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2465/1/2015

INDIA NON JUDICIAL

Government of Tamil Nadu

e-Stamp

सत्यमेव जयते

Certificate No.	:	IN-TN01287786666982N
Certificate Issued Date	:	28-Mar-2015 02:55 PM
Account Reference	:	SHCIL (FI)/ tnshcil01/ PARRYS/ TN-CN
Unique Doc. Reference	:	SUBIN-TNTNSHCIL01013875961339O1N
Purchased by	:	G T Properties
Description of Document	:	Article 23 Conveyance
Property Description	:	Old SNo.45/2 ,Present S No.45/2A Pt of Gerugambakkam village,Sriperumbudur Tk
Consideration Price (Rs.)	:	2,16,00,000 (Two Crore Sixteen Lakh only)
First Party	:	Mrs D Anuradha
Second Party	:	G T Properties
Stamp Duty Paid By	:	G T Properties
Stamp Duty Amount(Rs.)	:	15,10,000 (FifteenLakh Ten Thousand only)

Please write or type below this line

SALE DEED

For GT PROPERTIES

Partner

2465/2015

30

D. Anuradha

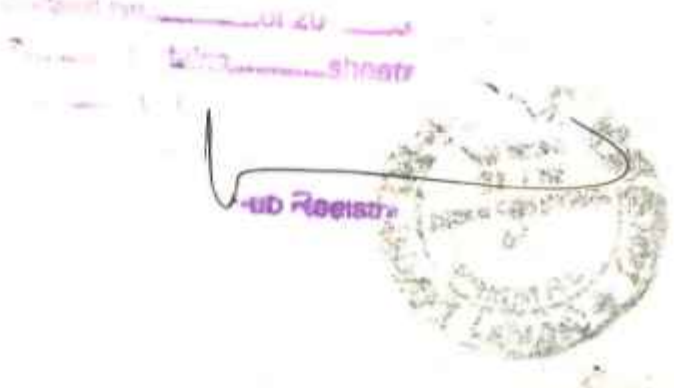
XM 0001306527

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1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Burned

SHCIL



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

C. Balasubramanian

AX 098373

C.BALASUBRAMANIAN

S.V.L. No. 3005 / 9 / 2 / 95

PERIAMET, CHENNAI-600 003.

Cell: 9941362721 / 9840847510

7353
26/3/15

GT Properties
Ch-3

For GT PROPERTIES

Partner

D. Anuradha

This Sale Deed executed at Chennai on this the 30th day of March 2015

BY

Mrs. D. ANURADHA (PAN NO: AIYPA1029M Issued by the Income Tax Department), (Contact No:9841277709) W/o. Mr. C. Dilip Kumar, Hindu, aged about 34 years, residing at No.69/9, Vasanth Apartments, Gowdiya Mutt Road, Royapettah, Chennai 600014, hereinafter to be referred as the **VENDOR** of the one part.

For GT PROPERTIES

Partner

2465/2015
2
30

D. Anuradha

ரூன்று:

ஆவண எண். 2465/2015

இவ்வாவணத்திற்கு முன்தொகை ரு.ப.க. ரூ.144000 -
மற்றும் அபராத ரூ.1440 - ஆக மொத்தம் ரூ. 145440 -
11-1-18 அன்று வசூலாக்கிக்கப்பட்டது.

11/1

சார்பதிவாளர்
பேம்மல்

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AX 098374

C.BALASUBRAMANIAN
S.V.L. No. 3006 / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840347510

7354
2.6.13

GT Properties
Ch.3

TO AND IN FAVOUR OF

M/s. GT PROPERTIES (PAN NO: AAIFG8736B Issued by the Income Tax Department), a Partnership firm, having office at No. 249, Sydenhams Road, 1st and 2nd Floors, Periamet, Chennai – 600 003, represented by its Partner, **Mr. K. BHARAT DOSHI (PAN NO: AAPPB6885P Issued by the Income Tax Department), (Contact No: 9840770630)** S/o. Mr. Kantilal C Doshi, Hindu, aged about 43 years, residing at Flat No.905, Ninth Floor, Vimalachal Apartments, No.532, Poonamallee High Road, Chennai 600 007, hereinafter to be referred as the **PURCHASER** of the other part.

For GT PROPERTIES

Partner

DOCUMENT
NO.
2465/2015
3
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Land Value Fixed

at Rs. 2600/- per Cent / Sq ft

Building Value Fixed

at Rs.

ஓ எண் 5864/16

Office of the District Revenue Officer
M. Singara Velar Maligai (Stamps)
23, Rajaji Salai, Chennai - 600 001.
Date. 12/17

CERTIFICATE

This is to certify that the difference in amount namely Rs. 10,08,000/- ten lakhs and eight thousand only between the Stamp Duty Fixed Under Sub Rule (1) of Rule (7) of Tamil Nadu Stamp (Prevention of Under Valuation of Instruments) Rules, 1968 and the Stamp Duty already paid has been collected and it is hereby certified that the instrument has been Properly Stamped

RBI Challan No. 611464/A

Date 14/12/17

Rs. 10,08,000/-

District Revenue Officer
(Stamps) Chennai-6

DISTRICT REVENUE OFFICER (REGISTRATION) TRUTHARTHE TAMIL NADU CHENNAI-6

26/12/17

sheets

Addl Registrar

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

7355
2/6/15

GT Properties
Ch-3

C-Balasubramanian

AX 098375

C.BALASUBRAMANIAN
S.V.L. No. 3006 / @ / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

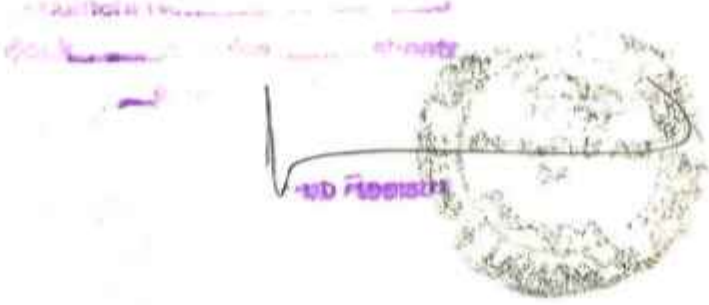
The terms VENDOR and PURCHASER wherever they occur, unless repugnant to the context shall mean and include themselves, their respective legal heirs, representatives, executors, successors, administrators and assigns.

WHEREAS, agricultural land admeasuring Acre 0.84 cents, comprised in S.No.45/2 and another portion of agricultural land admeasuring Acre 1.50 cents, comprised in S.No.93/2 among various other properties at Kerugambakkam Village, previously Chengalpet District, presently Kancheepuram District, was jointly owned and possessed by one Ms. Saghira Banu and Mrs. Mahamudunissa Begum, they having acquired the same under an Order dated 17.01.1958 passed by the Hon'ble High Court of Judicature at Madras in C.S. No.51 of 1957; and

For GT PROPERTIES

Partner

32465/2015
4
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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

7352
26/3/15

GT Properties
CH-3

E. Balasubramanian
AX 098376
C.BALASUBRAMANIAN
S.V.L. No. 3006 / @ / 2 / 95
FERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

WHEREAS, the aforesaid Ms. Saghira Banu and Mrs. Mahamudunissa Begum who continued to be in absolute joint possession and enjoyment of the said properties, carved out a portion of land admeasuring Acre 0.23 cents, comprised in S.No.93/2, subsequent S.No.93/2C and another portion of land admeasuring Acre 0.27 cents, comprised in S.No. 45/2 of Kerugambakkam Village and sold away both portions of land, to and in favour of one Mr. S. Gopalan, in and by a Sale deed dated 09.02.1993, registered as Document No. 1012/1993, on the file of the Sub Registrar Office, Pallavaram; and

WHEREAS, the aforesaid Mr. S. Gopalan continued to be in absolute possession and enjoyment of the said property and settled the same in the name of his father Mr. M. Srinivasan, in and by a Settlement

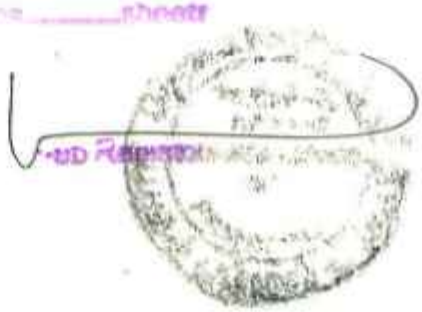
For GT PROPERTIES

Partner

4

2465/2015
5
30

D. Asha



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

C. Balasubramanian
AX 098377
C.BALASUBRAMANIAN
S.V.L. No. 3006 / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7357
26/3/15

GT Properties
ch.3

Deed dated 02.11.2006, registered as Document No.4227/2006, on the file of the Sub-Registrar Office, Pammal; and

WHEREAS, the aforesaid Mr.M.Srinivasan earlier purchased an adjoining portion of agricultural land admeasuring Acre 0.23 cents, comprised in S.No. 93/2, subsequent S.No.93/2C and yet another portion of agricultural land admeasuring Acre 0.27 cents, comprised in S.No.45/2 of the said Village from the aforesaid Ms. Saghira Banu and Mrs. Mahamudunissa Begum under a Sale deed dated 09.02.1993, registered as Document No.1011/1993, on the file of the Sub-Registrar Office, Pallavaram; and

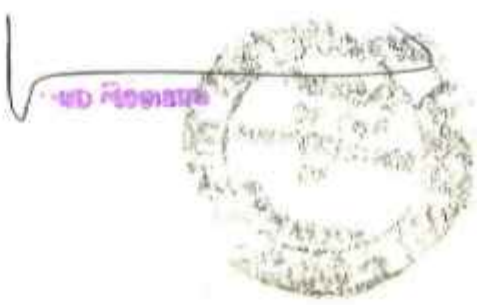
For GT PROPERTIES

Partner

5

DOCUMENT NUMBER YEAR 2465/2015 6 30

D. A. A



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

7358
26/3/15

GT Properties
etc.3

C. Balasubramanian
AX 098378
C.BALASUBRAMANIAN
S.V.L. No. 3006 / 5 / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

WHEREAS, the aforesaid Mr.M.Srinivasan, who thus became the absolute owner of 46 cents of land comprised in old survey No.93/2C, subdivided as S.No.93/2C1 and another extent of land admeasuring 54 cents comprised in old survey No.45/2, sub divided as S.No.45/2A and continued to be in absolute possession and enjoyment of the same, sold away the said properties in two portions under two different Sale Deeds dated 13.02.2006 and 06.11.2006 in the name of one Mr.C.Dillip Kumar, which were registered as Doc. Nos. 446/2006 and 4291/2006 respectively, on the file of the Sub-Registrar Office, Pammal; and

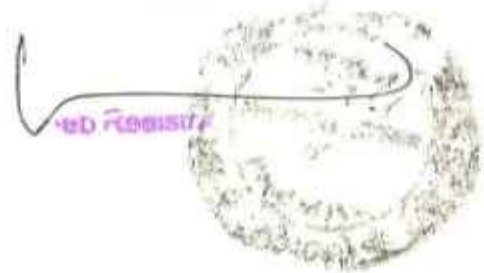
WHEREAS, inadvertent errors occurred in the said Sale Deeds while mentioning the Survey Numbers which were subsequently rectified

For GT PROPERTIES

Partner

DOCUMENT NO/YEAR 2465/2015
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D. A. A





தமிழ்நாடு तमिलनाडु TAMILNADU

C. Balasubramanian
AX 098379
C.BALASUBRAMANIAN
S.V.L. No. 3006 / @ / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7355
26/3/15

GT Properties
ch3

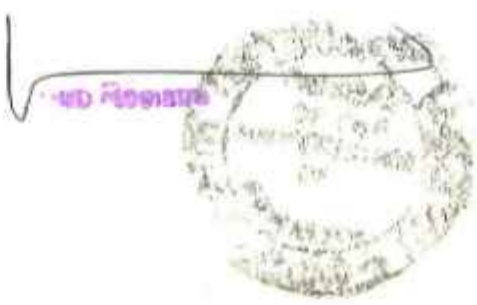
by the said Mr.M.Srinivasan, under two Deeds of Rectification dated 30.11.2011 executed in favour of the aforesaid Mr.C.Dilip Kumar, which were registered as Doc. Nos. 856/2012 and 857/2012 respectively, on the file of Sub-Registrar Office, Pammal; and

WHEREAS, the aforesaid Mr.C.Dilip Kumar who was in absolute possession and enjoyment of the said properties, having obtained Patta bearing No.1920 in his name, settled the above said one acre of land, admeasuring Acre 0.54 cents, in S.No.45/2A and Acre 0.46 cents comprised in S.No.93/2C1 of Kerugambakkam Village in the name his mother Mrs. C. Kumudhavalli, in and by a Settlement Deed dated 12.06.2008, registered as Document No.2283/2008, on the file of the Sub-Registrar Office, Pammal; and

For GT PROPERTIES

Partner

DOCUMENT RECEIVED
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தமிழ்நாடு तमिलनाडु TAMILNADU

AX 098380

C.P.A.LASUBRAMANIAN

...3006 / @ / 2 / 95

...NET, CHENNAI-600 003.

Cell: 9841362721 / 9840847510

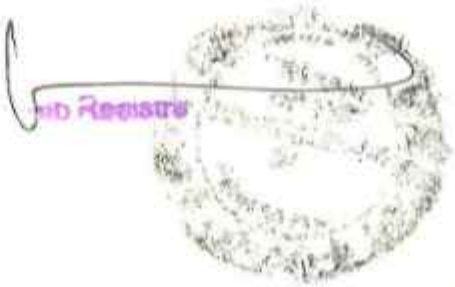
WHEREAS, the aforesaid Mrs.C.Kumudhavalli who was in absolute possession and enjoyment of the said one acre of land, carried out two portions of land, to an extent of 23 cents, in S.No.93/2C1 part and an extent of 27 cents comprised in Survey No.45/2A part in all totally admeasuring 50 cents, and settled the same in the name of her son the aforesaid Mr.C.Dilip Kumar, in and by a Settlement Deed dated 17.06.2011, registered as Document No.2938/2011, on the file of the Sub-Registrar Office, Pammal; and

WHEREAS, the aforesaid Mr. C. Dilip Kumar in turn settled the above said 50 cents of land in the name of his wife Mrs. D. Anu Radha, the VENDOR herein, under a Settlement Deed dated 20.06.2011, registered as Document No.2984/2011, on the file of the Sub-Registrar Office, Pammal; and

For GT PROPERTIES

Partner

DOCUMENT RECEIVED 2465/2015 9 30





தமிழ்நாடு तमिलनाडु TAMILNADU

E-Balasubramanian
AX 098381
C.BALASUBRAMANIAN
S.V.L. No. 309 / 2 / 95
PAMMAL, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7361
26/3/15
GT Properties
Ch.3

WHEREAS, the aforesaid Mrs.C.Kumudhavalli who continued to be in absolute possession of the remaining portion of land admeasuring 23 cents comprised in S.No.93/2C1 (part) and 27 cents comprised in S.A.No.45/2A (part) and in all admeasuring 50 cents settled the same also in the name of her son the aforesaid Mr.C.Dilip Kumar, in and by a Settlement Deed dated 08.12.2011, registered as Document No.6885/2011, on the file of the Sub-Registrar Office, Pammal; and

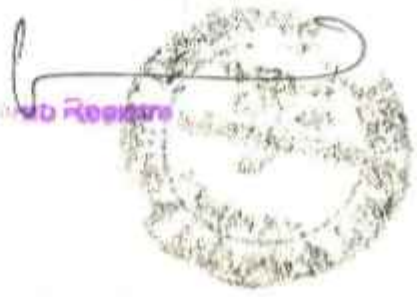
WHEREAS, the aforesaid Mr.C.Dilip Kumar, further settled the above said 50 cents of land in the name of his wife, the aforesaid Mrs.D.Anu Radha, the VENDOR herein, on 09.12.2011 under a Settlement Deed, registered as Document No.6886/2011, on the file of the Sub-Registrar Office, Pammal; and

For GT PROPERTIES

Partner

2465/2015
10
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D. Anu Radha



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AX 098382

C.BALASUBRAMANIAN

S.V.L. No. 3006 / 12 / 95

PERIAMET, CHENNAI-600 003.

Cell: 9941362721 / 9840847510

7362 26/3/15

GT Properties

WHEREAS, the VENDOR who thus became the absolute owner of the total extent of land admeasuring one acre, continues to be in absolute possession and enjoyment of the same, having obtained patta bearing No.2711 in her name; and

WHEREAS, the VENDOR intends to sell the southern portion of the property out of the total property, which is more fully described in the Schedule hereunder and depicted in the sketch appended hereto, and hereinafter to be referred as the PROPERTY, for a sale consideration of **Rs.2,16,00,000/- (Rupees Two Crores Sixteen Lakhs Only)** making the following representations: -

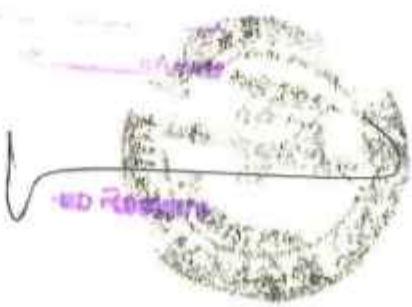
a) That the property is acquired by her absolutely under two Settlement deeds and that she is the absolute owner of the property and that none else has any right, title, interest or share therein;

For GT PROPERTIES

Partner

DOCUMENT NO/YEAR 2465/2015

10 book: 1 page: 39





தமிழ்நாடு तमिलनाडु TAMILNADU

C. Balasubramanian
AX 098383
C.BALASUBRAMANIAN
S/o.L. No. 3006 / 12 / 95
T. NAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7363
26/3/15

Gpr properties
ch3

b) That the property is free from all encumbrance, attachments, court or acquisition proceedings or charges of any kind and the VENDOR continues to be in absolute possession and enjoyment of the same;

c) That her title to the property is good, marketable and subsisting and she have not entered into any Agreement / Arrangement / Understanding with anyone else affecting the title to the property in any manner;

d) That no proceedings had been initiated against the VENDOR and/or the property under any of the provisions of the ceiling laws or any statutory provisions and there is no impediment for sale of the Schedule property under any law/order/contract; and

PROPERTIES

Partner

DOCUMENT NO/YEAR
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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

C. Balasubramanian
AX 098384
C.BALASUBRAMANIAN
S.V.L. No. 3006 / @ / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7364
26/3/15

GT Properties
Cl.no 3

WHEREAS, the PURCHASER after thorough scrutiny of the title deeds and related papers including encumbrance certificates relating to the property satisfied with the title of the vendor, offers to purchase the said property for the said sale consideration, free of encumbrances and the VENDOR has agreed to the same.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In pursuance to the above said Agreement between the VENDOR and PURCHASER, the VENDOR doth hereby admit and acknowledge the receipt of the entire Sale consideration of **Rs.2,16,00,000/- (Rupees Two Crores and Sixteen Lakhs only)** as stated hereunder:

For GT PROPERTIES

Partner

DOCUMENT NO/YEAR 2465/2015
Book: 1 Vol: 13
Page: 1 to 30

D. Arul





தமிழ்நாடு तमिलनाडु TAMILNADU

AX 098385

C. BALASUBRAMANIAN
Lic. No. 3006 / @ / 2 / 95
[illegible]MET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7365/2613/15

GT Properties Ch 3

i) Rs.5,00,000 (Rupees Five Lakhs Only), paid by Cheque dated 25.02.2015, bearing No. 731983, drawn on Ing Vysya Bank Limited, G.N Street Branch, by the PURCHASER in the name of the VENDOR.

ii) Rs.60,00,000 (Rupees Sixty Lakhs Only), paid by Cheque dated 20.03.2015, bearing No. 731986, drawn on Ing Vysya Bank Limited, G.N Street Branch, by the PURCHASER in the name of the VENDOR.

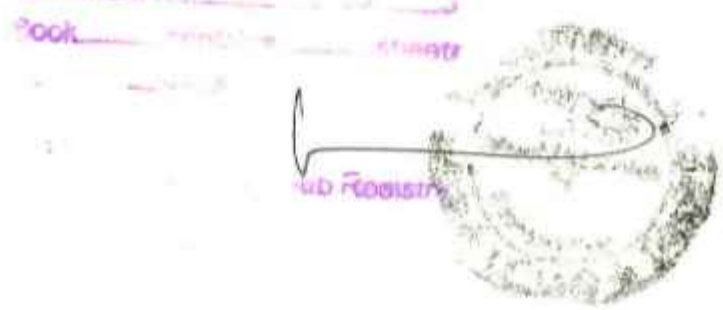
iii) Rs.60,00,000 (Rupees Sixty Lakhs Only), paid by Cheque dated 23.03.2015, bearing No. 731987, drawn on Ing Vysya Bank Limited, G.N Street Branch, by the PURCHASER in the name of the VENDOR.

iv) Rs.88,84,000 (Rupees Eighty Eight Lakhs Eighty Four Thousand Only), paid by Cheque dated 24.03.2015, bearing No. 731990, drawn on Ing Vysya Bank Limited, G.N Street Branch, by the PURCHASER in the name of the VENDOR.

For GT PROPERTIES

Partner

DOCUMENT WRITER
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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

C. Balasubramanian

AX 098386

C.BALASUBRAMANIAN
S.V.L. No. 3006 / 2 / 95
PRIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

GT Properties

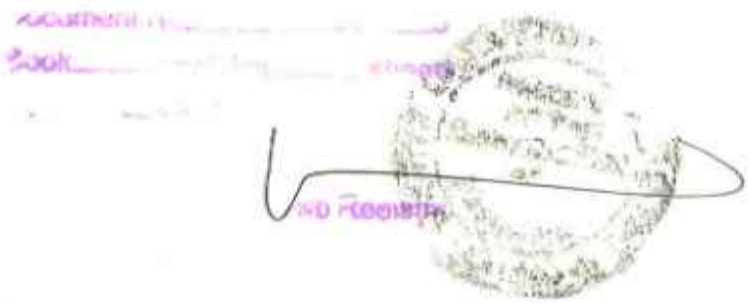
v) Rs.2,16,000/- (Rupees Two Laksh and sixteen thousand only) being the amount retained by the PURCHASER on behalf of VENDOR for payment/remittance of the same to the Income Tax Department towards 1% Tax Deduction of the sale consideration.

2. In consideration of **Rs.2,16,00,000/- (Rupees Two Crores Sixteen Lakhs Only)** paid by the PURCHASER to the VENDOR, the receipt of which sum the VENDOR doth hereby admit, acknowledge and release the PURCHASER from further payment thereof, the VENDOR doth hereby grant, convey, assign and sell to the PURCHASER by way of Absolute Sale all that piece and parcel of land which is more fully described in the Schedule hereunder together with all ways, waters, water courses, rights, liberties, privileges,

For GT PROPERTIES

Partner

DOCUMENT NO/YEAR 2465/2015





தமிழ்நாடு तमिलनाडु TAMILNADU

C. Balasubramanian
AX 098387
C.BALASUBRAMANIAN
S.V.L. No. 3006 / @ / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

advantages, easements, and privileges and all other rights whatsoever appertaining thereto and enjoy therewith all estate, rights, interest, property claim demand of the VENDOR herein upon the PROPERTY TO HAVE AND TO HOLD UNTO the use of the PURCHASER forever absolutely and free from all encumbrances.

3. The VENDOR doth hereby covenant with the PURCHASER as follows:

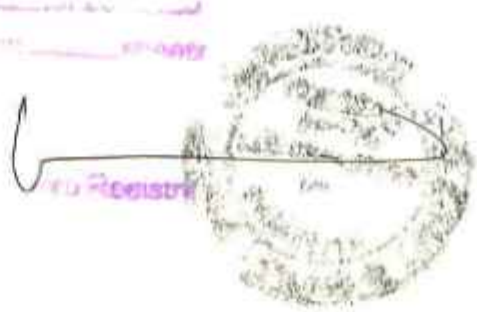
1) The VENDOR is the absolute owner of the PROPERTY hereby conveyed and that she has perfect right, title and interest to convey the said property to the PURCHASER in the manner aforesaid and no other person has got any right, title and interest

For GT PROPERTIES

Partner

15

DOCUMENT NO/YEAR 2465/2015
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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AX 098388

C. Balasubramanian

C.BALASUBRAMANIAN
S.V.L. No. 3006 / @ / 2 / 95
'LAKSHMI', CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7368
26/3/15

GT Properties
Ch-3

on the said PROPERTY and the VENDOR has not done or knowingly suffered any act, deed or thing whereby the said PROPERTY is affected or impeached in estate, title or otherwise or whereby she is hindered from conveying and transferring the said PROPERTY to the PURCHASER.

2) The VENDOR doth hereby declare that there is no suit, appeal or any proceeding pending in any court in which any question relating to the PROPERTY is in issue and that there is no attachment, proclamation or order on the PROPERTY which in any way prevent its alienation and that the VENDOR has not entered into any prior agreement of sale with anybody else and that the VENDOR has not done any act or thing and have not offered the

For GT PROPERTIES

Partner

D. A. [illegible]

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

7369
2.12.15

GT Properties
Chq

C. Balasubramanian
AX 098389
C.BALASUBRAMANIAN
S.V.L. No. 3006 / @ / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

PROPERTY as security whereby the said PROPERTY shall and will be in any way affected in title, estate, possession and enjoyment of the PURCHASER.

3) The VENDOR doth hereby covenant that the said PROPERTY is not subjected to any subsisting mortgage, legal or equitable, charge, attachment, acquisition, lien, lispendens or encumbrance in favour of any person and declare that there is no defect of any kind in the VENDOR'S title to the PROPERTY hereby conveyed and that the VENDOR will indemnify the PURCHASER at all times against all the losses and damages that the PURCHASER may suffer or sustain by reason of any of the representations contained in this deed proving incorrect or false.

For GT PROPERTIES

Partner

17

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D. A



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

7370/2613115

GT Properties Ch3

C. Balasubramanian

AX 098390

C.BALASUBRAMANIAN

S.V.L. No. 3006 / 2 / 2 / 95

PERIAMET, CHENNAI-600 003.

Cell: 9941362721 / 9840847510

4) The VENDOR doth hereby covenant that the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the said PROPERTY without any let or interruption or disturbances by the VENDOR or any person or persons through whom the VENDOR derive the title and the VENDOR shall sufficiently indemnify and shall keep indemnified the PURCHASER against any loss the PURCHASER may be put to by reasons of any encumbrance, claim, demand, legal proceedings, charge, lien etc., in respect of the said PROPERTY.

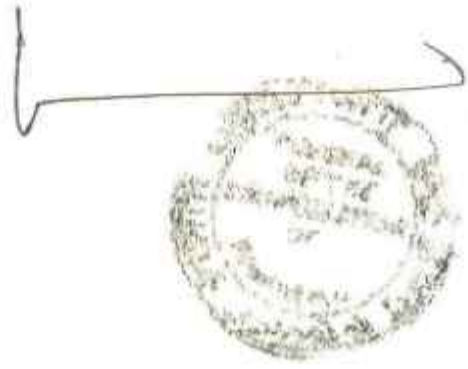
5) The VENDOR doth hereby covenant that she and all persons lawfully and equitably claiming title will from time to time and at all times hereafter at the cost of the PURCHASER execute and

For GT PROPERTIES

Partner

D. A. Sudha

DOCUMENT NO/YEAR 2465/2015 19 30



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

7371
26/3/15

GT Properties
Ch3

C-Balasubramanian
AX 098391
C.BALASUBRAMANIAN
S.V.L. No. 3006 / 2 / 2 / 95
PLAIMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

register all such acts, deeds and things for further and more perfectly assuring the title of the PURCHASER in respect of the PROPERTY hereby conveyed.

6) The VENDOR doth hereby declare that all taxes and other public charges payable in respect of the said PROPERTY hereby conveyed has been paid up to this date and further covenant with the PURCHASER that if any claim is made in this behalf, the VENDOR shall discharge the same out of her own funds and also hereby agree to reimburse if the PURCHASER is compelled to pay taxes and other charges.

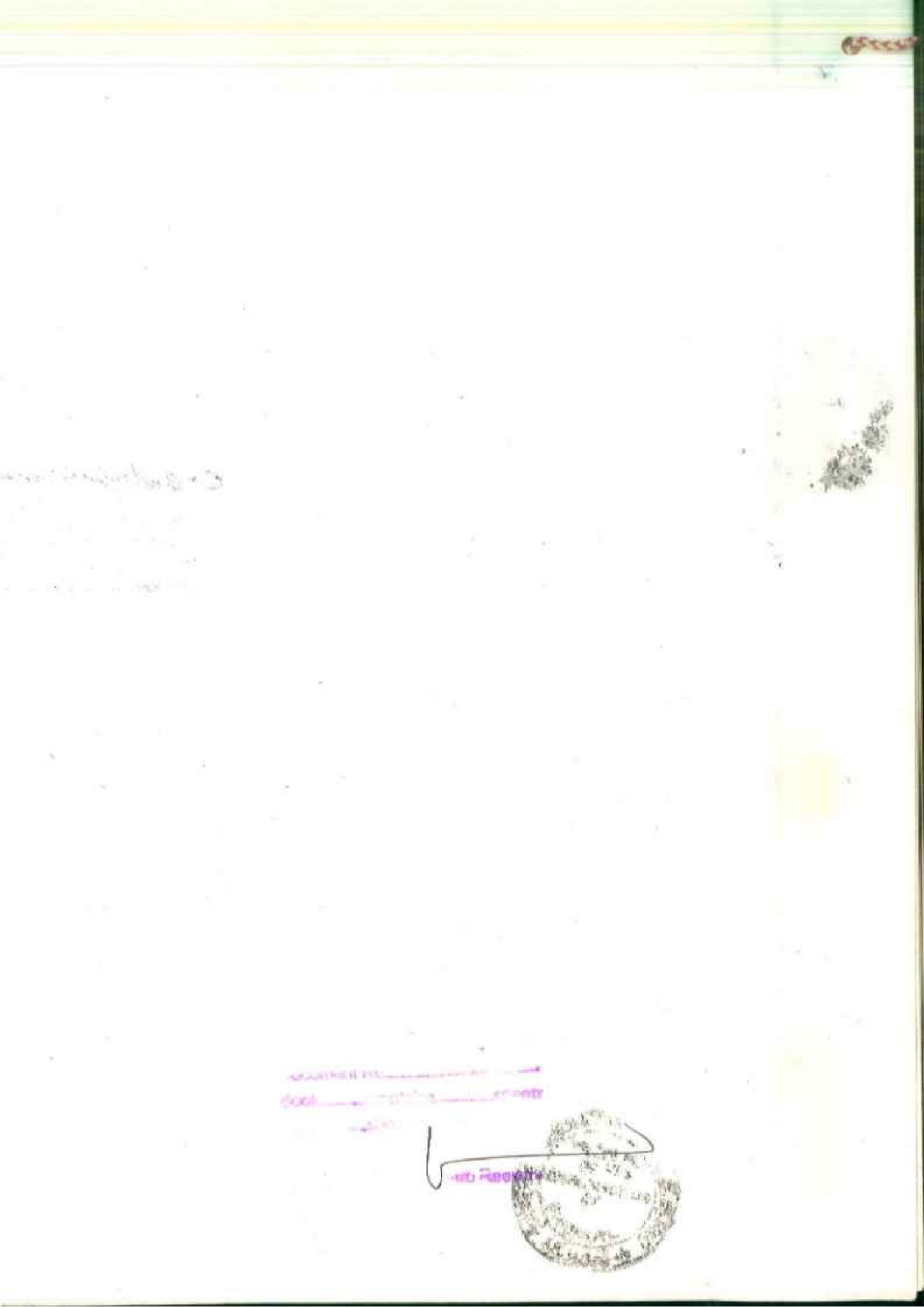
7) The VENDOR doth hereby covenant that the VENDOR shall at her own cost defend any claim, suit or other proceedings that may be

For GT PROPERTIES

Partner

DOCUMENT NO/YEAR 2465/2015

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AX 098392

C.BALASUBRAMANIAN
S.V.L. No. 3006 / 2 / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7372
2.6.13/15

GT Properties
ch.3

instituted in respect of the PROPERTY hereby conveyed and save the PURCHASER harmless against any loss or damage that may be incurred by the PURCHASER in defending any suit, action or proceedings by any person or persons at any time.

8) The VENDOR doth hereby declare and assure the PURCHASER that she shall indemnify and shall keep indemnified the PURCHASER against any loss or damage that the PURCHASER may be put to by the reason of any kind of encumbrance over the PROPERTY.

9) The VENDOR has delivered the vacant possession of the PROPERTY to the PURCHASER today and that the VENDOR and all persons claiming legally or equitably and estate, title, interest or

For GT PROPERTIES

Partner

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தமிழ்நாடு तमिलनाडु TAMIL NADU

7374
26/3/15

GT Properties

C. Balasubramanian

11AB 078261
C.BALASUBRAMANIAN
S.V.L. No. 3006 / 2 / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

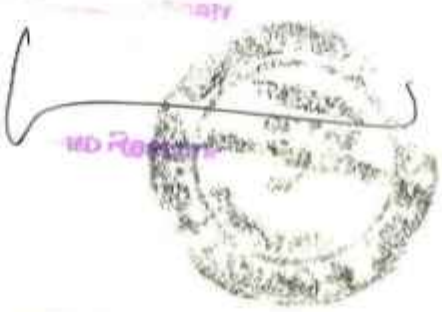
property or right in the property hereby conveyed, shall at all times, at the request and the cost of the PURCHASER do execute and cause to be executed and registered all such acts, assurances, deeds, documents and things for further or more perfectly assuring the title to the PROPERTY hereby conveyed and every part thereof to the PURCHASER.

10) The VENDOR doth hereby hand over the notary attested photo copies of the under mentioned documents to the PURCHASER, as all these documents are common also to some other properties, which continue to be in the possession of the VENDOR and the VENDOR doth hereby undertake and confirm that she shall produce the originals of these documents to the

For GT PROPERTIES

Partner

DOCUMENT
2465/2015
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இந்தியா தமிழ்நாடு TAMIL NADU

11AB 078262

C.BALASUBRAMANIAN
L.V.L. No. 3006 / @ / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7375/26/3/15 GT Properties

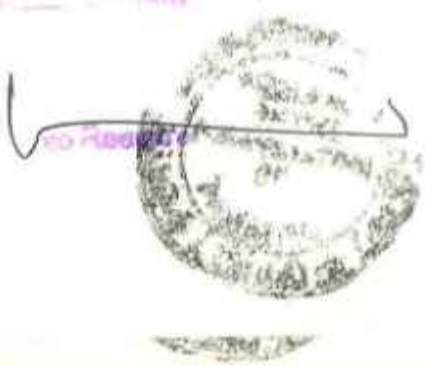
PURCHASER subject to the prior notice of one week for verification as and when required, and as the case may be and further declare that she shall deliver or caused to be delivered such other documents as may be required by the PURCHASER.

11) The VENDOR doth hereby covenant with the PURCHASER that she will sign and execute any letter or deed or form that may be required for the mutation of name in the Revenue and Municipal registry and transfer of Patta in favour of the PURCHASER or for mutation and transfer of records with any statutory authorities and / or for such purposes.

For GT PROPERTIES

Partner

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தமிழ்நாடு तमिलनाडु TAMIL NADU

C. Balasubramanian
11AB 078263
C.BALASUBRAMANIAN
S.V.L. No. 3005 / (2) / 2 / 95
PERIAMET, CHENNAI-600 003.
Cell: 9941362721 / 9840847510

7376
26/3/15

GT Properties
Ch.

SCHEDULE

All that piece and parcel of vacant land admeasuring 14400 Sq.ft demarcated and depicted in the sketch appended hereto comprised in Old S. No. 45/2, then subdivided as S.No. 45/2A, present Survey No. 45/2A part of Gerugambakkam Village, Sriperumbudur Taluk, Kancheepuram District, the property being bounded on the

North by : Property retained by Mrs.Anuradha in S.No.45/2A Part,

South by : Property in S.Nos.47 and 92,

East by : 33 Feet Road (Multi Nagar Main Road) and

West by : Property in S.No.93/2B.

DOCUMENT
2465/2015
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For GT PROPERTIES

C. Br

Partner





தமிழ்நாடு तमिलनाडु TAMIL NADU

11AB 078264

C. Balasubramanian

C.BALASUBRAMANIAN
S.V.L. No. 3005 / 2 / 95
CHENNAI-600 003.
Cell: 9941362721 / 9840847510

In all totally measuring an extent of 14400 Sq.ft, demarcated and depicted in the sketch appended hereto situate within the Registration District of South Chennai and the Registration Sub-District of Pammal.

Market value of the property is Rs. 2,16,00,000/-

IN WITNESS WHEREOF, the VENDOR and PURCHASER have set their respective hands and signed this Sale Deed on the Day, Month and Year first above written:

2465/2015
25
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Witnesses:

1. C. Dilip Kumar S/o P. Chandra Sekar
No 101, Bala villa, Mukapore Ch-04

VENDOR

For GT PROPERTIES

Partner

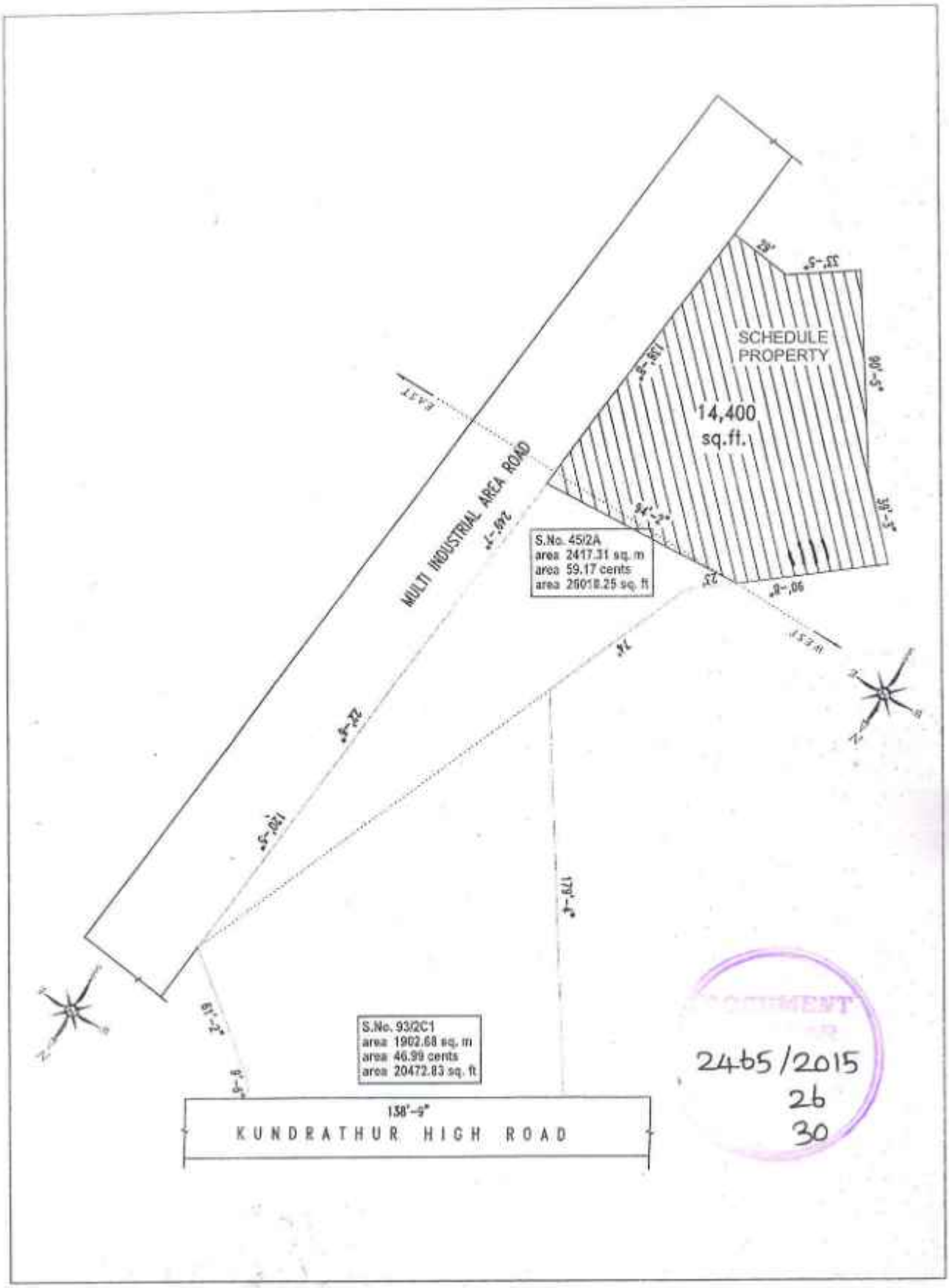
2. N. Selvam (CN-SEDASIN)
S/o M. Nelson
No: 4/116 M.S.M. street
Perambur Ch: 600011

PURCHASER

For GT PROPERTIES

Partner

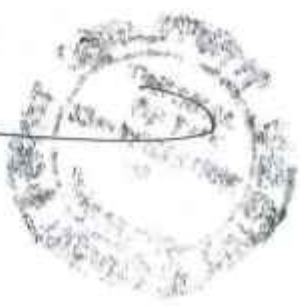
Drafted by
Ramalingam & Associates
Advocates
No: 15A, Thambu Street,
Chennai - 600 001



2465/2015
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For GT PROPERTIES

Partner



2465/2015/BK1

Presented in the Office of SUBREGISTRAR of Pammal and fee of Rs. 216545 paid between hours of 12 and 1 on 30/03/2015 by

1 Left Thumb





Additions As per the recitals of the document

9840031271

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

9677200027

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

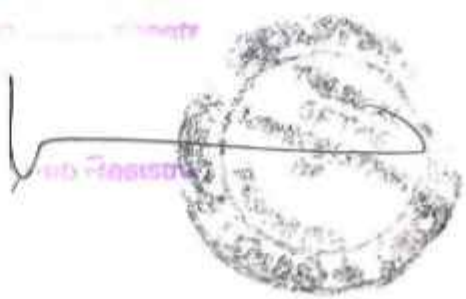
Identified by

1

Name : 1 C. Dilip kumar S/o R. Chandra Sekar 10, Gala Vill, Mylapore Ch-04

DOCUMENT NO. 2465/2015 27 30

Sheet no. 1 of 2



Name : 2 N-SEDAYAN S/o M. NELSON 4/116 M.S.N. Street Porchilai Ch:11

30th day of March 2015

SUBREGISTRAR Pammal

Registered as No 2465 of 2015 of Book I

Date : 30/03/2015 SUBREGISTRAR Pammal

2465/2015
28
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D. Anuradha

D. Anuradha

For GT PROPERTIES

Partner

2465/2015
29
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: 14,400 × 3000

1,32,00000

1400 × 2300 = 36,00,000 - 2580000 - R.F 360000

1400 × 1500 = 21,00,000 - 151200 (-) - 216000

1400 × 1000 = 14,00,000 - 2368000 - 144000

1008000

Interest = 144000

Amount = 1440/-


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
G T PROPERTIES
20/01/2010
AAIFG8736B


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
K BHARAT DOSHI
KANTILAL
13/04/1971
Permanent Account Number
AAPPB6885P
Signature

For GT PROPERTIES

Partner

D. A. A





our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

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

NRI & Investment Services

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

Compliance & Special Services

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



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

Ownership, Compliance & Legal Verification

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

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
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