District measuring to an extent of 144 Grounds and 2333 Square feet within the Sub-Registration District of Madras, and the Registration District of Madras, more particularly described in the Schedule hereunder to be hereafter owned and possessed by the PURCHASER as the Sole and absolute owner with all rights of easement and other rights appurtenant thereto.

THIS DEED OF SALE FURTHER WITNESSETH:

1. THE VENDOR declares that he is the Sole and absolute owner of the property with unimpeachable right to execute this conveyance and no other person or persons have any manner of right or interest therein.

The VENDOR further declares that the said property is free of encumbrances and that there is no charge, lein, encumbrance, attachment, lispendents, trust, will or any claim or liability of whatsoever nature over the same.

4. THE VENDOR has put the PURCHASER in actual possession of the property sold.

5. THE VENDOR convenants that in the event of any claim or demand against the property hereby sold the VENDOR undertakes to pay the same and or otherwise indemnify the PURCHASER in all respects.

6. THE VENDOR, hereafter and at all times undertake to do or cause to be done, all acts, deeds and things at the request of the PURCHASER, to more fully secure unto the PURCHASER the property hereby conveyed.

S C H E D U L E

All that piece and parcel of lands known as KAPALI VANABHOJAN comprised in S.Nos.4259/1, 4259/3, 4266/1 and 4266/3 in Mylapore village, Mylapore Triplicane Taluk, Corporation Division No.134 Madras District measuring to an extent of 144 grounds and 2333 square feet bounded on the

NORTH by - R.S.No.4258/1 to 3

EAST by - R.K.Math Road (R.S.No.4270/1)

SOUTH by - R.S.No.4265/2, 4265/3, 4267/1 and 4268

WEST by - R.S.No.4265, 4263

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

P.K. Ramaswamy

5

- 7 -

in all measurements to an extent of 144 Grounds and 2333 Square feet within Mylapore Sub-Registration District and Central Madras District.

As per the G.O.Ms.No.677, Commercial Taxes and Religious Endowment Department, dated 4.7.86, the concession of remission of stamp duty may be made available in respect of the Sale deed executed in favour of TAMIL NADU SLUM CLEARANCE BOARD by Hindu Religious and Charitable Endowment Departments conveying Temple Lands value at Rs.70.42 lakhs is specified in the Notification.

VENDORS

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

WITNESSES:

1. C.S. DORAI RAJ S/o C. SRINIVASAN
Assistant Secretary, Tamilnadu slum clearance Board, Madras 600 005

2.

PURCHASER
DISTRICT REVENUE OFFICER &
SECRETARY AND PERSONNEL OFFICER
TAMILNADU SLUM CLEARANCE BOARD
MADRAS - 600 005.

(M. JANARTHANAN S/o K. MUTHUSWAMY)

Drafted by

(V.N. Gowri Shankar,
C.A./TNSCB, Advocate
No.104,
High Court Buildings,
Madras-600 104)

P.K. Ramadoss

INDIA FIVE RUPEES FIVE RUPEES

8481
23.11.95

T.N.S.C.B.,
Madras-5

Mr. G. Daniel Selvaraj

G. DANIEL SELVARAJ
STAMP VENDOR
L.No. 138/1/B3/93
No-33/1 Parisapalli Street,
MANDAVELIPAKKAM,
MS-28. PH: 4940216

SALE DEED FOR Rs.1,89,108/-

THIS DEED OF SALE EXECUTED AT MADRAS this ..... 23rd ... day of NOVEMBER 1995

BY

The Executive Officer of ARULMIGU KAPALEESWARAR TEMPLE, Mylapore, Madras-600 004, having his office at ARULMIGU KAPALEESWARAR TEMPLE, MYLAPORE, MADRAS-600 004. having been authorised to execute this Sale deed by Virtue of his position as Deputy Commissioner/Executive Officer and Chairman Board of Tresstee on behalf of the Temple hereinafter called the 'VENDOR'.

TO AND IN FAVOUR OF

TAMIL NADU SLUM CLEARANCE BOARD, a Statutory Body, constituted under Section 34 of Tamil Nadu Slum Areas (Improvement & Clearance) Act 11 of 1971, having their Office at No.5, Kamarajar Salai, Madras-600 005 and

..2..

N. Krupakaran

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

represented by its Secretary & Personnel Officer, who having been authorised to execute the Sale Deed, by the Board Resolution No.189 dated: 10.8.72 hereinafter called the 'PURCHASER';

The terms 'VENDOR' and 'PURCHASER' wherever the context so admits shall mean and include the respective heirs, legal representatives, successors, in interest, administratives, executors and assigns SHOWETH:

WHEREAS the VENDOR is the Arulmigu Kapaleeswarar Temple, Mylapore, Madras-4 represented by the Executive Officer and Deputy Commissioner/Executive Officer and Chairman Board of Tresster and is the owner of the property more fully described in the Schedule prescribed hereunder;

WHEREAS the PURCHASER is a Body constituted under Act 11 of 1971 and its object is to give better accommodation and improved living conditions for slum dwellers and to improve and develop the slum areas, redevelop the slum clearance areas and rehabilitate the slum dwellers;

WHEREAS the VENDOR is the owner of the property known as PILLAIYAR KOIL THOTTAM comprised in S.No.3345/1 in Mylapore Village, Mylapore Triplicane Taluk, Corporation Division No.96 Madras District, Madras-4. measuring to an extent of 27 Grounds and 0037 s.ft.

WHEREAS the VENDOR has offered to sell and the purchaser has agreed to purchase at the rate of Rs.7000/- per ground;

..3..

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

2878

2160/1891081/2

Stamp 5/-

Fw - 1900/-

SD — 30 —

1930

DOCUMENT NO. 2878 OF 19

CONTAINS 7 SHEETS

1 SHEET.

SUB-REGISTRAR

Presented in Office of the Sub Registrar Mylapore and fee of Rs. 1930 Paid between the hours of 4.45 on the 23rd November 1995

EXECUTION ADMITTED BY

1. Kuppuswamy Chetti

2. N.C. Nanasundaram Chetti

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

IDENTIFIED BY

1) Secretary Tamilnadu Slum clearance Board, Madras

2) Assistant Executive Engineer / Division
TNSCB / Madras-5.

23rd November 1995

SUB REGISTRAR
(DISTRICT REGISTRAR)

569

WHEREAS the Government by G.O.Ms.1582 Housing dated: 4.12.1971 has notified among other properties, the property more fully described in the Schedule hereunder as a Slum Area under section 3(1) of Tamil Nadu Slum Areas (Improvement & Clearance) Act 11 of 1971.

WHEREAS the PURCHASER has taken over possession of land, put up tenements and also handed over the possession to the slum dwellers in order to achieve the object of the Act 11 of 1971;

WHEREAS the Government by G.O.Ms.1355 HUD dated:24.7.79 constituted a committee consisting of Collector of Madras, Commissioner, Hindu Religious and Charitable Endowment (Administration) Department and Chief Engineer, TNSC Board, to suggest the reasonable rates for the lands belonging to the temples situated in different areas of the State and on the basis of the report of the said Committee, the Government in G.O.Ms.No.337 Housing and Urban Development Department dated.18.5.81 ordered that the value of the temple lands to be sold to the Tamil Nadu Slum Clearance Board, the Purchaser herein, at the rate of Rs.7000/- per ground.

WHEREAS the VENDOR herein is under the control of the Commissioner, Hindu Religious and Charitable Endowment (Administration) Department and they are bound by the Orders of the Government issued in G.O.Ms.No.337 HUD dated:18.5.1981

WHEREAS the Government pursuant to G.O.Ms.No.337 HUD dt.18.5.81 passed in order G.O.Ms.No.677 Commercial Taxes and Religious Endowment Department, dated: 4.7.86 granted exemption of payment of stamp duty payable on the conveyance of this Deed;

..4..

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Offic
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

WHEREAS the Board of the PURCHASER resolved to purchase the property more fully described in the Schedule hereunto and the said resolution was passed in the Purchaser's Board Resolution No.249 dated: 16.12.87.

WHEREAS as per the Record of the Permanent Town Survey and Land Register maintained by the Tahsildar, Mylapore-Triplicane Taluk, Madras-4 the property more fully described in the schedule hereto belongs to the Executive Officer, Arulmigu Kapaleeswarar Temple, Mylapore, Madras-4;

WHEREAS the PURCHASER in their Proceedings M1/12014/72, dated: 29.11.77 passed an order to pay Rs.30,000/- as advance towards the cost of the land belonging to the VENDOR and the same has been paid to the Vendor herein on 9.12.77 Vide Cheque No.322628 dated: 9.12.77 the receipt of which the VENDOR hereby acknowledge;

WHEREAS out of the total consideration of Rs.1,89,108/- the Vendor has already received a sum of Rs.30,000/- and Rs.1,11,831/- towards the cost of the land belonging to the Vendor paid by Cheque No.(1)322628 dated.9.12.77(2) Cheque No.778625 dated: 26.10.88 for Rs.1,41,831/- by the Purchaser to the VENDOR herein, the receipt of which the Vendor hereby acknowledge:

NOW THIS DEED OF SALE WITNESSETH:

THAT in consideration of the payment of Rs.30000/- being advance towards the cost of the land and Rs.1,11,831/- vide Cheque No.778625, dated: 26.10.88

..5..

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer,
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

he Vendor a total sum of Rs.1,41,831/- has been
and the balance of Rs.47,277/- being the land cost
by Cheque No.030897, dated: 31.3.92 totalling to
um of Rs.1,89,108/- and thereafter interest as
scribed by Government in full by the PURCHASER to
VENDOR herein in the manner aforesaid the VENDOR
its and acknowledges, the VENDOR conveys, transfers
assigns unto the PURCHASER the land known as PILLAIYAR
L THOTTAM comprised in S.No.3545/1 in Mylapore Village
apore-Triplicane Taluk, Corporation Division No.96
ras District measuring to an extent of 27 grounds
7 s.ft. within the Sub-Registration Dist. of Mylapore
the Registration Dist. of Central Madras, more
ticularly described in the Schedule hereunder to be
eafter owned and possessed by the PURCHASER as the
e and absolute owner with all rights of essement
other rights appurtenant thereto.

THIS DEED OF SALE FURTHER WITNESSETH:

The VENDOR declares that he is the Sole and absolute
ner of the property with unimpeachable right to execute
is conveyance and no other person or persons have any
ner of rights or interest therein;

THE VENDOR further declares that the said property
free of encubrances and that there is no charge,
en, encubrance, attachment, lispendents, trust, will
any claim or liability of whatsoever nature over
e same.

..6..

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

3. THE VENDOR has put the PURCHASER in actual possession of the property sold.

4. THE VENDOR convenants that in the event of any claim or demand against the property hereby sold the VENDOR undertakes to pay the same and or otherwise indemnify the PURCHASER in all respects.

5. THE VENDOR, hereafter and at all times undertake to do or cause to be done, all acts, deeds and things at the request of the PURCHASER, to more fully secure unto the PURCHASER the property hereby conveyed.

SCHEDULE

All that piece and parcel of lands known as PILLAIYAR KOIL THOTTAM comprised in S.No.3545/1 in Mylapore Village, Mylapore-Triplicane Taluk, Corporation Division No.96 Madras District measuring to an extent of 27 grounds and 0037 sq.ft. bounded on the

NORTH by P.S. High School S.No.3544/2

EAST by R.K. Mutt Road in S.No.3539

SOUTH by Pillaiyar Koil in S.No.3546/2 & 3546/1 & 3545/2.

WEST by Corporation Plumbing Station in S.No.3545/2 and 3549/2.

in all measuring to an extent of 27 grounds and 0037 sq.ft. (vide plan attached) within Sub-Registration District and Central Madras District.

..7..

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004.

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

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As per the G.O.Ms.No.677 Commercial Taxes and Religious Endowments Department dt.4.7.86, The Concession of remission of stamp duty may be made available in respect of the sale deed executed in favour of TNSCB by HR & CE Depts., conveying Temple lands valued at Rs.70.42 lakhs is specified in the NOTIFICATION.

WITNESSES:

1. C.S.DORAIRAJ S/o C.SRINIVASAN
Assistant Secretary Tamilnadu
Slum clearance Board, Madras 600005

2. Janardhanan
NARTHANAN S/o K.MUTHUSWAMY,
off. Exe. Engineer/T
Division II/TNSCB,
Madras-5.

VENDORS

Chairman Board of Trustees,
Sri Kapaleeswarar Temple,
Madras - 600 004

Deputy Commissioner/Executive Officer
Arulmigu Kapaleeswarar Temple
Mylapore, Madras - 600 004.

PURCHASER

DISTRICT REVENUE OFFICER &
SECRETARY AND PERSONNEL OFFICER
TAMILNADU SLUM CLEARANCE BOARD
MADRAS - 600 005.

Drafted by

(VNGowri Shankar)
LA / TNSCB.
Advocate
Tlr R. H. A. A. Mr. 104

அனுப்புநர்

மேலாண்மை இயக்குநர்,

தமிழ்நாடு நகர்ப்புற வாழ்விட

மேம்பாட்டு வாரியம்,

எண்.5, கமராஜர் சாலை,

சென்னை 600 005.

பெறுநர்

வட்டாட்சியர்,

மயிலாப்பூர் வட்டம்,

சென்னை - 600 028.

நகஎண்:நிஆ.1(2)/13339/2024 நாள். 03.01.2025

அய்யா,

பொருள்: தமிழ்நாடு நகர்ப்புற வாழ்விட மேம்பாட்டு வாரியம் - நிலம் - சென்னை மாவட்டம் - அப்போதைய மயிலாப்பூர்-திருவல்லிக்கேணி வட்டம், (தற்போது மயிலாப்பூர் வட்டம்,) மயிலாப்பூர் கிராமம், **பின்னையார் கோயில் தோட்டம்** திட்டப்பகுதி - பிளாக் எண்.70, புல எண்.3345/1 - விஸ்தீரணம் 27 கிரவுண்ட் 37 சதுரடி நிலத்திற்கு வாரியத்தால் முழுகிரையத் தொகை அருள்மிகு கபாலிஸ்வரர் கோவில் நிர்வாகத்திடம் செலுத்தி பத்திரபதிவு செய்யப்பட்டுள்ளது - வாரியத்தின் பெயரில் வருவாய் ஆவணங்களில் பெயர் மாற்றம் செய்ய கோருதல் - தொடர்பாக.

பார்வை: 1. மயிலாப்பூர், சார்பதிவாளர்பத்திரபதிவு எண்.2878, நாள்.23.11.1995.

2. வாரியகடித எண்நி.ஆ.1(2)/2109/1981, நாள்.27.12.1995.

.....

சென்னை மாவட்டம், அப்போதைய மயிலாப்பூர்-திருவல்லிக்கேணி வட்டம், (தற்போது மயிலாப்பூர் வட்டம்,) மயிலாப்பூர் கிராமம், பிளாக் எண்.70, புல எண்.3345/1, விஸ்தீரணம் 27 கிரவுண்ட் 37 சதுரடி, **பின்னையார் கோயில் தோட்டம்** திட்டப்பகுதியில் 1976-1977 ஆண்டு 240 அடுக்குமாடி குடியிருப்புகள் வாரியத்தால் கட்டப்பட்டுள்ளது.

மேற்படி நிலம் அருள்மிகு கபாலிஸ்வரர் கோவில் நிர்வாகத்திற்கு சொந்தமானது. எனவே, பார்வை-1 காணும் விற்பனை பத்திரபதிவு (Sale deed) ஆவணத்தில் கபாலிஸ்வரர் கோவில் நிர்வாகத்திற்கு நிலக்கிரையத்தொகை ரூ.1,89,108/- வாரியத்தால் செலுத்தப்பட்டு பத்திரபதிவு செய்யப்பட்டுள்ளது. அதன் நகல் இணைக்கப்பட்டுள்ளது.

எனவே, சென்னை மாவட்டம், அப்போதைய மயிலாப்பூர்-திருவல்லிக்கேணி வட்டம், (தற்போது மயிலாப்பூர் வட்டம்) மயிலாப்பூர் கிராமம், பிளாக் எண்.70, புல எண்.3345/1, விஸ்தீரணம் 27 கிரவுண்ட் 37 சதுரடி, **பின்னையார் கோயில் தோட்டம்** திட்டப்பகுதி நிலத்தினை வருவாய் ஆவணங்களில் வாரியத்தின் பெயரில் பெயர் மாற்றம் செய்து அதன் விவரத்தினை இக்வழுவலகத்திற்கு தெரிவிக்குமாறு கேட்டுக்கொள்ளப்படுகிறது.

இணைப்பு : பத்திரபதிவு நகல்

ஒம்/-நாகாளிதாஸ்

மேலாண்மை இயக்குநருக்காக

//உத்தரவின்படி அனுப்பப்படுகிறது//

3/1/25

உதவிசெயலர் (மனைகள்)

3.1.25



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