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DIGITALLY VERIFIED RECORD

5293/2024



தமிழ்நாடு தமிலநாடு TAMILNADU 30.08.2024

BG 508806

S. PALANIVEL
ELANTHAKUTTAI.

B.செந்தில்குமார்
முத்திரைத்தாள் விற்பனையாளர்
435, சின்ன மாரியம்மன் கோவில் வீதி
ஈரோடு - 3.
உரிமம் எண். 7 / 2000

SALE CERTIFICATE

(For Immovable property)

Whereas,

The Sale Certificate deeds executed on this the 30th day of August 2024, undersigned **Mr.S.GRURUNATHAN** S/o.Mr.Solaiappan **Sr.Chief Manager (Aadhar No.7101 0168 3605, Employee ID No.ER000854, Phone No.044-48586071)**, aged about 44 years, being the Authorized Officer of the **Asset Reconstruction Company (India) Limited** (PAN No. AAECA3878M) , having its registered office at The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai – 400 028, Branch office No.560-562, 1G, 1st floor, Anna Salai,

30 ஆகஸ்டு 2024 ம ஆண்டு

5293 என ஆவணம் 26 தாளகவை

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

வது தாள.

சார்பிலாளர்



தமிழ்நாடு तमिलनाडु TAMILNADU 30.08.2024 BG 508807

S.PALANI VEL
ELANTHAKUTTAI

B.செந்தில்குமார்
முத்திரைத்தாள் விற்பனையாளர்
435, சின்ன மாரியம்மன் கோவில் வீதி
ஈரோடு - 3.
உரிமம் எண். 7 / 2000

Teynampet, Chennai-600018 acting in its capacity as trustee of 'Arcil-SBPS 073-I Trust' (hereinafter referred to as "Arcil"), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (Securitization Act) and in exercise of the powers conferred under Sub Section 13 of the Securitization Act read with rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002 **sold on behalf of Arcil** the property described in schedule I hereto and

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD. 2024

Authorised Officer

5283 26

2

in favor of Mr.S.PALANIVEL S/o.Sengoden (Aadhar No 5049 9093 7565, PAN No.ADOPP9704F, Cell No.98427 43926), and presently residing at H.No.1/59, Chillam Parai, Osu kadu, Elanthakuttai, Tiruchengode, Namakkal-638008 **("Purchaser"),** the immovable property shown in the **Schedule-I** below secured in favour of **DBS Bank (Original Lender)** by **Mr.G.Subramaniam (Mortgagors),** towards the financial facilities being offered by **DBS Bank** to **Guru Bricks and Guru Traders (Borrowers).** All rights, title and interest of DBS Bank in respect of the said financial assets including all the security interest, has since been assigned to Arcil.

The undersigned acknowledges the receipt of **Rs.2,40,50,000/- (Rupees Two Crores Forty Lakhs And Fifty Thousand Only)** (including TDS) towards the sale price in full and handed over the delivery and peaceful physical possession of the scheduled property **to the Purchaser,** Mr.S.Palanivel. and handover the original Partition Deed No.4976/2008, SRO Perundurai to Purchaser.

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

2024

5233 எண் ஆவணம் 26 தாளகலை

3 வது தாள்.

The sale of the Schedule Property has been made with all encumbrances and liabilities, known and unknown to the secured creditor, except the above said financial facilities of said secured creditors. The purchaser has signed this Sale Certificate in token of confirmation and acceptance of all the above.

List of encumbrances and terms and conditions as per **Schedule-II**.

The Secured Assets are being sold strictly on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" BASIS** with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors in respect of the above financial facilities including interest thereon as against the Schedule Property). Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Secured Assets and if payable in law/ attachable to the Secured Assets/sale proceeds by reason of the sale of the Secured Assets, shall be the sole responsibility of and to the account of the Purchasers.

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

1 திருக்கம் 2024 ம் ஆண்டு
5293 என் ஆவணம் 26 தாளகவை
4 வது தாள்.
சார்பதிவாளர்

SCHEDULE - I

DESCRIPTION OF THE IMMOVABLE PROPERTY SOLD

(Forming part of the Sale Certificate)

Property belonging to Mr.G.Subramaniam :

In Erode Registration District ,Perundurai Sub Registration District, Perundurai Taluk, **Goundachipalayam Village**, Karupannan Kovil Kadu, Old SF.No.395/3 for this **Re.SF.No.38/1**, for this patta No.1162, Poochakadu, in this Punjai 0.67.0 hectare in this Present **Re.SF.No.38/1B, Punjai hector 0.50.5 for this Punjai 1.25 acres** situated within the following boundaries:

North of - The Property of S.Palanisamy, S.Thangarasu, N.Periyannan and K.Pongaiannan

South of - The Property of Periyanna Gounder, P.Muthusamy Gounder

East of - The Property of Muthusamy Gounder

West of - North South Way

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO.(INDIA) LTD.

Authorised Officer

1 மாதகம் 2024 ம் ஆண்டின்
5283 என் ஆவணம் 26 தாவகவை
5 வது தாள்.
சார்பதிவாளர்

Together with building thereon and all other rights, appurtenances attached thereto. **The Property is situated with the limit of Goundachipalayam Village Panchayath.**

SCHEDULE – II

TERMS AND CONDITIONS

(Forming part of the Sale Certificate)

Mr.S.Palanivel (H1 Bidder) having his address as mentioned in the Sale Certificateis hereinafter referred to as "Purchaser" hereunder.

The other Terms and Conditions as mentioned in the Bid documents and Sale Confirmation shall be applicable for the Sale Certificate.

1. The stamp duty, registration fees, charges, cess, GST, transfer charges, if any, and whether payable in one or more states or jurisdictions and all other incidental costs, charges and expenses in connection with the sale of the Schedule Property including on this Sale Certificate shall be entirely and solely borne by the Purchaser.

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

1 2024 பிற்பகல்

ID ஆவணம் S.P

5283 என ஆவணம் 26 தாளகலை

6 வது தாள்.

சார்பதிவாளர்

2. The Schedule Property is sold strictly on "AS IS WHERE IS", "AS IS WHATIS", and "WHATEVER THERE IS" BASIS. NeitherDBS Bank/Arcil nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the Schedule Property being sold hereunder. Further, Arcil does not accept / undertake any responsibility for, nor shall the sale proceeds be subject to any pending/outstanding statutory dues and any other dues such as water/ electricity /service charges, transfer fees, dues of the Municipal Corporation/local authority dues, workmen's dues including Provident Fund Dues, LTC, Gratuity dues, unpaid salary etc (if applicable) taxes including GST or any other cess, duties, levies by whatever name it is called including interest, etc if any. The Secured Assets (scheduled property) is sold with all known and unknown encumbrances (except the encumbrances and liabilities to the said Creditors in respect of the said Financial Facilities as against the Schedule Property). Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Schedule Property and if payable in

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

law/ attachable to the Schedule Property /sale proceeds by reason of the proposed sale of the Schedule Property, shall be the sole responsibility of and to the account of the Purchaser.

3. Arcil/Authorised Officer has not made any representation as to the correctness, validity or adequacy or otherwise of any such information pertaining to such liabilities, encumbrances and dues.

4. The Purchaser has conducted his own due-diligence in respect of the Schedule Property as also in respect of all the liabilities, dues, taxes etc of the Borrower and / or the relating Schedule Property. The purchaser has satisfied himelf about his decision of purchasing the Schedule Property as per this Sale Certificate with full knowledge of various liabilities, dues, taxes etc. the pending litigations and the physical condition of the Scheduled property, the facts about all of which have been ascertained, established and verified by the purchaser independent of Arcil and creditors. The Purchaser is not and shall not be entitled to make any requisition or claim or raise any objection as to the title or condition of the Schedule Property or any part thereof or in respect any claim pertaining to the Schedule Property, against Arcil or the said Creditors.

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

5. The Purchaser hereby gives an indemnity and accordingly shall keep Arcil indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Arcil for the enforcement of this indemnity), which Arcil may suffer as a result of any failure on the part of the Purchaser to meet and clear any liabilities, encumbrances and dues or any claim made by any person in respect of such liabilities, encumbrances and dues pertaining to the Schedule property as also on account of any deficiency in respect of stamp duty payable on the Sale Certificate which has been executed in favour of the Purchaser by Arcil for sale of the secured assest under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

6. The Purchaser will be bound by the regulations of the local / any other authority as applicable in regard to the use, division, and mutation etc of the Schedule Property.

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

1 அக்டோபர் 2024

ID ஆவணம் S.P

5293 எண் ஆவணம் 26 தாளகவை

9 வழுதாவ.

சார்பதிவாளர்

7. The entire responsibility for completion of all procedures, formalities, compliances, approvals etc required for completion of the sale including mutations etc. shall be that of the Purchaser.

8. As from the date of confirmation of the sale of the Schedule Property, the Purchaser shall hold the Schedule Property at his sole risks and costs as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither Arcil nor the Authorised Officer shall be liable for any such loss or damages.

9. The information in respect of the Schedule Property and dues specified hereinabove (except the dues of the Secured Creditor) have been stated to the best of the knowledge of the Authorised Officer, who, however, shall not be responsible for any error, misstatement or omission in the said particulars.

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

1 புதுகம 2024 ம் ஆண்டு
5293 என ஆவணம் 26 தாளகலை
வருதாள.
சார்த்திவாளர

10. Words & expressions used hereinabove but not defined herein shall have the same meanings respectively assigned to them under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

WITNESS

1. **R.Tamilarasan,** S/o.Ramalingam, 145, V.Pudur, Arachalur, Erode-638101. (Aadhaar No.4840 1148 5093).

2. **P.Athish,** S/o.S.Palanivel, 1/59, Silamparai, Osukadu, Elanthakuttai, Thiruchengode, Namakkal-638008. (Aadhaar No.4315 1867 2212).

Attested by:-



P.BALASUBRAMANIAN, (Rtd Sub-Registrar ERODE)
S/o.Palanisamy,
No.189, Thirumal Nagar, Erode-638011.
(Cell No.94434 20426) L.No.A/1/ERD/2018.

இணைப்பு-1A

கட்டிட சம்பந்தப்பட்ட பத்திரத்துடன் தாக்கல் செய்ய வேண்டிய படிவம்

1. கட்டிடத்தின் விபரம்
   அ) கட்டிடத்தின் தன்மை : செங்கல் + மண் சுவர்
   ஆ) அஸ்திவாரத்தின் ஆழம் : 3 அடி
   இ) சுவற்றின் பருமன் : 9 அங்குலம்
   ஈ) முழுவதும் தேக்குமரத்தினால் உபயோகப்படுத்தி கட்டப்பட்டுள்ளதா : இல்லை/ நாட்டு மரங்கள்
   உ) தரை : சாதாரண தரை
2. கட்டிடத்தின் வயது : 14 ஆண்டுகள்
3. அடிநில விஸ்தீரணம் : பு.ஏ.1.25 சென்ட்
   அ) அடிநில மதிப்பு : ரூ.2,10,50,000/-
4. கட்டிடத்தின் அளவுகள் :

தளம்	மதராஸ் தார்சு	R.C.C.தார்சு	மங்களூர் ஓடு	A.C.C.ஷீட்	கை ஓடு
தரைத்தளம்	-	-	-	3000 சதுரடிகள்	-

5. தனி கேரேஜ் இருப்பின் அவற்றின் விபரம் : இல்லை
6. அ) சுற்றுசுவர் இருப்பின் அவற்றின் நீளம் : உண்டு
   ஆ) கம்பிவேலி அல்லது முள் வேலி இருப்பின் அவற்றின் நீளம் : இல்லை
7. கிணறு இருப்பின் அவற்றின் விபரம் : இல்லை
8. குடிநீர் குழாய் இணைப்பு : இல்லை
9. தனியாக லெட்ரின் அல்லது செப்டிக் டேங்க் உள்ளதா : இல்லை
10. மின் இணைப்பு விபரம் : இல்லை
    அ) பாயிண்டுகளின் எண்ணிக்கை : இல்லை
    ஆ) மின் விசிறிகளின் எண்ணிக்கை : இல்லை
    இ) மின் மோட்டார்களின் எண்ணிக்கை : இல்லை
11. எழுதிக்கொடுப்பவரால் நிர்ணயிக்கப்பட்டுள்ள மதிப்பு அடிநிலம் உள்ளட மதிப்பு : ரூ.2,40,50,000/-

Vendor **Purchaser**

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

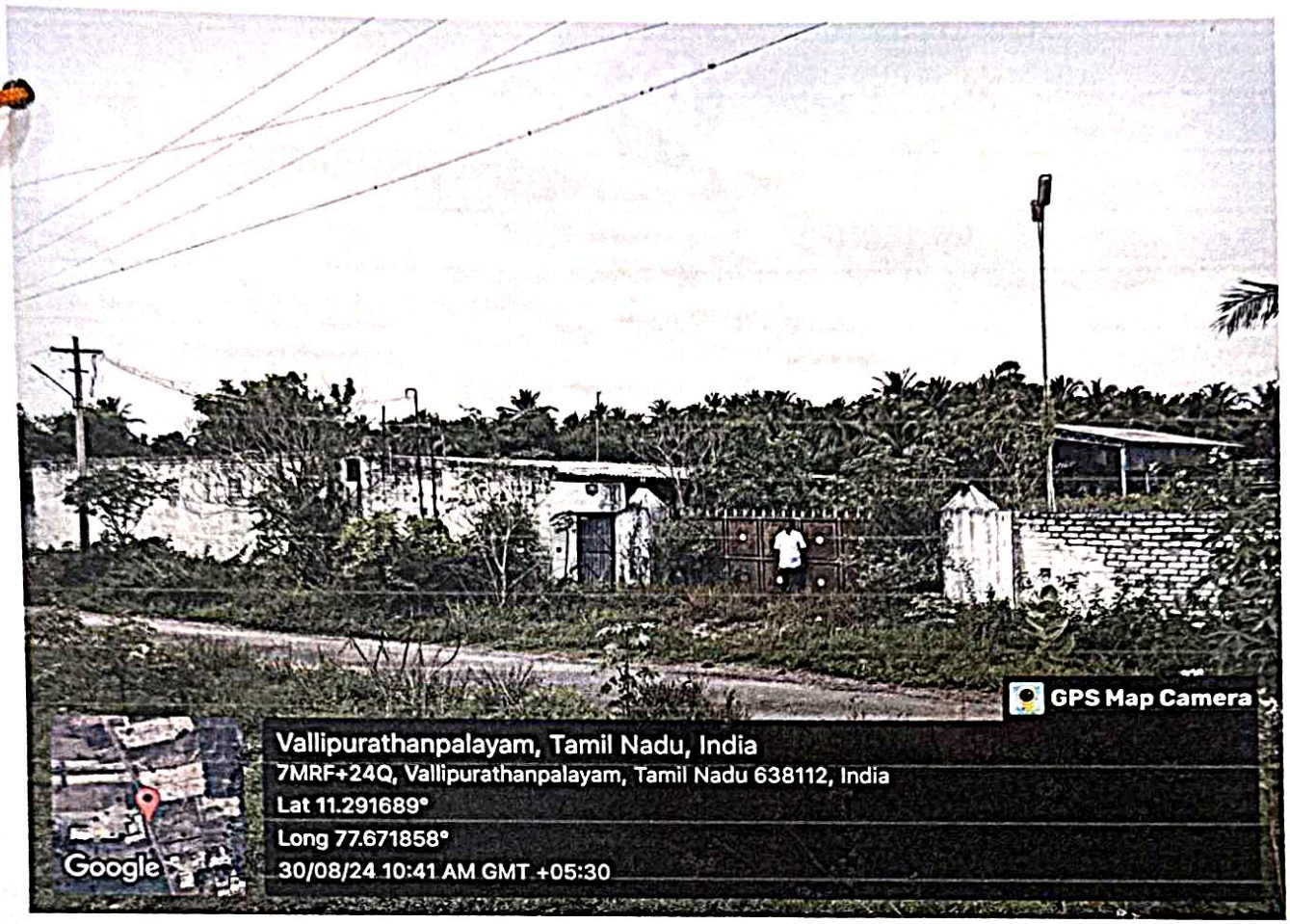
Authorised Officer

1 பூதுமை 2024 ம ஆண்டு

5283 என் ஆவணம் 26 தாளகவை

12 வது தாள்.

சார்பதிவாளர்



Vendor

Purchaser

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

2024 ம் ஆண்டின்

5283 என் ஆவணம் 26 தாளகளை

13 வது தாய.

சார்பதிவாளர்

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : ஈரோடு

வட்டம் : பெருந்துறை

வருவாய் கிராமம் : 054 கவுண்டிச்சிபாளையம்

பட்டா எண் : 1162

உரிமையாளர்கள் பெயர்

1. குருசாமி மகன் கப்பிரமணியம்

புல எண்	உட்பிரிவு	புன்செய்		தன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏ்	ரூ - பை	ஹெக் - ஏ்	ரூ - பை	ஹெக் - ஏ்	ரூ - பை	
38	1B	0 - 50.50	1.40	--	--	--	--	R1093/09--R1093/09 -------- 05-08-2009
41	3A	0 - 6.00	0.20	--	--	--	--	R1093/09--R1093/09. -------- 05-08-2009
43	5	0 - 1.00	0.06	--	--	--	--	R1093/09--- --நிலவியல் வாய்க்கால்----- 05-08-2009
		0 - 57.50	1.66					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **10/12/054/01162/110440** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 30-08-2024 அன்று 01:57:49 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Vendor

Purchaser

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

மே 2024 ம ஆண்டு

5293 என் ஆவணம் 26 தாளகவை

14 வது தாவ.

சார்பதிவாளர்

Arcil
Premier ARC

SALE CERTIFICATE

(For Immovable property)

Whereas,

The undersigned Mr. Irfan A. (Aadhar No.....), aged about 39 years, S/o. Mr. R. Ansar Basha, being the Authorized Officer of the Asset Reconstruction Company (India) Limited (PAN No. AAECA3878M) , having its registered office at The Ruby, 10th floor, 29, Senapati Bapat Marg, Dadar (West), Mumbai – 400 028, acting in its capacity as trustee of 'Arcil-SBPS 073-I Trust' (hereinafter referred to as "Arcil"), under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) (Securitization Act) and in exercise of the powers conferred under Sub Section 13 of the Securitization Act read with rules 8 & 9 of the Security Interest (Enforcement) Rules, 2002 **sold on behalf of Arcil** the property described in schedule I hereto and **in favor of Mr. S. Palanivel** (PAN No –ADOPP9704F), (Aadhar No 5049 9093 7565), and presently residing at H.No.1/59, Chillam Parai, Osu kadu, Elanthakuttai, Tiruchengode, Namakkal-638008 **("Purchaser"),** the immovable property shown in the **Schedule-I** below secured in favour of **DBS Bank (Original Lender)** by **Mr.G.Subramaniam (Mortgagors),** towards the financial facilities being offered by **DBS Bank** to **Guru Bricks and Guru Traders (Borrowers).** All rights, title and interest of DBS Bank in respect of the said financial assets including all the security interest, has since been assigned to Arcil.

The undersigned acknowledges the receipt of **Rs.2,40,50,000/- (Rupees Two Crores Forty Lakhs And Fifty Thousand Only)** (including TDS) towards the sale price in full and handed over the delivery and peaceful physical possession of the scheduled property **to the Purchaser,** Mr.S.Palanivel. .

The sale of the Schedule Property has been made with all encumbrances and liabilities, known and unknown to the secured creditor, except the above said financial facilities of said secured creditors. The purchaser has signed this Sale Certificate in token of confirmation and acceptance of all the above.

1 அதாவது 2024 ம் ஆண்டு
நான்காவது ஆவணம் 26 தாளகளை
15 வது தாள்.

ASSET RECONSTRUCTION CO. (INDIA) CHENNAI

Asset Reconstruction Company (India) Limited
Registered Office : The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (W), Mumbai - 400 028. (India)
Tel.: +91-22 - 6658 1300, Fax : +91-22 - 66581313/14 www.arcil.co.in
Branch Office : Office No.560-562, 1G,1st Floor, Century Plaza, Anna Salai, Teynampet, Chennai-600018, TN Tel:- 044-48586071 To 75
Grievance Redressal Officer : Mr. Ameet Kela, Tel: (+91 22) 66581334, Email: complaint@arcil.co.in
Corporate Identification Number: U65999MH2002PLC134884

List of encumbrances and terms and conditions as per **Schedule-II**.

The Secured Assets are being sold strictly on **"AS IS WHERE IS", "AS IS WHAT IS", and "WHATEVER THERE IS" BASIS** with all known and unknown encumbrances (except the encumbrances and liabilities to the Secured Creditors in respect of the above financial facilities including interest thereon as against the Schedule Property). Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Secured Assets and if payable in law/ attachable to the Secured Assets/sale proceeds by reason of the sale of the Secured Assets, shall be the sole responsibility of and to the account of the Purchasers.

Authorized Officer

ASSET RECONSTRUCTION CO. (INDIA) LTD. CHENNAI

Gurunathan Solaiappan
Sr. Chief Manager
Asset Reconstruction Company (India) Limited
(As Trustees of 'Arcil-SBPS 073-I Trust')

Date:23/08/2024
Place: Chennai

1 ஆகஸ்ட் 2024 ம் ஆண்டு
5283 என் ஆவணம் 26 தாளகலை
16 வரை தான.
சார்ந்திவாளர

Arcil
Premier ARC

SCHEDULE - I

DESCRIPTION OF THE IMMOVABLE PROPERTY SOLD

(Forming part of the Sale Certificate)

Property belonging to Mr.G.Subramaniam :

In Erode Registration District ,Perundurai Sub Registration District ,Perundurai Taluk,Goundachipalayam Village ,Karupannan Kovil Kadu,Old SF No.395/3 for this Re.SF.No.38/1 ,for this patta No.1162,Poochakadu,in this Punjai 0.67.0 hectare in this Punjai hector 0.50.5 for this Punjai 1.25 acres situated within the following boundaries:

North of	- The Property of S.Palanisamy,S.Thangarasu,N.Periyannan and K.Pongaiannan
South of	- The Property of Periyanna Gounder,P.Muthusamy Gounder
East of	- The Property of Muthusamy Gounder
West of	- North South Way

Together with building thereon and all other rights, appurtenances attached thereto.TheProperty is situated with the limit of Goundachipalayam Village Panchayath.

Authorized Officer

Gurunathan Solaiappan
Sr. Chief Manager
Asset Reconstruction Company (India) Ltd.
(As Trustees of 'Arcil-SBPS 073-I Trust')

ASSET RECONSTRUCTION CO. (INDIA) LTD. CHENNAI

Purchaser:

Mr.S.Palanivel

Date: 23.08.2024
Place: Chennai

Arcil
Premier ARC

SCHEDULE – II

TERMS AND CONDITIONS

(Forming part of the Sale Certificate)

Mr. S. Palanivel (H1 Bidder) having his address as mentioned in the Sale Certificate is hereinafter referred to as "Purchaser" hereunder.

The other Terms and Conditions as mentioned in the Bid documents and Sale Confirmation shall be applicable for the Sale Certificate.

1. The stamp duty, registration fees, charges, cess, GST, transfer charges, if any, and whether payable in one or more states or jurisdictions and all other incidental costs, charges and expenses in connection with the sale of the Schedule Property including on this Sale Certificate shall be entirely and solely borne by the Purchaser.

2. The Schedule Property is sold strictly on "AS IS WHERE IS", "AS IS WHATIS", and "WHATEVER THERE IS" BASIS. Neither DBS Bank/Arcil nor the Authorised Officer undertakes any responsibility to procure any permission/license etc. in respect of the Schedule Property being sold hereunder. Further, Arcil does not accept / undertake any responsibility for, nor shall the sale proceeds be subject to any pending/outstanding statutory dues and any other dues such as water/ electricity /service charges, transfer fees, dues of the Municipal Corporation/local authority dues, workmen's dues including Provident Fund Dues, LTC, Gratuity dues, unpaid salary etc (if applicable) taxes including GST or any other cess, duties, levies by whatever name it is called including interest, etc if any. The Secured Assets (scheduled property) is sold with all known and unknown encumbrances (except the encumbrances and liabilities to the said Creditors in respect of the said Financial Facilities as against the Schedule Property). Further, all liabilities, dues of authorities and departments, statutory or otherwise, any other dues, if any, in respect of the Schedule Property and if payable in law/ attachable to the Schedule Property /sale proceeds by reason of the proposed sale of the Schedule Property, shall be the sole responsibility of and to the account of the Purchaser.

ASSET RECONSTRUCTION CO. (INDIA) LTD. CHENNAI

2024 மே ஆகியவை
5283 என் ஆவணம் 26 தாளகளை
18 வது தாள.

Arcil
Premier ARC

3. Arcil/Authorised Officer has not made any representation as to the correctness, validity or adequacy or otherwise of any such information pertaining to such liabilities, encumbrances and dues.

4. The Purchaser has conducted his own due-diligence in respect of the Schedule Property as also in respect of all the liabilities, dues, taxes etc of the Borrower and / or the relating Schedule Property. The purchaser has satisfied himelf about his decision of purchasing the Schedule Property as per this Sale Certificate with full knowledge of various liabilities, dues, taxes etc. the pending litigations and the physical condition of the Scheduled property, the facts about all of which have been ascertained, established and verified by the purchaser independent of Arcil and creditors. The Purchaser is not and shall not be entitled to make any requisition or claim or raise any objection as to the title or condition of the Schedule Property or any part thereof or in respect any claim pertaining to the Schedule Property, against Arcil or the said Creditors.

5. The Purchaser hereby gives an indemnity and accordingly shall keep Arcil indemnified and save harmless, against any and all losses, damages, liabilities, suits, claims, counterclaims, actions, penalties, expenses (including attorney's fees and court costs and any expenses incurred by Arcil for the enforcement of this indemnity), which Arcil may suffer as a result of any failure on the part of the Purchaser to meet and clear any liabilities, encumbrances and dues or any claim made by any person in respect of such liabilities, encumbrances and dues pertaining to the Schedule property as also on account of any deficiency in respect of stamp duty payable on the Sale Certificate which has been executed in favour of the Purchaser by Arcil for sale of the secured assest under section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

6. The Purchaser will be bound by the regulations of the local / any other authority as applicable in regard to the use, division, and mutation etc of the Schedule Property.

7. The entire responsibility for completion of all procedures, formalities, compliances, approvals etc required for completion of the sale including stamp duties etc shall be that of the Purchaser.

2024

19

ASSET RECONSTRUCTION CO. (INDIA) LTD. CHENNAI

Asset Reconstruction Company (India) Limited
Registered Office : The Ruby, 10th Floor, 29, Senapati Bapat Marg, Dadar (W), Mumbai - 400 028. (India)
Tel.: +91-22 - 6658 1300, Fax : +91-22 - 66581313/14 www.arcil.co.in
Branch Office : Office No.560-562, 1G,1st Floor, Century Plaza, Anna Salai, Teynampet, Chennai-600018, TN Tel:- 044-48586071 To 75
Grievance Redressal Officer : Mr. Ameet Kela, Tel: (+91 22) 66581334, Email: complaint@arcil.co.in
Corporate Identification Number: U65999MH2002PLC134884

Arcil
Premier ARC

8. As from the date of confirmation of the sale of the Schedule Property, the Purchaser shall hold the Schedule Property at his sole risks and costs as regards any loss or damage to the assets by fire or earthquake or any other natural calamities or due to theft, burglary or robbery or from any other cause whatsoever and neither Arcil nor the Authorised Officer shall be liable for any such loss or damages.

9. The information in respect of the Schedule Property and dues specified hereinabove (except the dues of the Secured Creditor) have been stated to the best of the knowledge of the Authorised Officer, who, however, shall not be responsible for any error, misstatement or omission in the said particulars.

10. Words & expressions used hereinabove but not defined herein shall have the same meanings respectively assigned to them under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules framed thereunder.

Authorized Officer

ASSET RECONSTRUCTION CO. (INDIA) LTD. CHENNAI

Gurunathan Solaiappan
Sr. Chief Manager
Asset Reconstruction Company (India) Ltd.
(As Trustees of 'Arcil-SBPS 073-I Trust')

1 புரட்டாசி 2024 ம் ஆண்டு
5283 எண் ஆவணம் 26 தாளகலை
20 வது தாள்.
கார்த்திவாளா

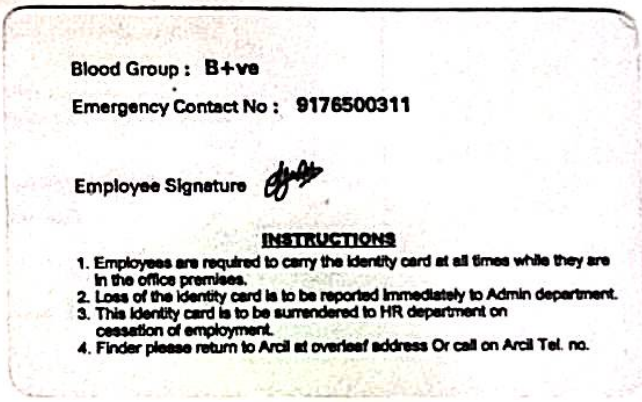
Date: 23/08/2024

Place: Chennai









Purchaser

Vendor

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

1 2024 ம் ஆண்டு

5293 எண் ஆவணம் 26 தாளகவை

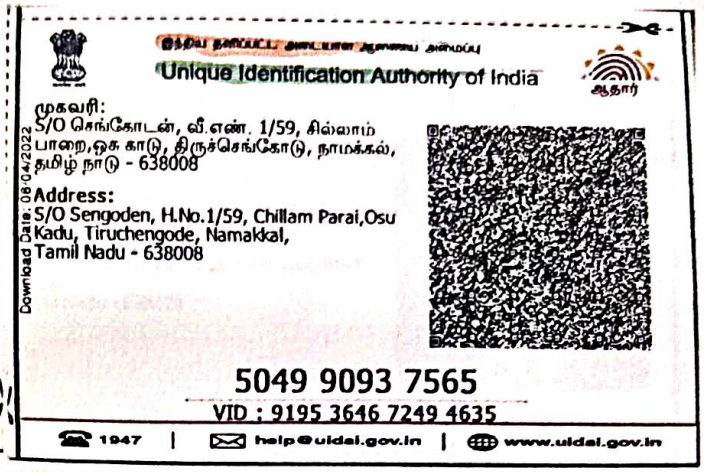
21 வது தாள்.



Government of India

செங்கோடன் பழனிவேல்
SENGODAN PALANIVEL
பிறந்த நாள்/DOB: 15/05/1972
ஆண்/ MALE

5049 9093 7565
VID : 9195 3646 7249 4635
எனது ஆதார், எனது அடையாளம்



Unique Identification Authority of India

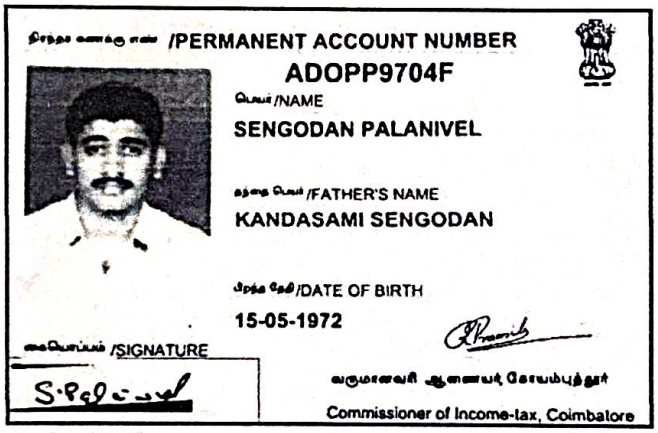
முகவரி:
S/O செங்கோடன், வீ.என். 1/59, சில்லாம் பாறை,ஒக காடு, திருச்செங்கோடு, நாமக்கல், தமிழ் நாடு - 638008

Address:
S/O Sengoden, H.No.1/59, Chillam Parai,Osu Kadu, Tiruchengode, Namakkal, Tamil Nadu - 638008

Download Date: 08/04/2022

5049 9093 7565
VID : 9195 3646 7249 4635

1947 | help@uidai.gov.in | www.uidai.gov.in



/PERMANENT ACCOUNT NUMBER
ADOPP9704F

/NAME
SENGODAN PALANIVEL

/FATHER'S NAME
KANDASAMI SENGODAN

/DATE OF BIRTH
15-05-1972

/SIGNATURE

Commissioner of Income-tax, Coimbatore

Vendor

Purchaser

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

2024

22



Government of India

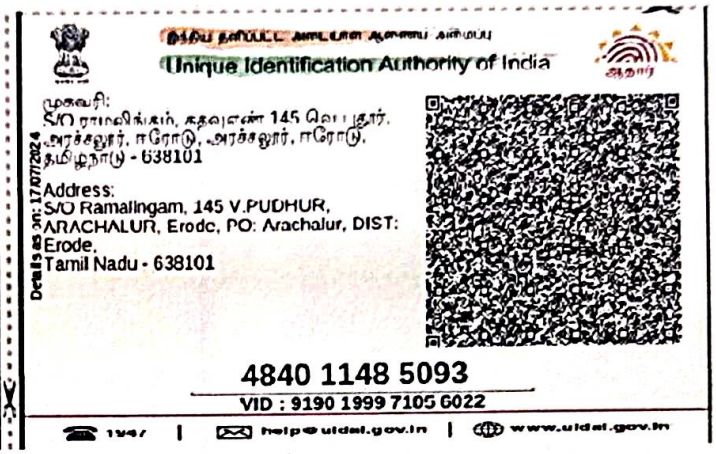
தமிழரசன் ராமலிங்கம்
TAMILARASAN RAMALINGAM
பிறந்த நாள்/DOB: 10/07/1979
ஆண்/ MALE

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

4840 1148 5093

எனது ஆதார், எனது அடையாளம்

Aadhaar no. Issued: 27/03/2014



Unique Identification Authority of India

முகவரி:
S/O ராமலிங்கம், கதவுஎண் 145 வெ புதூர், அரச்சலூர், ரோடு, அரச்சலூர், ரோடு, தமிழ்நாடு - 638101

Address:
S/O Ramalingam, 145 V.PUDHUR, ARACHALUR, Erode, PO: Arachalur, DIST: Erode, Tamil Nadu - 638101

Details as on: 17/07/2024

4840 1148 5093

VID : 9190 1999 7105 6022

1947 | help@uidai.gov.in | www.uidai.gov.in

Vendor

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

Purchaser

S. தமிழரசன்

1 மே 2024 ம் ஆண்டு
523 என் ஆவணம் 26 தாளகளை
23 வது தாள்.
அதிகாரி

இந்திய அரசாங்கம்
Government of India

இந்திய தனிநபர் அடையாள ஆணையம் அமைப்பு
Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 0659/63501/00668

To
ப ஆதிஷ்
P Athish
S/O S Palanivel,
H.No 1/59,
Sillamparai, Osukadu,
VTC: Tiruchengode,
PO: Elandakuttai,
District: Namakkal,
State: Tamil Nadu,
PIN Code: 638008,
Mobile: 9042643926

Signature valid

உங்கள் ஆதார் எண் / Your Aadhaar No. :

4315 1867 2212

VID : 9187 4307 0258 6988

எனது ஆதார், எனது அடையாளம்

Government of India

ப ஆதிஷ்
P Athish
பிறந்த நாள்/DOB: 09/06/2002
ஆண்/ MALE

Aadhaar is proof of identity, not of citizenship or date of birth. It should be used with verification (online authentication, or scanning of QR code / offline XML).

Aadhaar no. Issued: 04/06/2018

4315 1867 2212

எனது ஆதார், எனது அடையாளம்

1 பதாம் 2024 ம் ஆண்டு.

5283 என ஆவணம் 26 தாளகவை

24 வது ஷரத்தின்

Vendor

Purchaser

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

R/பெருந்துறை/புத்தகம்-1/5293/2024

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2024ம் ஆண்டு வரிசை எண் 4003

கதவு எண்.1/59, சில்லாம் பாறை, ஒசு காடு, திருச்செங்கோடு, நாமக்கல், தமிழ்நாடு, இந்தியா, 638008-ல் வசிக்கும் திரு பழனிவேல், என்பவரிடமிருந்து ₹ 16,81,500/- (ரூபாய் பதினாறு இலட்சத்து எண்பத்தொன்றாயிரத்து ஐந்நூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : பெருந்துறை
நாள்: 30/08/2024

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2024 ஆம் ஆண்டு ஆகஸ்ட் மாதம் 30ம் தேதி பி.ப. 04:08 மணியளவில் பெருந்துறை சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 9,63,910/- செலுத்தியவர்.

இடது பெருவிரல்





புதுகம 2024 ம ஆண்டு
5293 என ஆவண எண் 26 தாளகளை
கூடுதல் விவரங்கள் ஆவண வாசகத்தில் 25 வது தாள,
உள்ளபடி

சார்பதிவாள

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் :
UKC:449524b0ea607e93d949c9a1e4f6c403613b1c
(Details from UIDAI : Gurunathan S S/O: Solalappan, 17-05-1979, xxxxxxxx3605)



எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண் :
UKC:829914aff4213537964247ad26f86b09452e5a
(Details from UIDAI : SENGODAN PALANIVEL S/O



	Sengoden, 15-05-1972, xxxxxxxx7565)	

2024 ஆம் ஆண்டு ஆகஸ்ட் மாதம் 30ம் நாள்

ரவிச்சந்திரன் GV
சார்பதிவாளர்
பெருந்துறை

R/பெருந்துறை/புத்தகம்-1/5293/2024 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 30/08/2024
பெருந்துறை

ரவிச்சந்திரன் GV
சார்பதிவாளர்

2024
ID ஆவணம்
5293 என ஆவணம் 26 தாளகவை
26 வது தாள.
சார்பதிவாளர்

Arcil
Premier ARC

HANDING OVER THE ORGINAL DOCUMENT

To,

Date: 30/08/2024

Mr. S.PALANIVEL

PAN No: ADOPP9704F

Property Schedule:

Property belonging to Mr.G.Subramaniam :

In Erode Registration District ,Perundurai Sub Registration District ,Perundurai Taluk,Goundachipalayam Village ,Karupannan Kovil Kadu,Old SF No.395/3 for this Re.SF.No.38/1 ,for this patta No.1162,Poochakadu,in this Punjai 0.67.0 hectare in this Punjai hector 0.50.5 for this Punjai 1.25 acres situated within the following boundaries:

North of - The Property of S.Palanisamy,S.Thangarasu,N.Periyannan and K.Pongaiannan

South of - The Property of Periyanna Gounder,P.Muthusamy Gounder

East of - The Property of Muthusamy Gounder

West of - North South Way

List of Documents to be handed over to the Auction Purchaser.

Guru Bricks & Guru Traders - DBS Bank (E1-11/C/02/02) Dt-27.08.2024				
#	Name of Documents	Page No	Approved by	Date
1	Reg. Partition Deed Doc No 4976 of 2008_Dt-25.09.2008_Original	01 to 14		

Note: Received all the above documents in good condition.

Received By

Authorized Officer.

For ASSET RECONSTRUCTION CO. (INDIA) LTD.

Authorised Officer

Date:

Place:

Arcil

HANDING OVER THE POSSESSION OF SECURED ASSETS

Pursuant to payment of entire sale consideration in respect of secured assets of **M/s.Guru Bricks and Guru Traders** , description of which is provided in the Schedule below located

Property belonging to Mr.G.Subramaniam :

In Erode Registration District ,Perundurai Sub Registration District ,Perundurai Taluk,Goundachipalayam Village ,Karupannan Kovil Kadu,Old SF No.395/3 for this Re.SF.No.38/1 ,for this patta No.1162,Poochakadu,in this Punjai 0.67.0 hectare in this Punjai hector 0.50.5 for this Punjai 1.25 acres situated within the following boundaries:

North of	- The Property of S.Palanisamy,S.Thangarasu,N.Periyannan and K.Pongaiannan
South of	- The Property of Periyanna Gounder,P.Muthusamy Gounder
East of	- The Property of Muthusamy Gounder
West of	- North South Way

Together with building thereon and all other rights, appurtenances attached thereto.TheProperty is situated with the limit of Goundachipalayam Village Panchayath.

I, **S. Palanivel** S/o Sengoden (Aadhar: 504990937565) we have received the vacant peaceful possession in good condition and without any grievance whatsoever of the above property from the Authorised Officer of Arcil:

Vacant and peaceful possession of the above Secured Assets handed over pursuant to the receipt of entire sale consideration. Signature: Date: 30/08/2024 For Asset Reconstruction Company (India)Ltd For ASSET RECONSTRUCTION CO. (INDIA) LTD, Authorised Officer	Possession of the above Secured Assets received. Signature: SP Date: 30/8/2024 Time : 4.30 PM Place: ERODE

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : ஈரோடு

வட்டம் : பெருந்துறை

வருவாய் கிராமம் : 054 கவுண்டிச்சிபாளையம்

பட்டா எண் : 2952

உரிமையாளர்கள் பெயர்

1. செங்கோடன் மகன் பழனிவேல்

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
38	1B	0 - 50.50	1.40	--	--	--	--	2024/0103/10/484133--R1093/09 -------- 07-10-2024
		0 - 50.50	1.40					

குறிப்பு :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **10/12/054/02952/120448** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 08-10-2024 அன்று 06:14:01 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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