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1000Rs.



Rs 1000/-
T.M. Venkatesh
Madras.

Rs 1000

G. KRISHNA MURTHY
STAMP VENDOR
MADRAS-1
TAMIL NADU

SALE DEED

THIS DEED OF SALE executed at Madras, on this the 7th day of SEPTEMBER 1989 by Shri. N.R. LOKIAH RAJU, Son of Shri.N.Rudha Raju, aged about 58 years,residing at A/4, B.K.Flats, No.30, B.N.Road, 2nd Lane, T.Nagar,Madras-17, hereinafter called the "VENDOR" of the "ONE PART" TO AND IN FAVOUR OF Shri. T.M.Venkatesh, Son of Shri. T.D.MadanAgopal, aged about 32 years, residing at 2-230, Anna Nagar,Madras-600 040,

...2.

Verified for
Doc No. 2221
Dated: 11-9-89
Sub Registrar
Anna Nagar

Sch 130 000/- Less 1300
D 10
SDP 9
1319/-

Bonded

4464/84

DOCUMENT NO 4464 OF 84
CONTAINS 34 SHEETS
1 SHEET

Admitted to the Office of the Sub Registrar
Adyar Madras and fee of Rs. 1319.00
and between the Lands of
the September 1984.

Sub Registrar

Executed by me

Sd/- Radha Raju

A/4. B.R. Flats. No. 30. B.M
Road. 2nd Lane. T. Nagar
Mds 17.

Identified by

L. BALAJI S/o. N.R. LOKIAHRAJU 5/7, RAJA BATHER ST.
T. NAGAR, MADRAS-17

Sd/- L. Balaji

Sd/- L. Venkateswara

12 2nd N.M Road Mds 94

A sum of Rs 1,20,000/- Rupees One lakh and twenty thousand only through Oriental Bank of Commerce Cheque No 485808 dated 7.9.84 is handed over by the ~~seller~~ purchaser to the seller in the presence.

Witness

Sd/-

Sd/-

7th September 1984

Sub Registrar

174/1 1000Rs



Rs1000/-

K. KRISHNA MURTHI
STAMP VENDOR
MADRAS-1.
(TAMIL NADU)

hereinafter called the "PURCHASER" of the "OTHER PART", the terms "VENDOR" and "PURCHASER" wherever they occur shall mean and include the respective heirs, executors, administrators, legal representatives and assigns;

WHEREAS the Vendor has purchased the property hereby conveyed being Plat No.174/1, Kurinji Colony, 4th Avenue, Anna Nagar, Madras-40, more fully described in the Schedule

...3.

1000Rs



Rs1000/-
T.N. Kandaswamy
Madras.

PA 1202

: 3 :

hereto and hereinafter referred to as the 'Property' from the Tamil Nadu Housing Board under a registered Sale Deed dated 26.7.1989 executed by the Tamil Nadu Housing Board in his favour, registered as Doc.No.3399/89 at Sub-Registrar's Office Anna Nagar,Madras.

WHEREAS the Vendor has become the absolute owner of the property hereby conveyed and is in

...4.

1000Rs



Rs1000/-

T.N. Venkatesh

Rs1000

SRIDHARA RUSTIS
STAMP VENDOR
MADRAS-1
TAMIL NADU

absolute and exclusive possession and enjoyance of the property thereafter as the absolute owner thereof,

WHEREAS THE PURCHASER has offered to buy and the Vendor has agreed to sell the property Viz Flat No.174/1 Kurinji Colony, 4th Avenue, Anna Nagar,Madras-600 040 together with the undivided interest on the land on which the Flat is constructed,

...3.

1000Rs



Rs.1,000/-
T.M. Venkatesh

Te. Rupees
R. JAYASRI
STAMP VENDOR
THAMBU CHETTY STREET
MADRAS-600 001
TAMIL NADU

: 5 :

for a consideration of a sum of Rs.1,30,000/-
(Rupees One Lakh and thirty thousand only)
only free of all encumbrances and in pursuance
thereof the parties aforesaid have entered
into an agreement dated 15.07.1989.

WHEREAS in pursuance of the said Agreement, the Purchaser has paid to the Vendor a sum of Rs.10,000/- (Rupees Ten thousand only) only balance of Rs.1,20,000/- (Rupees One Lakh twenty thousand only) only agreed to be paid before

...6.

1000Rs



A1000/-

AUG 1987

T.N. Venkatesan
Madras

P. SAMSON
STAMP VENDOR

: 6 :

the Sub-Registrar at the time of registration of the Sale Deed as hereinafter expressed;

WHEREAS the PURCHASER has arranged with the Oriental Insurance Company Limited, Divisional Office No.V, Madras-600 002, for the grant of a loan of Rs.1,25,500/- (Rupees One Lakh twenty five thousand five hundred only) only to be secured unier a Equitable Mortgage in favour of the said Oriental Insurance Company Limited;

...7.

1000Rs



A1000/-

T.G. Venkatesh
Madras

AUG
1987

SAMSON
STAMP VENDOR

: 7 :

WHEREAS the Purchaser has requested the Oriental Insurance Co.Ltd., to pay on his behalf a sum of Rs.1,20,000/- (Rupees One Lakh and twenty thousand only) only from out of the Loan amount to the Vendor before the Registering Authority at the time of Registration of this Sale Deed and the Vendor has agreed to receive the said sum of Rs.1,20,000/-

...8.

1000Rs.



Rs1000/-

Tiny. Venkatesh
Mandy

AUG
19

: 8 :

(Rupees One lakh and twenty thousand only)
as detailed below from the Oriental Insurance Company Ltd., on behalf of the Purchaser in full satisfaction of the balance of Sale Consideration, and convey the said Flat No.174/1 Kurinji Colony, Anna Nagar, together with the undivided interest in the land on which it is constructed, more fully described in the Schedule hereunder free from all encumbrances.

...9.

1000Rs.



AUG 1989

Rs 1000/-
T.V. Venkatachalam
Madras

: 9 :

NOW THIS DEED OF SALE WITNESSETH that in consideration of:

1. A sum of Rs.10,000/- (Rupees Ten thousand) only paid by the Purchaser to the Vendor as advance on 14.6.1989);

2. A sum of Rs.1,20,000/-(RupeesOne Lakh Twenty thousand only) only being the balance of consideration of the property paid by the Oriental Insurance Co. Ltd., on behalf of the Purchaser by a cheque bearing No. [illegible] dated [illegible] drawn on [illegible] Bank [illegible] in favour of N.R.Lokiah Raju, the Vendor herein and

...10.

1000Rs.



AUG 1989

Rs1000/-
T.V. Venkatesh
Madras

: 10 :

and the cheque handed over to the Vendor before the Registering Authorities at the time of registration of this Sale Deed in all making up a Sum of Rs.1,30,000/- (Rupees One Lakh and Thirty thousand only) only the receipt of which the Vendor doth hereby admit and acknowledge and acquit the Purchaser from all further payments therefor and the Vendor doth hereby sell,convey, assign and transfer to and in favour of the Purchaser, by way of Absolute Sale of the

...11.

750 Rs.



Rs.750/-
T.N. Venkatesh
Madras.

: 11 :

property Viz Flat No.174/1 measuring 0521 sq.ft. (Plinth area of Flat) together with the undivided interest of the land over which the Flat is constructed, more fully described in the Schedule hereto together with all rights, titles and interests of the Vendor unto and upon the said property together with all the rights, drains, ways, easements, fixtures, erections, trees, fences, water courses, amenities, liberties, minerals, privileges, advantages and appurtenances

...12.

750Rs.



Rs750/-
T.N. Kandaswamy
Madras.

: 12 :

whatsoever attached and appurtenants the property hereby sold and all the rights, interests, property, claims and demands whatsoever of the Vendor unto and upon the said property to HAVE AND TO HOLD the same and every part thereof unto the PURCHASER absolutely and forever with full rights of enjoyment and possession thereof;

The VENDOR hereby covenants with Purchaser that he, the Vendor has good title, right, power and authority to convey the property hereby

...13.

750Rs.



Rs750/-
T.N. Venkatesh
Madras.

தி.ம. ஜ. மஹேஸ்வரி
மதிப்பீட்டாளர் மற்றும் சான்றளிப்பாளர்
எழும்பூர், சென்னை-600 008.

sold by way of absolute Sale to the Purch-
aser and that the Vendor has not done or
omitted to do or knowingly suffered any deed
or thing whereby the said property is in any
manner encumbered or affected in estate, title
or otherwise or thereby the Vendor shall or
may be prevented from conveying the property
to the Purchaser absolutely;

The Vendor hereby undertakes to indemnify

...14.

750Rs.



3132
S.S.B

Rs 750/-
T.N. Venkatesh
Madras

தமிழ்நாடு
முத்திரைத்தாள் விற்பனையாளர்
எழும்பூர், சென்னை-600 001

the Purchaser against all claims, demands, damages, action at Law and other proceedings in respect of the Property hereby conveyed at the instance of any person or persons and all losses, damages costs and expenses which the Purchaser may sustain incur or be put to on account of such claims, demands or action at Law or any other proceedings;

The Vendor further covenants with the Purchaser that the Vendor and all persons lawfully

...15.

500Rs



3133
5-98

Rs500/-

Tvl. Venkatesh
Mudaly.

நி.மு. மஜிஸ்ட்ரேட்
முத்திரைத்தாள் விற்பனையாளர்
எழும்பூர், சென்னை-600 001

claiming under him shall and will from time to time and at all times hereafter at the cost of the Purchaser execute and register or cause to be done, execute and registered, such acts, deeds and things for further and more perfectly assuring the Title to the Property and every part thereof unto the Purchaser or by way of absolute Sale as shall by the Purchaser be reasonably required.

The Vendor further covenants with the Purchaser that there are no mortgages, charges,

...16.

500Rs.



Rs500/—
3134/S 983
T.M. Venkatesh
Manager

: 16 :

lien, maintenance or his pending or encumberances whatsoeveron the said property hereby conveyed.

The Vendor hereby covenants with the Purchaser that he has paid and has caused to be paid upto-date all the rates,rent,taxes and all electricity charges in respect of the said property thereof agrees to pay the same himself.

The Vendor hereby covenants with the Purchaser that he is the sole and absolute owner of the said

...17.



Rs500/-
T.N. Venkatesh

AUG 1998
Sub. Rr. மதுரைகாரன்
முத்திரைகாரன் விற்பனையாளர்
மதுரை மாநகர், சென்னை-600 001

property hereby conveyed and that he has been in actual possession and enjoyment and except the Vendor no other person or persons have any manner of right or interest or title whatsoever in and to the property hereby conveyed and the same is not the subject matter of a ny litigation or other proceedings pending before any Court of Law, Tribunal or any other authorities and the said property shall remain quietly entered into and taken upon by the Purchaser without any interruption or disturbance

...18.

500Rs



A590/-

T. M. Pandalai
Attorney.

: 18 :

by the Vendor or any other person or persons whatsoever claiming through or under the Vendor.

The VENDOR further covenants with the PURCHASER that there are no suites, appeals, legal or petitttions or any other proceedings pending before any Court of Law or other authorities in which the property hereby conveyed or any portion thereof is an issue and that

...19.

500Rs



Rs 500/-

Tiny Kalyanasundaram
Madras.

has done no act, or his not entered into any agreement or arrangement or offered the property hereby conveyed as security for performance of any agreement or arrangement whereby the property in any way be affected in Title estate, possession or enjoyment of the PURCHASER by virtue of this DEED OF ABSOLUTE SALE.

The VENDOR further covenants with the PURCHASER that the PURCHASER shall be entitled by virtue of this deed to effect mutation in

...20.

100Rs.



9758
5.9.89

Rs100/-
T.N. Venkatesh
Madras.

the records of the Municipal registry and Government Revenue registry in relation to the property in his name and also for transfer in his name in the records of the Madras Electricity Syatem and the Vendor doth hereby covenant with the Purchaser that he would execute and sign all such deeds that may be necessary or required in that behalf.

...21.

100Rs.

INDIA NON JUDICIAL

१00रु.

Rs 100

भारत

एक सौ रूपये ONE HUNDRED RUPEES

AUG

9758
5.9.88

Rs100/-
T.M. Venkadesan
Mandya

The VENDOR has this day delivered vacant possession of the property to the PURCHASER.

The VENDOR doth hereby covenant with the PURCHASER that the sale is subject to further terms and conditions:-

a) That the PURCHASER as a matter of necessity shall and will enjoy the Flat 174/1 hereby sold exclusively for himself and the un.ivided interest in the Land over which the said Flat is constructed hereby sold in common,

...22.



AUG 1987

9760
5.9.87

Rs100/-

T.N. Kaulakar
Yours.

P.S. Jamdar

Advocate, Bombay High Court,
Nagpur and Gondia.

consistent with the rights and interests of the owners of other Flats similarly constructed thereon and the owners of the Flats apartments and other persons lawfully entitled thereto and to use of all sewers,drains and water courses in or upon or hereafter to be created or installed in the property hereby sold and conveyed or any other part thereof in common with the said co-owners and to permit freely to run and

...23.

100Rs.



AUG 1989

9761
5.9.89

Rs 100/-
T.Ay. Venkatesh
Madras.

B. A. [illegible]
[illegible]

pass water and soil through or along with the same or any of them and share with the aforesaid owners and persons the cost of repairing and maintaining any such common sewers, drains,and water courses of the said Flats and apartments and to theuse of the same aforesaid and or in accordance with the rules,regulations, by-laws and terms and conditions of the Society or Association formed and consisting of the owners of the Flats and apartments for the

...24.



9762
5.9.89

Rs100/-
T. M. Venkatesh
Mysore

: 24 :

purpose of alienating and safe inavaing and maintaining matters of common interest like white washing, repairs to the apartments, roads, staircases, compound water and other such common amenities.

b) That the PURCHASER shall not carry on at any part of the property conveyed or in the said Flat any trade or business which is unlawful, noisy, offensive or any dangerous pursuit which may become in any way or cause

...25.



9763
5.9.85

Rs100/-
T.N. Venkatesh
Madras.

: 25 :

nuisance , annoyance or damage to the owners of the other Flats or apartments or their successors in title or to the owners or occupiers of any neighbouring property or which may tend to depreciate the value of the other Flats or apartments or any part thereof or permit the same to be used except as aforesaid.

...26.



9764/5.9.85

B100/- T.M. Venkatesh Madras.

c) That the PURCHASER shall not throw or dump any waste, garbage or other rubbish into the ventillation shaft.

e) That the PURCHASER shall and will give to the owners of other Flats for the time being the necessary vertical, horizontal and lateral supports for their Flats, and also

...27.



9765
5.9.89

Rs 100/-

: 27 :

a right of way over all the common roads, staircases, passages etc and it is hereby declared that the walls and fences separating the Flat of the Purchaser from the remaining Flats shall be deemed to be partition walls and fences of the owners of the adjoining Flats and shall be used and maintained and

...28.



9766
5.9.85

B100/-
T.N. Venkatesh
Madras.

: 28 :

repaired and all cost therefor be borne by the owners and occupiers for the time being of the said Flats.

SCHEDULE OF PROPERTY

All that piece and portion of the Flat No;174/1 in the Ground Floor of the Building

...29.



9767
5.9.85

Rs100/-
T.N. Venkatesh
Madras

in Kurunji Colony, 4th Avenue Anna Nagar in the Block No.174 erected on the Land in S.No.207 part of KOYAMBEDU COMES UNDER THIRUMANGALAM VILLAGE, at Anna Nagar,

---30.

100Rs.



9968
5.9.89

Rs100/-
T.A. Venkatesh
Advs.

in Madras City/Town, Flat Measuring 0521 sq.ft. (Plinth Area of Flat) and the land being bounded on the:-

...31.

2,71,992/=



: 31 :

North by : TSMB Plots

East by : Road

South by : KIG Plot No.174/2

West by : Block No.175

...32.



9770
5.9.85

B100/-
T.Ry. Venkatesh
Madras.

within the Sub-Registration District of Anna Nagar and Registration District of Madras.

Present Market value is Rs.1,30,000/--

IN WITNESS WHEREOF the VENDOR and the

...33.

100 Rs.



9771
5.9.89

Rs 100/-
T. Ry. Venkatesh
Madras.

: 33 :

PURCHASER have set their hands to this Deed of Sale on the day, month and year above written.

(VENDOR)

IN THE PRESENCE OF:

1. (L. BALAJI)
   5/1, KATA BATHER ST,
   MADRAS - 17

2. s/o ABDUL MUNAF.
   9/41, SIDDANNAGAR M.S - 49-

Typed by: V.Kumar, 182, N.H.Road, Choolaimedu, Ms.94.

ANNEXURE-IA

Statement regarding particulars of the building mentioned in the document: Please note by # tick [#] mark in the relevant item in the following form:

1. Description of building

a) Constn of the structure	:	Cement or lime Mortal	Partly cement or Lime & Partly Mud Mortar
b) Depth of foundation	:	3 to 4 ft.	Above 4 ft.
c) Thickness of walls in G F.	:	9"	1" ft".
d) Whether teakwood used through out:		Yes	No
e) Flooring	:	Mosaic	Ordinary Plastered

2. Age of the Building : 10 Years

3. Extent of the site : Grounds 0522 Squarefeet
   Rgd Share of land

3A. Value of the site : Rs.
   Rgd Share of land Value Rs. 19,682/-

4. Built up area :

	G. Floor	1st Floor	2nd Floor	3rd Floor
Madras Terrace				
R. C. C. Roof	521 Sq ft			
Mangalore tile roof over flat tiles				
Mangalore tile roof plain				
Mangalore tile roof over ceiling tiles				
Pantile roof over flat tiles				
Pantile roof plain				
A. C. C. Sheet				

5. Area of Seposate garage if any : Common

6. a) Length of compound wall if any : Comm
   b) Length of barbed wire or chain or ling fence : Comm

7. Well with diameter and depth : NIL

8. Is there a seperate latrine or Septic tank : NIL

9. Elec. installations : a) No. of points- 10
   b) No. of Fans- 3
   c) No. of Elec. Pumps- NIL

10. Annual Rental value : Rs. ~~3677~~/- 2752/-

11. Executant's estimated of the Market Value of the building and site Rs. 1,30,000/-

Signature of Executant

Place: Madras

Date: 7/9/88

I/6281/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

28-09-2023

CX 486579

D. RAMADEVI
STAMP VENDOR
LIC.No.18/5440/83/2000
102/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mobile: 9840369118/044-43525852

DEED OF GENERAL POWER OF ATTORNEY

1. **T.M.VENKKATESH,** (PAN:AACPV6588N & Aadhaar No.2726 5644 9880), Son of Madanagopal, Hindu, aged about 66 years, residing at Flat No.174/1, Door No.326/1, on the Ground Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai - 600040.

2. **PREMILA TENSINGH,** (PAN:EIKPP8364N & Aadhaar No.3796 8617 9486), Wife of Herbert Tensingh, Christian, aged about 64 years, residing at Flat No.174/6, Door No.326/6, on the Second Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai - 600040,

3. **Dr.N.SARASWATHI,** (PAN:AOUPS5662L & Aadhaar No.7098 8458 1327), Wife of Munirathinam, Hindu, aged about 74 years, residing at Flat No.175/2, Door No.326/2, on the Ground Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai - 600040.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

DOCUMENT NO 6281 OF 2023
BOOK 1 Contains SHEETS 15
1 SHEET

SUB REGISTRAR

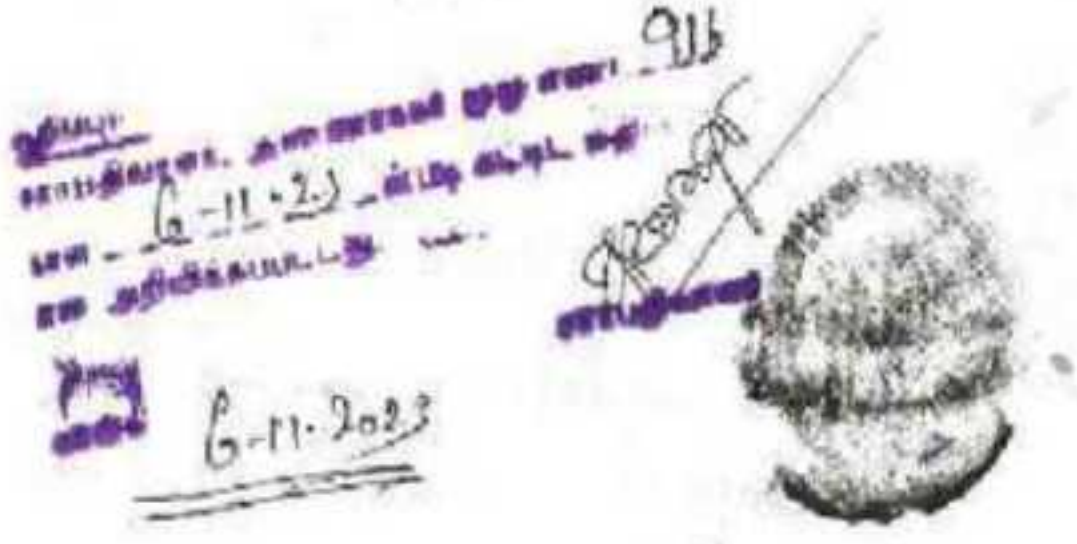
கட்டிட கணிப்பொறி

SCANNED

LINKED

23

6281/2023 B1



4. **K.V.MUNUSAMY,** (PAN:CQVPM0827D & Aadhaar No.4936 7400 3004), Son of Mr.Veerasamy, Hindu, aged about 72 years, residing at Flat No.175/3, Door No.328/3, on the First Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

5. **R.KAMALA,** (PAN:AXPPK9535F & Aadhaar No.8900 9426 9074), Wife of Ramamoorthy and Daughter of Vaidhyanathan, Hindu, aged about 86 years, residing at Flat No.175/4, Door No.328/4, on the First Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040.

6. **M.SADASIVA VARAGUNA RAMAPANDIAN** (PAN:AGVPP6873F & Aadhaar No.9241 6928 4525), Son of A.V.Muthiah, Hindu, aged about 30 years, residing at Flat No. 175/6, Door No.328/6, on the Second Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040; hereinafter collectively referred to as the **PRINCIPALS,** which term shall mean and include their respective heirs, legal representatives, successors in interest, executors, administrators and assigns,

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

M/s.INDIA BUILDERS (CHENNAI) LIMITED, (PAN:AABCI3731Q) (Phone No.044-26213553) (email:info@indiabuilders.in) a Company incorporated under the Companies Act, 1956, having its Registered Office at No.AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **U.PREETAM KARTHIK,** (Aadhaar No.1100 4431 2736), Son of U.Uttam Kumar, Hindu, aged about 34 years, as their respective true and lawful **POWER OF ATTORNEY AND AGENT** to act in their respective names and on their behalf and to do and execute and perform or cause to be done, executed and performed all or any of the acts, deeds and things hereunder.

1.
2.
3.
4.
5. a Kamala
6.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

DOCUMENT NO 6281 OF 2023
BOOK 1 Contains SHEETS 25
2 SHEET

SUB REGISTRAR

WHEREAS the **PRINCIPALS** herein along with eight others are the respective joint and absolute owners of the Residential Flats bearing Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6 on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Ambattur Taluk, Chennai District, more fully described in the Schedule 'A' hereunder.

WHEREAS under a Deed of Sale dated 26.07.1989 registered as Document No.3399 of 1989 in the Office of the Sub-Registrar, Anna Nagar, N.R.Lokiah Raju purchased **Flat No.174/1**, Door No.326/1, on the Ground Floor in **Block No.174**, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Sale dated 07.09.1989 registered as Document No.4044 of 1989 in the Office of the Sub-Registrar, Anna Nagar, T.M.Venkatesh, the **1st PRINCIPAL** herein purchased the said flat from N.R.Lokiah Raju. Thus the **1st PRINCIPAL** herein is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase.

WHEREAS under a Deed of Sale dated 27.04.1998 registered as Document No.1072 of 1998 in the Office of the Sub-Registrar, Anna Nagar, S.Subramaniam purchased **Flat No.174/6**, Door No.326/6, on the Second Floor in **Block No.174**, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Sale dated 10.12.1998 registered as Document No.3166 of 1998 in the Office of the Sub-Registrar, Anna Nagar, Premila Tensingh, the **2nd PRINCIPAL** herein purchased the said flat from S.Subramaniam. Thus the **2nd PRINCIPAL** herein is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

1.
2.
3.
4.
5. R Kamala
6.

DOCUMENT NO 6981 OF 2023
BOOK 1 Containing SHEETS 25
3 SHEET

SUB REGISTRAR

WHERRAS under a Deed of Sale dated 12.08.2022 registered as Document No.4233 of 2022 in the Office of the Sub-Registrar, Anna Nagar, Dr.N.Saraswathi, purchased **Flat No.175/2,** Door No.328/2, on the Ground Floor in **Block No.175,** Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Settlement dated 18.08.2022 registered as Document No.4234 of 2022 in the Office of the Sub-Registrar, Anna Nagar, Dr.N.Saraswathi, settled, after reserving life interest for herself, the said flat to and in favour of her daughter, Dr.Priya Selvakumar. Thus, Dr.N.Saraswathi, the 3rd **PRINCIPAL** herein and Dr.Priya Selvakumar are in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase/settlement.

WHERRAS under a Deed of Sale dated 23.02.1988 registered as Document No.668 of 1988 in the Office of the Sub Registrar, Anna Nagar, K.V.Murugan, the 4th **PRINCIPAL** herein, purchased **Flat No.175/3,** Door No.328/3, on the First Floor in **Block No.175,** Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Thus the 4th **PRINCIPAL** herein is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase.

WHERRAS under a Deed of Sale dated 23.02.1994 registered as Document No.530 of 1994 in the Office of the Sub-Registrar, Anna Nagar, V.Savithri, purchased **Flat No.175/4,** Door No.328/4, on the First Floor in **Block No.175,** Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Rectification dated 05.01.2023 registered as Document No.72 of 2023 in the Office of the Sub-Registrar, Anna Nagar, Tamil Nadu Housing Board rectified the principal deed of sale dated 23.02.1994 registered as Document No.530 of 1994 incorporating the undivided share of land to and in favour of V.Savithri.

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For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

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SUB REGISTRAR

Whereas under a Deed of Settlement dated 05.01.2023 registered as Document No.73 of 2023 in the Office of the Sub- Registrar, Anna Nagar, V.Savithri, settled the said flat to and in favour of her sister, R.Kamala, the 5th **PRINCIPAL** herein. Thus, the 5th **PRINCIPAL** herein is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of settlement.

WHEREAS under a Deed of Sale dated 05.04.1999 registered as Document No.1493 of 1999 in the Office of the Sub-Registrar, **Anna Nagar**, M.Sadashiva Varaguna Ramapandian, the 6th **PRINCIPAL** herein purchased **Flat No.175/6,** Door No.328/6 on the Second Floor in **Block No.175,** Kuriji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai - 600040, from Tamil Nadu Housing Board. Thus, the 6th **PRINCIPAL** herein is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase.

WHEREAS the **PRINCIPALS** herein along with eight others jointly applied for and obtained Patta vide No.2023/0153/02/0374097TR/2023 dated 20.09.2023, from the Tahsildar Ambattur Taluk, in their joint names for the property described in Schedule 'A' hereunder and thus the **PRINCIPALS** herein along with eight others are in absolute possession and enjoyment of the property described in Schedule 'A' hereunder.

WHEREAS the **PRINCIPALS** herein along with eight others jointly decided to develop the Schedule 'A' property and construct new residential apartments with a reputed Builder and the **PRINCIPALS** are not in a position to deal with and manage the affairs relating to the said property, more fully described in the Schedule 'A' hereunder directly and hence, the **PRINCIPALS** are desirous of nominating and appointing the aforesaid Builder, **M/s.INDIA BUILDERS (CHENNAI) LIMITED,** a Company incorporated under the Companies Act, 1956, herein represented by its Director, **U.PREETAM KARTHIK,** as their true and lawful Power of Attorney Agent for looking after the affairs relating to demolition and construction of residential flats over the Schedule 'A' mentioned property and to deal with **1165.67 Sq.ft. Undivided Share** in the Schedule 'A' mentioned Property.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

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5. R Kamala
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SUB REGISTRAR

more fully described in the **Schedule 'C'** hereunder in all respects after retaining **3500 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder for their own use.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

a. To apply to the Corporation of Chennai and/or any other local competent body to obtain permission for the demolition of the existing structure in the Schedule 'A' Property, to sign all papers and plans required for the same and to demolish the superstructure and to sell and appropriate the proceeds thereof.

b. To develop the Schedule 'A' mentioned Property and to comply with all the requirements under the law relating to such development.

c. To sign and verify all affidavits, indemnity bonds, guarantees, documents and papers necessary for such proposed demolition and development.

d. To appear and submit plans before the Corporation of Chennai and the Chennai Metropolitan Development Authority for development. Also, to submit applications for No Objection Certificate and Completion Certificate before the Corporation of Chennai and the Chennai Metropolitan Development Authority. The Construction shall be strictly in accordance with the approved plans.

e. To appoint architects, to prepare and submit plans before the Authorities concerned and to authorise such architects to make necessary alterations in such plans from time to time in Consultation with the **PRINCIPALS**.

f. To apply for electrical, water and drainage connections before the Electricity Board, Chennai Metropolitan Water Supply and Sewerage Board and any other Municipal, Local or Government Authority and to pay deposits and obtain refunds from such authorities.

For INDIA BUILDERS (CHENNAI) LIMITED

1. 5. R Kamala

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DIRECTOR

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SUB REGISTRAR

g. To file suits, writs, appeals or any other proceedings before any Court, Tribunal or authority and for this purpose of developing the property only to sign and execute all plaints, affidavits, Memorandum of Appeal, Petitions or any other pleadings, to appoint advocates to conduct all such cases and to execute vakalats in their favour.

h. To pay taxes, charges and other outgoings in respect of the Schedule 'A' Property and the development thereon.

i. To enter into Agreements of sale in respect of **1166.67 Sq.ft. Undivided Share** in the Schedule 'A' Property, to receive advances and to give valid receipts thereof.

j. To execute Deed/s of sale in respect of **1166.67 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder, to present the same for registration before the appropriate registering authorities, to admit execution and receipt of consideration and to receive back documents after registration and the remaining extent of **3500 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, is retained by the **PRINCIPALS** for their own enjoyment.

k. To Sign all forms necessary for registration in respect of **1166.67 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder.

l. To enter into Construction Agreement/s with the prospective Purchaser/s, in respect of **proportionate super built-up area**, to receive the consideration in respect of the said agreement/s and to give valid receipts thereof.

m. To execute cancellation deeds, rectifications deeds and to submit and register the same and to receive the same after due registration.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

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5. R Kamala
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SUB REGISTRAR

The **POWER OF ATTORNEY AGENT** shall maintain complete and proper accounts of all the transactions made by it and produce the same to the **PRINCIPALS** as and when required.

No considerations have been received through this Power of Attorney Deed and no transfer is effected under this Power.

And the **PRINCIPALS** hereby agree to ratify and confirm all and whatsoever **POWER OF ATTORNEY AGENT** shall do by virtue of the Powers given herein above.

SCHEDULE – 'A'

(ENTIRE PROPERTY JOINTLY OWNED BY THE PRINCIPALS AND EIGHT OTHERS)

All that piece and parcel of land and residential flats bearing MIG Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6, on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, and the land bounded on the

NORTH BY : TNHB Plots,
EAST BY : 30 Feet Road, (L-Block 6th Street)
SOUTH BY : 80 Feet Road, Shanthi Colony 4th Avenue
WEST BY : Block No.176.

Situate within the Registration District of Central Chennai and Registration Sub-District of Anna Nagar.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

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5 R Kamala
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SUB REGISTRAR

SCHEDULE – 'B'

[PROPERTY JOINTLY RETAINED BY THE PRINCIPALS]

3500 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

SCHEDULE – 'C'

[POWER AGENT EMPOWERED TO DEAL WITH THE PROPERTY]

1166.67 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

IN WITNESS WHEREOF, THE PRINCIPALS AND THE POWER OF ATTORNEY AGENT HAVE SIGNED THIS DEED OF GENERAL POWER OF ATTORNEY ON THE **11 TH DAY OF OCTOBER 2023,** IN THE PRESENCE OF:

WITNESSES:

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PRINCIPALS
For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR
POWER OF ATTORNEY AGENT

Document Drafted By:



ABINAYA KALAIGNAN.T
ADVOCATE
MS No 2429 of 2017 2D,
OWNERS COURT, MONTIETH LANE,
EGMORE, CHENNAI - 600 008

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SUB REGISTRAR

ANNEXURE 1-A

Market value of property land & building to be furnished.

Description of Building - Please denote by a tick ( ) mark the relevant involved in the following:

1.(a) Construction of the Structure	: RCC
(b) Depth of foundation	: 10 Feet
(c) Thickness of walls in All floor	: 9"
(d) Whether teakwood used throughout	: No.
(e) Flooring	: cement
2.Age of the Building	: 40 Years
3.Extent of the site	: **1166.67 Sq.ft (Undivided Share)**
3.A.Value of the site	: Rs.2,08,24,215/-
4.Build up Area	
Ground, First and Second Floor	: 2605 Sq.ft.
5.Area of Separate garage if any	: nil
6.a) Length of compound wall any	: nil
b) Length of barbed wire or chain or iron fence	: nil
7.Well with diameter and depth	: nil
8.Is there a separate latrine/Septic tank	: nil
9.Elec. Installation	
a) No of points	: 5 pts
b) No of fans	: 2
c) No of elec. pumps	: Nil Common
10.Annual Rental Value	: 72,000/-
11. Executants estimated of the Market Value of the building and site	: Rs.2,08,24,215/-

Land Value is Rs.1,69,16,715/-
Building Value is Rs. 39,07,500/-
Rs.2,08,24,215/-

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SUB REGISTRAR

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

PRINCIPALS

POWER OF ATTORNEY AGENT

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Ambattur Village : Kovilambakkam Area : 0.81

S.No	Door No. and Name of Locality	Number: Old Survey No.	Number: Sub Division No.	Extent in Sq.ft.	Name of the Owner, Father's Name, Address	Nature of Title, Extent, Description of Property, Boundaries, Remarks	Particulars of Mutation and Date	Particulars of Encumbrance and Date	Class and Description of Land	Taluk	Rate per Acre/Hectare: Rs.	Basic Rate	Add: Location	Add: Frontage	Add: Total	Assessment: Main Agri	Assessment: Cess	Whether Subject to Review	Adangal (Crop Details)	New Survey No. / Sub Division No.	Remarks
1	Block : DOOR No.1,KOVILAMBAKKAM, CHENNAI-600129	68	5	2877.00	[illegible]	Patta	-	-	6	-	5.30		6	11	11.5	-	0.33	-	[illegible]	2023/Patta 4760/2023460TB 01-09-2023 30-09-2023	-

Certified that the above is a true extract from the Permanent Land Register maintained in this Office.

Date of Issue : 22-09-2023
Seal of / Name : [illegible]
Login / Designation : [illegible]
Date / Time : [illegible]

DOCUMENT NO 1 OF 2023
BOOK 1 Comman SHEETS 2
SUB REGISTRAR

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. R. Kamala

FOR INDIA BUILDERS (PVT) LIMITED
DIRECTOR

COPY OF SURVEY PLAN

Application ID ...2023/AMB3/821/027499

Scale:1MM:...500.....MM

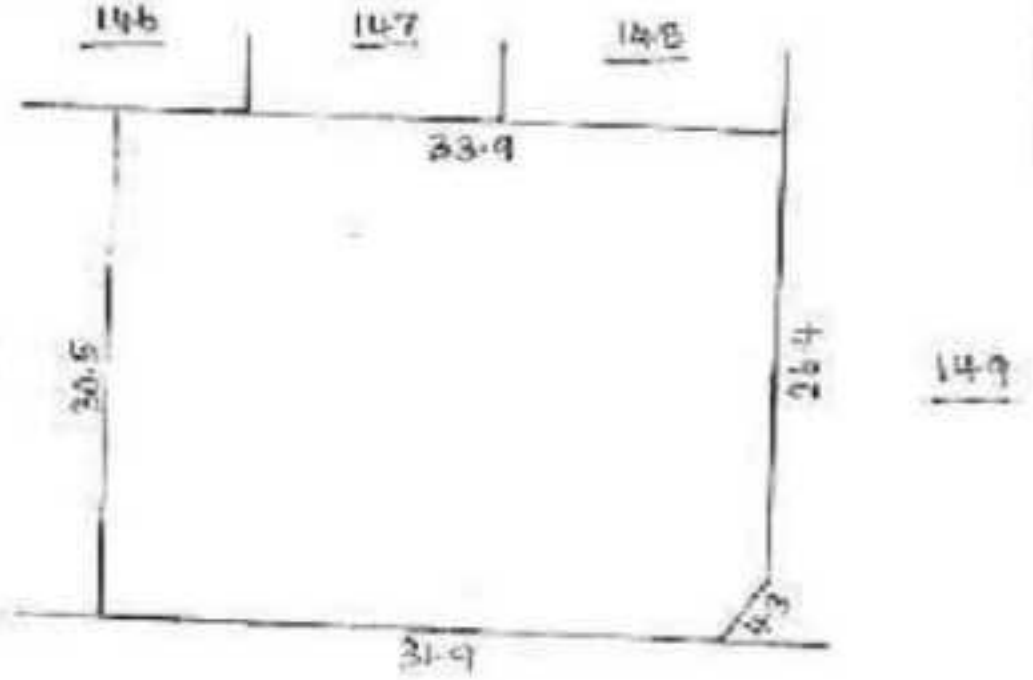
R.S. No. / T.S.No. : ...60/1.....

Block No. :.....19.....

VILLAGE :.....KOYAMBEDU.....

AMINJIKARAI TALUK

CHENNAI - DISTRICT



BLOCK NO: 19

Certified that the above is a true copy of the survey plan of the land specified on the reverse:

Copied by:

SENIOR DRAUGHTSMAN
AMINJIKARAI, CHENNAI-30

DEPUTY INSPECTOR
SURVEY AND LAND RECORDS
AMINJIKARAI, CHENNAI-30

For NSM BUILDERS CHENNAI (P) LTD.

ADDRESS : **BLOCK NOS.174 AND 175, KURINJI COLONY, 4TH AVENUE, SHANTHI COLONY, ANNA NAGAR, CHENNAI – 600040.**

SITE PHOTO TAKEN ON : **10.10.2023, AT 03:09PM**

Lat Long	GPS Coordinates
(13.083650, 80.217830)	13° 5' 1.14" N 80° 13' 4.188" E



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For INDUBUILDERS (CHENNAI) LTD.

Director

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SUB REGISTRAR

உறுதிமொழி சான்று

பதிவுத்துறைத் தலைவர் அவர்களின் கற்றறிக்கை ந.க.எண்.35083/கீ.1/2021

நாள்:07.02.2022

சொத்தாவணத்து நிர்ணயை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) ரீதி பேராணை எண்.2216З/2018-ல் வழங்கப்பட்ட தீர்ப்பாணையை காணவும்)

இந்த ஆவணத்தில் கண்ட சொத்தாவணத்து நிர்ணயைகள், நீரவழிப்பாதைகள், நீரேடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

ஆவணத்தை எழுதிப்
பெறுபவர்களின் கையொப்பம்

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ஆவணத்தை எழுதிக்
கொடுப்பவர்களின் கையொப்பம்

4.

5. R Kamala

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SUB REGISTRAR

R/AnnaNagar/Book-1/6231/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4634 of 2023

I hereby certify that a sum of ₹ 500/- (Rupees Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. [illegible] residing at Flat No.174/1, Door No.378/1, on the Ground Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Kalyanapuram[URBAN], Aminjikarai, Chennai, Tamil Nadu, India, 600040.

Sub Registrar, AnnaNagar
Date: 11/10/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented at the office of the Sub Registrar of AnnaNagar and fee of ₹ 2,09,670/- paid at 12:21 PM on the 11/10/2023 by

Left Thumb





9840525611

Additional as per recitals of instrument

Executant admitted by

Left Thumb





9840525611

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:04099300599bb577ba547ee841a343f163f83bd (Details from UIDAI : T M Venkatesh S/O.Madanagopal, 19-07-1957, xxxxxxxx9830)



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SUB REGISTRAR

Execution admitted by Left Thumb  	9790821373 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:20e0763db1fa5a8a5f4579a9282284d0ac2511 (Details from UIDAI : Premila W/O: Herbert Tensingh, 24-02-1959, xxxxxxxx9486)	
Execution admitted by Left Thumb  	9841114937 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:0611575155db602ba242e0ea44588b3751200e (Details from UIDAI : M. Saraswathi W/O: Munireinam, 03-03-1949, xxxxxxxx1327)	
Execution admitted by Left Thumb  	9916321772 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8811057f3ae0bb1b83c4934612a8958638850f3e (Details from UIDAI : Munusamy K V S/O: Veerasamy, 10-08-1950, xxxxxxxx3004)	
Execution admitted by Left Thumb  	R Kamala 9444023271 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:3072935102f797c7e74e31a83ec70472828312 (Details from UIDAI : R Kamala W/O: Ramamoorthy, 14-01-1937, xxxxxxxx9074)	

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SUB REGISTRAR

Execution admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using his with UIDAI reference No. : UKC:04950[illegible] (Details from UIDAI : M S V R Pandian S/O: A V Muthiah, 12-12-1942, xxxxxxxx4525)	
Client admitted by Left Thumb  	Identity of the person verified through Consent based AADHAAR Authentication using Thumb impression with UIDAI reference No. : UKC:18707[illegible] (Details from UIDAI : Preetam Karthik S/O: Uttamkumar, 08-02-1989, xxxxxxxx2738)	

11th day of October 2023



NAVANEETHAM S
Sub Registrar
Annanagar

Registered as Number R/AnnaNagar/Book-1/6281/2023.

Date: 11/10/2023
AnnaNagar

NAVANEETHAM S
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

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SUB REGISTRAR



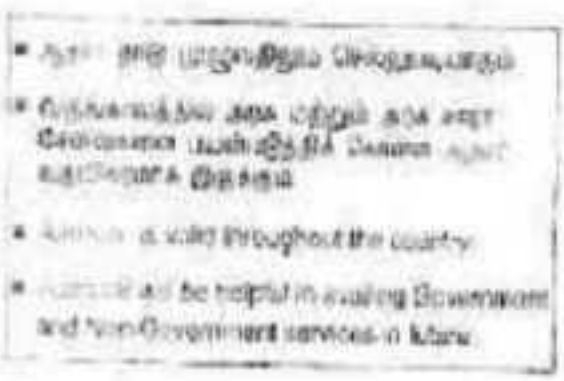










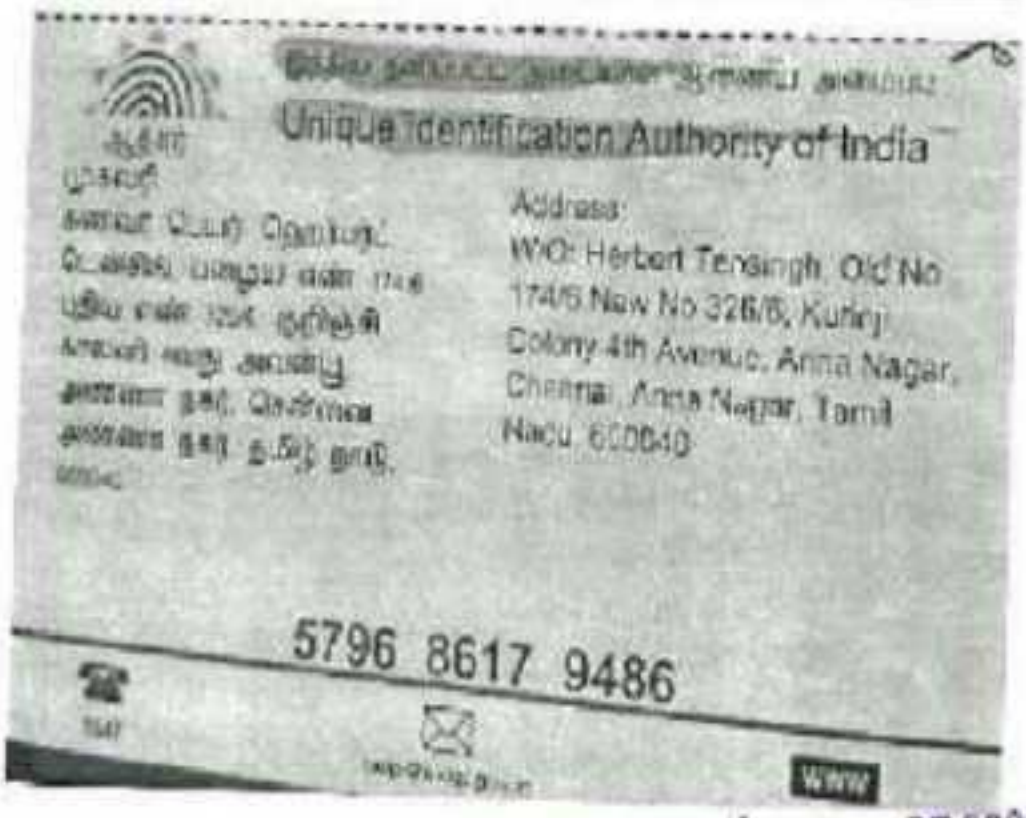




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SUB REGISTRAR

PERMANENT ACCOUNT NUMBER

ACUPS9662L



SARASWATHI

MATAIYAJAN

DOB: 30-03-1946

Government of India

Unique Identification Authority of India

7098 8458 1327

AADHAAR

7098 8458 1327

7098 8458 1327

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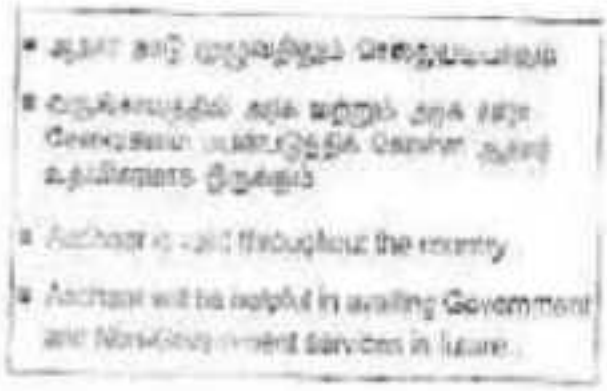
90 SHEET

SUB REGISTRAR

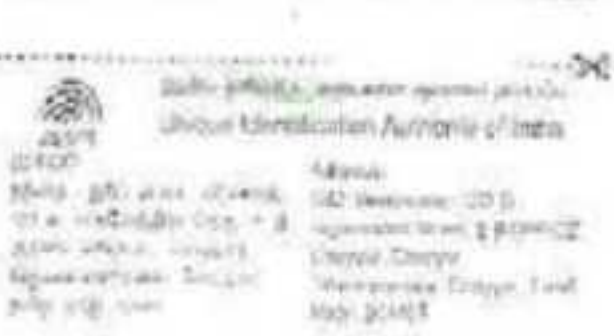












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SUB REGISTRAR







R Kamala

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SUB REGISTRAR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
M S V R PANDIAN
MUTHIAH
12/12/1942
AGVPP6573F


Government of India
M S V R Pandian
2241 6928 4525
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
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SUB REGISTRAR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
INDIA BUILDERS CHENNAI
LIMITED
25/04/1986
Permanent Account Number
AABCI3731Q
Signature


இந்திய அரசாங்கம்
Government of India
Male
4400 4431 2736
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
4400 4431 2736

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SUB REGISTRAR

for INDIA BUILDERS (CHENNAI) LIMITED
DIRECTOR



Vijayakumar D
DOB : 07/11/1977
MALE

2318 8262 6536



Address:
S/O Duraiswamy, 37, GANDHI STREET, GOLDEN GEORGE NAGAR EXT, Mogappair, Tiruvallur, Tamil Nadu, 600037





9317 8861 5197



9317 8861 5197

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SUB REGISTRAR



00CC 970972

A. VASANTHA.
STAMP VENDOR,
HIGH COURT CAMPUS
L.No. 23834/93, Chennai-104

SALE DEED

This sale deed executed at Chennai on this the 27th day of October 1999 by

INBA KUMAR JOHN alias (**I.JOHN,**) Son of Late.Thiru.M.S.John, aged about 51 years, residing at No.6, Spur Tank Road, Chetput, Chennai-600 031, hereinafter called the **VENDOR.**

TO AND IN FAVOUR OF

(1) **Mrs.V.SALAMMAL,** wife of G.Venkatesan, Hindu, aged about 43 years,

...2

Presented in the Office of the Sub-Registrar
Assessed and fee of Rs. 4450/- Paid between the
hours of 11.12 on the 29th October 1999

DOCUMENT NO 2982 OF 1999
CONTAINS 15 SHEETS
1 SHEET

EXECUTION ADMITTED

AHTIA

S/o M.S. JOHN. 6. Spur Road Link
Chetpet, Madras-31

IDENTIFIED BY

1. A. Chakrapani S/o M. Pitchamuthu.
(ADVOCATE SAN) 13, Gandhi St, Kilpauk Garden
Chennai-600 010.

2. (J.B. SAMUEL JOHN) S/o M.S. John
13, 3rd Cross street
Perambur, Chennai-600 011.

29th October 1999

Registered as No 2752 of 1999
of Book 1 Volume 1176
Pages 28 to 35
29th October 1999

Note: Number of Copies registered with the original one



DISTRICT TREASURY MADRAS
0CC 721264
A. VASANTHA.
STAMP VENDOR,
HIGH COURT CAMPUS
L.No. 23534/83, Chennai-104

(2) **V.SURESH KUMAR**, son of G.Venkatesan, Hindu, aged about 24 years, both residing at No.65/3, Plateenam Apartments, Collector Nagar, Anna Nagar West Extension, Chennai - 600 101, hereinafter called the **PURCHASERS.**

(The terms the vendor and the purchasers, wherever they occur herein, unless repugnant to the subject or context, shall mean and include their respective heirs, legal representatives, executors, administrators and assigns etc.) showeth :

...3



01AA 289045

A. VASANTHA.
STAMP VENDOR,
HIGH COURT CAMPUS
L.No. 25834/83, Chennai-104

Whereas the vendor is the absolute owner of the flat bearing No.2, Ground Floor, of the building in Block No.174, Kurinji Colony, erected on the land in survey No.207, part of Koyambedu comes under Thirumangalam Village, Anna Nagar in Chennai admeasuring 521 Sq.ft. morefully described in the schedule hereunder he having acquired the same by means of the allotment made by the Tamil Nadu Housing Board against the application of the vendor bearing No.4199 dated 12.07.74 and on allotment the vendor entered into an agreement dated 20.1.82 with Tamil Nadu Housing Board to purchase the schedule mentioned property on

...4

1000Rs.



A. VASANTHA.
STAMP VENDOR.
HIGH COURT CAMPUS
L.No. 2334/83, Chennai-104

outright purchase system and the Tamil Nadu Housing Board on receipt of entire sale consideration from the vendor executed a sale deed dated 23.03.99 in favour of the Vendor and the same has been registered as Doc.No.948 of 1999, Book 1, Volume 1129 pages 71 to 81 on the file of the Sub - Registrar, Anna Nagar, Chennai and the vendor is in absolute possession and enjoyment of the schedule mentioned property and

Whereas the vendor is need of funds to meet his urgent financial commitments and to clear debts has offered to sell the schedule mentioned property free from all encumbrances for all

...5

1000Rs.



A. VASANTHA.
STAMP VENDOR,
HIGH COURT CAMPUS
L.No. 22834/83, Chennai-104

total sale consideration of Rs.4,40,000/-(Rupees four lakhs and forty thousand only) and the Purchasers agreed to purchase the schedule mentioned property for the said sale consideration free from all encumbrances and

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the aforesaid agreement and in consideration of the said sum of Rs.4,40,000/- (Rupees four lakhs and forty thousand only) paid by the purchasers to the vendor in the following manner :

...6

1000Rs.



A. VASANTHA.
STAMP VENDOR,
HIGH COURT CAMPUS
Lic.No.23834/83, Chennai-104

(i) Rs.1,95,000/- (Rupees one lakh and ninety five thousand only) by way of Banker's cheque bearing No. 563886 dated 25.10.99 drawn on Indian Bank, MEPZ branch, Chennai.

(ii) Rs.1,00,000/- (Rupees one lakh only) by way of demand draft bearing No. 989334 dated 25.10.99 drawn on Bank of Madura, Tambaram Branch.

...7

1000Rs.



A. VASANTHA.
STAMP VENDOR,
HIGH COURT CAMPUS
Lic. 23104/83, Chennai-104

(iii) Rs.1,45,000/- (Rupees one lakh and forty five thousand only) by way of demand draft bearing No. 989333 dated 25.10.99 drawn on Bank of Madura, Tambaram Branch, Chennai.

the receipt of which sum the Vendor do the hereby admit, acknowledge and aquits the Purchasers from any further payments and the Vendor hereby grants, conveys, sells, transfers and assigns all the price and parcel of the Ground Floor of the building in Block No.174, Kurinji Colony, Anna Nagar, Chennai admeasuring 521 sq.ft. morefully described in the Schedule hereunder together with all easements, privileges, liabilities, advantages, lights, sewerage rightly and all the other rights appertaining thereto in the schedule mentioned property and in every part thereof.

...8

1000 Rs.



A. VASANTHA.
STAMP VENDOR.
HIGH COURT CAMPUS
Lic.No. 23834/83, Chennai-104

TO HAVE AND TO HOLD the Schedule mentioned property hereby granted conveyed assigned or so expressed to be and every part thereof unto the purchasers, their heirs, executors, legal representatives, etc., absolutely for ever and the purchasers shall use and enjoy the same with full power of alienation such as gift, exchange, mortgage etc. and the vendor hereinafter have no right, title, claim, interest or demand whatsoever in respect of the property more particularly described in the Schedule 'B' hereunder and is hereby sold.

...9

1000Rs.



A. VASANTHA.
STAMP VENDOR.
HIGH COURT CAMPUS
L.No. 23634/83, Chennai-104

The Vendor hereby covenants with the Purchasers that he has paid all the public charges, such as Municipal Tax and other Taxes, charges etc. upto date of this sale and he will keep indeminifed the Purchasers against such claim and demand against all losses and expenses that may be caused or occasioned to the Purchasers by way of arrears in paying the same uptodate as aforesaid.

The Vendor doth hereby further covenants with the Purchasers that he has not created any sale, agreement for sale, mortgage, charge, settlement, attachment by any Court or lispendens or any other encumbrances over the Schedule mentioned property

...10

1000Rs



A. VASANTHA.
STAMP VENDOR,
HIGH COURT CAMPUS
L.No. 20334/83, Chennai-104

and that he will keep the Purchasers indemnified against any claim or demand whatsoever the Purchasers may be put to, by the Vendor or his heirs or any person or persons claiming through or under them at the Vendor's Cost.

The Vendor hereby covenants with the Purchasers that he has good, title, right, interest to convey, sell, grant and assign the said schedule mentioned property unto and to the use of the Purchasers and that he has not done or knowingly suffered or been party or privy to any act, deed or thing whereby the said schedule mentioned property or any part thereof is or may be impeached, affected or

...11

50 Rs.



A. VASANTHA.
STAMP VENDOR.
HIGH COURT CAMPUS
Lic.No.22834/83, Chennai-104

encumbered in title, estate or otherwise or whereby he is in any way hindered for conveying and assigning the schedule mentioned property or any part thereof, to the Purchasers in the manner aforesaid and that the Purchasers shall at all times hereafter, quietly and peacefully possess and enjoy the Schedule mentioned property without any lawful let or interference or interruption, claim or demand from or by the vendor or by any person or persons claiming under or in trust of him. The vendor doth hereby covenants to do all acts and execute all documents at all times at the expenses and cost of the Purchasers as may be necessary for further and better assurance of the title of the Purchasers to the said schedule mentioned property.

...12

50 Rs.



A. VASANTHA.
STAMP VENDOR.
[illegible] COURT CAMPUS
Lic [illegible]/83, Chennai-104

The vendor doth hereby covenant that he has handed over the original title deeds relating to the Schedule mentioned property hereby conveyed to the Purchasers on this day.

The vendor has no objection for effecting transfer of registry in respect of the Schedule mentioned property in the name of the Purchasers in the Revenue Records and for grant of permanent land register extract and in the records of the Chennai City Municipal Corporation for purpose of Property Tax Assessment.

The Vendor has this day delivered possession of the Schedule mentioned property to the Purchasers may enter upon, possess, hold and enjoy the same absolutely free from any let, hindrance, interference by anyone claiming through or in trust of him.

...13

50 Rs.



A. VASANTHA.
STAMP VENDOR.
HIGH COURT CAMPUS
Lic.No.3353-1/83, Chennai-104

SCHEDULE

All that piece and portion of the Flat No.2 in the Ground Floor of the building in Block No.174 erected on the land in Survey No.207 part of Koyambedu comes under Thirumangalam Village at Kurinji Colony, Anna Nagar in Chennai City, Flat measuring 521 sq.ft. (Plinth area of flat) and the land being bounded on the

North by	:	Flat No.174/1
East by	:	Road
South by	:	Road
West by	:	Open Space

...14

50 Rs.



A. VASANTHA,
STAMP VENDOR,
HIGH COURT CAMPUS
Lic.No.2350/93, Chennai-104

along with undivided share in the common

within the Sub Registration District of Anna Nagar and Registration District of Chennai Central.

Market value of the property : Rs.4,40,000/-

IN WITNESSES WHEREOF THE VENDOR HAS SET HIS HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE UNDERSIGNED WITNESSES:-

WITNESSES:-

1. J.D SAMUEL JOHN

2. (A.VENKATESAN).

(VENDOR)

Drafted by :
C.KATHIRAVAN, Advocate
164, Thambu Chetty Street
Chennai - 600 001.



ANNEXURE 1 -A

Stamp Act Market value Properties / Building Particulars of building to be furnished in Annexure Revenue form-instructions

I. Description of Building /

(a) Construction of the structures		Concrete or Lime mortar
(b) Depth of foundation	/	partly cement or Lime, Partly mud/mortar
(c) Thickness of walls in Ground Floor	/	3 to 4 feet, above 4 feet 9" (-1-11/2)
(d) Whether teakwood used through	Yes	No.
(e) Flooring		Mosaic Ordinary plastered

II. Age of the building — 15 years

III Extent of the site
(a) Value of the site Rs.2,53,792/ Rs. 1/3 undivided share in the 521 Sqft (common area)

IV Build up area : (Each type of construction involved in each floor) — 521 Sft.

Note : Area open to sky such as Courtyard etc. Should be deducted from built up area if any

Floor	Madras Terrace roof	RCC Roof	Mangalore tile roof over flat tiles	Mangalore roof plan	Mangalore tile roof over Ceiling tiles	Pantile roof over flat tiles	Pantile roof plan	A.C.C Sheet roof
1	2	3	4	5	6	7	8	9
In Ground Floor		521 sft RCC Roof.						
In First Floor								
In Second Floor								
In Third Floor								

V Area of separate garages and of Construction involved if any — Nil

VI (a) Length of compound wall if any — Nil
(b) Length of barbed wire or chain or link fence — Nil

VII Is there a separate latrine or chain septic tank — Separate Latrine.

VIII Well if any with diameter and depth — -

IX Electrical installation
(a) No. of points — 4
(b) No. of fans — 1
(c) No. of electric motor pump sets

X Annual rental Value ..... Rs. 400/- pm

XI The Executant's estimate of the Market Value of the Building Rs. and Land Rs. 4,49,000/-

PLACE Chennai,

DATE 27.10.99.

I/104/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலனாடு TAMILNADU

02-JAN-2024

CK 849124

D. RAMADEVI
STAMP VENDOR
LIC.No.49/5449/B3/2038
165/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mob: 9385388119/044-49525952

M/s India Builders (C) Ltd

DEED OF GENERAL POWER OF ATTORNEY

(i) **V.SALAMMAL** [PAN:ASYPS3613B & Aadhaar No.7005 1116 8056], Wife of G.Venkatesan, Hindu, aged about 66 years and

(ii) **V.SURESH KUMAR** [PAN:APDPS6240N & Aadhaar No.7513 1245 8042], Son of G.Venkatesan, Hindu, aged about 47 years, both residing at Flat No.174/2, Door No.326/2, on the Ground Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, hereinafter referred to as the **PRINCIPALS**, which term shall mean and include their respective heirs, legal representatives, successors in interest, executors, administrators and assigns,

V. Salammal

V. Suresh

For INDIABUILDERS (CHENNAI) LIMITED

DIRECTOR

DOCUMENT NO 104 OF 2024
BOOK 1 Contains SHEETS 18
1 SHEET

SUB REGISTRAR

SCANNED

LINKED

104 B 1
2024

10/1/2024

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

M/s.INDIA BUILDERS (CHENNAI) LIMITED, (PAN:AABCI3731Q) (Phone No.044-26213553) (email:info@indiabuilders.in) a Company incorporated under the Companies Act, 1956, having its Registered Office at No.AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **U.PREETAM KARTHIK** (Aadhaar No 4400 4431 2736), Son of J.Uttam Kumar, Hindu, aged about 34 years, as their true and lawful **POWER OF ATTORNEY AND AGENT**, to act in their names and on their behalf and to do and execute and perform or cause to be done, executed and performed all or any of the acts, deeds and things hereunder.

WHEREAS the **PRINCIPALS** herein along with twelve others are the respective joint and absolute owners of the Residential Flats bearing Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6 on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, more fully described in the Schedule 'A' hereunder.

WHEREAS under a Deed of Sale dated 23.03.1999 registered as Document No.948 of 1999 in the Office of the Sub-Registrar, Anna Nagar, Inbakumar John purchased **Flat No.174/2**, Door No.326/2 on the Ground Floor in **Block No.174**, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040 from Tamil Nadu Housing Board.

For INDIA BUILDERS (CHENNAI) LIMITED

V Selvamani

V. Shanthi

DIRECTOR

DOCUMENT NO 104 OF 2024
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SUB REGISTRAR

Whereas under a Deed of Sale dated 27.10.1999 registered as Document No.2952 of 1999 in the Office of the Sub-Registrar, Anna Nagar, 1.V.Salammal and 2.V.Suresh Kumar, the **PRINCIPALS** herein purchased the said Flat from Inbakumar John. Whereas under the said Deed of Sale dated 27.10.1999 registered as Document No.2952 of 1999, the UDS has been wrongly mentioned as 1/3rd undivided share out of 521 Sq.ft. instead of 933.33 Sq.ft. of undivided share out of 11200 Sq.ft. Thus, the **PRINCIPALS** herein are in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase.

WHEREAS the **PRINCIPALS** herein along with twelve others jointly applied for and obtained Patta vide No.2023/0153/02/037409TR/2023 dated 20.09.2023, from the Tahsildar Aminjikarai Taluk, in their joint names for the property described in Schedule 'A' hereunder and thus, the **PRINCIPALS** herein along with twelve others are in absolute possession and enjoyment of the property described in Schedule 'A' hereunder.

WHEREAS the **PRINCIPALS** herein along with twelve others jointly decided to develop the Schedule 'A' property and construct new residential apartments with a reputed Builder and the **PRINCIPALS** are not in a position to deal with and manage the affairs relating to the said property, more fully described in the Schedule 'A' hereunder directly and hence, the **PRINCIPALS** are desirous of nominating and appointing the aforesaid Builders, **M/s.INDIA BUILDERS (CHENNAI) LIMITED,** a Company incorporated under the Companies Act, 1956, herein represented by its Director, **U.PREETAM KARTHIK,** as their true and lawful Power of Attorney Agent for looking after the affairs relating to demolition and construction of residential flats over the Schedule 'A' mentioned property and to deal with **233.34 Sq.ft. Undivided Share** in the Schedule 'A' mentioned Property, more fully described in the **Schedule 'C'** hereunder in all respects after retaining **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder for their own use.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

J Salammal

V. Suresh

DOCUMENT NO 104 OF 2024
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3 SHEET

SUB REGISTRAR

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

a. To apply to the Corporation of Chennai and/or any other local competent body to obtain permission for the demolition of the existing structure in the Schedule 'A' Property, to sign all papers and plans required for the same and to demolish the superstructure and to sell and appropriate the proceeds thereof.

b. To develop the Schedule 'A' mentioned Property and to comply with all the requirements under the law relating to such development.

c. To sign and verify all affidavits, indemnity bonds, guarantees, documents and papers necessary for such proposed demolition and development.

d. To appear and submit plans before the Corporation of Chennai and the Chennai Metropolitan Development Authority for development. Also, to submit applications for No Objection Certificate and Completion Certificate before the Corporation of Chennai and the Chennai Metropolitan Development Authority. The Construction shall be strictly in accordance with the approved plans.

e. To appoint architects, to prepare and submit plans before the Authorities concerned and to authorise such architects to make necessary alterations in such plans from time to time in Consultation with the **PRINCIPALS**.

f. To apply for electrical, water and drainage connections before the Electricity Board, Chennai Metropolitan Water Supply and Sewerage Board and any other Municipal, Local or Government Authority and to pay deposits and obtain refunds from such authorities.

For NOVA BUILDERS (CHENNAI) LIMITED

J Sabarmati

V. Shiv

DIRECTOR

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SUB REGISTRAR

g. To file suits, writs, appeals or any other proceedings before any Court, Tribunal or authority and for this purpose of developing the property only to sign and execute all plaints, affidavits, Memorandum of Appeal, Petitions or any other pleadings, to appoint advocates to conduct all such cases and to execute vakalats in their favour.

h. To pay taxes, charges and other outgoings in respect of the Schedule 'A' Property and the development thereon.

i. To enter into Agreements of sale in respect of **233.34 Sq.ft. Undivided Share** in the Schedule 'A' Property, to receive advances and to give valid receipts thereof.

j. To execute Deed/s of sale in respect of **233.34 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder, to present the same for registration before the appropriate registering authorities, to admit execution and receipt of consideration and to receive back documents after registration and the remaining extent of **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, is retained by the **PRINCIPALS** for their own enjoyment.

k. To Sign all forms necessary for registration in respect of **233.34 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder.

l. To enter into Construction Agreement/s with the prospective Purchaser/s, in respect of **proportionate super built-up area**, to receive the consideration in respect of the said agreement/s and to give valid receipts thereof.

m. To execute cancellation deeds, rectifications deeds and to submit and register the same and to receive the same after due registration.

V Saliamma

V. Shiv

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

DOCUMENT NO 104 OF 2024
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SUB REGISTRAR

The **POWER OF ATTORNEY AGENT** shall maintain complete and proper accounts of all the transactions made by it and produce the same to the **PRINCIPALS** as and when required.

No considerations have been received through this Power of Attorney Deed and no transfer is effected under this Power.

And the **PRINCIPALS** hereby agree to ratify and confirm all and whatsoever the **POWER OF ATTORNEY AGENT** shall do by virtue of the Powers given herein above.

SCHEDULE – 'A'

(ENTIRE PROPERTY JOINTLY OWNED BY THE PRINCIPALS AND TWELVE OTHERS)

All that piece and parcel of land and residential flats bearing MIG Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6 on the Ground, First and Second Floors in Block Nos.174 and 175, Kuriji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 621 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, and the land bounded on the

NORTH BY : TNHB Plots,
EAST BY : 30 Feet Road (L-Block 6th Street),
SOUTH BY : 80 Feet Road (Shanthi Colony 4th Avenue),
WEST BY : Block No.176

Situate within the Registration District of Central Chennai and Registration Sub-District of Anna Nagar.

For INDIA BUILDERS (CHENNAI) LIMITED

V Sellammal

V. Shankar

DIRECTOR

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SUB REGISTRAR

SCHEDULE - 'B'

(PROPERTY RETAINED BY THE PRINCIPALS)

700 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

SCHEDULE - 'C'

(POWER AGENT EMPOWERED TO DEAL WITH THE PROPERTY)

233.34 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

IN WITNESS WHEREOF WE, THE PRINCIPALS AND THE POWER OF ATTORNEY AGENT HAVE SIGNED THIS DEED OF GENERAL POWER OF ATTORNEY ON THE **08TH DAY OF JANUARY 2024,** IN THE PRESENCE OF:

WITNESSES:

1. (D. Vidyakumar)
S/o M.V. Dorairajamma,
No 4A36, 3rd Street,
Annanagar, 40

1. V. Sabarmathi

2. V. Shiva

2. (M. Manikandan)
S/o. T. Raju
4A-49, 2nd St, Annanagar
Ch. 40

PRINCIPALS

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

POWER OF ATTORNEY AGENT

Document Drafted By:



ABINAYA KALAIGNANI
ADVOCATE
MS No 2429 of 2017 ZD,
OWNERS COURT, MONTIETH LANE,
EGMORE, CHENNAI - 600 008

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SUB REGISTRAR

ANNEXURE 1-A

Market value of property land & building to be furnished.

Description of Building - Please denote by a tick ( ) mark the relevant involved in the following

1.(a) Construction of the Structure	: RCC
(b) Depth of foundation	: 10 Feet
(c) Thickness of walls in All floor	: 9'
(d) Whether teakwood used throughout	: No.
(e) Flooring	: cement
2.Age of the Building	: 48 Years
3.Extent of the site	: **233.34 Sq.ft (Undivided Share)**
4.A.Value of the site	: Rs.33,83,430/-
5.Build up Area	
Ground Floor	: 521 Sq.ft.
6.Area of Separate garage if any	: nil
7.a) Length of compound wall any	: nil
b) Length of barbed wire or chain or hon fence	: nil
8.Well with diameter and depth	: nil
9.Is there a separate latrine/Septic tank	: nil
10.Elec. Installation	
a) No of points	: 5 pts
b) No of fans	: 2
c) No of elec. pumps	: Nil Common
11.Annual Rental Value	: 1,80,000/-
12. Excurants estimated of the Market Value of the building and site	: Rs.41,64,930/-

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SUB REGISTRAR

Land Value is Rs. 33,83,430/-
Building Value is Rs. 7,81,500/-

Rs. 41,64,930/-

For INDIA BUILDERS (CHENNAI) LIMITED

06.01.2024.

V. Salamma

DIRECTOR

PRINCIPAL **POWER OF ATTORNEY AGENT**

V. Sh Ku

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Ambattur Town : Kurukkupattu Village : OCR

S.No	Block Code and Name Of Locality	Number: Survey No. and Sub-Division No.	Old Survey No. and Sub-Division No.	Old Subdivision Block No.	Survey Field Number	Dry/Wet, Assessed, Inam, Poramboke	Source Of Irrigation and Class	If Double Crop, Code of Composition	Classification of Soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assessment		Subdivision register	Adangal (VCS) Details	How the holding is utilised	Remarks
											Ac.	Point	Hectare	Acre	Sq. Meter	Hectare	Cent				
1	Block 1 2010 Kurukkupattu Kurukkupattu	46	46/1	DOCUMENT NO. 1 OF 2024 BOOK 1 Contains SHEETS 1 TO 8		Dry/Agricultural	Barren	-	-	04	-	5.00		0	12	11.5	-	0.00	-		Vacant	2023/KUR1/00490/2023 DT. 2023-09-28 TO DT. 20-05-2024

Certified that the above is a true extract from the Permanent Land Register maintained in this Taluk.

Web site consulted on / அன்று பார்வையிடப்பட்டது : 20-05-2024
Issued / வழங்கியவர் : Commissioner
Valid / செல்லுபடியாகும் காலம் : 2024 Only for Chennai
Print / Price : அலுவலகப் பயன்பாட்டிற்கு / Amount not Collected / Chennai

SUB REGISTRAR

For INDIA REALTORS (CHENNAI) LIMITED

DIRECTOR

1. இந்தச் சான்றிதழ் தமிழ்நாடு நில ஆவணங்கள் இணைய சேவைகள் இணையதளத்தில் சரிபார்க்கப்படலாம். இணையதள முகவரி: https://eservices.tnreginet.gov.in/ மற்றும் இச்சான்று பயன்படுத்தப்பட்ட விவரம் /0001/0018/05/1 எண்ணுடன் கணினியில் சேமிக்கப்பட்டுள்ளது. (Certificate Verification)
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal: https://eservices.tnreginet.gov.in by giving the reference as /0001/0018/05/1 along with the Certificate Number.
2. இந்தச் சான்றிதழ் 20-05-2024 முதல் 30-05-2024 வரை பயன்படுத்தப்பட்டுள்ளது.
This certificate was printed on 20-05-2024 at 01:55 PM
3. பயன்படுத்தப்பட்டதாக உறுதிப்படுத்தப்பட்ட பின்னரே இந்தச் சான்று செல்லுபடியாகும். மேற்கண்ட இணையதளத்தில் சரிபார்க்கவும்.
Scan with 2D Barcode reader of mobile phone device and check on website only. (Validity)

COPY OF SURVEY PLAN

Application ID ...2023/0153/02/037409

Scale: 1MM:...500.....MM

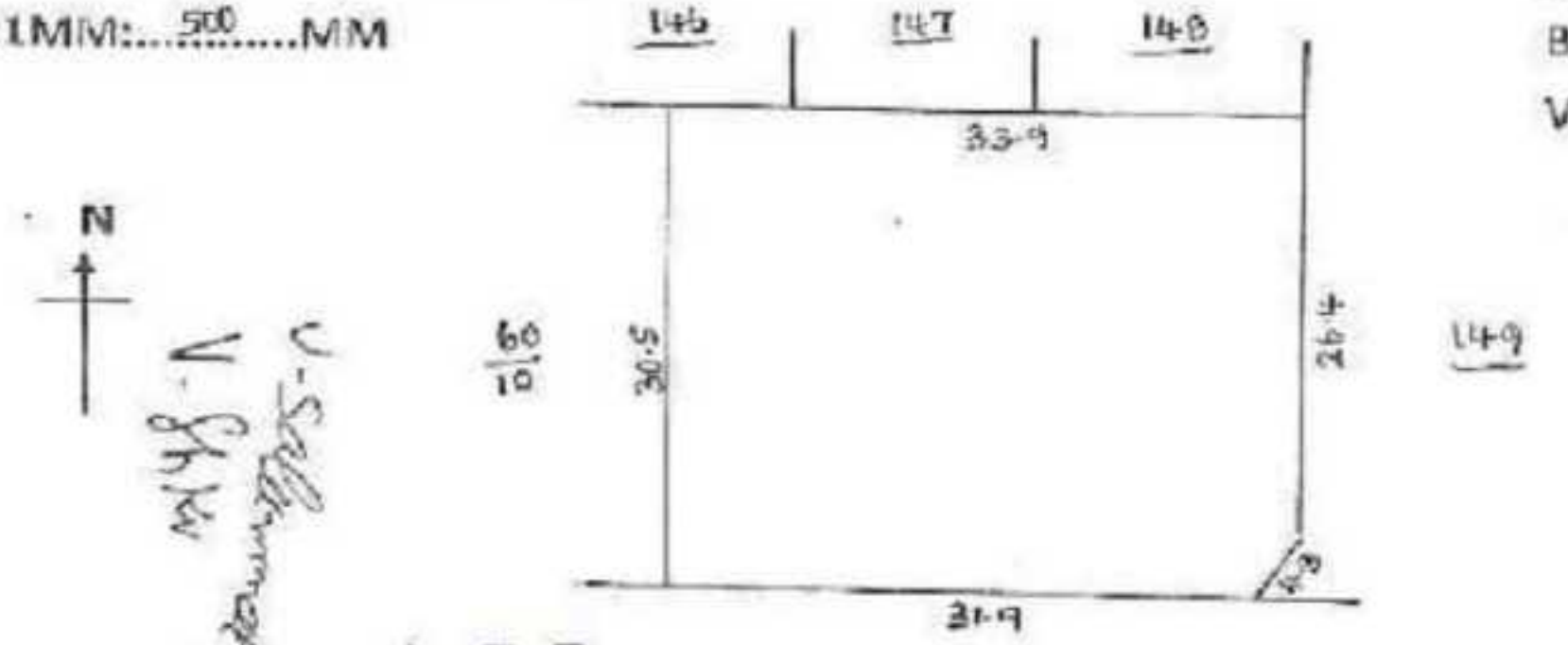
R.S. No. / T.S.No. : ...80/1.....

Block No. :.....19.....

VILLAGE :.....KOYAMBEDU.....

AMINJIKARAI TALUK

CHENNAI - DISTRICT



BLOCK NO: 19

Certified that the above is a true copy of the survey plan of the land specified on the reverse:

Copied by:

SENIOR DRAUGHTSMAN
AMINJIKARAI, CHENNAI-30

DEPUTY INSPECTOR
SURVEY AND LAND RECORDS
AMINJIKARAI, CHENNAI-30

SUB REGISTRAR

DOCUMENT NO 1044 OF 2024
BOOK 1 Contains SHEETS 1 & 2 SHEET

For INDRA BUILDERS (CHENNAI) LIMITED
DIRECTOR

R/AnnaNagar/Book-1/104/2024

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 42,802/- paid at 04:25 PM on the 08/01/2024 by

Left Thumb





V. Salammal
9566422219

Additional as per details of document

Executant admitted by
Left Thumb





V. Salammal

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI Reference No. UKC:36316142cda77ca1cd4a7da65aaa80d1b7331f7e (Details from UIDAI : V Salamaal W/O: Venkatesan, 1955, xxxxxxxx8056)



Executant admitted by
Left Thumb





V. Suresh Kumar
9566142219

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:25054a3c998d2745cc14e49ebbbe06d67fe8beaa (Details from UIDAI : V Suresh Kumar S/O: Venkatesan, 1978, xxxxxxxx8042)



Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. UKC:19150c35d7d1f87764e2c45b10d9bb1eec27 (Details from UIDAI : Prabhu Karthik S/O: Uthamkumar, 1989, xxxxxxxx2736)



DOCUMENT NO 104 OF 2024
BOOK 1 Contains SHEETS 18
1 to 11 SHEET

SUB REGISTRAR

R/AnnaNagar/Book-1/104/2024

8th day of January 2024

NAVANEETHAM S
Sub Registrar
AnnaNagar

Registered as Number R/AnnaNagar/Book-1/104/2024

Date: 08/01/2024
AnnaNagar



NAVANEETHAM S
Sub Registrar

The Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

DOCUMENT NO 104 OF 2024
BOOK 1 Contains SHEETS 18
12 SHEET

SUB REGISTRAR

உறுதிமொழி சான்று

பதிவுத்துறைத் தலைவர் அவர்களின் சுற்றறிக்கை ந.க.எண்.25083/சி.1/2021

நாள்:07.01.2022

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) ஐகோர்ட் பெராணை எண்.22153/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டப்பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

ஆவணத்தை எழுதிப்

பெறுபவர்களின் கையொப்பம்

V. Sathyamoorthy

V. SHKV.

ஆவணத்தை எழுதிக்

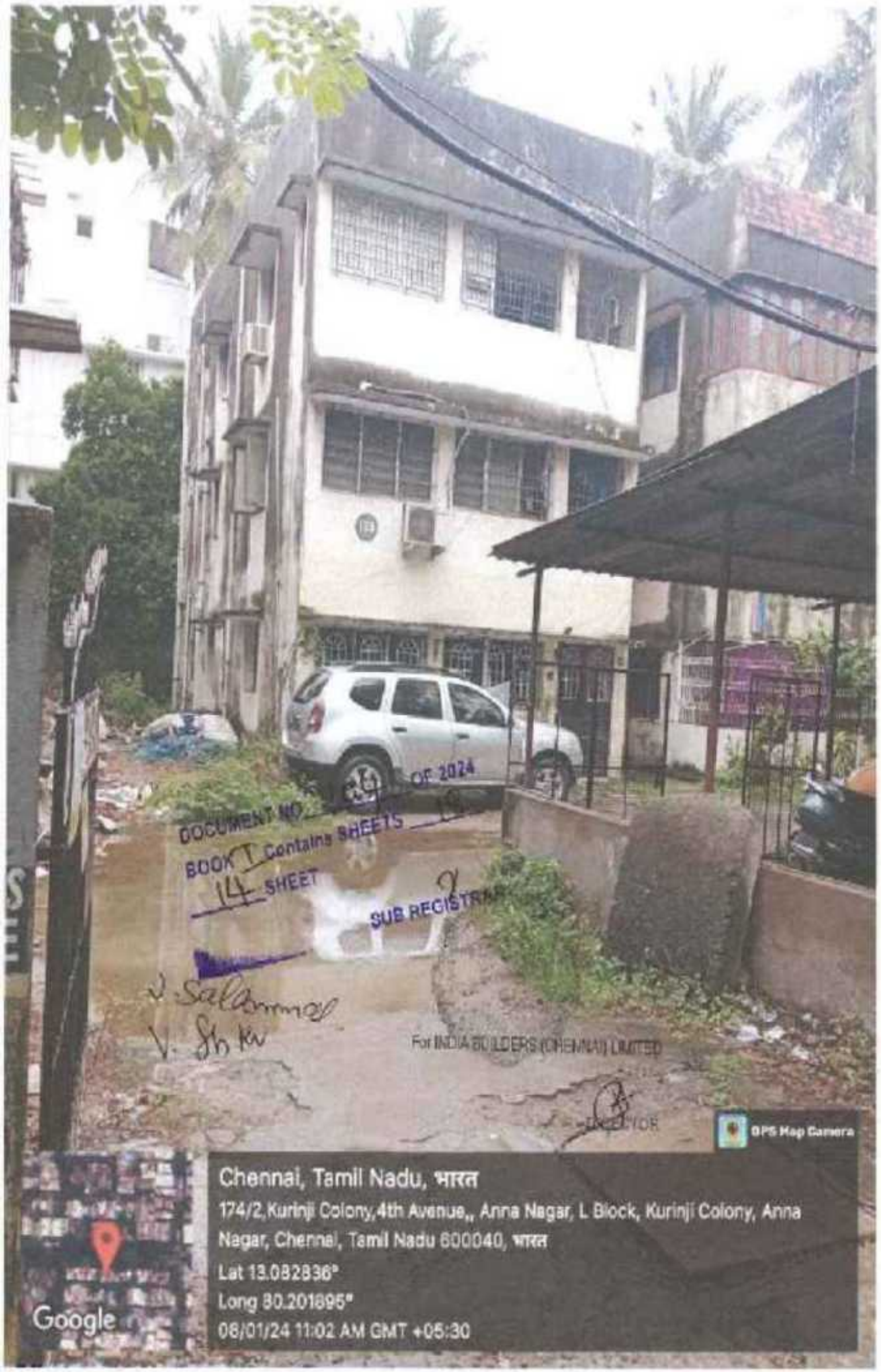
கொடுப்பவர்களின் கையொப்பம்

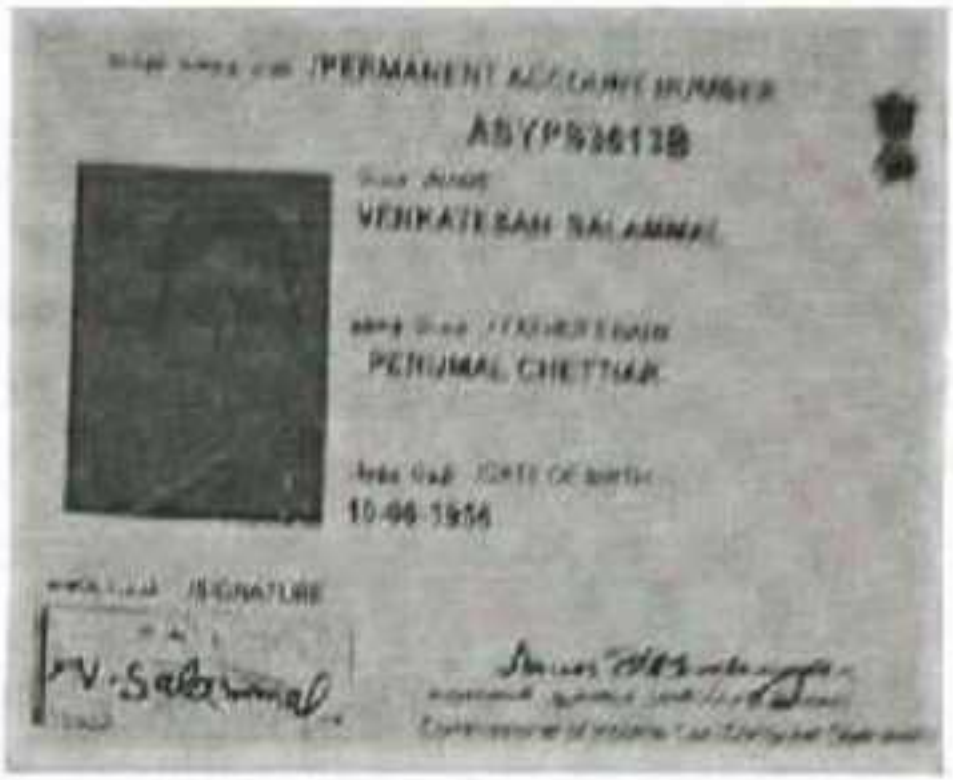
DOCUMENT NO 104 OF 202-

BOOK 1 Contains SHEETS 13

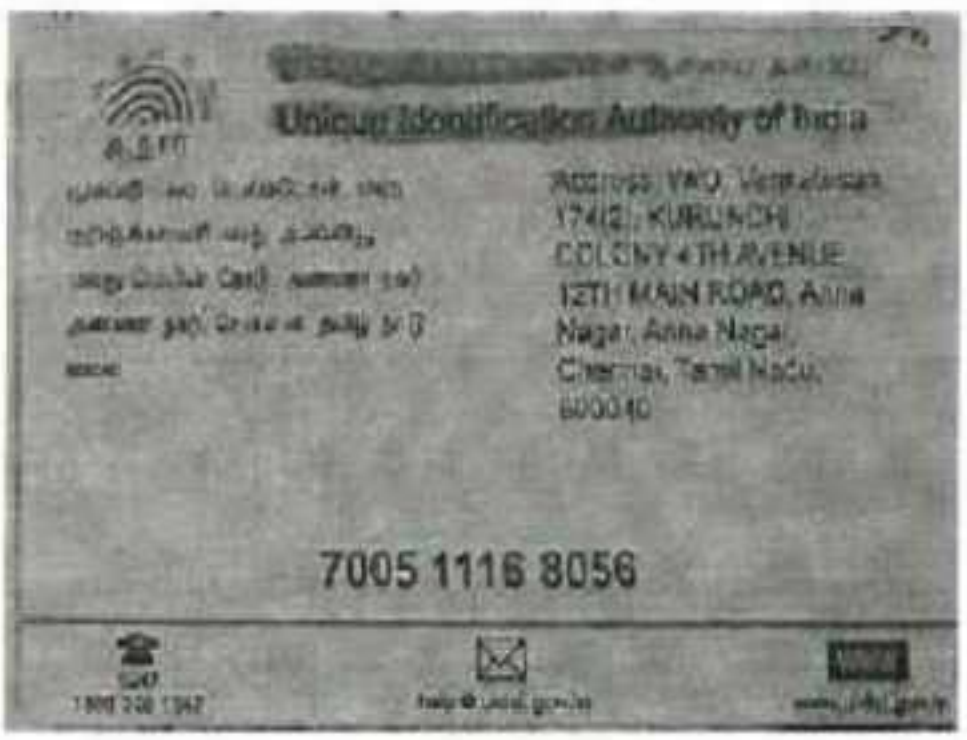
13 SHEET

SUB REGISTRAR


OF 2024
DOCUMENT NO
BOOK I Contains SHEETS
14 SHEET
SUB REGISTRAR
V. Sathyam
V. Sb Kv
For INDIA BUILDERS (CHENNAI) LIMITED
GPS Map Camera
Chennai, Tamil Nadu, भारत
174/2,Kurinji Colony,4th Avenue,, Anna Nagar, L Block, Kurinji Colony, Anna Nagar, Chennai, Tamil Nadu 600040, भारत
Lat 13.082836°
Long 80.201695°
08/01/24 11:02 AM GMT +05:30
Google


PERMANENT ACCOUNT NUMBER
ABYPS3613B
VENKATESAN SAI AMMAL
PERUMAL CHETTIAR
10/06/1956
SIGNATURE
V. Salammal


Government of India
V Salammal
Father : PERUMAL CHETTIAR
Female
7005 1116 8056
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
Address: W/O Venkatesan
174(2), KURUNCHI
COLONY 4TH AVENUE
12TH MAIN ROAD, Anna
Nagar, Anna Nagar,
Chennai, Tamil Nadu,
600040
7005 1116 8056
1800 208 1947
help@uidai.gov.in
www.uidai.gov.in

V Salammal

DOCUMENT NO 104 OF 2024
BOOK 1 Contains SHEETS 18
15 SHEET 9
SUB REGISTRAR


PERMANENT ACCOUNT NUMBER
APOPS6240N
SUFESHKUMAR
VENKATESAN
27-08-1975


Government of India
V Sukesh Kumar
7513 1245 8042
VID : 9186 7560 5323 3205


Unique Identification Authority of India
Address:
S/O: Venkatesan, 174(2), KURUNCHI COLONY
4TH AVENUE, 12TH MAIN ROAD, Anna Nagar,
Chennai,
Tamil Nadu - 600040
7513 1245 8042
VID : 9186 7560 5323 3205

DOCUMENT NO 104 OF 2024
BOOK I Contains SHEETS 18
V. Sukesh
16 SHEET
SUB REGISTRAR







For INDIABUILDERS (CHENNAI) LIMITED

DOCUMENT NO 104 OF 2024
BOOK I contains SHEETS 18
17 SHEET

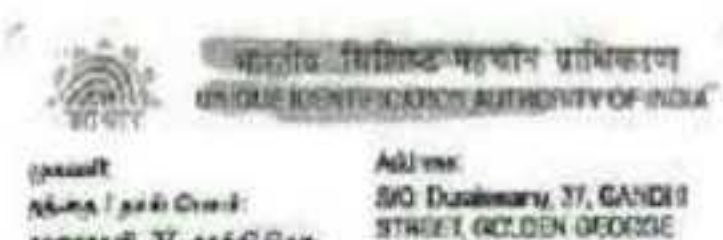
DIRECTOR

SUB REGISTRAR



Vijayakumar D
DOB : 07/11/1977
MALE

2318 8262 6538



Address:
S/O Dusaisamy, 37, GANDHI STREET, GOLDEN GEORGE NAGAR EXT, Mogappair, Tiruvallur, Tamil Nadu, 600037



9317 8861 5197



9317 8861 5197

DOCUMENT NO 104 OF 2024
BOOK I Contains SHEETS 18
18 SHEET

SUB REGISTRAR

Date:07-01-2025

From
R.Sangeetha,
Flat No:174/3, Door No:326/3, Block No:174,
Kurinji Colony, 4th Avenue, Shanthi Colony,
Anna Nagar, Chennai-600040.

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1st Floor, Tower-II, Chennai Metropolitan,
Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

Sir,

Sub: Original Documents-Reg.

We wish to inform you that we have submitted the original documents required for the MOD (Memorandum of Deposit) process. As part of the procedure, we are now attaching Xerox copies of the same documents for your kind perusal and record.

We kindly request you to accept these copies and proceed with the issuance of the RERA certificate at the earliest.

R. Sangeetha

Thanking You,
Yours Truly,



SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI ON THIS 10th DAY OF JUNE, 2022 BY Mrs.GAYATHRI DEVI RAJKUMAR (ID PAN- AQUPR5188H) (ID-AADHAAR NO. 2619 5364 5777) W/o Mr.Rajkumar Jayaraman D/o. Mr.M.Dheenadayalan Aged about 45 years residing at New No. 15/3, 12th Avenue, Jafferkhanpet, Ashok Nagar, Chennai-600 083 . Now Residing at 8012, Ambassador Dr, Ellington, Metro west West Borough, M.A, United States of America. Zip code - 01581. Hereinafter called "THE VENDOR"

TO AND IN FAVOUR OF

Mrs.R. SANGEETHA (ID - PAN-BQZPS1277A) (AADHAAR No.3207 9155 6186)W/O Mr.P.Kumar aged about 46 year, Residing at. D 310, Swara Apartments, Balaji Nagar 1st Street, Noombal, Chennai 600077. Hereinafter called "THE PURCHASER"

The term Vendor and Purchaser shall mean and include their respective legal heirs Legal representatives Successor in Title, executor's administrators and assigns.

DOCUMENT NO 3351 OF 2022

BOOK 1 Contains SHEETS 27

1 SHEET

PURCHASER

VENDOR

SUB REGISTRAR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

தமிழ் நாடு तमिलनाडु TAMILNADU

09 JUN 2022

R. Sangeetha

K 382774

DOCUMENT NO. 3251 OF 2022

BOOK 1 Contains SHEETS 27

SHEET 2

SM. SENTHIL
STAMP VENDOR
L. No. 12144 of 1/96-97
N No 206, D. No.33, ARCOT ROA
VIRUGAMBAKKAM, CHENNAI

Vadaka[illegible] SUBHEDHAR herein is the sole owner of the property being the Land with Building, bearing Block No.174, Flat No. 3, in the First floor, situated at 4th Avenue, Kamraj Colony, L- Block, Ashok Nagar Anna Nagar (building Approved by MMDA vide Planning Permit No.P.P.A.I.r.No.83/7209/97 dated 20.11.1997 and Building Plan Approved by Chennai Corporation vide Ka.Aa No.21/98, dated, 23.01.1998) Erected on the land in Survey No. 307/PART of T.S.No.60 Part, Block No.19, Ward – 001 of KOYAMBEDU VILLAGE (formerly Thirumangalam Village), Aminjikarai Taluk, Chennai District, Flat Measuring an Extent 1058 Sq.ft, (Plinth area of flat) and 933 Sq.ft, Of UDS Area of the plot, She had Settled by the Same By her Father Mr. M. Dheenadayalan Virtue of Settlement Deed dated 07-01-2020 which has been duly registered as Document No.47/2020, in Book 1, in the office of the Sub – Registrar , Anna Nagar.

WHEREAS in the above said Settlement deed there was some mistake in T.S.No.60 Part, Block No.19, therefore it has been rectified by M/s.Tamil Nadu Housing Board represented by Mr.S.Jayachandran Manager Marketing & Service to and infavour of Mrs.GAYATHRI DEVI RAJKUMAR W/o Mr.Rajkumar Jayaraman, by way of Rectification deed dated 16.06.2022, Registered as Document No.3105/2022, on the file of Sub-Registrar office Anna Nagar.

R. Sangeetha

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு तमिलनाडु TAMILNADU

09 JUN 2022

R. Sangeetha

K 582775

SM. SENTHIL
STAMP VENDOR
L.No. 12144 & 1/96-97
N No. 205, O. No.33, ARCOT ROAD
VIRUGAMBAKKAM, CHENNAI-92

Whereas the Vendor is in uninterrupted and continues possession and enjoyment of the same ever since the date of her said Settled and She paid all the taxes and out goings dues relating to the said property and enjoying the same without encumbrances to till date.

Whereas the Purchaser entered into an sale deed for the schedule property with the Vendor, for total consideration cost Rs.1,10,00,000/-(Rupees One Crore And Ten Lakh Only)

The Vendor hereby covenants that she is the absolute owner having good and subsisting title and right to convey to the Purchasers the land described in schedule

DOCUMENT NO 3351 OF 2022
BOOK I Contains SHEETS 2 TO 2
2 SHEET
SUB REGISTRAR

PURCHASER
R. Sangeetha

VENDOR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU
09 JUN 2022

R. Sangeetha

A 532776

SM. SENTHI
STAMP VENDOR
L. No. 12144 of 1/90-97
N No. 205, G. No.33, ARCOT ROA
VADAPALANI, CHENNAI-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. The vendor has agreed to sell and The Purchaser has agreed to Purchase the Schedule mentioned property for a total Sale consideration of Rs.1,10,00,000/- (Rupees One Crore And Ten Lakhs only) free from all encumbrances

(a) Rs.25,000/- (Rupees Twenty Five Thousand only) Paid by the Purchaser to the Vendor by way of Cheque bearing No.487990,dated 18-05-2022,drawn on State bank of India, Mogappair West, Chennai-600037

DOCUMENT NO 3351 OF 2022
BOOK I Contains SHEETS 2-7
4 SHEET
SUB REGISTRAR

PURCHASER

R. Sangeetha

VENDOR

R. Gopalakrishnan



தமிழ்நாடு TAMILNADU
09 JUN 2022

R. Sangeetha

BA 336260

SM. SENTHIL
STAMP VENDOR
L. No. 12114 of 1/90-97
285, G. No.28, ARCOT ROAD
VADAPALANI, CHENNAI-26

(b) Rs.82,30,000/- (Rupees Eighty Two Lakhs Fifty Thousand only) Paid by the Purchaser to the Vendor by way of Bank loan, Cheque No.0/0129, dated 08-06-2022,drawn on state bank of India, RACPC, Annanagar, Chennai-600040

(c) Rs.93,800/- (Rupees Ninety Three Thousand Eight Hundred only) Paid by the Purchaser to the Vendor by way of NEFT, dated 08-06-2022,drawn on State bank of India, Mogappair West, Chennai-600037

(d) Rs.26,32,200/- (Rupees Twenty Six Lakhs Thirty One Thousand Two Hundred only) being 28.92% TDS as per the IT Act, paid by the PURCHASER on behalf of the VENDOR vide Challan Serial No.00003, dated 08.06.2022, through State Bank of India Bank, Mogappair West, Chennai-600037 (BSR Code. 0020987)

DOCUMENT NO 3251 OF 2022
BOOK I Contains SHEETS 24
5 SHEET

PURCHASER
R. Sangeetha

VENDOR
R. Jyothi

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

தமிழ்நாடு TAMILNADU
09 JUN 2022

R. Sangeetha

BA 336261

SM. SENTHIL
STAMP VENDOR
L. No. 12144 / 1996-97
No. 286, D. No. 33, ARCOT ROAD
VADAPALANI, CHENNAI-26

-6-

On the receipt of which sum The VENDOR hereby admit and acknowledge the aforesaid payment as full and final payment towards the Sale Consideration and the VENDOR do hereby grant, transfer and assign unto in favour of The PURCHASER the property herein, more fully described in the Schedule hereunder, together with all ways, rights to ways, watercourses, sewers, easements, advantages, liberties appurtenances and right, title, interest, privileges of the said property in anybody else belonging to usually held or enjoyed therewith or reputed to belong thereto and all the estate, right, title, interest, claim and demand whatsoever of the VENDOR into the said property and every part thereof, to have and to hold the Said property and every part thereof hereunder, assured and expressed so as to be unto the PURCHASER absolutely forever and free from any encumbrances, claims or demands.

DOCUMENT NO 2351 OF 2022
BOOK I Contains SHEETS 2-7
6 SHEET

PURCHASER

R. Sangeetha

VENDOR

SUB REGISTRAR

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

09 JUN 2022

R. Sangeetha

AR 239381

SMT. ILSINTHI
STAMP VENDOR
L. No. 12146 of 7/96-07
No. 20, 3rd St, ARCOT Road
Vadapalani, Chennai-26.

-7-

2. The Vendor hereby declare and covenant that there are no suits, appeals, land acquisition proceedings either Central or State or any legal proceedings pending before any Court or Authority in which any question relating to the schedule property is in issue and that there are no attachments,

3. proclamations or orders on the schedule property which in anyway prevent its alienation and the Vendor has not done any act or thing; and has not offered the schedule property as security by which the property will be in anyway affected in title, estate, possession or enjoyment of the Purchasers by this sale Agreement

4. The Vendor hereby covenant that the Purchasers shall peaceably possess, enter into, retain, hold, use and enjoy the said land described in schedule as the Purchaser's own land without any let, hindrance and interruption, claim or demand by and from the Vendor or any person claiming in trust for the Vendor.

DOCUMENT NO 3521 OF 2022

BOOK I Contains SHEETS 22

3 SHEET

PURCHASER

R. Sangeetha

SUB REGISTRAR

VENDOR

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ் நாடு तमिलनाडु TAMILNADU

09 JUN 2022

AB 239362

SMT. SEENTHI.
STAMP VENDOR
L. No. 12144 of 1/86-97
No. 31, 1st, D. No. 33, ARCOT ROAD,
Vadapalani, CHENNAI-6

-8-

5. The vendor covenant that She has not done or knowingly suffered to the contrary Any act, deed or thing whereby or by reason or means whereof the said property or any part thereof hereby conveyed may or anyway be encumbered or impeached in title or estate or otherwise.

6. The vendor covenant that the She shall at all times indemnify and save harmless and keep the purchasers well and sufficiently indemnified against all losses, damages, costs and expenses which the purchasers may suffer or put to by reason of any defect in title to the property hereby conveyed.

7. The vendor hereby covenants that all taxes, rates, rents and other outgoing payable to the municipal, revenue and other authorities levied in respect of the schedule property had been paid till date and the purchasers shall be liable to pay all such taxes, rents, charges and other outgoings that may be levied in respect of the land hereby conveyed.

DOCUMENT NO 3351 OF 2022

BOOK 1 Contains SHEETS 22

8 SHEET

SUB REGISTRAR

PURCHASER

VENDOR

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

09 JUN 2022

R. Sangeetha

AR 239383

STAMP VENDOR

L. No. 12144 /B/ 1/86-97
K.No. 286/O /2021, AT201903
Valid upto ...

-9-

8. The vendor hereby covenants with the purchasers that she can effect mutations in all public records, revenue registry and patta in respect of the property hereby conveyed in her name and the vendor agrees to sign and execute necessary applications, forms and such other documents thereof in future wherever required by the purchasers at the cost and expense of the purchasers.

9. The vendor hereby covenant and agree with the purchasers that She will, at all times and in future, at the request and cost of the purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever including rectification deed if any, for further and more fully conveying and assuring the said schedule property and every part thereof in the manner aforesaid according to the true intent and meaning of this Agreement.

10. The purchasers shall be entitled to own, possess and enjoy the property described in schedule hereunder as co-owner with the vendor and successors-in-interest.

DOCUMENT NO 3251 OF 2022

BOOK I Contains SHEETS 23

9 SHEET

PURCHASER

VENDOR

SUB REGISTRAR

भारतीय गैर न्यायिक

INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

17 JUN 2022

AF 439094

N.S. VISWANATHAN
STAMP VENDOR
L. No. 12/44/dt./95-30-97,
5/14A, Arcot Road, Porur,
Chennai-116. Cell: 94443 99801

SCHEDULE OF PROPERTY

All that piece and parcel of the Residential Flat, Bearing Block No. 17A, Flat No.3 in the First Floor, situated at 4th Avenue, Kurinji Colony, I-Block, Arinjer Anna Nagar, Anna Nagar Scheme (Building Approved by MMDA vide Planning Permit No.P.P.A.I.r.No.B3/7209/97 dated 20.11.1997 and Building Plan Approved by Chennai Corporation vide Ka.Ah No.21/98, dated 23.01.1998) Erected on the Land in Survey No. 207/Part, T.S.No.60 Part, Block No.19, Ward-001 of KOYAMBEDU VILLAGE (formerly Thirumangalam Village), Ambattur Taluk, Chennai District, Flat Measuring an Extent of 1058 Sq.ft, of Plinth area of the Flat (i.e. 521 Sq.ft, first floor plus 537 Sq.ft, additional Constructions) and 933 Sq.ft, of UDS area of the Plot and

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TO SHEET

PURCHASER

VENDOR

SUB REGISTRAR

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

09 JUN 2022

R. Sangeetha

AR 239385

SM. SEENIVASI
STAMP VENDOR
L. No. 13141 & 7/96-97
No. 222, G.N.T. ROAD, AMBOTTUR
Virugambakkam, Chennai-92

11

bounded on the

North by : TNHB Plots

South by : Stair case & Flat No.174/4

East by : 30 Feet Road

West by : Block No.175

Situate within Sub-Registration District of Anna Nagar and registration District of Chennai Central.

The Property is lying within the Limits of Greater Chennai Corporation

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12

PURCHASER

R. Sangeetha

SUB REGISTRAR

VENDOR

R. Sangeetha

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

09 JUN 2022

R. Sangeetha

AR 239386

BM. SENTHIL
STAMP VENDOR
L. No. 12144 & 1/96-97
No. 66 G.No.12 ARCOT ROA
Vadapalani, CHENNAI-2

The Market Value of the Schedule Property hereby agreed is Rs.1,10,00,000/- (Rupees One crore and ten lakhs only)

IN WITNESS WHEREAS OF PARTIES ABOVE NAMED HAVE SET THEIR HANDS AND SIGNATURES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE WITNESSES SIGNED HEREUNDER

WITNESSES:

1)

Mr.P.Kumar s/o Mr.Parthasarthy

D/III, Swara Apartments, Balaji Nagar 1st Street,

Nesambal, Chennai-600092

(ID: AADHAR CARD NO.7363 3057 3960)

VENDOR

2)

Mr.T.Mani, S/o.Mr.Dalavoy,

No.2, Sri Chakra Nagar,

Mangadu, Chennai - 600 122.

(ID: AADHAAR CARD NO.8850 3651 3315)

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SHEET

SUB REGISTRAR

R. Sangeetha

PURCHASER

Drafted by:

R.SURESH BABU M.A,B.L, Advocate, MS-227/05

ANNEXURE 'A'

Particulars of valuation of the building constructed [illegible] Survey No. [illegible] Ward No. [illegible] Taluk [illegible] Dist. [illegible] in the following

Block No.

I. Description of Building :

(a) Connection of the structure : Closed to Party Common Line

Line Entered into Party wall marked

(b) Number of Floors : Ground Floor, Above 4 ft.

(c) Plinth area of each ground floor : [illegible]

(d) Whether constructed on through out : YES

(e) Flooring : Cement Oxide Floor

II. Age of the Building : 25 Years

III. Extent of the site : 933 Sq.ft. Land

Rs. 90641001 -

IV. A Site Value in :

V. Built of Stone : 10½ Sq.ft.

(Each type of construction involved

in one block)

Note: Accurate details of each type of construction should be furnished from bottom upwards.

Ground Floor | First Floor | Second Floor

1058 Sq.ft

Sloping Terrace :

C. C. Roof :

Mangalore tile roof over Cadapa :

Mangalore tile roof plain :

Pantile roof over flat tiles :

Pantile roof plain :

A. C. C. Sheet :

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SUB REGISTRAR

v. Area of separate garage if any : Nil

vi. a) Length of compound wall if any : Nil

b) Length of barbed wire or chain link fence : Nil

vii. Pit with diameter and depth : Nil

viii. Is it connected to underground sewerage system or septic Tank : Nil

ix. Electrical Installations :

I. No. of Points : 35 II. No. of Fans : 3 : 3. Electrical Panipet : 1

Rs. 12500 |-

x. Annual Rental Value :

xi. Executant's estimate of the Market value of the land and building :

xii. A. Government Market value of the land : Rs. 90641001 |-

B. Government Market value of the building : Rs. 193900 |-

Total : Rs. 1,10,00,000 |-

STATION : Chennai

DATE : 10-12-20

R. Gangadhar

VENDOR

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

S.No	Block Code and Name of Locality	Survey No.	Sub Div.	Extent for land Letter	Municipal Door No.	Road, Name, Commercial Center	City, Ward, Revenue, Firka, Hobli etc.	Source of Irrigation and Class	If Electric Connection or Connection	Class and Nature of Land	Remarks	Ayacut (Acres/Cents) Ha.	Acres	Patta or Data Survey Ha.	Acres	Assessment Ha.	Acres	Assessment Rupees	Area Registered	Adangal	Area (Ha. Acres & Others)	Remarks
1	[illegible]	53	-	[illegible]	474 to 486	[illegible]	Kodambakkam	-	-	[illegible]	[illegible]	0.00		0	11	[illegible]	-	0.00	-	[illegible]	0.00	[illegible]

Certified that the above is an extract from the Tamil Nadu Land Records maintained in this Office.

[illegible]

1. [illegible]
2. [illegible]
3. [illegible]

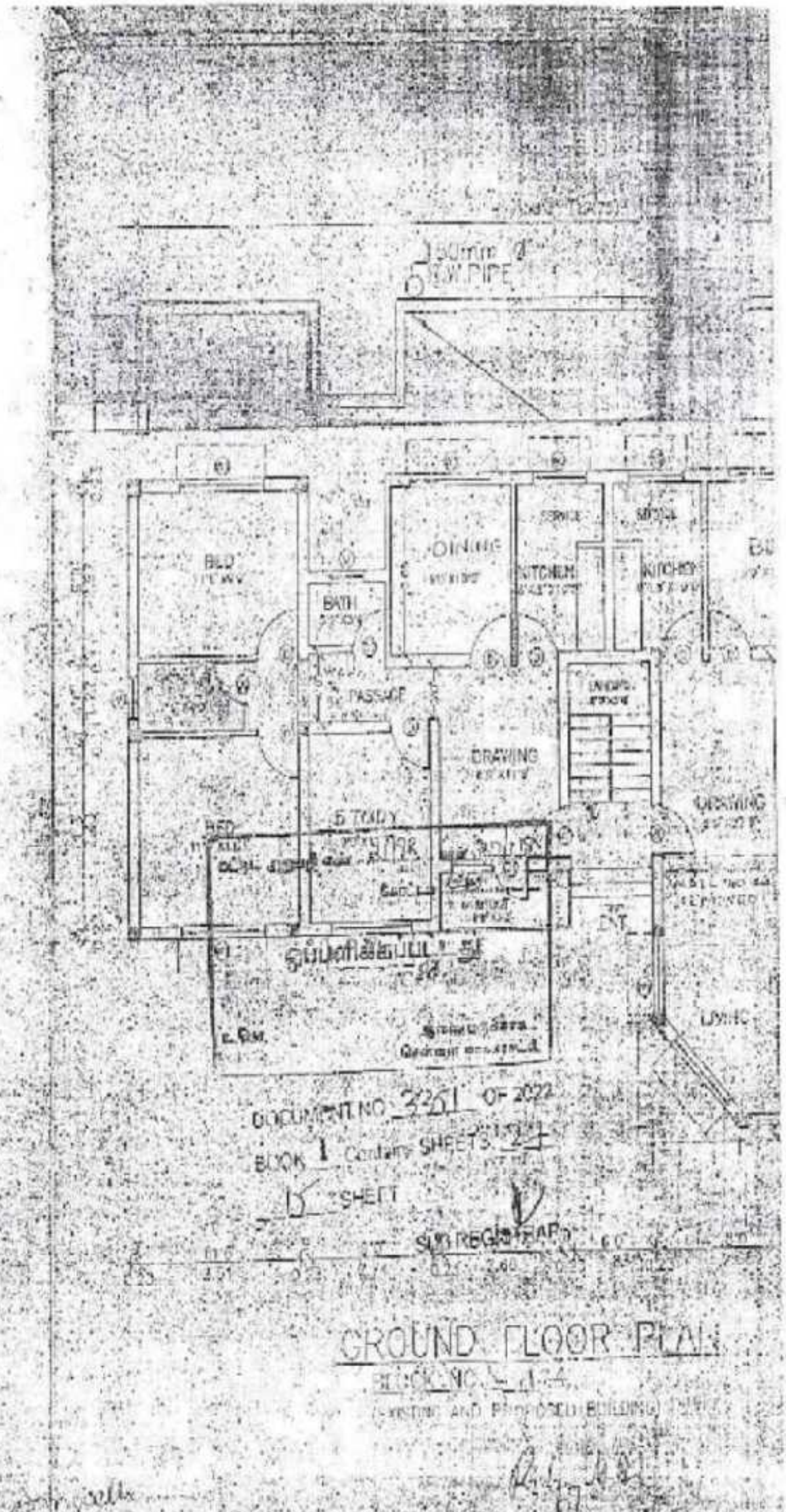
[illegible]

	1. [illegible]
	2. [illegible]
	3. [illegible]

[illegible]

[illegible]

1/1



GROUND FLOOR PLAN

BLOCK NO. 1 & 4

(EXISTING AND PROPOSED BUILDING)

KURUNJI COLONY IV

ANNA NAGAR, MADR

S. No 207 PART O

THIRUMANGALAM

SCALE : 1" = 8.0' (1

SHEET N

BED

STUDY

DOCUMENT NO 221 OF 2022

BOOK 1 Comp SHEETS 2

SHEET

SUB REGISTRAR

S. MEIYAPPAN

Licensed Surveyor

Regn. No. 85

Cooperation of Ch

Area Nagar, C

LICENSED SUR

P.P.A. approved by
M.M.D.A. Vide
U. No [illegible]
dated [illegible]

DOCUMENT NO 3251 OF 2022
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12 SHEET

SUB REGISTRAR



DOCUMENT NO 3351 OF 2022

BOOK 1 Containg SHEETS 27

12 SHEET

SUB REGISTRAR

CHENNAI VOTERS Google Play App Store

R. Sangeetha

R. Jyothika

P/ AnnaNagar/ 114 / 2022

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

Sl.No 2306 of 2022

I hereby certify that a sum of ₹ 7,45,000/- (Rupees Seven Lakh Forty five Thousand only) as amount of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. [illegible], Chennai, Tamil Nadu, India, 600027.

Sub Registrar AnnaNagar
Date: 17/09/2022

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

DOCUMENT NO 3351 OF 2022

Presented in the office of the Sub Registrar of AnnaNagar and fee [illegible] paid at 04:31 PM on the 12/08/2022 by

BOOK 1 Contains SHEETS [illegible]

19 SHEET

SUB REGISTRAR

Left Thumb  	R. Sangeetha 9962525682 Address as per recitals of document
Execution admitted by Left Thumb  	[signature] 9444077235 Address as per recitals of document Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : 0850/850e7815d1a70440f087a8d8155a563e5
Claim admitted by Left Thumb  	R. Sangeetha Address as per recitals of document Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : [illegible]

P/ AnnaNagar/ 114 / 2022

[illegible] day of June 2022

Asst. RAJASEKARAN
Sub Registrar
Annanagar

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SUB REGISTRAR

Registered as No(s): R/AnnaNagar/Book-1/3351/2022

Date: 22/07/2022

ANNAGAR



ANU PANDEKAR.A.
Sub Registrar

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SUB REGISTRAR







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27 SHEET

SUB REGISTRAR



R. Jayachandran

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2-3 SHEET

SUB REGISTRAR



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BOOK I Contains SHEETS 27

1 SHEET

SUB REGISTRAR





R. Sangeetha

R. G. [illegible]

DOCUMENT NO 345 OF 2022

BOOK I Contains SHEETS 27

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SUB REGISTRAR







DOCUMENT NO 2251 OF 2022

BOOK 1 Contains SHEETS 22

26 SHEET

SUB REGISTRAR

செத்தாரைத் தீர்மானம் பகுதியில் அமைந்த பெருவிலை மனிதர்களை

சான்று/உறுதிமொழி (Declaration) (தீர்ப்போலை எண் 22163/2018-ன்

படிக்கான திருத்தப்பட்ட வரைவு)

இந்த ஆவணத்தில் கண்ட கொத்தானது தேர்வுகளும், நிபந்தனைகளும், தீர்ப்பின் பகுதிகளில் கூறப்பட்டுள்ளவை என உறுதிசெய்கிறோம். மேலும் இதனில் குறைபாடுகள் ஏதாவது இருப்பது தெரிய வந்தால் அதனை நிவர்த்தி செய்வதற்கு எங்களிடமிருந்து எவ்வித முன்னறிவிப்பும் இல்லாமல் [illegible] செய்வதற்கு [illegible] ஒப்புதல் அளிக்கிறோம்.

K. Jayaseelan
[illegible]

R. [illegible]
[illegible]

DOCUMENT NO 3851 OF 2022
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TO 22 SHEET
SUB REGISTRAR

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண்: 4172/2022

ஆவணம் எண்: 1/ Ammalkulam 114 / 2022

3352/2022

திருமதி ஜூலியானா அமலிடமிருந்து ₹ 3352 (மூன்று ஆயிரத்தி முன்னூற்று ஐம்பத்து இரண்டு மட்டும்) முத்திரை
கட்டணமும் பதிவுக்கட்டணம் ₹ 20/- மற்றும் இதர வசூல் செய்யப்பட்டது.

வகை	விவரம்	
1	முத்திரைத்தீர்வை மற்றும் பதிவுக் கட்டணம்	33000
2	பதிவுக் கட்டணம்	6000
3	அலகீட்டு கட்டணம்	20
4	தட்டச்சுக் கட்டணம்	00
	செலுத்தப்பட்ட மொத்தத் தொகை	39020

01 JUL 2022

குறிப்பு: இந்த ஆவணம் FIXATION காரணமாக நிலுவையில் வைக்கப்பட்டுள்ளது. நிலுவையில் இருந்து விடுவிக்கப்பட்ட பின்னரே திரும்ப வழங்கப்படும்.

முன்னாள் முத்திரை மதிப்பாளர் R. தினகரன்

நாள்: 17/06/2022

பதிவு அலுவலர் கையொப்பம்

ஆவணத்தை ஒப்படைத்தவர்			
பெயர் மொழி	பெறும் பேர்	கைப்பேசி எண் மற்றும் முகவரி	ஒப்பம் / இடது கை பெருவிரல் ரேகை
Annamalai Thiyagarajan	Sanmuga Sami	9600000000	01-07-22 05:20:11 PM

1. அசல் ஆவணத்தை திருமண் பெறுபோது உரிய முறையில் ரசீது பெற்றுக்கொள்ள வேண்டும்.

2. ஆவணதாரர்கள் தங்களின் சரியான மின்னஞ்சல் முகவரியும் அலைபேசி தொடர்பு எண்களும் ஆவணத்தில் தெரிவித்தல் வேண்டும். ஆவணம் சொத்தின் நிலை குறித்த முழுத்தகவலையும் பெறுவர்.

3. குறைந்த குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.

4. மேலும் மேற்கொண்டு ஆவணங்களுக்கு மாற்று மாற்றம் செய்ய வேண்டும் பட்சத்தில் இரண்டு தினங்களுக்கு முன்பாகவே சார்பதிவாளருக்கு தெரியப்படுத்தவும். தவறும் பட்சத்தில் சார்பு ஆவணத்தை திரும்பப் பெற்றுக்கொள்ள கேட்டுக் கொள்ளப்படுகிறது.

வழிகாட்டுதல் வரை தினமும் தவறாமல் பார்க்கவும்

- பட்டாமாறுதல் விலக்கு விவரம் தெரிந்துகொள்ள வேண்டிய வழி
- சார் பதிவாளர் அலுவலகம் தேடி வராமல் இணையதளம் மூலம் சார்பட்ட ஆவணம், விவரங்கள் சார்பு விபரங்கள் பின்னணியிலிருந்து பின்னர்தல் முறைகள் சார்பு பெறும் வழி
- இணையதளம் முறை பொது மக்களை ஆவணம் உருவாக்கும் வழி
- இணையதளம் முறை வரிசை வரிசை அடிப்படை வழி படிப்படி வரிசைப்படி வழி
- இணையதளம் முறை முத்திரைத் தீர்வை பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்களை செலுத்தும் வழி
- பொதுமக்கள் தங்கள் சார்பு அலுவலர்களைத்தொடர்புகொள்ள தொலைபேசி எண்கள் பார்க்கும் வழி

I/6865/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

CX 186117

26-07-2023

M/s India Builders (Chennai) Limited

D. RAMADEVI
STAMP VENDOR
LIC.No.49/5440/B3/2000
165/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mobile 9385309119/044-49525952

DEED OF GENERAL POWER OF ATTORNEY

1.R.SANGEETHA, (PAN:DQZPS1272A & Aadhaar No.3207 9455 6061), Wife of P.Kumar, Hindu, aged about 46 years, residing at Flat No.174/3, Door No.326/3, on the First Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai-600040;

2.Dr.FREDERICK MANUEL, (PAN:AACPF7016M & Aadhaar No.8145 6833 1513), Son of Sebastian Manual, Christian, aged about 59 years, residing at Flat No.175/5, Door No.328/5, on the Second Floor in Block No:175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040; hereinafter referred to as the **PRINCIPALS,** which term shall mean and include their respective heirs, legal representatives, successors in interest, executors, administrators and assigns,

For INDIA BUILDERS (CHENNAI) LIMITED

R. Sangeetha

DIRECTOR

DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
1 SHEET

SUB REGISTRAR

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

M/s.INDIA BUILDERS (CHENNAI) LIMITED, [PAN:AABC13731Q] [Phone No.044-26213553] [email:info@indiabuilders.in] a Company incorporated under the Companies Act, 1956, having its Registered Office at No.AA 36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **U.PREETAM KARTHIK,** [Aadhaar No.4100 4431 2736], Son of U.Ullam Kumar, Hindu, aged about 34 years, as their true and lawful **POWER OF ATTORNEY AND AGENT**, to act in their names and on their behalf and to do and execute and perform or cause to be done, executed and performed all or any of the acts, deeds and things hereunder.

WHEREAS the **PRINCIPALS** herein along with twelve others are the respective joint and absolute owners of the Residential Flats bearing Flat Nos 174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 326/5 on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, more fully described in the Schedule 'A' hereunder.

WHEREAS under a Deed of Sale dated 03.04.1992 registered as Document No.2111 of 1992 in the Office of the Sub Registrar, Anna Nagar, M.Dhanushkeymlan purchased **Flat No.174/3,** Door No.326/3 on the First **Floor in Block No.**174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Settlement dated 07.01.2020 registered as Document No.47 of 2020 in the Office of the Sub- Registrar, Anna Nagar, M.Dhanushkeymlan, settled the said flat to and in favour of his daughter, Gayathri Devi Rajkumar.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

R. Gayathri

DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
1 SHEET

SUB REGISTRAR

Whereas under a Deed of Rectification dated 16.06.2022 registered as Document No.3105 of 2022 in the Office of the Sub-Registrar, Anna Nagar, Tamil Nadu Housing Board rectified the Deed of Sale dated 03.04.1992 registered as Document No.2111 of 1992 incorporating the undivided share of Land of an extent of 933 Sq.ft., to and in favour of Gayathri Devi Rajkumar. Whereas under a Deed of Sale dated 10.06.2022 registered as Document No.3351 of 2022 in the Office of the Sub-Registrar, Anna Nagar, R.Sangeetha, **1st PRINCIPAL** herein purchased the said Flat from Gayathri Devi Rajkumar. Thus, the **1st PRIECIPAL** herein is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase.

WHEREAS under a Deed of Sale dated 16.11.1988 registered as Document No.3163 of 1988 in the Office of the Sub-Registrar, Anna Nagar, Lt.Col.Sebastian Manuel, purchased **Flat No.175/6**, Door No.328/6 on the Second Floor in **Block No.175**, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Settlement dated 09.05.2003 registered as Document No.1697 of 2003 in the Office of the Sub-Registrar, Anna Nagar, Lt.Col. Sebastian Manuel, settled the said flat to and in favour of his son, Dr.Frederick Manuel, the **2nd PRINCIPAL** herein. Whereas under the said Deed of Settlement dated 09.05.2003 registered as Document No.1697 of 2003 the UDS has been wrongly mentioned as 1/3rd undivided share out of 941 Sq.ft. Instead of 933.33 Sq.ft. of undivided share out of 11200 Sq.ft. Thus, the **2nd PRINCIPAL** is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of Settlement.

WHEREAS the **PRINCIPALS** herein along with twelve others jointly applied for and obtained Patta vide No.2023/0153/02/0374097TR/2023 dated 20.09.2023, from the Tahsildar Amin Jikarai Taluk, in their joint names for the property described in Schedule 'A' hereunder and thus, the **PRINCIPALS** herein along with twelve others are in absolute possession and enjoyment of the property described in Schedule 'A' hereunder.

For INDIA BUILDERS (CHENNAI) LIMITED

R. Sangeetha

DIRECTOR

DOCUMENT NO 6865 OF 2023
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3 SHEETS

SUB REGISTRAR

WHEREAS the **PRINCIPALS** herein along with twelve others jointly decided to develop the Schedule 'A' property and construct new residential apartments with a reputed Builder and the **PRINCIPALS** are not in a position to deal with and manage the affairs relating to the said property, more fully described in the Schedule 'A' hereunder directly and hence, the **PRINCIPALS** are desirous of nominating and appointing the aforesaid Builders, **M/s.INDIA BUILDERS (CHENNAI) LIMITED**, a Company incorporated under the Companies Act, 1956, herein represented by its Director, **U.PREETAM KARTHIK**, as their true and lawful Power of Attorney Agent for looking after the affairs relating to demolition and construction of residential flats over the Schedule 'A' mentioned property and to deal with **466.66 Sq.ft. Undivided Share** in the Schedule 'A' mentioned Property, more fully described in the **Schedule 'C'** hereunder in all respects after retaining **1400 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, for their own use.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

a. To apply to the Corporation of Chennai and/or any other local competent body to obtain permission for the demolition of the existing structure in the Schedule 'A' Property, to sign all papers and plans required for the same and to demolish the superstructure and to sell and appropriate the proceeds thereof.

b. To develop the Schedule 'A' mentioned Property and to comply with all the requirements under the law relating to such development.

c. To sign and verify all affidavits, indemnity bonds, guarantees, documents and papers necessary for such proposed demolition and development.

d. To appear and submit plans before the Corporation of Chennai and the Chennai Metropolitan Development Authority for development. Also, to submit applications for No Objection Certificate and Completion Certificate before the Corporation of Chennai and the Chennai Metropolitan Development Authority. The Construction shall be strictly in accordance with the approved plans.

for INDIA BUILDERS (CHENNAI) LIMITED

R. Sangeetha

DIRECTOR

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SUB REGISTRAR

e. To appoint architects, to prepare and submit plans before the Authorities concerned and to authorise such architects to make necessary alterations in such plans from time to time in Consultation with the **PRINCIPALS.**

f. To apply for electrical, water and drainage connections before the Electricity Board, Chennai Metropolitan Water Supply and Sewerage Board and any other Municipal, Local or Government Authority and to pay deposits and obtain refunds from such authorities.

g. To file suits, writs, appeals or any other proceedings before any Court, Tribunal or authority and for this purpose of developing the property only to sign and execute all plaints, affidavits, Memorandum of Appeal, Petitions or any other pleadings, to appoint advocates to conduct all such cases and to execute vakalats in her favour.

h. To pay taxes, charges and other outgoings in respect of the Schedule 'A' Property and the development thereon.

i. To enter into Agreements of sale in respect of **466.66 Sq.ft. Undivided Share** in the Schedule 'A' Property, to receive advances and to give valid receipts thereof.

j. To execute Deed/s of sale in respect of **466.66 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder, to present the same for registration before the appropriate registering authorities, to admit execution and receipt of consideration and to receive back documents after registration and the remaining extent of **1400 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, is retained by the **PRINCIPALS** for their own enjoyment.

k. To Sign all forms necessary for registration in respect of **466.66 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder.

For INDIA BUILDERS (CHENNAI) LIMITED

R. Sangeetha

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DIRECTOR

SUB REGISTRAR

i. To enter into Construction Agreement/s with the prospective Purchaser/s, in respect of **proportionate super built-up area**, to receive the consideration in respect of the said Agreement/s and to give valid receipts thereof.

m. To execute cancellation deeds, rectifications deeds and to submit and register the same and to receive the same after due registration.

The **POWER OF ATTORNEY AGENT** shall maintain complete and proper accounts of all the transactions made by it and produce the same to the **PRINCIPALS** as and when required.

No considerations have been received through this Power of Attorney Deed and no transfer is effected under this Power. And the **PRINCIPALS** hereby agree to ratify and confirm all and whatsoever **POWER OF ATTORNEY AGENT** shall do by virtue of the Powers given herein above.

SCHEDULE – 'A'

[ENTIRE PROPERTY JOINTLY OWNED BY THE PRINCIPALS AND TWELVE OTHERS]

All that piece and parcel of land and residential flats bearing MIG Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6, on the Ground, First and Second Floors in Block Nos 174 and 175, Kilinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11230 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, and the land bounded on the

for INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

R. Sangeetha

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SUB REGISTRAR

NORTH BY : TNHB Plots,

EAST BY : 30 Feet Road, (1st Block 6th Street)

SOUTH BY : 80 Feet Road, Shanthi Colony 4th Avenue

WEST BY : Block No.176.

Situate within the Registration District of Central Chennai and Registration Sub-District of Anna Nagar.

SCHEDULE – 'B'

(PROPERTY JOINTLY RETAINED BY THE PRINCIPALS)

1400 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

SCHEDULE – 'C'

(POWER AGENT EMPOWERED TO DEAL WITH THE PROPERTY)

466.66 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

IN WITNESS WHEREOF, THE PRINCIPAL AND THE POWER OF ATTORNEY HAVE SIGNED THIS DEED OF GENERAL POWER OF ATTORNEY ON THE **6TH DAY OF NOVEMBER** 2023, IN THE PRESENCE OF:

WITNESSES:

1.

2.

1. R. Sangeeta

2.

PRINCIPAL
For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

POWER OF ATTORNEY AGENT

Document Drafted By:



ABINAYA KALAIGNANI
ADVOCATE
MS No 2429 of 2017 2D,
OWNERS COURT, MONTIETH LANE,
EGMORE, CHENNAI - 600 008

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SUB REGISTRAR

ANNEXURE 1-A

Market value of property land & building to be furnished.
Description of Building - Please denote by a tick ( ) mark the relevant involved in the following:

1.(a) Construction of the Structure	RCC
(b) Depth of foundation	: 10 Feet
(c) Thickness of walls in All floor	: 9"
(d) Whether teakwood used throughout	: No.
(e) Flooring	: cement
2.Age of the Building	: 48 Years
3.Extent of the site	: **466.66 Sq.ft (Undivided Share)**
4.A.Value of the site	: Rs.67,66,570/-
5.Build up Area	
Flat No-174/3 First Floor	: 521 Sq.ft.
Flat No-175/5 Second Floor	: 521 Sq.ft
6.Area of Separate garage if any	: nil
7.a) Length of compound wall any	: nil
b) Length of barbed wire or chain or iron fence	: nil
8.Well with diameter and depth	: nil
9.Is there a separate latrine/Septic tank	: nil
10.Elec. Installation	
a) No of points	: 5 pts
b) No of fans	: 2
c) No of elec. pumps	: Nil Common
11.Annual Rental Value	: 3,60,300/-
12. Expectants estimated of the Market Value of the building and site	: Rs.83,29,570/-

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SUB REGISTRAR

Land Value is Rs.67,66,570/-
Building Value is Rs.15,63,000/-

Rs.83,29,570/-

06.11.2023.

PRINCIPALS

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

POWER OF ATTORNEY AGENT

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

Sl. No.	Block, Cadastral No. & Name of Locality	Boundaries: North, East, South, West	D.S.L. No. and Date	Transaction & Deed No.	Land Revenue, Cesses, Rates, Taxes	Origin, Mode of Acquisition, Permissible, Non-alienable, Revenue Paid	Property Identification Marks and Liens	If Disabled Person, Particulars of Concession	Current Land Use & Tenure	Extent	Rate per Unit Area (Rs. / Paise)	Extent By Taxation Survey (Hectare / Are / Sq. Meter)	Assessment (Rupees / Paise)	Particulars of Registration	Address (Old & New)	How the Property is Utilised	Remarks
1	Block : 0010 Kasaba/Town/Village : Shivajinagar	CB / -	2/2011 -	1/2011 to 185	2	DOCUMENT NO 6845 OF 2023 BOOK 1 Continuation SHEETS 17 SUB REGISTRAR	-	-	6=	-	6.00	0	12	11.5	-	0.30	-	-	2011/12 to 2021/22 DT 01-04-20 TO DT 31-03-2022

Certified that the document is written on 22 sheets and each sheet bears the seal of the Court.

Date of Issue / Digital Signature : 20-04-2023
Signature / Name : Sheristadar
ಮುದ್ರೆ / Seal of Office : Bangalore City Tahsildar
ಹುದ್ದೆ / Place : ಬೆಂಗಳೂರು ನಗರ / Bangalore City / ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ / Bangalore City District

ಟಿಪ್ಪಣಿ / Remarks :

1. ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ನಿಯಮಗಳು 1966 ರ ನಿಯಮ 71 ರ ಅನ್ವಯ ಪಡೆಯಲಾಗಿದೆ. ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಪರಿಶೀಲಿಸಲು ಇಚ್ಛಿಸುವವರು https://landrecords.karnataka.gov.in ಪೋರ್ಟಲ್‌ನಲ್ಲಿ ಪರಿಶೀಲಿಸಬಹುದು.
This certificate is issued under rule 71 of Karnataka Land Revenue Rules 1966. This certificate can be verified at the website portal https://landrecords.karnataka.gov.in
2. ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು 22-04-2023 ರಂದು 07:30 PM ಗಂಟೆಗೆ ಡೌನ್‌ಲೋಡ್ ಮಾಡಲಾಗಿದೆ.
This certificate was downloaded on 22-04-2023 at 07:30 PM
3. ಈ ಪ್ರಮಾಣ ಪತ್ರದಲ್ಲಿ ಯಾವುದೇ ತಿದ್ದುಪಡಿ ಅಥವಾ ಬದಲಾವಣೆ ಇದ್ದಲ್ಲಿ ಅದು ಅಮಾನ್ಯವಾಗಿರುತ್ತದೆ.
Any alteration in this certificate renders it invalid.

RAJINDRA BULDERS (INDIA) LIMITED

COPY OF SURVEY PLAN

Application ID ...2023/BISA/02/027499

Scale:1MM=...500.....MM

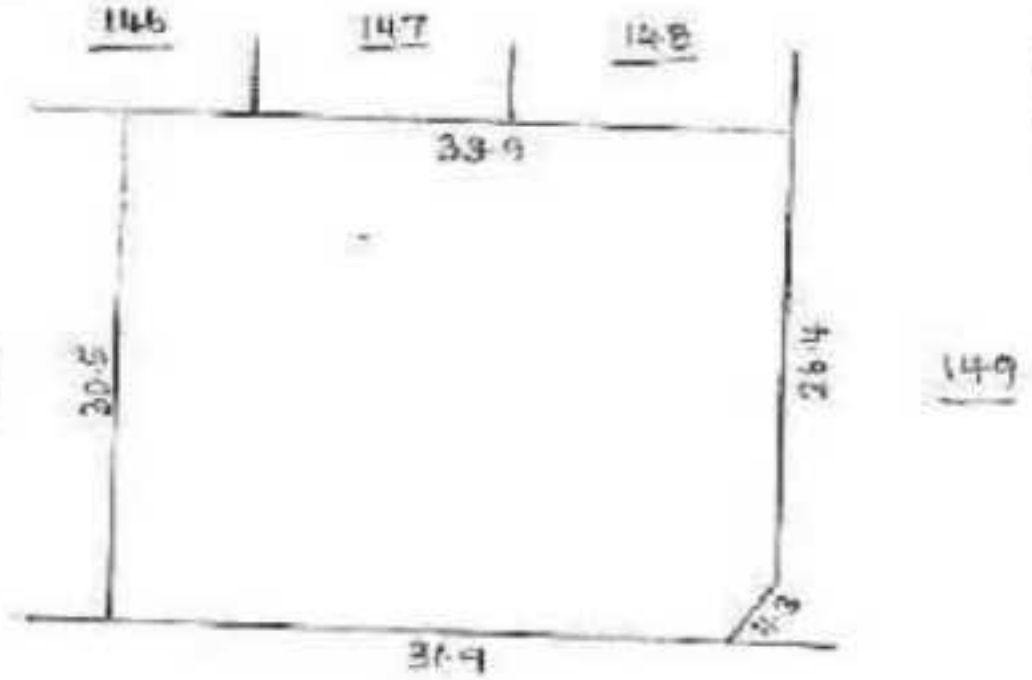
R.S. No. / T.S.No. : ...66/1.....

Block No. : .....19.....

VILLAGE :.....KOYAMBEDU.....

AMINJIKARAI TALUK

CHENNAI - DISTRICT



BLOCK NO: 19

Certified that the above is a true copy of the survey plan of the land specified on the reverse:

Copied by:

For INDIA BUILDERS CHENNAI PVT LTD

21/9/2023
SENIOR DRAUGHTSMAN
AMINJIKARAI, CHENNAI-30

DEPUTY INSPECTOR
SURVEY AND LAND RECORDS
AMINJIKARAI, CHENNAI-30

உறுதிமொழி சான்று

பதிவுத்துறைத் தலைவர் அவர்களின் சுற்றறிக்கை ந.க.எண்.35063/கி.1/2021

நாள்:07.02.2022

சொத்தானது நிர்ணய பகுதியில் அமைவப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி Declaration) நீதி பேராணை எண்.22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்பாடுவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டப்பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

ஆவணத்தை எழுதிப்

பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக்

கொடுப்பவர்களின் கையொப்பம்

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SUB REGISTRAR

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 84,209/- paid at 03:46 PM on the 06/11/2023 by

Left Thumb 	R. Sangeetha 9962525683 Additions as per recitals of document	
Execution admitted by Left Thumb 	R. Sangeetha Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:777052f2Be1286f95e543c48309ae3132023fa2 (Details from UIDAI : R Sangeetha C/O Kumar, 05-07-1976, xxxxxxxx6064)	
Execution admitted by Left Thumb 	19-98404 00419 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:747049b8ae64508c0f423fb8b83e3fc9dc7ff5 (Details from UIDAI : Frederick Manual S/O: Sebastian Manuel, 10-08-1964, xxxxxxxx1513)	
Claim admitted by Left Thumb 	98-2[illegible] Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8033617bc5dbac1db442949003c6d32fe9a50d (Details from UIDAI : Preetam Karnik S/O: Uttamkumar, 03-02-19[illegible]	

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R/AnnaNagar/Book-1/6865/2023

5th day of November 2023

NAVANEETHAM S
Sub Registrar
AnnaNagar

Registered as Number R/AnnaNagar/Book-1/6865/2023

Date: 06/11/2023
AnnaNagar

NAVANEETHAM S
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of the power of attorney

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SUB REGISTRAR





R. Sangeetha

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SUB REGISTRAR



Income Tax Department

PERMANENT ACCOUNT NUMBER

AACPF7018M

NAME

MANUEL FREDERICK

FATHER'S NAME

MANUEL SEBASTIN

DATE OF BIRTH

10-05-1964

SIGNATURE

Commissioner of Income-tax (Computer Operations)



Government of India

Unique Identification Authority of India

Your Aadhaar No.

8145 6833 1513

AADHAAR

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authentication is mandatory

Your Aadhaar No.

8145 6833 1513

8145 6833 1513

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TO 17 SHEET

SUB REGISTRAR







For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

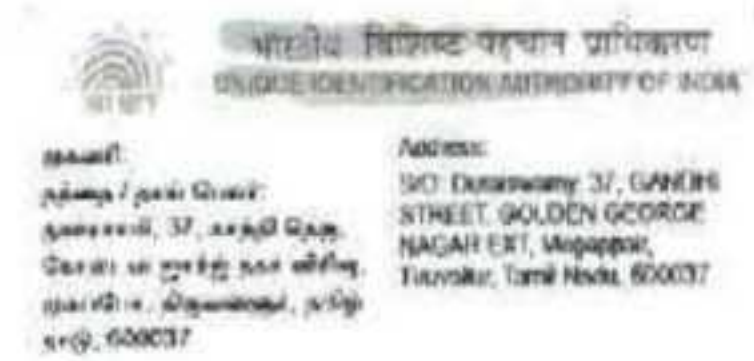
DOCUMENT NO 6865 OF 2023

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SUB REGISTRAR









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BOOK 1 Contains SHEETS 17
17 SHEET

SUB REGISTRAR

Date:07-01-2025

From
S. Harsha,
Flat No:174/4, Door No:326/4, Block No:174,
Kurinji Colony, 4th Avenue, Shanthi Colony,
Anna Nagar, Chennai-600040.

To
Tamil Nadu Real Estate Regulatory Authority (TNRERA),
1st Floor, Tower-II, Chennai Metropolitan,
Development Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

Sir,

Sub: Original Documents-Reg.

We wish to inform you that we have submitted the original documents required for the MOD (Memorandum of Deposit) process. As part of the procedure, we are now attaching Xerox copies of the same documents for your kind perusal and record.

We kindly request you to accept these copies and proceed with the issuance of the RERA certificate at the earliest.

Thanking You,
Yours Truly,



தமிழ்நாடு TAMILNADU

C 916139

K.R.V. RAJES KUMAR

SALE DEED (Flat)

THIS DEED OF ABSOLUTE SALE OF UNDIVIDED SHARE OF LAND WITH A FLAT is executed at Chennai on this the 07th day May 2018 by Mr. M.G. Muthaiah, (PA No.AASPM8456A) S/o. M. Ganapathy, aged 53 years, residing at No.AP 534, (New No.1), I-Block, 24th Street, Anmangar West, Chennai-40 represented by his Power of Attorney, Dr. K. CHANDRASEKAR (PA No.ADJPC2618N), S/o. A. Kandasamy, aged 47 years, residing at AL-206, 14th Main Road, Annanagar, Chennai-40 (vide Power of attorney deed No.3291/2008, SRO Annanagar) hereinafter called the **VENDOR**, (which term shall mean and include wherever the context so requires or permits and includes his legal heirs, representatives, executors, administrators, nominees & assignee of the FIRST PART) **TO AND IN FAVOUR OF**

Mr. **S. HARSHA** (PA No.ADTPH5646M), S/o. S. Subramanyam, aged 27 years, residing at Flat No.4A, Z-258, 6th Street, Annanagar, Chennai-40, hereinafter called the **PURCHASER** (which term shall mean and include wherever the context so permits and include his legal heirs, representatives, executors, administrators, nominees and assignees of the OTHER PART).

K. Chandrasekar



तमिलनाडु TAMILNADU

C 916140

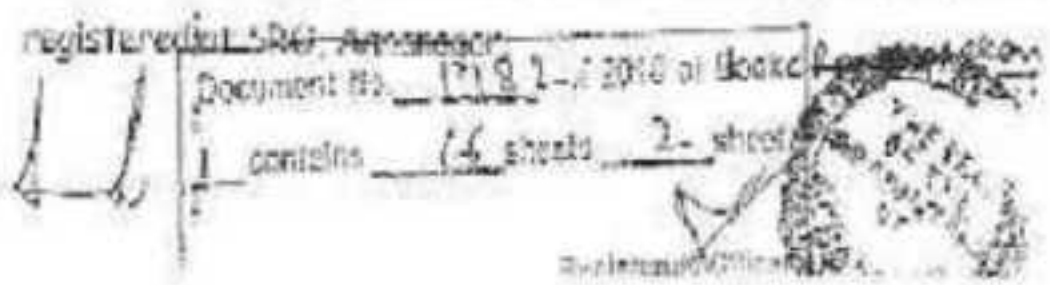
K.R.V. RAJES KUMAR
STAMP VENDOR
Lic. No.04/A/12/99
Shop No:27, Third Shopping Complex,
Chennai-101

-2-

WHEREAS the Vendor is the sole and absolute owner of Flat No.1 in 1st Floor, Building block No.174 of "Kumuji Colony" situated in 4th Avenue, Annanagar, Chennai-40, having 1281 Sq.Ft. plinth area (inclusive of common area) alongwith 797 Sq.Ft. UDS land with open Car Park area, vide Survey No.207 part of Thirumangalam Village, Now Aminjikarai Taluk, Chennai District, morecleanly described in the property Schedule, has been purchased by Vendor from Mrs. Renugadevi and Mr. S.M. Prabakaran vide Sale Deed No.2572 of 2006, registered at SRO, Annanagar, which is in the enjoyment and possession of the Vendor with absolute rights.

Actually, the Flat was allotted to Mr. S.M. Prabhakaran on 08-12-1981 by TNHB. Subsequently on payment of all the dues, Sale deed was issued to S.M. Prabakaran by TNHB and registered as document No.5105/1993 duly registered at SRO, Annanagar,

Further Mr. S.M. Prabakaran has settled the property to his wife, Mrs. R. Renugadevi vide Settlement deed No.1181/2004 duly registered at SRO, Annanagar





தமிழ்நாடு TAMILNADU C 916141

K.R.V. RAJES KUMAR
STAMP VENDOR,
Lic. No. 51/93/2008
Shop No. 27, TNHB Shopping Complex
Thirumangalam, Chennai-106

Whereas the property, now been offered by Vendor for sale to the Purchaser, for a consideration of Rs 93,00,000/- (Rupees Ninety three Lakhs only) and the offer is accepted by the Purchaser and the Vendor has agreed to sell and convey the said Flat No.4 in 1st Floor, Building block No.174 of "Kurinji Colony" situated in 4th Avenue, Annanagar, Chennai-40, having 1281 Sq.Ft. plinth area (inclusive of common area) alongwith 797 Sq.Ft. UDS land with open Car Park area, vide Survey No.207 part of Thirumangalam Village, Now Kurinjikaral Taluk, Chennai District, with open Car Park, to Purchaser.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH as follows:-

That in pursuance of the above agreement and in consideration of a sum of Rs.93,00,000/- (Rupees Ninety three Lakhs only) paid by PURCHASER to the VENDOR in the following manners:-

a) Rs.4,50,000/- (Rupees Four lakhs Fifty thousand only) through HDFC Bank Cheque, paid as ADVANCE.

b) And Rs.88,50,000 (Rupees Eighty eight lakhs and fifty thousand only) has been paid by HDFC Bank, vide DD No.118995 dated 26th April 2018, against the bank a/c No.5201010005272927 of Power Agent.

K. Chandrasekar



தமிழ்நாடு TAMILNADU

C 916142

K.R.V. RAJES KUMAR
STAMP VENDOR
Lic. No. 54/B1/2006
No. 37, TNHB Kannagi Complex
Perungudi, Chennai-96

-4-

2. Thus making the total consideration of Rs.93,00,000/- (Rupees Ninety three Lakhs only) paid by the Purchaser to the Vendor in the above manner and the receipt of which the Agent of the VENDOR do hereby admits, acknowledges and release the PURCHASER there from any further payment, the VENDOR do hereby sell, grant, assign and transfer to and in favour of the PURCHASER, the property described in the Schedule, holding the right of passages together with all ways, right to ways, sewers, sewages, fixtures, ditches, trees, water, water courses, fencing, easement, liberties, privileges, advantages, appurtenances to and of the said property in anyway belonging to or usually held or enjoyed therewith, or reputed to belong thereto and all the estate, right, title or interest, claim and demand whatsoever of the Vendor in and to the said property and every part thereof TO HAVE & TO HOLD the property and every part thereof, assured and expressed, unto the PURCHASER absolutely free from all encumbrances.

The VENDOR has this day put the PURCHASER in possession of the property as absolute and full fledged owner and hereby covenants with the PURCHASER that except the VENDOR, no one else has got full and indefeasible right, power, title and interest or authority to convey the property hereby conveyed in the manner aforesaid.

Document No. 1378/2006 Book 1 Collected Rs. Stamp Duty Rs. Registration Fee Rs. Total Rs. Signature of Registering Officer



தமிழ்நாடு TAMILNADU C 916143

K.R.V. RAJES KUMAR
STAMP VENDOR,
Lic. No. 5/481/2005
Shop No. 27, Tamil Sangam Complex,
Thiruvanmiyur, Chennai-101.

-5-

WHEREAS the PURCHASER shall and may at all times hereafter peacefully and quietly enter into and upon, possess and enjoy the said property without any let or hindrances, objections or disturbances whatsoever from or by the VENDOR or from any person or persons claiming under Vendor's name or in trust for him.

5. The VENDOR covenants with the PURCHASER that the said property is not subject to charge or attachment, acquisition, lien, lispendens or any encumbrands in favour of any person and the VENDOR declares that there are no defects of any kind in the title of the property hereby conveyed and also the VENDOR through his agent, indemnifies the PURCHASER against future losses, the PURCHASER may sustain by reason of any of assurances contained in the deed proving to be false or in the event of the property or any part thereof being lost to PURCHASER due to any claim through Vendor.

6. The VENDOR do covenant with PURCHASER that the Vendor has not done or knowingly suffered or been a party or privy to any act or deed of the property hereby conveyed or any part thereof is or may be impeached or encumbered in title or estate or right or interest or otherwise, whereby the VENDOR has hindered from conveying and assigning the property hereby conveyed in the manner aforesaid.

K. Chandrasekar



தமிழ்நாடு TAMILNADU

C 916144

K.R.V. RAJES KUMAR
STAMP VENDOR
Lic. No. 54/E3/2006
Shop No. 27, Vivid Shopping Complex
Thiruvanmiyur, Chennai-600

7. The VENDOR do covenant with PURCHASER that the VENDOR or any person claiming through or in trust for his predecessors in title and would do the needful from time to time and at all times at request of the PURCHASER, execute and register and or cause to be done, executed, registered all such acts, rectifications and things whatever further for and more fully assuring the title and possession of the said property to and in favour of the PURCHASER.

8. The VENDOR do agree to indemnify PURCHASER against all such damages, losses, liabilities or expenses which the PURCHASER may suffer or incur by reason of any such defects in title or encumbrances & the VENDOR doth hereby declare and acknowledge that there is no other person interested in said property as co-sharers or co-owners, except the Vendor.

9. The VENDOR hereby assure and covenant that all the charges, taxes, rates, rents and outgoings levied by the revenue and other appropriate authorities in respect of the property hereby conveyed have been paid up to the date of this sale and that if, any sum unpaid by the Vendor and in that case Purchaser required to pay all or any of the arrears and the Vendor indemnifies and undertakes to reimburse the same amount to the Purchaser.

K. Chandrasekaran

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு TAMILNADU

C 916205

S. HARISH

K.R.V. RAJES KUMAR
STAMP VENDOR
L.R. GRADE
Reg No:27, TNHB Shopping Complex
Thiruvanmiyur, Chennai-101

-7-

10. The VENDOR will deliver the title deeds of the property to PURCHASER and he is also authorizing to effect necessary mutation of names in all public registers, namely, revenue records, TNHB, EB, Metro-water and Drainage Board etc.,

11. The VENDOR undertakes to indemnify and keep indemnified the PURCHASER against all or any damage, loss, liability, costs, claims, expenses, proceedings, litigations, acquisition, recoveries, actions whatsoever, which the PURCHASER may suffer or incur by reason or any defect in title of the VENDOR or of any encumbrances in respect of the property or any part or by reason of breach of any of the covenants, assurances or undertakings given hereby by the VENDOR.

12. The VENDOR hereby authorizes the PURCHASER to apply for Patta, in his name to the concerned authority and also to cause the mutation of names in TNHB, the Revenue Permanent Land register for transfer of ownership and also such other authorities, if necessary.

Document No. 1082 of 2013 at Book 1
contains 16 pages, 7 sheets

भारतीय गैर-न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

₹.100

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMIL NADU

BN 736010

S. Kavitha

A. HAMSAVENI

SCHEDULE OF THE PROPERTY

A domestic Flat No.4 in the First Floor of Building block No.174 of "Murinji Colony" situated in 4th Avenue, Annanagar, Chennai - 40, having 1281 Sq.Ft. plinth area (inclusive of common area) alongwith 797 Sq.Ft. UDS land with open Car Park area, vide Survey No.207 part of Thirumangalam Village, Now Ambhikarai Taluk, Chennai District, within SRO, Annanagar and Registration District of Central-Chennai and the total area bounded on the

NORTH BY	: Flat No.174/3,	SOUTH BY	: 80 feet Road,
EAST BY	: 30 feet Road	WEST BY	: Passage

The market value of the property is Rs.93,00,000/-

IN WITNESS WHEREOF both the parties (Purchaser and the Power Agent of the Vendor) have put their signatures on the day, month and year first above written.

Purchaser

K. Chandrasekaran

Vendor's Power Agent

V.A. THYAGARAJAN
B.Com., B.L.
ADVOCATE-COMMISSIONER & Notary
MADRAS HIGH COURT
Roll No.17212/97

WITNESSES:-

1. Subramanyam (C. Subramanyam) S/o S. Chandra, 2/3, 38th A.M. Street, Chennai-40

2. S/o M. Gangadharan, 35/1 & 2, 10th, S. Gandhi Nagar, Adambakkam, Tambaram Main Road, Chennai-88

ANNEXURE 1-A

Statement regarding particulars of the building mentioned in the document Please note by a tick (✓) mark in the relevant item in the following form

1. Description of Building

a) Details Of the Structure	: Cement or Lime ✓ Mortar	Partly Cement or lime & Partly Mud Mortar
b) Depth Of Foundation	: 3 feet ✓	Above 4 ft
c) Thickness of walls in (a) & (b)	: 9"	1 ½ ✓
d) Whether Wire cut used throughout	: Yes	No ✓
e) Flooring	: Mosaic ✓	Ordinary Plastered
2. Age of Building	: 36 Years	
3. Extent of Site	: 797 Square Feet	UDS LAND
a) Value of the Site	: Rs. 77,42,665/-	
4. Built up Area	: 1281 S.F. (incl. of Common area)	

	G.Floor	1st floor	2nd Floor	3rd Floor
Madras Terrace		✓		
R.C.C. Roof	—	—	—	—
Mangalore tile roof over flat tiles				
Mangalore tile roof plain				
Mangalore tile over ceiling tiles				
Pantile roof over flat tiles				
Pantile roof plain				
A.C.C. Sheet				

Document No. 1782 of 2018 of Book 1 containing 16 sheets 2 sheet

Registering Officer

5. Area of Separate garage if any : —
6. Length of compound wall if any : —
7. Well : —
8. Is there a separate latrine 'C' Septic tank : —
9. Elec. Installations : a) No. of Points —
b) No.of Fan —
c) No.of Elec. Pumps —
10. Annual Rental Value : Rs. —
11. Land Value : Rs. 77,42,855/-
Building Value : Rs. 15,57,145/-
Total Market Value : Rs. 93,00,000/-

PLACE: Chennai
DATE : 7/5/18

Signature of Claimant

K. Chandrasekhar
Signature of Executant

Available with Advocate V.A. Thyagarajan - 9884781616

IUAnnaNagarRank-1/1782/2018

[illegible] UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

Case [illegible] of 2018

Twenty [illegible] Rupees Four [illegible] Seventy Six Thousand only) on account of Stamp duty has been levied under section 41 of the Stamp Act in respect of the instrument [illegible] No. 5 HABITAT building at No.4A, 2-GR, 12th STREET, 2-block ANNANAGAR, CHENNAI, Chennai, Tamil Nadu India, 600040

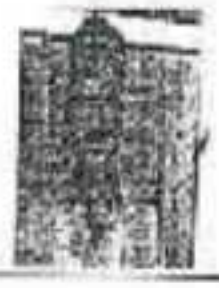
Sub Registrar, Aynavaram
Date: 07/05/2018

Signature of Sub Registrar/Joint Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Aynavaram and [illegible] paid at 03:03 PM [illegible] 07/05/2018 by

Left thumb





9551667777

Additions as per records of document

Executor admitted by

Left thumb





K. Chandrasekar

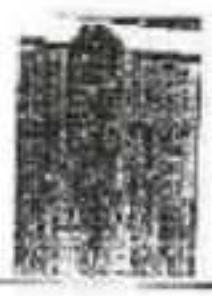
9884049041

Additions as per records of document

Claim claimed by

Left Thumb





Additions as per records of document

Document No. 1782 of 2018 of Book 1 consists 16 pages 16 sheet

Registering Officer

R/AnnaNagar/Book-1/1782/2018

(2) Exc 2,

1 Mr. S. SUBRAMANIAN Son of C. CHENGAIAH No.23B, 4th MAIN STREET, BROCK, ANNANAGAR (E)Depot General, Tamil Nadu, India, 600040

2 Mr. M. D MUTHAIAH Son of M. GANAPATHY APSAR, FLAT NO.1, MR/BOK 201H STREET, ANNANAGAR WEST, CHENNAI, Greater, Tamil Nadu, India, 600040.

9th day of May 2018

SENTHILKUMARAN K.
Sub-Registrar
Anna Nagar

Registered as Number R/AnnaNagar/Book-1/1782/2018

Date: 09/05/2018
Anna Nagar

SENTHILKUMARAN K.
Sub Registrar

Document No. 1182 of 2018 of Book 1
contains 16 sheets 11 sheet

Registering Officer

FORM FOR CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF DOCUMENTS BASED ON POWER OF ATTORNEY



Dr. K. CHANDRASEKAR
M.S., D.O., M.Ch. (Ortho)
Reg. No:55054
KHM HOSPITAL
NO-14, 4th MAIN ROAD,
ANNA NAGAR, CHENNAI-600 040.

Certified that the individual named Shri/Smt. MUJEEB A H S/o.

Present Address

Block P, 1A, Silver valley apartments
Vijayalakshmi Kalyana Mandapam Road (ext)
Ganapathipuram (WC), Chennai - 45

Who has signed in my presence and whose photo has been attested by me, is alive as on this date.

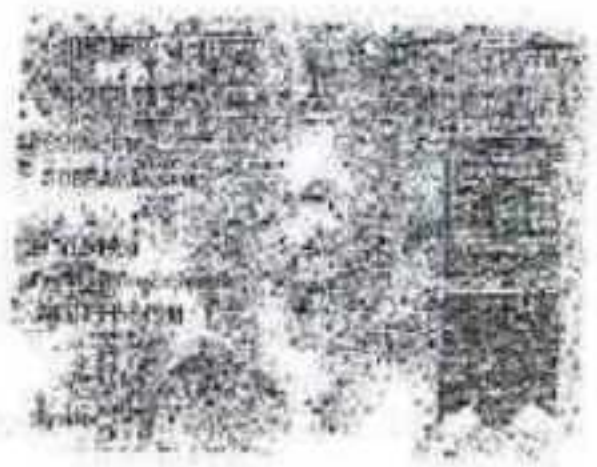
Name:	Dr. K. CHANDRASEKAR
Designation of Registered Medical Practitioner with Registered No. 'A' group in love	ORTHOPAEDIC SURGEON Reg.No: 55054
Practitioner 'A' Group Officer	Dr. K. CHANDRASEKAR M.S., D.O., M.Ch. (Ortho) Reg. No:55054 KHM HOSPITAL NO. 14, 4th MAIN ROAD, ANNA NAGAR, CHENNAI-600 040.
Place:	Chennai
Date: (In words)	6.5.19

- ID No. for Group 'A' group Officers should be their GIR No./PAN Card No./Aadhar No./Voter ID.
- The Medical Practitioner 'A' group Officer should attest the photo of the individual and half of the signature should be on the Photo and other half on this paper.

Inspector General of Registration

Document No. 1192 of 2019 of Book 1 contains 16 pages 12 sheet

Registering Officer





9551667777 Purchaser

Document No. 1982 of 2018 of Book I
I contains 66 sheets 13 sheets
Registering Officer

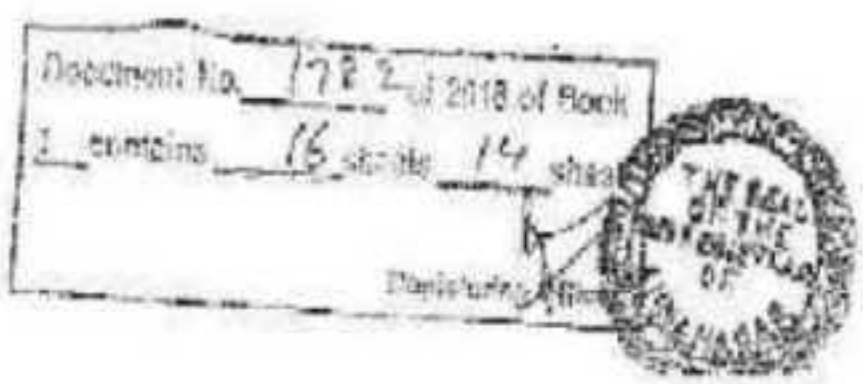
THE SEAL OF THE REGISTRY OF



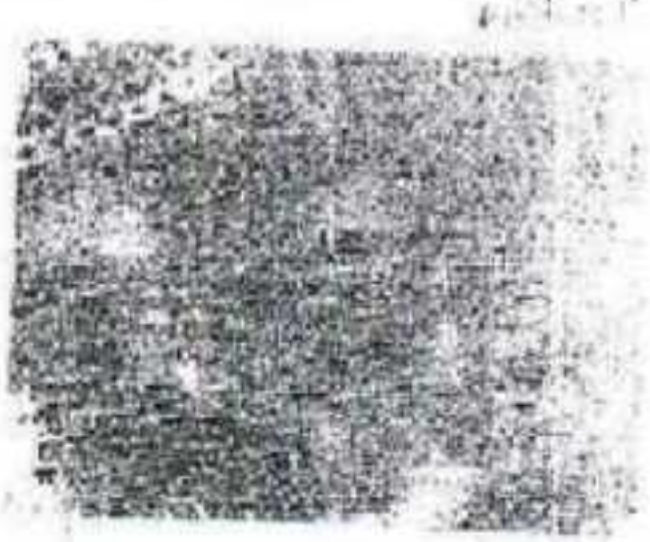
e. chandrashekar

phone: 7259099046

9bA

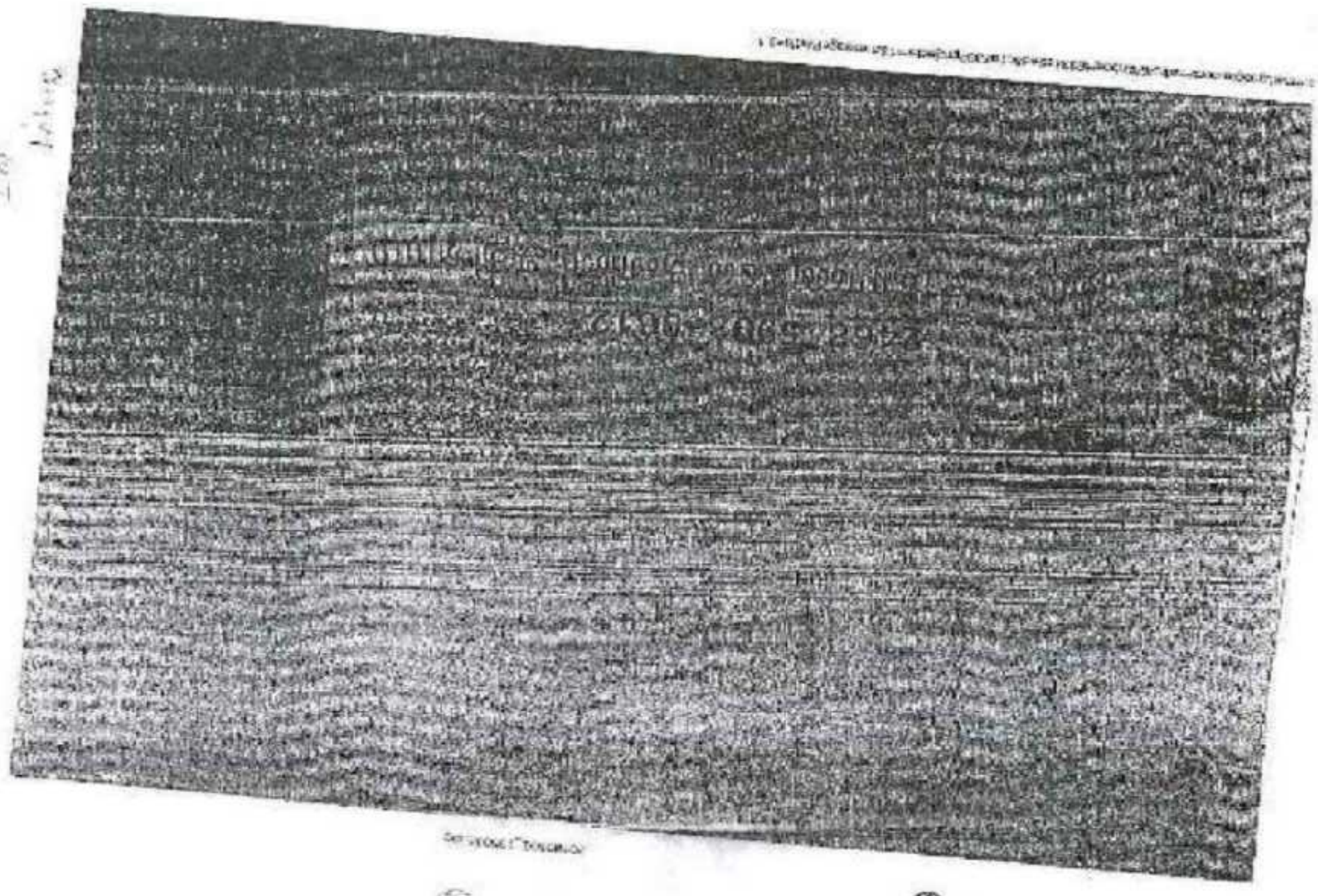






Document No. 782 of 2018 of Book 1 contains 16 pages 15 sheet

Registering Officer



I/492/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

30-01-2024

CX 849324

D. RAMADEVI

STAMP VENDOR

Lic.No.49/540/B3/2000

16/13, Shanthi Colony Main Road

4th Avenue, Annanagar, Chennai-40

Mob: 9385368119/044-49529952

M/s India Builders (Chennai) Limited

DEED OF GENERAL POWER OF ATTORNEY

S.HARSHA, (PAN:ADTPH5646M & Aadhaar No.3356 4340 7662), Son of S.Subramanyam, Hindu, aged about 32 years, residing at Flat No.174/4, Door No.326/4 on the First Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, hereinafter referred to as the **PRINCIPAL,** which term shall mean and include his heirs, legal representatives, successors in interest, executors, administrators and assigns,

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

M/s.INDIA BUILDERS (CHENNAI) LIMITED, (PAN:AABCI3731Q) (Phone No.044-26213553) (email:info@indiabuilders.in) a Company incorporated under the Companies Act, 1956, having its Registered Office at No.AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **U.PREETAM KARTHIK,** (Aadhaar No.4400 4431 2736), Son of J.Uttam Kumar, Hindu, aged about 34 years, as his true and lawful **POWER OF ATTORNEY AND AGENT,** to act in his name and on his behalf and to do and execute and perform or cause to be done, executed and performed all or any of the acts, deeds and things hereunder,

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

DOCUMENT NO 492 OF 2024

BOOK I Contains SHEETS 17

1 SHEET

SUB REGISTRAR

WHEREAS the **PRINCIPAL** herein along with thirteen others are the respective joint and absolute owners of the Residential Flats bearing Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6 on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, more fully described in the Schedule 'A' hereunder.

WHEREAS under a Deed of Sale dated 25.11.1993 registered as Document No.5105 of 1993 in the Office of the Sub-Registrar, Anna Nagar, S.M.Prabakaran purchased **Flat No.174/4**, Door No.326/4, on the First Floor in **Block No.174**, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Settlement dated 24.03.2004 registered as Document No.1181 of 2004 in the Office of the Sub-Registrar, Anna Nagar, S.M.Prabakaran settled a portion of the said flat in favour of his wife, R.Renuga Devi. Whereas under a Deed of Sale dated 28.06.2006 registered as Document No.2573 of 2006 in the Office of the Sub-Registrar, Anna Nagar, M.G.Muthaiah purchased the said Flat from 1.S.M.Prabakaran and 2.R.Renuga Devi. Whereas under a Deed of Sale dated 07.05.2018 registered as Document No.1782 of 2018 in the Office of the Sub-Registrar, Anna Nagar, S.Harsha herein purchased the said Flat from M.G.Muthaiah, through his power of attorney agent, Dr. K.Chandrasekar (vide power of attorney dated 12.12.2006 registered as Document No.3291 of 2006 in the Office of the Sub-Registrar, Anna Nagar). Whereas under the said Deed of Sale dated 07.05.2018 registered as Document No.1782 of 2018, the UDS has been wrongly mentioned as 797 Sq.ft. undivided share instead of 933.33 Sq.ft. of undivided share out of 11200 Sq.ft. Thus, the **PRINCIPAL** is in absolute possession and enjoyment of the said flat ever since the date of purchase.

For INDIA BUILDERS (CHENNAI) LIMITED

DOCUMENT NO 402 OF 2024
BOOK 1 Contains SHEETS 17
2 SHEET

DIRECTOR

SUB REGISTRAR

WHEREAS the **PRINCIPAL** herein along with thirteen others jointly applied for and obtained Patta vide No.2023/0153/02/037409TR/2023 dated 20.09.2023, from the Tahsildar Aminjikarai Taluk, in their joint names for the property described in Schedule 'A' hereunder and thus, the **PRINCIPAL** herein along with thirteen others are in absolute possession and enjoyment of the property described in Schedule 'A' hereunder.

WHEREAS the **PRINCIPAL** herein along with thirteen others jointly decided to develop the Schedule 'A' property and construct new residential apartments with a reputed Builder and the **PRINCIPAL** is not in a position to deal with and manage the affairs relating to the said property, more fully described in the Schedule 'A' hereunder directly and hence, the **PRINCIPAL** is desirous of nominating and appointing the aforesaid Builders, **M/s.INDIA BUILDERS (CHENNAI) LIMITED**, a Company incorporated under the Companies Act, 1956, herein represented by its Director, **U.PREETAM KARTHIK**, as his true and lawful Power of Attorney Agent for looking after the affairs relating to demolition and construction of residential flats over the Schedule 'A' mentioned property and to deal with **233.34 Sq.ft. Undivided Share** in the Schedule 'A' mentioned Property, more fully described in the **Schedule 'C'** hereunder in all respects after retaining **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder for his own use.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

a. To apply to the Corporation of Chennai and/or any other local competent body to obtain permission for the demolition of the existing structure in the Schedule 'A' Property, to sign all papers and plans required for the same and to demolish the superstructure and to sell and appropriate the proceeds thereof.

b. To develop the Schedule 'A' mentioned Property and to comply with all the requirements under the law relating to such development.

for INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

DOCUMENT NO 402 OF 2024
BOOK 1 Contains SHEETS 17
3 SHEET
SUB REGISTRAR

c. To sign and verify all affidavits, indemnity bonds, guarantees, documents and papers necessary for such proposed demolition and development.

d. To appear and submit plans before the Corporation of Chennai and the Chennai Metropolitan Development Authority for development. Also, to submit applications for No Objection Certificate and Completion Certificate before the Corporation of Chennai and the Chennai Metropolitan Development Authority. The Construction shall be strictly in accordance with the approved plans.

e. To appoint architects, to prepare and submit plans before the Authorities concerned and to authorise such architects to make necessary alterations in such plans from time to time in Consultation with the **PRINCIPAL**.

f. To apply for electrical, water and drainage connections before the Electricity Board, Chennai Metropolitan Water Supply and Sewerage Board and any other Municipal, Local or Government Authority and to pay deposits and obtain refunds from such authorities.

g. To file suits, writs, appeals or any other proceedings before any Court, Tribunal or authority and for this purpose of developing the property only to sign and execute all plaints, affidavits, Memorandum of Appeal, Petitions or any other pleadings, to appoint advocates to conduct all such cases and to execute vakalats in his favour.

h. To pay taxes, charges and other outgoings in respect of the Schedule 'A' Property and the development thereon.

i. To enter into Agreements of sale in respect of **233.34 Sq.ft. Undivided Share** in the Schedule 'A' Property, to receive advances and to give valid receipts thereof.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

DOCUMENT NO 1492 OF 2024
BOOK 1 CONTAINS SHEETS 17
4 SHEET

SUB REGISTRAR

j. To execute Deed/s of sale in respect of **233.34 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder, to present the same for registration before the appropriate registering authorities, to admit execution and receipt of consideration and to receive back documents after registration and the remaining extent of **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, is retained by the **PRINCIPAL** for his own enjoyment.

k. To Sign all forms necessary for registration in respect of **233.34 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder.

l. To enter into Construction Agreement/s with the prospective Purchaser/s, in respect of **proportionate super built-up area,** to receive the consideration in respect of the said agreement/s and to give valid receipts thereof.

m. To execute cancellation deeds, rectifications deeds and to submit and register the same and to receive the same after due registration.

The **POWER OF ATTORNEY AGENT** shall maintain complete and proper accounts of all the transactions made by it and produce the same to the **PRINCIPAL** as and when required.

No considerations have been received through this Power of Attorney Deed and no transfer is effected under this Power.

And the **PRINCIPAL** hereby agrees to ratify and confirm all and whatsoever the **POWER OF ATTORNEY AGENT** shall do by virtue of the Powers given herein above.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

DOCUMENT NO 1192 OF 2024
BOOK 1 Contains SHEETS 17
5 SHEET

SUB REGISTRAR

SCHEDULE – 'A'

(ENTIRE PROPERTY JOINTLY OWNED BY THE PRINCIPAL AND THIRTEEN OTHERS)

All that piece and parcel of land and residentials flats bearing, MIG Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6 on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai - 600040, each flat having Plinth area of 521 Sq.ft together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, and the land bounded on the

NORTH BY : TNHB Flats,
EAST BY : 30 Feet Road (L-Block 6th Street),
SOUTH BY : 80 Feet Road (Shanthi Colony 4th Avenue),
WEST BY : Block No.176.

Situate within the Registration District of Central Chennai and Registration Sub-District of Anna Nagar.

SCHEDULE – 'B'

(PROPERTY RETAINED BY THE PRINCIPAL)

700 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

SCHEDULE – 'C'

(POWER AGENT EMPOWERED TO DEAL WITH THE PROPERTY)

233.34 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

DOCUMENT NO 492 OF 2024
BOOK 1 Contains SHEETS 17
6 SHEET

SUB REGISTRAR

IN WITNESS WHEREOF WE, THE PRINCIPAL AND THE POWER OF ATTORNEY AGENT HAVE SIGNED THIS DEED OF GENERAL POWER OF ATTORNEY ON THE **31ST DAY OF JANUARY 2024,** IN THE PRESENCE OF:

WITNESSES:

1.

PRINCIPAL

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

POWER OF ATTORNEY AGENT

2.

Document Drafted By:



ABINAYA KALAIGNANI
ADVOCATE
MS No 2429 of 2017 20,
OWNERS COURT, MONTIETH LANE,
EGMORE, CHENNAI - 600 008

DOCUMENT NO 1912 OF 2024
BOOK 1 Contains SHEETS 17
1 SHEET

SUB REGISTRAR

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Ambattur Town / Village : [illegible] Ward : 67

S.No	Block Code and Block/Locality	Survey No. / Sub-Div.	Old Survey No. / Block No.	Door No.	Door, Street, Locality	Type (Wet, Dry, Commercial, Poramboke, Improvable)	Nature of Cultivation / Deduction Class	Extent Converted / Deduction Class	Classification / Year of Settlement	Taxable	Extent as per Adjudication		Extent as per Town Survey			Assessment		Mutation Register	Assignee (UDR Details)	Date of Entry in Record	Remarks
											No.	Price	Hectare	Acre	Sq. meter	Rupees	Cents				
1	Block : [illegible] Locality/Village : [illegible]	[illegible]	[illegible]	2	[illegible]	Corner	-	-	3	-	0.03		0	12	115	-	0.30	-	[illegible]	05/06	SD2025BD0 (RA/0374/2023 DT. 2023-09-28 TO DT. 28-09-2043

DOCUMENT NO. 1 Contains SHEETS
BOOK 1
SUB REGISTRAR
OF INDIA BUILDERS CHENNAI (METRO)
DIRECTOR

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

Prepared / Checked / Digitally Signed on : 30-09-2025
Name / Designation : Tahsildar / Assistant Commissioner
Signature / Place : Ambattur, Tiruvallur Dist. / Chennai

Verification / [illegible]	
	1. This extract is generated from the Permanent Land Register maintained by the Tahsildar. Verify at the Tamil Nadu Revenue Services Portal https://revenue.tn.gov.in by giving the reference number CERT/33/2025/001/00019/RA/1 This above information / certificate details are extracted from Digital records. This can be verified at the eServices portal https://revenue.tn.gov.in by giving the reference number CERT/33/2025/001/00019/RA/1
	2. Last updated: 22-06-2025 at 07:01:34 PM The Last Data was published on 22-06-2025 at 07:01 PM
	3. Scan with 2D Barcode reader or mobile phone camera and check on website using SURVEY.

COPY OF SURVEY PLAN

Application ID ...2023/AMNJ/eaL/037497

Scale:1MM:...500.....MM

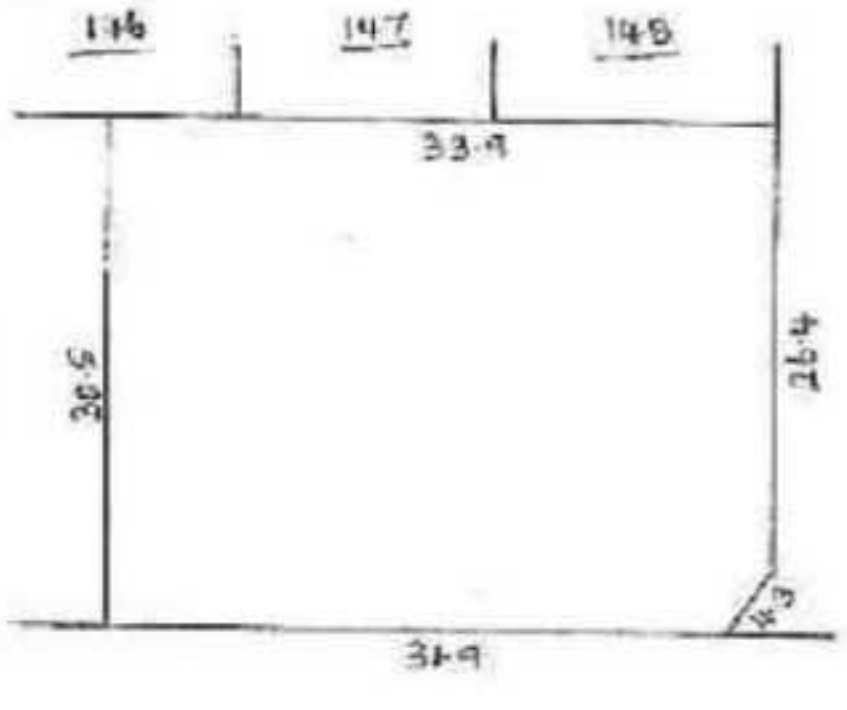
R.S. No. / T.S.No. : ...66/1.....

Block No. :.....19.....

VILLAGE :.....KOYAMBEDU.....

AMINJIKARAI TALUK

CHENNAI - DISTRICT



BLOCK NO: 29



Certified that the above is a true copy of the survey plan of the land specified on the reverse:

Copied by:

SENIOR DRAUGHTSMAN
AMINJIKARAI, CHENNAI-30

DEPUTY INSPECTOR
SURVEY AND LAND RECORDS
AMINJIKARAI, CHENNAI-30

For INDIA BUILDERS (CHENNAI) LTD

DIRECTOR

ANNEXURE 1-A

Market value of property land & building to be furnished.

Description of Building - Please denote by a tick ( ) mark the relevant involved in the following:

1.(a) Construction of the Structure	: RCC
(b) Depth of foundation	: 10 Feet
(c) Thickness of walls in All floor	: 9"
(d) Whether teakwood used throughout	: No.
(e) Flooring	: cement
2.Age of the Building	: 48 Years
3.Extent of the site	: **233.34 Sq.ft (Undivided Share)**
4.A.Value of the site	: Rs.33,83,430/-
5.Build up Area	
Ground Floor	: 521 Sq.ft.
6.Area of Separate garage if any	: nil
7.a) Length of compound wall any	: nil
b) Length of barbed wire or chain or iron fence	: nil
8.Well with diameter and depth	: nil
9.Is there a separate latrine/Septic tank	: nil
10.Elec. Installation	
a) No of points	: 5 pts
b) No of fans	: 2
c) No of elec. pumps	: Nil Common
11.Annual Rental Value	: 1,80,000/-
12. Executants estimated of the Market Value of the building and site	: Rs.41,64,930/-

DOCUMENT NO 492 OF 2024
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TO SHEET

SUB REGISTRAR

Land Value is Rs. 33,83,430/-
Building Value is Rs. 7,81,500/-

Rs. 41,64,930/-

31.01.2024.

PRINCIPAL

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

POWER OF ATTORNEY AGENT

உறுதிமொழி சான்று

பதிவுத்துறைத் தலைவர் அவர்களின் கற்றறிக்கை ந.க.எண் 35053/சி 1/2021

நாள்:07.02.2022

சொத்தானது நிர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) ரீதி பேராணை எண் 22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நிர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் நான்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டப்பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

ஆவணத்தை எழுதிப்
பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக்
கொடுப்பவர்களின் கையொப்பம்

DOCUMENT NO 1992 OF 2024
BOOK 1 Contains SHEETS 17
11 SHEET

SUB REGISTRAR

R/AnnaNagar/Book-1/492/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

SNR 365 of 2024

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. திருஞ்சம் residing at பிளாட் எண்: 1701, 4வது மெயின் ரோடு, பிளாக் எண்: 17H (முதல் தளத்தில்), குன்றத்தூர் ஊராட்சி, 4 வது அதிகவேப்பூர், காஞ்சி மாவட்டம், புதுச்சேரி தமிழ் கோவிலை - 600048, Ayanavaram (Port) 600048, Ayanavaram, Chennai, Tamil Nadu, India, 600048.

Sub Registrar Annanagar
Date: 31/01/2024

Signature of Sub Registrar and Collector under Section 11 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Annanagar and fee of ₹ 42,450/- paid at 12:36 PM on the 31/01/2024 by

Left Thumb





9551667777

Address as per recitals of document

Execution admitted by

Left Thumb





Identity of the person verified through Camera based AADHAAR Authentication using Thumb impression with UIDAI reference No. : UKC:SG/bb8f70438eac7aa11e4da3f8216020125/1st (Details from UIDAI : S Harsha S/O Subramanyam, 1990, xxxxxxxx7962)



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BOOK 1 Contains SHEETS 11
12 SHEET

SUB REGISTRAR

R/AnnaNagar/Book-1/492/2024



31st day of January 2024

SUB REGISTRAR

Registered as Number R/AnnaNagar/Book-1/492/2024

Date: 31/01/2024

Anna Nagar

SUB REGISTRAR

Life Certificate of the Principal should be produced for any document processed for registration on the basis of this power of attorney

DOCUMENT NO 492 OF 2024
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SUB REGISTRAR







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BOOK 1 Contains SHEETS 17

14 SHEET

SUB REGISTRAR


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
INDIA BUILDERS CHENNAI
LIMITED
28/04/2005
Permanent Account Number
AABCI3731Q
Signature


இந்திய அரசாங்கம்
Government of India
Preetam Karthik
4400 4431 2736
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


Unique Identification Authority of India
4400 4431 2736

For INDIA BUILDERS (CHENNAI) LIMITED

DOCUMENT NO 492 OF 2024
BOOK I Containing SHEETS 17
1 SHEET

DIRECTOR

SUB REGISTRAR



விஜயகுமார் டி
Vijayakumar D
பிறந்த நாள் / DOB : 07/11/1977
ஆண் / MALE

2318 8262 8536

ஆதார் - சாமானியரின் அடிப்படை அடையாளம்



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

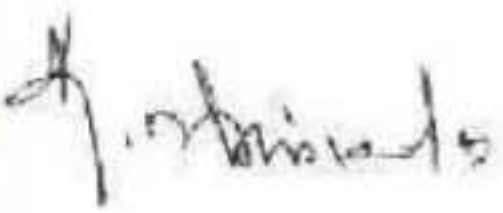
முகவரி:
S/O: Duraiswamy, 37, GANDHI STREET, GOLDEN GEORGE NAGAR EXT, Mogappair, Tiruvallur, Tamil Nadu, 600037

Address:
S/O: Duraiswamy, 37, GANDHI STREET, GOLDEN GEORGE NAGAR EXT, Mogappair, Tiruvallur, Tamil Nadu, 600037





9317 8861 5197





9317 8861 5197

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BOOK I Contains SHEETS 17
16 SHEET
SUB REGISTRAR


174
2
DOCUMENT NO 402 OF 2024
BOOK 1 Contains SHEETS 17
SHEET 17
SUB REGISTRAR
DIRECTOR
GPS Map Camera
Chennai, Tamil Nadu, India
174/6, 4th Ave, L Block, Kurinji Colony, Anna Nagar, Chennai, Tamil Nadu 600040, India
Lat 13.083003°
Long 80.202012°
09/01/24 05:48 PM GMT +05:30
Google

1000Rs



R.C. JAYALAKSHMI
Madras.

K. Santhanam.
Stamp Vendor,
H. C. Court Compound
Madras-1.

SALE DEED

THIS DEED OF SALE executed at Madras this the 8th day of November 1991 by D. DHARANI DHANDAPANI, wife of K.K. Dhandapani, Hindu, aged about 30 years, residing at No.43, Muthiyalu Chetty Street, Purasawalkam, Madras 600 007, hereinafter called the 'VENDOR'

TO AND IN FAVOUR OF

MRS. R.C. JAYALAKSHMI, wife of R.R. Chandrasekaran, Hindu, aged about 41 years, residing at No.8, Sri Madanagopal Street, Senthil Nagar, Avaniyapuram, Madurai 625 012 now come down to Madras hereinafter called the 'PURCHASER' (the expression Vendor and Purchaser wherever the context so permits shall mean and include their respective heirs, legal representatives, executors, administrators, successors and assigns.

D. Dharani Dhandapani

..2..

5523/91

5
37000

1370.
10
9

1281.

[illegible] Anne Nagar and [illegible] between the hours of [illegible] 199[illegible]

Before me

S. Bhanumathi Dhandapani

EXECUTION ADMITTED BY

S. Bhanumathi Dhandapani. W/o K.K. Dhandapani
No. 43, Muthiyal
chetty
Purasaiwalkam,
Madras-7

IDENTIFIED BY

(1) K.V. Prakash S/o Late K.V. Vidyaporumachi
Advocate. 9, A.P. Road, Madras-112

(2) [illegible] S/o [illegible]

[illegible]

Before me

15th November 199[illegible] SUB REGISTRAR

1000Rs.



7154/6491

R.C. JAYALAKSHMI
Madras.

-2-

K. Santhanam.
Stamp Vendor.
High Court Compound
Madras-1.

WHEREAS the property i.e. MIG Flat No.174/5 in the Second Floor of the Building in Block No.174, together with the 1/3rd undivided share in the land in Kurinji Colony in S.No.207 part in Koyambedu, Thirumangalam, Annanagar, Madras measuring 521 sq.ft. more fully described in the schedule hereunder was allotted by the Tamil Nadu Housing Board in favour of P.R.Rangan and the same was purchased by him out of his own self acquired funds from the Tamil Nadu Housing Board under a Deed of Absolute Sale dt. 1-3-1989 registered as Doct.No.904/1989 in the Office of Sub-Registrar, Annanagar

..3..

1000 Rs



2153
6/91

R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras-1.

-3-

WHEREAS P.R.Rangan was in absolute possession ever since allottment of the Flat and having obtained separate assessment from the Corporation of Madras and got absolute right to deal with the same by virtue of the Absolute Sale Deed dt. 1-3-1989 executed in his favour by the Tamil Nadu Housing Board

WHEREAS P.R. Rangan has conveyed the above said property to the vendor herein by Sale Deed dt. 9-3-1989 registered as Doct.No.1015/1989 in the office of Sub-Registrar, Annanagar

WHEREAS the Vendor got her name changed in the ownership of assessment records and enjoying the property absolutely ever since then

..4..

R. Bhavani Kandyan



R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras-1.

WHEREAS the Vendor for better investments is desirous of disposing off the schedule flat together with the undivided share in land and offered the same free of all encumbrances for a consideration of Rs.1,27,000/- (Rupees One lakh twenty seven thousand only) and the purchaser has accepted to purchase the schedule property free of all encumbrances for a consideration of Rs.1,27,000/- (Rupees One lakh twenty seven thousand only)

WHEREAS the purchaser has already paid the entire sale consideration of Rs.1,27,000/- (Rupees one lakh twenty seven only) to the Vendor and the Vendor has received the same

..5..

1000Rs



2151/
6/11/91

R.C. JAYALAKSHMI
Madras.

K. Santhanam.
Stamp Vendor,
High Court Compound
Madras-1.

NOW THIS DEED OF SALE WITNESSETH:

That in consideration of the aforesaid agreement and payment of the entire sale consideration of Rs.1,27,000/- (Rupees One Lakh twenty seven thousand only) already by the purchaser to the Vendor, the receipt of which entire sale consideration of Rs.1,27,000/- (Rupees One Lakh twenty seven thousand only) the Vendor doth hereby admit, acknowledge receipt and release the purchaser from further payment inrespect thereof, the vendor doth hereby grant, convey, assign, sell and transfer unto the Purchaser the property referred to in the Schedule hereunder together with all rights in common with the Vendor and with the Purchaser or owner present or

..6..

1000Rs.



7150
6151

R.C. JAYALAKSHMI
Madras.

K. Santhanam.
Stamp Vendor,
High Court Compound
Madras.

-6-

future of the other undivided shares in the said Schedule property, and of flats and buildings thereof, constructed, to possess and enjoy all common rights of pathways, passages, ways, drains, pipes, wires, sewers, tanks, cisterns, water, water courses, easements, amenities, liberties, rights and priveleges in any way appurtenant to the Schedule property of usually held and enjoyed therewith and all the estate, interest, right, title, claim and demand of the Vendor in and to, and upon the Schedule property hereby sold and conveyed TO AND UNTO the use of the purchaser, TO HAVE AND TO HOLD the said one third undivided share in the land and the residential flat No.174/5 described in the schedule together with Garage, Servant's room and Servant's bathroom in the property

..7..

1000Rs.



R.C. JAYALAKSHMI
Madras.

K. Santhanam.
Stamp Vendor.
High Court Compound
Madras.

-7-

described in the Schedule hereunder absolutely and in favour of the Purchaser free from all encumbrances, charges, trust, and liens, claims, demands and attachments whatsoever.

The Vendor doth hereby further covenant that the Vendor is the sole and absolute owner of the Schedule property having a good and subsisting right and title to convey to the Purchaser the one third undivided share in the land described in Schedule hereunder together with the residential MIG Flat, bearing Noi 174/5 measuring 521 sq.ft. on the Second Floor in Kurinji Colony, Annanagar, Madras 600 040 together with Garage, Servant's room and Servant's bath room in the property, constructed

..2..

1000 Rs



R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras-1.

in the land described in Schedule and more clearly described in the Schedule and that the property described in Schedule is not subject to any encumbrance, charge, liens, lispendens, attachments, acquisitions, or mortgage, and that the Purchaser shall absolutely and quietly possess, enter into, hold, use and enjoy the Schedule property with such common rights as aforesaid in the Schedule property, without any lawful, hindrance, interruption, claim or demand, by or from the Vendor or from any other person or persons, claiming through under or in trust for the Vendor.

The Vendor doth hereby covenant with the Purchaser that the Vendor has not done or knowingly suffered, any act or deed, whereby the Schedule property may be encumbered, affected or impeached in title or otherwise and the Vendor

..9..

1000Rs



3147
6.11.91

R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras-1.

-9-

further covenant thatshe shall indemnify the Purchaser and keep her harmless, in the event of her title and the Schedule property hereby conveyed being impeached in any manner whatsoever.

The Vendor do assure the Purchaser that Vendor has fully paid and discharged all taxes, rates and other outgoings presently payable in respect of the Schedule property as on this date, upto the date of registration and the Purchaser shall be liable to pay only the future rates, taxes and outgoings in respect of the property described in the Schedule hereunder from this date. The Vendor further agree and undertake to indemnify the Purchaser against all, any claim towards rates, taxes, or other public outgoings, unpaid or accrued for the

..10..

1000Rs.



2146
6/11/91

R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor.
High Court Compound
Madras-1.

period prior to the date of sale and in the event of the Purchaser being continued to pay any amount in this behalf, the Vendor shall reimburse the Purchaser with the said amount.

That the Purchaser as a matter of necessity will enjoy her one third undivided share in the land with the flat constructed thereon and which is described in Schedule hereunder in common with and consistant with rights of the owners and occupiers of other undivided shares in the Schedule property, or flats constructed or to be constructed in the Schedule property and will also use and enjoy in common with the said owners, and occupiers, all common sewers, drains, wires, pipes, water cistens and other common amenities now existing

..11..

1000Rs.



R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras-1.

-11-

or hereafter to be constructed or installed in the Schedule property and in the Building and flats therein, and the Purchaser shall permit and also be entitled to free and uninterrupted free passage or water and drainage, power, light and air and telephone cable through the said common amenities.

That the Purchaser will not use or permit the use of its said flat described in Schedule hereunder in any manner which would diminish the value or utility of the building in which it is located, or of the other flats in the said building or of the common amenities herein before referred to or hinder the use thereof nor shall the purchaser use the flat in such manner as will cause a nuisance or annoyance or danger to

D. Thanu Vlendya

..12..

750Rs.



R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras-1.

owners or occupiers of the adjoining flats, or carry on any trade or business therein, which is unlawful, noisy offensive or dangerous, or which may become a nuisance, annoyance or danger to occupiers of other flats in the building.

That the Purchaser shall park the vehicle in the space specifically allotted for such purposes, and shall not use any portion of the Schedule property or its flat therein in any manner which might cause hindrance to the free ingress to or egress from any part of the Schedule property and the flats therein.

..13..

750Rs.



R.C. JAYALAKSHMI
Madras.

That the Purchaser shall pay such proportionate share of maintenance charges and repair charges for common amenities in the Schedule property as may be decided by the majority of the owners from time to time such charges being proportionate to the floor area occupied by the Purchaser's flat in relation to the total floor area of all other flats in the schedule property.

That the Purchaser shall not decorate the exterior of the Purchaser's flat otherwise that in the manner agreed to by the majority of owners of flats in the schedule property.

That the Purchaser has the right of use in common with all owners and occupiers of flats in the Schedule

..14..

750Rs.



R.C. JAYALAKSHMI
Madras.

property of all open space in the Schedule property reserved for the common enjoyment of such owners and and occupiers.

That the Purchaser has the right at all times with or without vehicles also for its agents, servants, licencees and visitors to free ingress and egress from its flat and to the Public road and to use the common staircase and passages inside and outside the building for such access. That the common title deeds relating to the Schedule property are retained with the Tamil Nadu Housing Board, predecessors in title of the Vendor, who shall at the

750 Rs.



R.C. JAYALAKSHMI
Madras.

request of the Purchaser and at all reasonable times, give inspection of such title deeds to the Purchaser and its duly authorised agent and all persons intending to purchase any interst in the flat and in the Schedule property from the Purchaser.

That the Purchaser has the right in common with the owners of all other flats in the Schedule property to pass or enter other parts of the building

..2/16..

500Rs.



7163
6.11.91

H.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound,
Madras-1.

-16-

in which the Schedule flat is situated, at all reasonable times on notice, for cleaning or repairing any wall or sanitary, electrical or water fittings, to lay pipes, cables or wires through common walls or passages for telephone electrical or sanitary or water installations

..17..



7162
6/11/91

R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madurai.

respecting however, the equal rights of other co-owners therefor.

That the Purchaser has the right in common with other co-owners and with Servants and workers, at all reasonable times, on

P. Thanavi Bhadyan

..18..

500Rs



R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras-1.

notice to enter into or upon all other parts of the Building for the purpose of repairing and maintaining the Schedule flat or any part of the building giving subjacent and lateral support, shelter or protection to the Schedule flat.

..19..



R.C. JAYALAKSHMI

Madras.

K. Santhanam.
Stamp Vendor
High Court Compound
Madras.

That the Purchaser has the right to vertical, horizontal and lateral support for the Schedule flat and that the walls separating the Purchaser's flat from the remining flats, shall be deemed to be partially walls of the owners of the

..20..



R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras-1.

-20-

adjoining flats and of the Purchaser and shall be used and maintained and repaired at the cost of the Purchaser and such other owners in Common.

..21..

100Rs.



R.C. JAYALAKSHMI
Madras.

K. Santhanam.
Stamp Vendor.
High Court Compound
Madras.

The Vendors have this day given vacant possession of the Schedule property to the Purchaser.

SCHEDULE

All that piece and portion of the Flat No.174/5 in the Second Floor of the Building in Block No.174 (presently known as

..22..



2166
6.11.91

R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras.

-22-

No. 174/5, M.I.G. Flats, Kurinji Colony,
12th Main Road, Annanagar, Madras 600 040)
built on the land in Survey No.207 part
Koyambedu comes under Thirumangalam at
Anna Nagar in Madras City/Town flat

..23..

R. Bhavani Shankari

100Rs.



R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor.
High Court Compound
Madras.

-23-

measuring 0521 sq.ft. (Plinth Area of Flat)
together with 1/3rd undivided share in
the land being bounded on the

NORTH BY : Plot No.2167
EAST BY : 30' ROAD
SOUTH BY : Plot No.174/6 and
WEST BY : Block No.175

..24..

100Rs.



1951

7164
6419

R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras.

-24-

within the Sub-Registration District of Annai Nagar and Registration District of Madras Central.

(Market Value - Rs. 1,27,000/-)

..25..

P. Kamini Thadani

10 Rs.



R.C. JAYALAKSHMI
Madras.

K. Santhanam,
Stamp Vendor,
High Court Compound
Madras-1.

-25-

IN WITNESS WHEREOF the Vendor hereto have set her hands and signature to this Deed of Sale on the day, month and year first above written in the presence of:

WITNESSETH:

1. K.V. Prakash
9.M.P. Road
Madras-82

2.

VENDOR

DRAFTED BY: Mr. K.V. PRAKASH K.V. Prakash
Advocate,
136, Thanjan Chetty Street,
Madras 600 001.

K.V. PRAKASH
ADVOCATE.
MADRAS-600 001
136 THANJAI CHETTY ST.

ANNEXURE I - A

Act. Market value Properties / Buildings particulars of buildings to be furnished in Annexure or revised from-instructions.

1. Description of Building		Please denote by a tick (√) mark the relevant
(a) Construction of the Structure		involved in the following Cement or Lime mortar partly cement or Lime, partly mud/mortar
(b) Depth of foundation		3 to 4 feet Above 4 feet ✓
(c) Thickness of walls in Ground Floor		✓ 9" (-1-(1½)
(d) Whether teakwood used throughout	Yes :	No. ✓
(e) Flooring	Mosaic	Ordinary plastered ✓
Age of the building		7 years
Extent of the site		
(a) Value of the site	~~40,285-56~~ Rs	1/3rd undivided share in the extent of 521 sq.ft.
Built up area : (Each type of construction involved in each floor)		(Flat No.174/5 S.No.207 part, Kurinji colony, Koyembedu, Thirumangalam, Annanagar)

NOTE :- Areas open to sky such as Court-yard etc, should be deducted from built up area if any

per	Madras Terrace roof	RCC Roof	Mangalore tile roof over flat tile	Mangalore tile roof plain	Mangalore tile roof over Ceiling over flat tiles	Pantile roof	Pantile roof plain	A.C.C.Sheet roof
1	2	3	4	5	6	7	8	9
Ground Floor								
First floor								
Second floor	521 sq.ft.							
Third floor								

V. Area of separate carpate and of Construction involved if any — Nil

VI. (a) Length of compound wall if any — Nil
(b) Length of barbed wire or chain or link fence — Nil

VII. Is there a separate latrine or chain septic tank — No

VIII. Well if any with diameter and depth — Nil

IX. Electrical installation — Nil

(a) No. of points 2
(b) No. of fans Nil
(c) No. of electric motor pumsets — Nil

X. Annual rental value — Rs. 925 -00 np.

XI. The Executant's estimate of the Market value of the Building including site — Rs. 1,87,000-00 np.

PLACE : Madras

Date : 8 -11-1981.

B. Bhaskara Bhandary
Signature of Executant

Ensure Registration of Every Birth & Death

I.C.A.R. 47 84/2012

V.S. 6

AD No. 41654

Form No.: 6 (See Rule :8) படிவம் எண் : 6 (விதி 8ஐப் பார்க்க)

CORPORATION OF MADURAI மதுரை மாநகராட்சி

DEATH CERTIFICATE / இறப்புச் சான்றிதழ்

(Issued Under Section 12/17 (பிரிவு 12/17 ன்கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of DEATH which is the register for (Local area) Ward / Division ..... of Madurai Corporation of District Madurai of State Tamilnadu.

இந்த அலுவலகத்தை தொடர்பு கொண்டு மதுரை மாவட்டம் மதுரை மாநகராட்சி ..... வார்டு/ பிரிவுக்கான இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்றிதழ் வழங்கப்படுகிறது.

Name / பெயர் : K. Rajalakshmi

Father / Husband Name தந்தை/ கணவர் பெயர் : K. R. Krishnamoorthy

Permanent Residential Address : 9/5A, 4th Cross, Kamaraj Nagar, Madurai

: 625 020

Age / வயது : 64

Sex / பாலினம் : Female

Date of Death / இறந்த தேதி : 15.07.2012

Place of Death / இறந்த இடம் : 9/5A, 4th Cross, Kamaraj Nagar, Madurai

: 625 020

:

Registration No. / பதிவு எண் : 24

Date of Registration / பதிவு செய்த தேதி : 16.07.2012

CORPORATION OF MADURAI
Ward 65
DEATHS

27/7/2012
Signature of Issuing Authority
சான்றிதழ் அளிப்பவரின் கையொப்பம்

Date / தேதி : 27/7/2012

P. ARUNACHALAM
Sanitary Inspector Cum Rice and Death Registrar

No disclosure shall be made of particulars regarding the cause of deaths entered in the Register under Section 17 (1) of the Registration of Births and Deaths Act, 1969 (18 of 1969).

இறப்பு பதிவேட்டில் உள்ள விவரங்கள் பற்றி எந்த வெளியீடும் இச்சட்டத்தின் கீழ் செய்யப்படக்கூடாது. (1969 ஆம் ஆண்டின் 18)

எண்: A893 / 2013 / ஐ3

வட்டாட்சியர் அலுவலகம்,
பல்லாவரம், சென்னை.
நாள் 06.03.2013.

வாரிசு சான்றிதழ்
(Legal Heirship Certificate)

மறைந்த எஸ்.எல். எண்ணுடைய திரு / திருமதி ஏகாம்பரம் S/o
ஏகாம்பரம் தந்தை / கணவர் பெயர் 9/26 பாலாஜி நகர்
ஏகாம்பரம் பல்லாவரம்
என்ற முகவரியை சேர்ந்தவர் மற்றும் பல்லாவரம் பெரியார் நகரை சேர்ந்த
கோபிநாத் என்பவரது முகவரி 15.07.2012 அன்று ஏற்பட்ட
இறப்பிற்கு ஏகாம்பரம் என்பவர் (64) தன்னுடைய சொந்த
வாரிசுகளுக்கு மட்டுமே (சட்ட) வாரிசு உரிமை வழங்குவதற்கு சான்றிதழ் கோரி விண்ணப்பித்துள்ளார்.

வ. எண்	பெயர்	வயது	உறவுமுறை	கையொப்பம்
1	திருமதி ஜெயலட்சுமி	67	மனைவி	ஜெயலட்சுமி
2	புஷ்பலதா	44	மகள்	புஷ்பலதா
3	ஜெயசுதா	39	மகள்	ஜெயசுதா
4	திருமதி. கோபிநாத்	கோபிநாத்	இறந்துவிட்டார்	
5		திருமதி.ஜெயலட்சுமி		
6				
7				
8				
9				
10				

2. மேற்படி வாரிசுதாரர் ஏதேனும் ஒரு அரசாங்கத்தால் வழங்கப்பட்ட அடையாள அட்டை எண்

ஒப்பம்
பெயர் மற்றும் எ.எல்.

ஒப்பம்:
திரு.ஜி.ஜெயலட்சுமி
9/26 பாலாஜி நகர்
ஏகாம்பரம் பல்லாவரம்

ஒப்பம்
01/03/2013



भारतीय गैर न्यायिक

पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU AB 975675

6773
2.8.2013

R.C. சுபாஷினி
மதுரை.

பாகப் பத்திரம்

2013 வருஷம் ஆகஸ்ட் மாதம் 3 தேதி

விஜய வருஷம் ஆடி மாதம் 18 தேதி

சென்னை-17, திலகராவ் தெரு, அபிபுல்லா ரோடு, No.109, Flat No.S3 நம்பர் வீட்டில் வசிக்கும் மேட்.R.R.சந்திரசேகரன் அவர்கள் குமாரர் சூர்யபிரகாஷ் ராமியா-1 இவருடைய சகோதரியான மதுரை-20, தாசில்தார் நகர், விவேகானந்தர் தெரு, டோர் 204 நம்பர் வீட்டில் வசிக்கும் T.N.ஜெகதீஸ்வரன் அவர்கள் மனைவியுமான T.J. பத்மாவதி-2, இவருடைய சகோதரியும், மதுரை-12. அலங்காபுரம், வாகை தெரு டோர் 9/5 நம்பர் வீட்டில் வசிக்கும் S.N.வெங்கடேஷ் அவர்கள் மனைவியுமான R.C.சுபாஷினி-3, ஆக நாம் மூன்று பேர்களும் நன்கு ஆலோசித்து முடிவு செய்து எங்கள் பரிபூர்ண சம்மதமாய் எழுதிக் கொண்ட பாகப் பத்திரம் என்னவென்றால்:

நாம் மூவரும் உடன்பிறந்த சகோதர சகோதரிகள். எங்கள் தகப்பனார் R.R. சந்திரசேகரன் 28.6.2002 தேதியிலும் எங்கள் தாயார் R.C.ஜெயலெட்சுமி 15.7.2012 தேதியிலும் காலமாகி விட்டார்கள். அவர்களுக்கு நாங்கள் வாரிசுகளாகோம்.

1. Ramalak
2. Padmavathy T.J.
3. R.C. Subashini

5929
2013
1 | 12

இதில் கண்ட A கொடியுடில் கண்டுள்ள மதுரை டவுன் காஜாகர் சாலை வடகரையில் சீனிவாசப்பெருமாள் கோவில் தெரு எக்ஸ்டென்சன் டோர் நி 148/1 மனைவிடனது எங்கள் (தகப்பனாரைப் பெற்ற) பாட்டி R.R.வைரவனி அம்மாள் அவர்களும், எங்கள் தகப்பனார் R.R.சந்திரசேகரன் அவர்களும், எதிரானில் சகோதர சகோதரிகளும் சேர்ந்து 11.3.1994 தேதியில் (1.3480.219.1024/1994ஆம் ஆண்டு மதுரை எழுதிக் கொண்ட பாகப் பிரிவினை பத்திரப்படி எங்கள் தகப்பனார் பாகத்துக்கு கிடைத்தவை.

இதில் கண்ட B கொடியுடில் கண்டுள்ள வடு எக்க மதுரை-II, அலகியாபுரம் வகுதி தெரு டோர் 9/5 நி கொத்தினை எங்கள் தகப்பனார் தன் பெயரால், மதுரை டவுன் பந்தடி வடு தெரு டோர் 21A ல் இருந்த நீலமேகப் நன்னையர் குமார் N.N.ராஜ்குமார் அவர்களிடம் 14.2.1983 தேதியில் (1.1696.83.830/1983 ஆம் எண்ணுள்ள ஜாயிண்ட் 4 மதுரை காலி மனைபாக கிரயம் பெற்று வீடு கட்டிக்கொண்டது. அடியில் B கொடியுடில் கண்ட 2வது எக்க சக்திவிலாசம் வடு பிட் 93 நி பிளாட்

1. Amalah
2. Padmavathy I.J.
3. R.C.Subashini



மலை எங்கள் தாயார் தன் பெயரால் சக்தியங்களம் துடாமிருஞ்சூர்த்தி முதாத்தி D.K. விஜயலெட்சுமி அவர்களிடம் 8.3.1990 தேதியில் (1.92.1.240/1990 ஆம் எஸ்.ஆர்.ஓ தெப்பக்குளம்) இயம் பெற்றார்.

இதில் கண்ட C தெடியூலில் கண்டுள்ள சென்னை, அண்ணா நகர், கோயம்பேடு, குறிஞ்சி காலனி Flat No.174/5 நம்பர் கொத்தனை எங்கள் தாயார் R.C.ஜெயலெட்சுமி தன் பெயரால், சென்னை-7, புரசைவாக்கம், முத்தியாலு செட்டி தெரு, டோர் 43ம் இருக்கும் கே.கே.தண்டபாணி அவர்கள் மனைவி D.தாரணி தண்டபாணி அவர்களிடம் 8.11.1991 தேதியில் (1.632.325.5573/1991 ஆம் எஸ்.ஆர்.ஓ அண்ணா நகர், சென்னை) இயம் பெற்றனை.

எங்கள் தகப்பனாரும், தாயாரும் காலஞ் சென்ற பின் அவர்களால் எங்களுக்கு விட்டுச் சென்ற ஸ்தாவர சொத்துக்களை நாம் பொதுவில் வைத்து அனுபவித்து வருவதில் எதிர்கால நன்மையும், மனச்சஞ்சலங்களையும் கருதி நாம் தேவையான பாகம் பிரித்துக் கொள்ள வேண்டுமென்ற விருப்பம் ஏற்பட்டு

1. Ammakah
2. Padmavathy T.J.
3. R.P.Subashini

பாரபட்சமின்றி நம்முடைய மனப்பூர்வ சம்மதமாகவும் இதில் கையெழுத்துகளில் கண்ட பிரகாரம் பாகம் செய்து கொண்டோம்.

அதன்படி அடியில் A கையெழுத்தில் கண்ட மனைவீட்டை எங்களில் 1வது நபர் குர்வபிரகாஷ் ராமியா தன் பாகமாகவும், அடியில் B கையெழுத்தில் கண்ட மனைவீட்டையும் காலிமனையிடத்தையும் எங்களில் 2வது நபர் T.பத்மாவதி தன் பாகமாகவும், அடியில் C கையெழுத்தில் கண்ட Flat சொத்தினை எங்களில் 3வது நபர் R.C.சுபாஷினி தன் பாகமாகவும் இதுமுதல் முறையே பாகமாக சர்வ சுதந்திர பாத்தியமாய் அடைந்து தானாறி வினியோக வித்தியாசங்களுக்கு யோக்கியமாய் இந்தப் போல் ஆண்டு அனுபவித்துக் கொள்ள வேண்டியது.

இவ்விதமாக சொத்துக்களை பிரித்து அந்தந்த பாகஸ்தர்கள் அவரவர்களுடைய பாகங்களை அவரவர்கள் அதிகாரம் செய்து கொண்டு சமமையால் நம்மில் ஒரு பாகஸ்தர் அடைந்த சொத்தில் நம்மில் மற்ற பாகஸ்தர்களுக்கு எந்தவிதமான பாத்தியமும் பின்னுரிமையும் கிடையாது. வீட்டு வரி, குழாய் வரி, மெக்டரிக் கனெக்சன் வரிமை மாற்றம் மற்றும் வரிகளும் கொடுத்து விடுவோமாகவும்.

இந்த அசல் பாகப் பத்திரமும் 11.3.1994 தேதிய அசல் பாகப் பத்திரமும், அதில் கண்ட ஆதார தஸ்தாவேஜுகளும் எங்களில் 1வது நபரிடம் இருக்க வேண்டியது. இந்த பாகப் பத்திர ரிஜிஸ்தரேசன் பிரதியும், 14.2.1983 தேதி கிரயப் பத்திரமும், 31.1.1982 தேதி கிரயப் பத்திரமும், மனையின் வரைபடமும் மற்றும் 8.3.1990 தேதி கிரயப் பத்திரமும், யூடிஆர் பட்டா நகலையும் எங்களில் 2வது நபரிடம் இருக்க வேண்டியது. இந்த பாகப் பத்திர ரிஜிஸ்தரேசன் பிரதியும் 8.11.1991 தேதி கிரயப் பத்திரமும் அதன் சம்பந்தப்பட்ட ஆதார தஸ்தாவேஜுகளும் எங்களில் 3வது நபர் வைத்துக் கொள்ள வேண்டியது.

'A' கையெழுத்து

எங்களில் 1வது நபர் குர்வபிரகாஷ் ராமியா அடைந்து கொள்ள

பாக சொத்து விபரம்

மதுரை தெற்கு ரீ.எ. மதுரை சப்டி. மதுரை டவுன் சர்வே வார்டு 1 நடப்பு சர்வேநெம்பர் வார்டு 52 சின்னசொக்கநாதன் கோவில் தெரு கடசி நெம்பர் தென்சாரில் T.S.760 நம்பரில் சேர்ந்ததும் தற்போது வீட்டு வரி விதிப்பு எண் 312195 விடி. சின்னசொக்கநாதன் கோவில் தெரு எக்ஸ்டென்சன் டோர் 148/1 நம்பரில் சேர்ந்த மனைவீடு வகையறா இதற்கு நான்குமாக்.

1. Gopalah
2. Padmavathy T.T.
3. R. C Subashini



வடக்கே: மிமேல் தெரு

மேற்கே: ஆர்.ஆர்.ஞானசேகரன் அவர்களின் சொந்த கடையதும், ஆர்.ஆர்.ராஜசேகரன் பாக சொத்தும்.

தெற்கே: ஆர்.ஆர்.ஞானசேகரன் பாக சொத்து

மேற்கே: ஜெ.ஜூலியத்திரா அம்மாள் வீடு

இதற்குள்பட்ட மனைஜாதியுடையால் மேல்புறம் சொந்த கலர் உள்பட வடபுறம் மிமேலாடு 13 தென்புறம் மிமேலாடு 13 வடபுறம் தென்புறம் மிமேல் சொந்த கலர்கள் உள்பட மேல்புறம் தெள்ளடலடு 30 கீழ்புறம் தெள்ளடலடு 30 உள்ள மனையும் அதில் கட்டப்பட்டுள்ள தரைதளம் முதல் மாடி 2ம் மாடி சென்டிங் கட்டிட வீடும், நிலைதளு ஜன்னல் அதில் பிட்டிங் செய்திருக்கிற மின் இணைப்பு 028-003-709, 710, 711C712 நம்பர் எண்ணில் கனெக்சன்களும் அதன் டெபாசிட்களும், குடிநீர் குழாயும், குழாய் கனெக்சன் உரிமைதோ உள்பட வை மனைவிடு வகையாக சாலதமும்.

இதன் மதிப்பு ரூ.10,00,000/. 'A' பாகம் சரி.

'B' செடூல்

எங்களில் 2வது நபர் T.J.பத்மாவதி அவர்கள் கொண்ட பாக சொத்து விபரம்

0 மதுரை தெற்கு ரிடி மதுரை 4 நம்பர் ஜாயிண்ட் சப்டி மதுரை தெற்குத் தாலுகா அலங்காநல்லூர் கிராமம் R.S.94/1 ல் ஏக்கர் 2ம் சென்டு 8ல் உள்ளதில் வடபக்கம் கீழ்பாகத்தில் சென்டு 93ல் கொஞ்சூட் பிளானப்படி பிரிக்கப்பட்ட சென்டு 49 சதுரடி உள்ள மொத்தம் பிளாட்டுகளில் பிளாட் எண் 3க்கு தற்போது மதுரை கார்ப்பரேசன் வார்டு 59 வரி விதிப்பு எண் 617071 வாகில் தெரு டோர் 9/5 நம்பரில் சேர்ந்த கொட்டிடங்க மனைவிடு வகையாக இதற்கு நான்குமால்:

வடக்கே: சர்வே நீர் 93 நீர் நிலம்

மேற்கே: பிளாட் நீர் 4 என்பவர்களுக்கும் சொந்த மனை

தெற்கே: மிமேலோடு 20 அடி அகல ரோடு (நடராஜபுரம் தெரு)

மேற்கே: பிளாட் எண் 2 கோபாலகிருஷ்ணன் சொந்த மனை

இதற்குள்பட்ட மனைஜாதியுடையால் வடபுறம் மேலாடு 32 தென்புறம் மிமேலாடு 33 மேல்புறம் தெள்ளடலடு 57 கீழ்புறம் தெள்ளடலடு 51 க்கு சதுரடி 1753 உள்ள மனையும், மை மனையில் கட்டப்பட்டிருக்கிற கொட்டிடங்க மிமேல் மேல்மச்சு வீடும், பாத்ரூம் கக்கூஸ், மச்சுப்படியும் வை வீட்டில் உள்ள நிலைகதவுகளும் ஜன்னல்

1 Arunlal

2 Padmavathy T.J.

3 R. C Subashini



எல்லையில் மேலே 443, 444, 445, 713, 818 நம்பர் சர்வே கல்லுக்களும் அதன் தொடர்ச்சியாகவும் சுவரின் முழுவதும், 443 தீர் முழுவும் கல்லுக்கள் உள்ளடக்கிய மனை மனையாகவே வைத்தாரம்.

இதுவும்

2) மதுரை வடக்கு ரிஜி. தொடர்க்குவம் எப்படி மதுரை வடக்குத் தாலுகா 137 தீர் சர்வேக்கலம் 1 பிட், சர்வே 268/2 தீர் ஏக்கர் 5 செண்டு 87ம் சர்வே 270/1 தீர் ஏக்கர் 2 செண்டு 6ல், ஆக மொத்தம் ஏக்கர் 7 செண்டு 93ல் பிரிக்கப்பட்டுக்கும் பிளாட்டுகளில் சர்வே 270/1 நம்பரில் கட்டப்பட்டதும் தற்போது UDR-ல் சர்வே 110/1E நம்பரில் சேர்ந்த 93 தீர் பிளாட் மனையில் தென்புறமுள்ள வீட்டு காலிமனைக்கு நான்குமல்:

வடக்கே: பிளாட் தீர் 93ல் டாகேயம்மாவதி இராம் பெற்ற மனை
மேற்கே: 94 தீர் டாகேபாலுமதி மனை
தெற்கே: திருஞானசாமி நாயடு புறுவை
மேற்கே: தென்னடல் ரோடு

இதற்குள்பட்ட மனைஜாதியுடனால் வடபுறம் மிழமேலடி 41-1/2 தென்புறம் மிழமேலடி 41-1/2 மேல்புறம் தென்வடலடி 22-1/2 கீழ்புறம் தென்வடலடி 22-1/2 உள்ள மனைவிடமும் வை ஸ்தலங்களில் அமைக்கப்பட்டுக்கிற பொது ரோடுகளில் தாங்கள் பொதுவாய் புழங்கிக் கொள்ளும் பாத்தியமும் வை ரோடுகளில் இக்கிரய மனைக்குரிய சுவு விஸ்தீரணமும் உள்ள மொத்தம் செண்டு 3 அல்லது சதுரடி 1308 உள்ள விட்டடி காலி மனைவிடம்.

மேற்படி சொத்து சர்கிள் ரேட் படி மதிப்பு மேலும் நிர்ணயம்செய்யப்பட்டது.

இதன் மதிப்பு ரூ.10,00,000/-. 'B' மெமோ ஸ்டி.

'C' மேலும்

சர்வேசீர் 3வது நபர் R.C.சுப்பராயலு

அவர்கள் கோவை 1176 சொத்து விபரம்

All that piece and portion of the Flat No.174/5 in the Second Floor of the Building in Block No.174, (presently known as No.174/5, M.I.G Flats, Kurinji Colony, 12th Main Road, Anna Nagar, Chennai-600 040) now New Door No.326/5, 4th Avenue Kurinji Colony, Anna Nagar Chennai-40, built on the land in Survey No.207 part, Koyambedu comes under Thirumangalam at Anna Nagar in Chennai

1. Arunalah
2. Padmavathy T.J.
3. R.C. Subbarayalu



City/Town Flat measuring 0521 sq.ft (Plinth Area of Flat) together with 1/3rd undivided share in the land and improvements made with Kurinji Colony Association and as permitted by housing board being bounded on the

North by: Plot No.2167
East by: 30' Road
South by: Flat No.174/6 and
West by: Block No.175

within the Sub-Registration District of Anna Nagar and Registration District of Chennai Central.

As per Corporation of Chennai, property tax receipt shown Zone No.(New) 08 Ward No.(New) 099, Bill No.02577 Sub No.000, Old Door No.174/5, New Door No.326/5, 4th Avenue Kurinji Colony. Property ID - 08-099-02577-000.

இடம் மதிப்பு ரூ.10,00,000/-. C படம் நகி.

'A' வகுப்புக்கு படம் மதிப்பு ரூ.10,00,000/-
'B' வகுப்புக்கு படம் மதிப்பு ரூ.10,00,000/-
'C' வகுப்புக்கு படம் மதிப்பு ரூ.10,00,000/-

1. [signature]
2. Padmavathy T.T.
3. R. C. Subashini

5829
2013
7 | 12

எழுதி தயார்:
M.R. [signature] (M.R.CHANDRASEKARAN)
S/o. M.N.Ramamoorthy, 9, Pantheon Cross Street, Madurai-1.

[signature] (T.K.N.KOTTESWARAN)
S/o. T.K. NANDAGOPAL 304, VIVEKANANDAR ST, THASWINDARNAGAR MADURAI-2

வழுதித் தயார் செய்தவர் (R.B.Shankar) S/o R.S.Baburao
B/1 பத்தாவது வகுப்பு பிரிவு மதுரை-1 துணைப் பதிவாளர் மண்டல் A910/MDR/91

India Driving Licence(Transport)
Form 7



Non-Transport Vel. Validity upto 10/03/2015



ELECTION COMMISSION OF INDIA
IDENTITY CARD

PFT2084832



Elector's Name : Pathanavathy

Husband's Name : Jagadeeswaran

Sex / பாலினம் : Female / பெண்

Age as on 1.1.1998 :

Address : 177
Vivekanandar Street
Thirumalai (P)
Tirupparankundram
MADURAI - 625020
தொகுதி : 177
திருப்பரங்குன்றம் தொகுதி

Pincode : 625020

Facsimile Signature of Electoral Registration Officer
For 163 - Tirupparankundram
Assembly Constituency

Place : MADURAI

Date : 23/12/2000

This card may be used as an Identity Card under orders of Government/ Semi-Govt.

1 @malah

2 Padmavathy T.J.

3 R.C. Subashini

5929

8 | 12



J3749063

NAMITA CHANDRASEKARAN

SUBASHINI

MADURAI

12/04/1973

F

MEDAN

DUBAI

24/11/2010

23/11/2020

P<INDNAMITA<<CHANDRASEKARAN<<SUBASHINI<<<<<<<

J3749063<5IND7304121F2011231<<<<<<<<<<<<<<

RAJIV CHANDRASEKARAN

JAYALAKSHMI

SETTU SATESAN VENKATESAN

DOOR NO 8 VASUKI STREET

AVANIYAPURAM MADURAI DT

TAMIL NADU 625 012

05315521 13/04/2001 TRICHY

UAE&2C+17510 OLD PPT CLD AND RETURNED

1 Ramalah

2 Padmavathy T.J.

3 R. C. Subashini

5929
9 | 12

5929/13

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10 | 12

2013 ஆம் ஆண்டு 3ம்nd திங்கள் 03 ஆம்
10-11 மணிமுதல்மேல் பதிவு செய்ய
வைப்பு புகைப்பட எழுதுபொருள் தவறு ஏற்பு
கட்டணம் ரூ 6000+1200+60+140=7200 வசூலிக்கப்பட்டது
இடது பெருவிரல்



பதிவு செய்த
எழுதி கொடுத்ததாக ஒப்புக்கொண்டவர்
இடது பெருவிரல்



பதிவு செய்த
எழுதி கொடுத்ததாக ஒப்புக்கொண்டவர்
இடது பெருவிரல்



பதிவு செய்த

5929

PAN card TN09200800647G

Padmavathy S. J.

PAN card FPT2894632



R. C. Sebashini

PAN card No. JJ7A9083

M.R. Chandrasekaran

(M.R. CHANDRASEKARAN)

S/o. M.N. Ramamoorthy, 9, Santhi Cross Street, Madurai-1.

(K.N. KOTESWARAN) S/O T.N. NARAYANA MOORTHY

2/0 204, V.V.E. KAMARAJAR ST., THASILDAR NAGAR, MADURAI-20

1 ஜூலை 2013 ஆம் ஆண்டு 5929 ஆம்

அலுவலக பதிவு செய்யப்பட்டது.

2013 ஆம் ஆண்டு ஜூலை 03 ம் நாள்

1 ஜூலை 2013 ஆம் ஆண்டு 5929 ஆம்

அலுவலக பதிவு செய்யப்பட்டது.

2013 ஆம் ஆண்டு ஜூலை 03 ம் நாள்

மனு : 2

தாக்குதல் மிரட்டல் பற்றியது இல்லை.

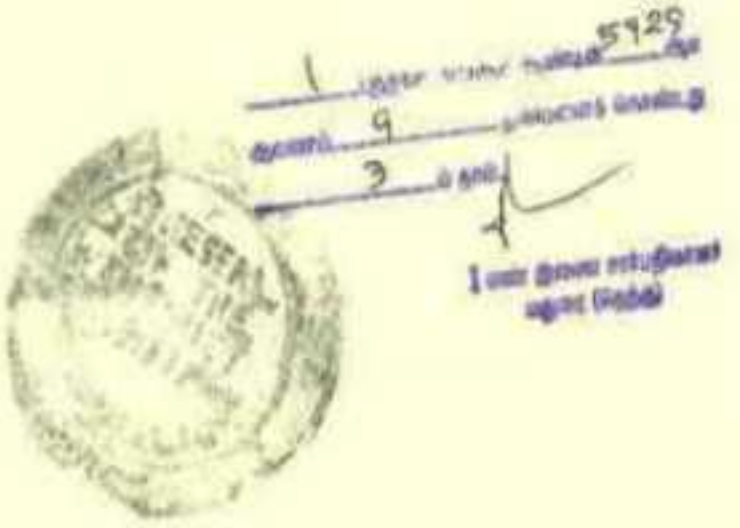
இதில் அதன் தீர்ப்பு கோப்பில் வைக்கப்படுகிறது.

[illegible]

நாள் : 3.8.2013

[illegible]





P-69

208/ADJ/2023

DEED OF GENERAL POWER OF ATTORNEY

SUBASHINI RAMIYA CHANDRASEKARAN (R.C.SUBASHINI) (Passport No.T3269928 & PAN:BFMPS7978K), Wife of Venkatesan, Hindu, aged about 50 years, residing at Flat No.174/5, Door No.326/5 on the Second Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040; hereinafter referred to as the **PRINCIPAL,** which term shall mean and include her heirs, legal representatives, successors in interest, executors, administrators and assigns.

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

M/s.INDIA BUILDERS (CHENNAI) LIMITED, (PAN:AABCI3731Q) (PhoneNo.044-26213953) (email:info@indiabuilders.in) a Company incorporated under the Companies Act, 1956, having its Registered Office at No.AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **PREETAM KARTHIK** (Aadhaar No.4400 4431 2736), Son of J.Uttam Kumar, Hindu, aged about 34 years, as her true and lawful **POWER OF ATTORNEY AND AGENT**, to act in her name and on her behalf and to do and execute and perform or cause to be done, executed and performed all or any of the acts, deeds and things hereunder.

WHEREAS the **PRINCIPAL** herein along with thirteen others are the respective joint and absolute owners of the Residential Flats bearing Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6 on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, more fully described in the Schedule 'A' hereunder.

R.C. Subashini

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does not accept any responsibility
for the Validity of this Document

DOCUMENT NO 208 OF 2023
BOOK I Consists SHEETS 9
1 SHEET

SUB REGISTRAR

WHEREAS under a Deed of Sale dated 01.03.1989 registered as Document No.904 of 1989 in the Office of the Sub-Registrar, Anna Nagar, P.R.Rangan purchased **Flat No. 174/5,** Door No.326/5 on the Second Floor in **Block No.174**, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Sale dated 09.03.1989 registered as Document No.1015 of 1989 in the Office of the Sub-Registrar, Anna Nagar, D.Dharani Dhandapani purchased the said Flat from P.R.Rangan. Whereas under a Deed of Sale dated 08.11.1991 registered as Document No.3373 of 1991 in the Office of the Sub-Registrar, Anna Nagar, R.C.Jayalakshmi purchased the said Flat from D.Dharani Dhandapani. Whereas R.C.Jayalakshmi died intestate on 15.07.2012 as evidenced by the Death Registration No.36/2012/N059 leaving behind as her legal heirs, her three children, viz. 1) SuryaPrakash Ramiya, 2) T.J.Padmavathy and 3) SUBASHINI RAMIYA CHANDRASEKARAN (R.C.SUBASHINI) as evidenced by the Legal Heirship Certificate No.Pa.Mu.No.4832/2013/E3 dated 06.03.2013 issued by the Tahsildar Madurai South District. Whereas under a Deed of Partition dated 03.08.2013 registered as Document No.5929 of 2013 in the Office of the Sub-Registrar, Madurai South Joint-1, SUBASHINI RAMIYA CHANDRASEKARAN (R.C.SUBASHINI), the **PRINCIPAL** herein, was allotted the said Flat. Whereas under the said Deed of Sale dated 08.11.1991 registered as Document No.3373 of 1991 and Deed of Partition dated 03.08.2013 registered as Document No.5929 of 2013, the UDS has been wrongly mentioned as 1/3rd undivided share instead of 933.33 Sq.ft. of undivided share out of 11200 Sq.ft. Thus, the **PRINCIPAL** herein is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of partition.

WHEREAS the **PRINCIPAL** herein along with thirteen others jointly applied for and obtained Patta vide No.2023/0153/02/037409TR/2023 dated 20.09.2023, from the Tahsildar Aminjikarai Taluk, in their joint names for the property described in Schedule 'A' hereunder and thus, the **PRINCIPAL** herein along with thirteen others are in absolute possession and enjoyment of the property described in Schedule 'A' hereunder.

R.C subashini

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as to the contents of this document.

DOCUMENT NO 225 OF 2024
BOOK IV Contains SHEETS 1
2 SHEET

SUB REGISTRAR

WHEREAS the **PRINCIPAL** herein along with thirteen others jointly decided to develop the Schedule 'A' property and construct new residential apartments with a reputed Builder and the **PRINCIPAL** is not in a position to deal with and manage the affairs relating to the said property, more fully described in the Schedule 'A' hereunder directly and hence, the **PRINCIPAL** is desirous of nominating and appointing the aforesaid Builders, **M/s.INDIA BUILDERS (CHENNAI) LIMITED**, a Company incorporated under the Companies Act, 1956, herein represented by its Director, **PREETAM KARTHIK**, as her true and lawful Power of Attorney Agent for looking after the affairs relating to demolition and construction of residential flats over the Schedule 'A' mentioned property and to deal with **233.33 Sq.ft. Undivided Share** in the Schedule 'A' mentioned Property, more fully described in the **Schedule 'C'** hereunder in all respects after retaining **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, for her own use.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

a. To apply to the Corporation of Chennai and/or any other local competent body to obtain permission for the demolition of the existing structure in the Schedule 'A' Property, to sign all papers and plans required for the same and to demolish the superstructure and to sell and appropriate the proceeds thereof.

b. To develop the Schedule 'A' mentioned Property and to comply with all the requirements under the law relating to such development.

c. To sign and verify all affidavits, indemnity bonds, guarantees, documents and papers necessary for such proposed demolition and development.

d. To appear and submit plans before the Corporation of Chennai and the Chennai Metropolitan Development Authority for development. Also, to submit applications for No Objection Certificate and Completion Certificate before the Corporation of Chennai and the Chennai Metropolitan Development Authority. The Construction shall be strictly in accordance with the approved plans.

R. C. Subashini

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does not accept any responsibility

DOCUMENT NO 208 OF 2023
BOOK 4 Contains SHEETS 9
3 SHEET

SUB REGISTRAR

e. To appoint architects, to prepare and submit plans before the Authorities concerned and to authorise such architects to make necessary alterations in such plans from time to time in Consultation with the **PRINCIPAL**.

f. To apply for electrical, water and drainage connections before the Electricity Board, Chennai Metropolitan Water Supply and Sewerage Board and any other Municipal, Local or Government Authority and to pay deposits and obtain refunds from such authorities.

g. To file suits, writs, appeals or any other proceedings before any Court, Tribunal or authority and for this purpose of developing the property only to sign and execute all plaints, affidavits, Memorandum of Appeal, Petitions or any other pleadings, to appoint advocates to conduct all such cases and to execute vakalats in her favour.

h. To pay taxes, charges and other outgoings in respect of the Schedule 'A' Property and the development thereon.

i. To enter into Agreements of sale in respect of **233.33 Sq.ft. Undivided Share** in the Schedule 'A' Property, to receive advances and to give valid receipts thereof.

j. To execute Deed/s of sale in respect of **233.33 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder, to present the same for registration before the appropriate registering authorities, to admit execution and receipt of consideration and to receive back documents after registration and the remaining extent of **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, is retained by the **PRINCIPAL** for her own enjoyment.

k. To Sign all forms necessary for registration in respect of **233.33 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder.

R. C. Sukeshini

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does not accept any responsibility
for the contents of this document

DOCUMENT NO 208 OF 2023
BOOK 4 SHEET 9

l. To enter into Construction Agreement/s with the prospective Purchaser/s, in respect of **proportionate super built-up area**, to receive the consideration in respect of the said agreement/s and to give valid receipts thereof.

m. To execute cancellation deeds, rectifications deeds and to submit and register the same and to receive the same after due registration.

The **POWER OF ATTORNEY AGENT** shall maintain complete and proper accounts of all the transactions made by it and produce the same to the **PRINCIPAL** as and when required.

No considerations have been received through this Power of Attorney Deed and no transfer is effected under this Power.

And the **PRINCIPAL** hereby agrees to ratify and confirm all and whatsoever **POWER OF ATTORNEY AGENT** shall do by virtue of the Powers given herein above.

SCHEDULE – 'A'

(ENTIRE PROPERTY JOINTLY OWNED BY THE PRINCIPALS AND THIRTEEN OTHERS)

All that piece and parcel of land and residentials flats bearing M/O Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6, on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 321 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, and the land bounded on the

NORTH BY : TNHB Plots,
EAST BY : 30 Feet Road, (L-Block 6th Street)
SOUTH BY : 80 Feet Road, Shanthi Colony 4th Avenue
WEST BY : Block No.175.

R.C. & Witnesses

Consulate General of India, Dubai,
does not accept any responsibility

DOCUMENT NO 208 OF 2023
BOOK ~~1~~ 3 Contains SHEETS 9
5 SHEET

SUB REGISTRAR

Situate within the Registration District of Central Chennai and Registration Sub-District of Anna Nagar.

SCHEDULE - 'B'

(PROPERTY RETAINED BY THE PRINCIPAL)

700 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

SCHEDULE - 'C'

(POWER AGENT EMPOWERED TO DEAL WITH THE PROPERTY)

233.33 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

IN WITNESS WHEREOF, THE PRINCIPAL HAS SIGNED THIS DEED OF GENERAL POWER OF ATTORNEY ON THE **09 DAY OF OCTOBER 2023,** IN THE PRESENCE OF:

SUBASHINI RAMIYA CHANDRASEKARAN (R.C.SUBASHINI)

R.C. Subashini



Signed in my presence. He / She has been identified by his / her passport No. J 3249128 issued at DUBAI on 30-01-2021
While the photographs and Signatures are attested, no responsibility is accepted by Consulate General of India, Dubai for the contents of this document.

IVS Global

UAED21692428

विमल असावल
VIMAL ASAWAL
उप कौंसुल
Vice Consul
भारत का कंसुलावास, दुबई
Consulate General of India, Dubai

09 OCT 2023

DOCUMENT NO 208 OF 2023
BOOK 4 (J Comparison) SHEETS 9
6 SHEET

SUB REGISTRAR







DOCUMENT NO 208 OF 2023
BOOK 4 Contains SHEETS 6
7 SHEET
SUB REGISTRAR

GOVERNMENT OF INDIA



Vijayakumar D

DOB : 07/11/1977

MALE

2318 8262 6536



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O: Duraiswamy, 37, GANDHI STREET, GOLDEN GEORGE NAGAR EXT, Mogappair, Thiruvallur, Tamil Nadu, 600037





9317 8861 5197



9317 8861 5197

DOCUMENT NO 202 OF 2023

BOOK I 3 Consisting SHEETS 9

8 SHEET

SUB REGISTRAR

ADJ/AnnaNagar/208/2023

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

இந்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய முறையான முத்திரைத்தீர்வை ₹ 100/- (ரூபாய் நூறு மட்டும்) திருதிருமதி/செல்வி. U PREETAM KARTHIK அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும் இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியுள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர்
Sub-Registrar
Anna Nagar,
Chennai - 600 037

சார்பதிவாளர் : அண்ணா நகர்
நாள்: 02/11/2023

2023 ஆம் ஆண்டு நவம்பர் மாதம் 2ம் நாள் அண்ணா நகர் சார்பதிவாளர் அலுவலகத்தில் தீர்வு செய்துதற்காக தாக்கல் செய்து கட்டணம் ₹ 54- செலுத்தியவர்.

இடது பெருவிரல்





கொடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இணைவேண்டி நிறுவியவர்கள் :

1. திரு R MANIKANDAN தந்தை RAJA 17A F block, IOF colony, chennai சென்னை, தமிழ்நாடு, இந்தியா, 600037

2. திரு M VIJAYAKUMAR தந்தை DURAISAMY 37,Gandhi Street, Golden George Nagar, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600037

2023 ஆம் ஆண்டு நவம்பர் மாதம் 2ம் நாள்



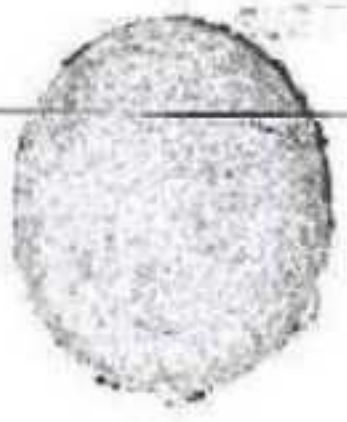
சார்பதிவாளர்
Sub-Registrar
Anna Nagar,
Chennai - 600 037.

ADJ/AnnaNagar/208/2023 என்னாக தீர்வு செய்யப்பட்டது

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BOOK 1(1) Containg SHEETS 9
9 SHEET

நாள் : 02/11/2023
அண்ணா நகர்

Sub-Registrar
Anna Nagar,
Chennai - 600 037.



174/6



5630
7-12-98

0CCC 840077

M/s. Premila Tensingh
Chennai

P.S. ANNAMALAI
STAMP VENDOR
L.No.
SASTRI NAGAR, ADYAR
CHENNAI - 600 020

Verified for
Doc No. 5241
Dated : 11-12-98
Sub Registrar
Anna Nagar

SALE DEED

THIS DEED OF SALE executed at Chennai this the 10th day of December 1998 by Mr.S.Subramaniam, S/o. Late Sri S.Suryanarayanan, Hindu, aged about 47 years residing at 152/15, Lotus Colony, Anna Nagar(East), Chennai- 600 102 hereinafter called the "VENDOR" which term shall mean and include wherever the context so admits or permits his heirs, legal representatives, executors, administrators and assigns:

TO AND IN FAVOUR OF MRS. PREMILA TENSINGH, wife of Mr.P.Herbert Tensingh, Indian Christian, aged about 39 years, residing at 173/2, Mullai Colony, IV Avenue, Anna Nagar, Chennai- 600 040, hereinafter called the "PURCHASER"

S Subramaniam

.....2

3166/98

DOCUMENT NO. 3166 OF 1998
CONTAINS 19 SHEETS
1 SHEET.

Presented in the Office of the Sub-Registrar
Assessed and fee of Rs. 4,005/- Paid between the
hours of 4-5 on the 10th December 1998

SUB-REGISTRAR

Vijayalakshmi

EXECUTION ADMITTED BY

Vijayalakshmi

IDENTIFIED BY

Clerk to Mr. P. Chandrasekaran
29, Luz Church Road, Mylapore, Chennai-600 004.

E. MOORTHY S/o. K.K. ESWARAN; 4/795, DR. II NAGAR WEST
CHENNAI 58

10th December 1998 JOINT SUB-REGISTRAR

Registered as No. 3166 of 1998
in Book 1 Volume 1101
Pages 165 to 171
14th December 1998

Sub-Registrar

Nos. Number of copies
Registered with the
original one

Sub Registrar

174/6

5000Rs.



Rs5000/-

Smt Rtns Pramila Tandingh
Chennai

8-10-98

P.S. ANNAMALAI
STAMP VENDOR
L.No. [illegible]
SANTHI NAGAR, ADYAR
CHENNAI - 600 020.

which term shall mean and include wherever the context so admits or permits her heirs, legal representatives, executors, administrators and assigns:

WHEREAS the Vendor is the sole and absolute owner of the property being Flat 174/6 in the Second Floor of the Building in Block No 174 erected on the land in Survey No. 207 part of Thirumangalam Village, at Anna Nagar, Chennai City, measuring 0521 Sqare Feet plinth area and situated within the Sub-Registration District of Anna Nagar, he having purchased the same from Tamil Nadu Housing Board in and by the Deed of Sale dated 22.04.1998 bearing document No.1072 of 1998 and registered at the office of Sub Registrar of Anna Nagar, Chennai.

(1) Subramaniam O.

....3

5000Rs



P.S. ANNAMALAI
STAMP VENDOR
L No.
SASTRI NAGAR, ADYAR
CHENNAI - 600 020.

AND WHEREAS the Vendor offered to sell the Schedule mentioned property free from all encumbrances for the sale consideration of Rs.4,00,000/= (Rupees Four Lakhs Only) and the Purchaser herein has agreed to purchase the same for the said sale price.

AND WHEREAS the Vendor herein has entered into an agreement with the Purchaser on 05.12.1998 and the Purchaser has paid a sum of Rs.25,000/=(Rupees Twenty five Thousands Only) by way of Advance.

.....4

5000Rs.



Stamp Vendor
P.V. ANNAMALAI
LIC No. 16/97/95
SASTRI NAGAR, ADYAR
CHENNAI - 600 020

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

That in consideration of the above property and in consideration of the sale price of Rs.4,00,000/- (Rupees Four Lakhs Only) paid by the Purchaser to the Vendor in the following manner:

1. Rs.25,000/- (Rupees Twenty five thousands only) paid by the Purchaser to the Vendor towards Advance.

....5

5000Rs.



P.S. ANNAMALAI

2. Rs.3,75,000/- (Rupees Three lakhs and seventy five thousands only) paid by the purchaser to the Vendor by way of Bankers Payment Order of Indian Bank drawn in favour of the Vendor bearing Nos:

dt. 10.12.1998 for Rs.2,50,000/-
dt. 10.12.1998 for Rs.1,25,000/-

the receipt of the entire sale consideration of Rs.4,00,000/- in the manner aforesaid the Vendor doth hereby admit and acknowledge and acquit, release and discharge the Purchaser

....5

1000Rs.



from making further payment thereof, the Vendor doth hereby assign, convey, grant, sell and transfer to and UNTO the PURCHASER by way of absolute sale free from all encumbrances whatsoever of the Scheduled mentioned property viz., all that piece and parcel of the flat bearing No.174/6 in Second Floor of the Building in Block No.174 comprised in Survey No. 207 part admeasuring a plinth area of 521 square feet or thereabouts and situate within the Sub Registration District of Anna Nagar morefully described in the schedule hereunder together with all the estate, right, interest, claim and demands whatsoever of the Vendor and upon the said property

....6

1000Rs



Place -

Mrs Premila Tejwani
Chennai

P.S. ANNAMALAI
STAMP VENDOR
L.Sr. 14/2006
SASTRI NAGAR, ADYAR
CHENNAI - 600 020

together with all erections, fixures, fittings, fences, hedges, wells, ditches, water, water courses, water ways, drains, drainages, sewerages, common passages, ways, liberties, privileges, rights, easements, advantages, amenities and appurtenances whatsoever appurtenant thereto or reparted to be so belonging or usually held, occupied, used and enjoyed now or hereto before forming part and parcel of the schedule mentioned property TO HAVE AND TO HOLD the same to and unto the Purchaser to be owned, possessed, enjoyed,

P. Subramaniam

....7

1000Rs.



P.S. ANNAMALAI

and dealt with her own absolutely and forever free from all encumbrances without any interruption, obstruction, claim or demand by the Vendor or any other person or persons.

The Vendor further covenants that he has not done or caused to be done or knowingly suffered to be done or omitted to do or been party or privy to any act, deed transaction or thing in respect of the schedule mentioned property hereby sold whereby the said property or any part thereof is or may be

....8

1000 Rs.



affected, encumbered or impeached in title estate, or otherwise and there no impediment by reason of any Municipal Laws, Town Planning Laws, Urban Land Ceiling Laws or other order of Government or any other reasons or objections whatsoever whereby the vendor has in any way been hindered, hampered, constrained or restricted from granting, conveying, assigning, transfering or selling and absolute and indefeasible right, title or interest in the schedule mentioned property hereby conveyed to the Purchaser.

....9

1000Rs.



The Vendor covenants with the purchaser that there are no encumbrance over the schedule mentioned property and that he has now a good and subsisting title as full and absolute owner of the said property and that he has full power to convey the property to the purchaser free from all encumbrances.

The Vendor specifically covenants that the property hereby sold to the purchaser is his self acquired property purchased

....10

1000Rs



out of his own funds and the Vendor hereby agrees to indemnify the Purchaser against any claim whatsoever either by the members of his family or any person claiming through them in respect of the title to the schedule mentioned property.

The Vendor further covenants with the Purchaser that he shall at all times and at his own expenses and costs establish and uphold the title to the property hereunder sold and the Vendor shall hold himself personally liable for any loss.

....11

1000Rs



injury or damage caused or sustained by the Purchaser by reason of any defect in title or any claim put forward to the property by any source whatsoever and that the Vendor shall indemnify the Purchaser against all such loss if any sustained by the Purchaser.

The Vendor further covenants that there are no encumbrances, mortgage, charges, lien, attachment, judgement of courts, or revenue authorities claim for maintenance or any other encumbrances whatsoever in respect of the property hereby conveyed.

....12

1000Rs.



Mrs. Premila Tandon
Chennai

P.K. ANNAMALAI

The Vendor hereby covenants that the property hereby sold is not the subject matter of any will, gift, endowment, order or orders of injunction passed by or undertaking given to any court of law.

That the Vendor covenants with the Purchaser that there is no order of any court charging the said property with any debt existing or has given for security for any such debt, and the Vendor further covenants with the Purchaser that there are no court orders in any manner affecting the Vendor's right to effect this sale that the said property is not subject to any

....13

1000Rs.



covenant for security or indemnity in favour of any person and that there is no act or deed or thing making the said property a trusts property or deriving or dedicating any portion of it for charitable purposes or creating any kind of interest in favour of any person or persons.

The Purchaser may at all times peaceably possess and enjoy the schedule mentioned property without any let, hinderance, claim or demand by any person. That the Vendor has paid or will pay all taxes, dues betterment charges and fees and other public dues and civil dues in respect of the property

....14

1000Rs



hereby sold to the purchaser upto the date of sale and the Vendor hereby undertakes that in the event of any subsequent claim or demand being made for the period prior to the date of this deed of sale, the Vendor will pay the same or in default reimburse the Purchaser for all actual expenses and the cost of satisfying such subsequent claim or demand. The Vendor further covenants that he shall indemnify the Purchaser for breach of the covenants contained herein or other covenants implied by law.

....15

1000Rs.



The Vendor doth hereby covenants that the Purchaser is entitled to have the mutation in all public records and revenue records in respect of transfer of ownership of the schedule mentioned property and that the Vendor hereby covenants to do all such acts or things as may be necessary in this behalf.

The Vendor has this day delivered vacant possession of the schedule mentioned property to the Purchaser and has also delivered the title deeds in original in respondent the schedule mentioned property in support of this sale.

....16

500Rs.



SCHEDULE

All that piece and portion of the Flat No.174/6 in the Second Floor of the Building in Block No. 174 erected on the land in Survey No.207 part of Thirumangelam Village (174/6 Kurinji Colony, IV Avenue) Anna Nagar, Chennai City, flat measuring 0521 Square Feet (Plinth area of flat) and the land being bounded on the

North by : Flat No. 174/5,
East by : 30' ROAD,
South by : 80' ROAD, and
West by : Open space

within the Sub Registration District of Anna Nagar and Registration District of Chennai.

....18

500Rs



IN WITNESS WHEREOF the Vendor hereunto put his hand and signed this Deed of Sale on the Day, Month and Year first above written.

(R) Ratnamoorthy R.

VENDOR.

WITNESSES:

1. CP. RAJENDRAN
225, Kamaraj Colony
Anna nagar West Ext
Chennai - 600101.

2. E. MOORTHY.
4/195, Dr. JJ NAGAR WEST, CHENNAI 58

Purchased by me

(R) Ratnamoorthy R.

ANNEXURE - 1A

Statement regarding Particulars of the building mentioned in the documents : Please note by a tick (✓) mark in the relevent item to the following form :

1.	Description of Building		
	a) Constn of the Structure	: ~~Cement-or lime Mortar~~	✓ Partly cement ~~or lime~~ and ~~Partly Mud Mortar~~
	b) Depth of foundation	: 3 to 4 ft ✓	~~Above 4 ft~~
	c) Thickness of walls in G.F	: 9" ✓	1' 1/2
	d) Wheather teakwood used throughout	: ~~Yes~~	✓ No
	e) Flooring	: Mosaic	✓ Ordinary Plastered
2.	Age of Building	: 17 Years	Yard undivided share in
3.	Extent of the site	: Nil Grounds 521	Square feet
3A.	Value of the site	: Rs 2.38.792/-	
4.	Build up Area	:	

~~Madras~~ Terrace — G. Floor 1st Floor 2nd Floor ~~3rd Floor~~

RCC ✓ — 521

Mangalore title roof over flat tiles — 891

Mangalore roof plain

Mangalore tile roof over ceiling tiles

Pentile roof over flat tiles

Pentil roof plain

A.C.C. Sheet

5.	Area of Sepera-to garrage if any	: —
6.	a] Length of compound wall any	: —
	b] Length of barded wire or Chain or lion fence	: —
7.	Well with diameter and depth	: Common
8.	Is there a separate latrine / Septick tank	: Common
9.	Elec. Instalation	: a] No. of Points 8
		b] No. of Fans 1
		c] No. of Elec. Pumps Common
10.	Annual Rental Value	: Rs 435/- For 6 months
11.	Executan's estimated of the Market Value of the building and site	: Rs 4,00,000/-

L.V. 2,38,792/
B.V. 161208/
Total 4,00,000/-

Place :

Signature of Executant

175/1 Prabu



Sri. V. Prabu
Madras.

8140
12.4.89

SALE DEED FOR Rs.1,75,000/-

THIS DEED OF ABSOLUTE SALE executed this the 12th day of April 1989, by Shrimathy G.LALITHA, wife of Dr.K.V.Balagangadhar, Hindu, aged about 61 years, residing at Plot No.447, No.16, III Avenue, Madras-600 020 (hereinafter referred to as the VENDOR which term shall unless repugnant to the context, include her heirs, executors, administrators and assigns);

TO AND IN FAVOUR OF Sri.V.PRABU, son of Sri. S.Vasudevan, aged about 39 years, residing at No.167/9 Jawahar Colony, Anna Nagar West, Madras - 600 040.

...2

G. Lalitha

1624

DOCUMENT NO. 1624 OF 1989
CONTAINS 15 SHEETS
1 SHEET.
SUB REGISTRAR

...in the Office at the sum of Rupees
& Annas Nagar and fee of Rs. 13 lakhs
last between the hours of ... and ...
... 1989 by.....

^ B. Lalitha

EXECUTION ADMITTED BY

[redacted] ^ B. Lalitha wife of Balasamyadhar
plot 447 Nath Sindra Nagar
III Avenue Adiyar

IDENTIFIED BY

^ M. Jayanthinathan S/o A. Manickavelu
176/3 M1 4 Flat
4th Avenue Madras. 600 090

[illegible] S/o Venkatramia. Plot No. 447.
No 16. III Avenue. Madras 600 090

A/c. Payee cheque for Rs. 1,74,000/- (Rupees One Lakh Seventy Four Thousand) drawn on State Bank of India Madras. bearing No. 225054. dated 12.4.89 was delivered in my presence by the claimant to the executants.

^ B. Lalitha

12th April 1989

5000Rs



Sri. V. Prabhu
Madras.

7658
5.4.89

Rs.5000/-

: 2 :

(hereinafter referred to as the PURCHASER which term shall unless repugnant to the context include his heirs, executors, administrators and assigns);

WHEREAS the Vendor is the absolute owner of the Flat bearing No.1, in the Ground Floor of the Building erected in Block No.175, on the land in Survey No.207 part, Koyambedu comes under Thirumangalam, Anna Nagar, flat measuring 521 square feet together with an undivided interest in the land on which the building stands, more fully described in the Schedule hereunder, she having purchased the same from the

...3

B. Lalitha

5000Rs.



Sri. V. Prabhu
Madras.

7791
7-4-87

Rs.5000/only

Tamil Nadu Housing Board (represented by the Executive Engineer and Administrative Officer, Arignar Anna Nagar Division) under the Deed of Sale dated 26.10.1988 and registered as Document No.4743 of 1988 in the office of the Sub-Registrar, Anna Nagar, (hereinafter referred to as the Scheduled property).

AND WHEREAS the Vendor is in absolute possession and enjoyment of the schedule property.

AND WHEREAS the Vendor has agreed to sell the scheduled property to the Purchaser and the Purchaser

...4

B. Lalitha

5000Rs



Sri. V. Prabhu
Madras.

8036
10.4.89

Rs. 5000/-

has agreed to purchase the scheduled property from the Vendor for a consideration of Rs.1,75,000/- (Rupees One Lakh and Seventy five thousand only);

AND WHEREAS the Vendor has assured the Purchaser that (a) there are no encumbrances on the Schedule property and that (b) the scheduled property is not the subject matter of any agreement, pending litigation or acquisition proceedings and that there are no arrears of property Tax or other fiscal dues thereon;

...5

B. Lalitha

1000Rs.



SEP 1986

Sri. V. Prabhu
Madras

8103
11.4.89

Rs. 1000/-

AND WHEREAS the Purchaser has paid to the Vendor a sum of Rs.1,000/- (Rupees One thousand only) as advance, receipt whereof the Vendor has already acknowledged;

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,75,000/- (Rupees One Lakh and seventy five thousand only) paid by the Purchaser to the Vendor as follows:

...6

B. Lalitha

750Rs.



Sri. V. Prabhu
Madras

8104
11.4.89

Rs. 750/-only.

(a) Rs.1,000/- (Rupees One thousand only) paid in cash/on 9th March 1989; and

(b) Rs.1,74000/- (Rupees One Lakh and seventy-four thousand only) paid this day by cash/cheque No.225054 dt.12-4-89 Before the Sub-Registrar at the time of Registration of these presents;

receipt of which aggregate sum of Rs.1,75,000/-(Rupees-One Lakh and seventy five thousand only) in the manner abovesaid the Vendor hereby acknowledges and releases the Purchaser from the liability therefrom, the Vendor doth hereby grant, convey and assign and transfer

...7

B. Lalitha

500Rs



UAN
'888

9183
10-4-87

Rs-500/-

V. Thamarai Chelvi
V. தாமரைச்செல்வி,
[illegible],
No 21, [illegible],
[illegible], Centre 14.

: 7 :

UNTO the Purchaser by way of absolute sale of the scheduled property together with all erections, buildings, hedges, ditches, fences, ways, waters, water courses and paths, rights and privileges, easements, advantages and appurtenances to the Scheduled property or with the same or heretofore occupied or enjoyed or reported or known as part and parcel thereof or as appurtenant thereto AND ALL the rights, title, interest, claim and equities whatsoever of the Vendor into and upon the same TO HAVE AND TO HOLD the Scheduled property all and singular the premises here-

...8

B. Vaidhya

200Rs



8105
11.4.89

Sri. V. prabbu
Madras

Rs. 200/-

G [illegible],

: 8 :

inbefore expressed to be conveyed to the Purchaser absolutely and for ever and free of all encumbrances and the Vendor doth hereby covenant with the Purchaser that notwithstanding anything done by her or knowingly suffered the Vendor has full power to convey and transfer all and singular the Scheduled property expressed to be conveyed to the Purchaser and that the scheduled property shall at all times remain to the Purchaser and quietly entered into and upon and held and enjoyed without lawful interruption and disturbance by the Vendor and/or any person

...9

B. Lalitha

50 Rs.



1989

8106
11.4.89

Sri. V. Prabhu
Madras

Rs. 50/-only

: 9 :

claiming through or in trust for her and keep the Purchaser sufficiently indemnified against all costs, estates, claims, demands, damages and expenses created, occasioned or made by the Vendor or any person claiming through or in trust for the Vendor and further that the Vendor and every person having or claiming any estate right, title or interest in or to the Scheduled property through or in trust for the Vendor will at all times at the cost of the Purchaser execute and do every such lawful assurance and things for the further or more perfectly assuring the Scheduled property to the Purchaser as by the Purchaser shall be reasonably required AND THE VENDOR with a view to inducing the Purchaser in the representations hereby

...10

B. Lalitha

50 Rs.



1988

8107
11.4.89

Sri.V.prabhu
Madras.

made hereby declares that there are no attachments, liens or mortgages or other charges on the Scheduled property and the same is not affected by any pending litigation or right of way and hereby declares that he will indemnify and keep indemnified the Purchaser against all losses, damages or costs or legal expenses that may be sustained by the Purchaser owing to the defect of the Vendor's title or by reason of or in consequence of the Purchaser.

The Vendor has delivered vacant possession of the Scheduled property to the Purchaser and the Vendor doth hereby declare that all the taxes, land revenue, quit rent and other rates and charges and other outgoings payable in respect of the Scheduled property

...11

B. Lalitha

50 Rs.



8108
11.4.89

Sri. V. Prabhu
Madras

Rs. 50/-

up to the date of these presents have been fully paid by the Vendor and the Vendor doth hereby covenant with the Purchaser that if any remains unpaid the Vendor shall discharge the same from and out of her own funds and also agree to reimburse the Purchaser if he pays such taxes, land revenue, quit rent and other charges.

The Vendor has delivered to the Purchaser the title deeds of the scheduled property.

The Purchaser is free to apply for and obtain transfer of electricity licence and connection and deposit in respect of the schedule property in his

...12

B. Lalitha



8109
11.4.89

Sri. V. Prabhu
Madras

name. He can likewise apply for and obtain patta in respect of the scheduled property.

SCHEDULED PROPERTY

All that piece and portion of the Flat No.175/1 in the Ground Floor of the Building in Block No.175, erected on the land in Survey No.207 part, Koyambedu (coming under Thirumangalam at Anna Nagar) in Madras City, flat measuring 521 square feet and the land being bounded on the:

B. Lalitha ...13



9110
11.4.89

Sri. V. prabhu
Madras

: 13 :

NORTH BY : Plot No.2165 part and
2166 part

SOUTH BY : Road

EAST BY : Plot No.175/2

WEST BY : Block No.176

together with an undivided interest in all that piece and parcel of land on which the building stands, within the Registration Sub-District of Anna Nagar and Registration District of Madras.

B. Lalitha ...14

50 Rs.



8111
11.4.89

Sri. V. Prabhu
Madras

: 14 :

IN WITNESS WHEREOF the VENDOR has set her hands the day, month and year first above written.

B. Kalitha
VENDOR

WITNESSES:

1. M. Jayaththinatha
176/3 mig flat
4th Avenue. M.S. 600 099

2. Dr. K.V. BALAKANLA DAS
Plot No. 447. No: 16
18th Avenue M-600020.

S. Krishnamurthy
Advocate,
173, Thambu Chetty St.,
MADRAS - 1.

Typed by: M/s. RANO & CO.,
28, Lakshmi Talkies Road,
Madras - 600 030.

ANNEXURE-IA

Statement regarding particulars of the building mentioned in the document: Please note by a tick ( ) mark in the relevant item in the following form:

---

1. Description of building

a) Constn. of the structure	:	Cement or lime Mortal ✓	Partly cement or Lime & Partly Mud Mortar.
b) Depth of foundation	:	3 to 4 ft.	Above 4 ft. ✓
c) Thickness of walls in C.F.	:	9" ✓	1'1½"
d) Whether teakwood used throughout	:	YES	NO. ✓
e) Flooring	:	Mosaic ✓	Ordinary Plastered

2. Age of the Building : 8 Years

3. Extent of the site : Nil Grounds 521 Sq.ft.
3a. Value of the site Rs. 46,875/-
4. Built up area:

	G.Floor	Ist Floor	2nd Floor	3rd Flr.
Madras Terrace				
R.C.C. Roof	—— 521 Sq feet			
Mangalore tile roof over flat tiles				
Mangalore tile roof plain				
Mangalore tile roof over ceiling tiles				
Pantile roof over flat tiles				
Pantile roof plain				
A.C.C. Sheet.				

---

5. Area of separate garage if any : Nil
6. a) Length of compound wall if any? : Nil
   b) Length of barbed wire or chain or link fence :
7. Well with diameter and depth : Common
8. Is there a seperate latrine or septic tank : Nil
9. Elec. Installations : a) No.of points- 10 pts
   b) No.of Fans - Nil
   c) No.of Elec. Pumps- Common
10. Annual Rental value : Rs. 890/=
11. Executant's estimated of the Market value of the building & site. : Rs. 1,75,000/-

B. Kavitha
SIGNATURE OF EXECUTANT.

I/5239/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

26-07-2023 M/s. India Builders (Chennai) Ltd

CX 166111

D. RAMADEVI
STAMP VENDOR
LIC No.49/5440/B3/2008
1E8/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mobile: 9385349119/044-49525952

DEED OF GENERAL POWER OF ATTORNEY

V.PRABHU, (PAN:AALPP7465M & Aadhaar No. 4514 3160 9531), Son of S.Vasudevan, Hindu, aged about 74 years, Presently residing at 1/767, Kumudham Nagar, 1st Street, Mugalivakkam, Chennai-600 125, and permanent resident of Flat No.175/1, Door No.328/1, on the Ground Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040; hereinafter referred to as the **PRINCIPAL**, which term shall mean and include his heirs, legal representatives, successors in interest, executors, administrators and assigns,

For IndiaBuilders (Chennai) Ltd.

Business Development Manager

DOCUMENT NO 5239 OF 2023
BOOK I Contains SHEETS 14
1 SHEET

SUB REGISTRAR

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

M/s.INDIA BUILDERS (CHENNAI) LIMITED, (PAN:AABCI3731Q) (Phone No.044-26213583) (email:info@indiabuilders.in) a Company incorporated under the Companies Act, 1956, having its Registered Office at No.AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Business Development Manager, **Mr.R.MAHENDRAKUMAR,** (Aadhaar No.3047 8791 4480), Son of Ramalingam, Hindu, aged about 45 years, residing at No.2233/1, 1st Floor, 1st Street, AP Block, Anna Nagar, Chennai 600 040, as his true and lawful **POWER OF ATTORNEY AND AGENT** to act in his name and on his behalf and to do and execute and perform or cause to be done, executed and performed all or any of the acts, deeds and things hereunder.

WHEREAS under a Deed of Sale dated 26.10.1988 registered as Document No.4743 of 1988 in the Office of the Sub-Registrar, Anna Nagar, B.Lalitha, purchased **Flat No.175/1,** Door No.328/1, on the Ground Floor in **Block No.175,** Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Sale dated 12.04.1989 registered as Document No. 1624 of 1989 in the Office of the Sub- Registrar, Anna Nagar, Mr.V.Prabhu, the **PRINCIPAL** herein, purchased the said Flat from B.Lalitha. Thus the **PRINCIPAL** is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase.

WHEREAS the **PRINCIPAL** herein along with thirteen others are the respective joint and absolute owners of the Residential Flats bearing Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6, on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part, of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/9, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, more fully described in the Schedule 'A' hereunder.

For IndiaBuilders (Chennai) Ltd.

Business Development Manager

DOCUMENT NO 5239 OF 2023
BOOK 1 CONTAINS SHEETS 14
2 SHEET

SUB REGISTRAR

WHEREAS the **PRINCIPAL** herein along with thirteen others jointly decided to develop the Schedule 'A' property and construct new residential apartments with a reputed Builder and the **PRINCIPAL** is not in a position to deal with and manage the affairs relating to the said property, more fully described in the Schedule 'A' hereunder directly and hence, the **PRINCIPAL** is desirous of nominating and appointing the aforesaid Builders, **M/s.INDIA BUILDERS (CHENNAI) LIMITED**, a Company incorporated under the Companies Act, 1956, herein represented by its Business Development Manager, **Mr.R.MAHENDRAKUMAR,** as his true and lawful Power of Attorney Agent for looking after the affairs relating to demolition and construction of residential flats over the Schedule 'A' mentioned property and to deal with **233.33 Sq.ft. Undivided Share** in the Schedule 'A' mentioned Property, more fully described in the **Schedule 'C'** hereunder in all respects after retaining **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder for his own use.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

a. To apply to the Corporation of Chennai and/or any other local competent body to obtain permission for the demolition of the existing structure in the Schedule 'A' Property, to sign all papers and plans required for the same and to demolish the superstructure and to sell and appropriate the proceeds thereof.

b. To develop the Schedule 'A' mentioned Property and to comply with all the requirements under the law relating to such development.

c. To sign and verify all affidavits, indemnity bonds, guarantees, documents and papers necessary for such proposed demolition and development.

d. To appear and submit plans before the Corporation of Chennai and the Chennai Metropolitan Development Authority for development. Also, to submit applications for No Objection Certificate and Completion Certificate before the Corporation of Chennai and the Chennai Metropolitan Development Authority. The Construction shall be strictly in accordance with the approved plans.

For IndiaBuilders (Chennai) Ltd

Business Development Manager

DOCUMENT NO 5239 OF 2023
BOOK 1 Contains SHEETS 14
3 SHEET

SUB REGISTRAR

e. To appoint architects, to prepare and submit plans before the Authorities concerned and to authorise such architects to make necessary alterations in such plans from time to time in Consultation with the **PRINCIPAL**.

f. To apply for electrical, water and drainage connections before the Electricity Board, Chennai Metropolitan Water Supply and Sewerage Board and any other Municipal, Local or Government Authority and to pay deposits and obtain refunds from such authorities.

g. To file suits, writs, appeals or any other proceedings before any Court, Tribunal or authority and for this purpose of developing the property only to sign and execute all plaints, affidavits, Memorandum of Appeal, Petitions or any other pleadings, to appoint advocates to conduct all such cases and to execute vakalats in his favour.

h. To pay taxes, charges and other outgoings in respect of the Schedule 'A' Property and the development thereon.

i. To enter into Agreements of sale in respect of **233.33 Sq.ft. Undivided Share** in the Schedule 'A' Property, to receive advances and to give valid receipts thereof.

j. To execute Deed/s of sale in respect of **233.33 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder, to present the same for registration before the appropriate registering authorities, to admit execution and receipt of consideration and to receive back documents after registration and the remaining extent of **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, is retained by the **PRINCIPAL** for his own enjoyment.

k. To Sign all forms necessary for registration in respect of **233.33 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder.

For IndiaBuilders (Chennai) Ltd.

Business Development Manager

DOCUMENT NO 5239 OF 2023
BOOK I CONTAINS SHEETS 14
4 SHEET
SUB REGISTRAR

l. To enter into Construction Agreement/s with the prospective Purchaser/s, in respect of **proportionate super built-up area**, to receive the consideration in respect of the said agreement/s and to give valid receipts thereof.

m. To execute cancellation deeds, rectifications deeds and to submit and register the same and to receive the same after due registration.

The **POWER OF ATTORNEY AGENT** shall maintain complete and proper accounts of all the transactions made by it and produce the same to the **PRINCIPAL** as and when required.

No considerations have been received through this Power of Attorney Deed and no transfer is effected under this Power.

And the **PRINCIPAL** hereby agrees to ratify and confirm all and whatsoever **POWER OF ATTORNEY AGENT** shall do by virtue of the Powers given herein above.

SCHEDULE – 'A'

(ENTIRE PROPERTY JOINTLY OWNED BY THE PRINCIPAL AND THIRTEEN OTHERS)

All that piece and parcel of land and Residentials flats bearing MIG Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6, on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part, of Koyambedu comes under Thirumangalam Village, Now resurveyed and assigned T.S.No.60/9, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, and the land bounded on the

For IndiaBuilders (Chennai) Ltd.

Business Development Manager

DOCUMENT NO 5239 OF 2023
BOOK 1 Contains SHEETS 14
5 SHEET

SUB REGISTRAR

NORTH BY : TNHB Plots,

EAST BY : 30 Feet Road, (I-Block 6th Street)

SOUTH BY : 80 Feet Road, Shanthi Colony 4th Venue

WEST BY : Block No.176.

Situate within the Registration District of Central Chennai and Registration Sub-District of Anna Nagar

SCHEDULE – 'B'

(PROPERTY RETAINED BY THE PRINCIPAL)

700 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

SCHEDULE – 'C'

(POWER AGENT EMPOWERED TO DEAL WITH THE PROPERTY)

233.33 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

IN WITNESS WHEREOF WE, THE PRINCIPAL AND THE POWER OF ATTORNEY AGENT HAVE SIGNED THIS DEED OF GENERAL POWER OF ATTORNEY ON THE **25TH DAY OF AUGUST 2023**, IN THE PRESENCE OF:

WITNESSES:

1. [illegible]
(Advocate)
S/o. T. Raju
A-26, 8th St, Annanagar
Chennai - 40
(9940072840)

2. [illegible]
A4-49 2nd Street
3rd main Road Anna Nagar
Chennai - 40
(9094965370)

PRINCIPAL

For IndiaBuilders (Chennai) Ltd.

Business Development Manager

POWER OF ATTORNEY AGENT

98845 63553

Document Drafted By:



ABINAYA KALAIGNANI
ADVOCATE
MS No 2429 of 2017 2D,
OWNERS COURT, MONTEITH LANE
EGMORE, CHENNAI - 600 008

DOCUMENT NO 5239 OF 2023
BOOK 1 Contains SHEETS 14
6 SHEET

SUB REGISTRAR

SUB REGISTRAR

For Indha Builders (Chennai) Pvt. Ltd.
Business Development Manager

SUB REGISTRAR OFFICE 2023 CF
BOOK 1 Scanning SHEETS

Digitally signed by Tamilnilam Land Records
Date: 2023.08.23 12:30:45 IST
Reason: Tamilnilam Land Records
Location: Tamilnilam Land Records

தமிழ்நிலம் நில அளவை இணையவழி சேவைகள் - Tamilnilam e-Services

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chengalpattu Taluk : Ambattur Town : Gavarapalayam Ward : 001

S.No	Name of the Locality / Survey No. / Sub-Division No.	Old Survey No. / Block No.	Old Survey No. / Block No.	Old Survey No. / Block No.	Classification, Land Use, Ownership, Tenancy	Source of Irrigation and Taxes	Details of Cultivation or Cessation	Class and Sort of Soil	Tenant	Rate per Assessment		Extent By Class			Assessment		Municipal Register	Assigned (Old Door No.)	Since the existing No. of	Remarks
										Rs.	Paise	Hectare	Are	Sq. Metre	Rupees	Paise				
1	[illegible]	[illegible]	2.17.81	174 to 76	[illegible]	[illegible]	[illegible]	[illegible]		[illegible]		0	21	[illegible]	-	8.30		[illegible]	[illegible]	2021/CA/REGISTRY OF DOCUMENTS-II/2023-10-27 7:39:02.223 TR ID: 27-10-2023

Certified that the above extract has been taken from the Land Survey and Register maintained in the Taluk.

Digitally signed / Digital Signature : 27-10-2023
Name / Name : [illegible]
Designation / Designation : Tahsildar
Date / Date : [illegible]

	This extract details / [illegible] are generated from [illegible] and can be verified at https://eservices.tn.gov.in using Reference Number URB/02/05/007/001/0019/69/9 [illegible] Certificate Number. The above certificate / certificate details are generated from digital records. This can be verified at eServices portal https://eservices.tn.gov.in by using the reference number URB/02/05/007/001/0019/69/9
2.	[illegible] The certificate was printed on 23-08-2023 at 12:24:45 PM
3.	This extract does not include the document number / [illegible] Each with 2D barcode reader of mobile phone can view and check the attributes using TAMIRE

உறுதிமொழி சான்று

பதிவுத்துறைத் தலைவர் அவர்களின் கற்றறிந்தது நகஎண்.36013/கி.1/2021

நாள்:07.03.2022

சொத்தானது நிர்நிலை பகுதியில் அமைவாய் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration) நீதி பேராணை எண்:22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்துகளை நிர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்பட வில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டப்பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்

For IndiaBuildcon (Chennai) Ltd

Business Development Manager

ஆவணத்தை எழுதிய
பொறுப்பாளர்களின் கையொப்பம்

ஆவணத்தை எழுதிக்
கொடுப்பவர்களின் கையொப்பம்

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8 SHEET

SUB REGISTRAR



DOCUMENT NO 9239 OF 2023
BOOK I Contains SHEETS 14
9 SHEET

SUB REGISTRAR





For IndiaBulls (Chennai) Ltd.

Authorised Signatory

DOCUMENT NO 5239 OF 2023
BOOK 1 Contains SHEETS 14
10 SHEET

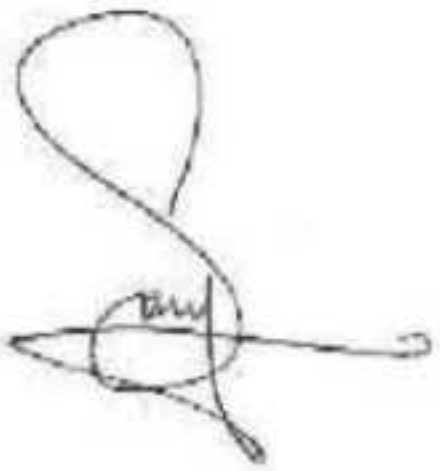
SUB REGISTRAR













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ANNEXURE I-A

MARKET VALUE OF PROPERTIES, BUILDINGS, PARTICULARS OF BUILDINGS TO BE FURNISHED

Please denote by a tick (✓) mark the relevant item involved in the following:-

I. Description of building

(a) Construction of the structure — Concrete or lime mortar ✓ ; Partly cement or lime ☐ ; Partly mud mortar ☐

(b) Depth of foundation

(c) Thickness of walls in ground floor

(d) Whether teak wood used throughout

(e) Flooring — Mosaic ✓ ; Ordinary ☐ ; Marble ☐

II. Age of the building	40 years
III. Extent of the site	521 Sqft
Cost of the land	33,83,285

IV. Built up area (each type of construction involved in each floor)

NOTE:-Areas open to sky such as courts yards, etc. should be deducted from built up area, if any.

Floor	Madras terrace roof	RCC roof	Mangalore tile roof over flat tiles	Mangalore tile roof plain	Mangalore tile roof over ceiling tiles	Pattile roof over flat tiles	Pattile roof plain	A.C.C. Sheet roof
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Ground				521 Sqft				

V. Area of separate out-house and of construction involved, if any	
VI. (a) Length of compound wall, if any	
(b) Length of barbed wire or iron fence	
VII. Is there a separate latrine or cattle-shed, etc.	
VIII. Well, if any, with diameter and depth	
IX. Electrical installations- (a) No. of points	
(b) No. of fans	
(c) No. of electric motor pump sets	
X. Annual rental value	Rs
XI. The assessor's estimate of the market value of the Building and land	Rs Building - 7,81,500 x 1% ; Land - 33,83,285 x 1% = 41,64,785

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PLACE: Chennai

DATE: 25/8/23

D. Mani

Signature of the executant

R/AnnaNagar/Book-1/5239/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 3833 of 2023

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of **deficit stamp** duty has been levied under **section 41** of the Stamp Act in respect of the instrument from Mr. [illegible] residing at Flat No.175/1, Door No.326/1, on the Ground Floor in Block No.175, Kumji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Nadunmkkal(URBAN), Annajkarai, Chennai, Tamil Nadu, **India**, 600040.

Sub Registrar, AnnaNagar
Date: 25/08/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 42,350/- paid at 02:29 PM on the 25/08/2023 by

Left Thumb





9677111131

Additions as per indicia of document

Execution admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Iris with UIDAI reference No. : UKC:42752909Da9739f7e854c00863a61d7b8e6c144

(Details from UIDAI : Prabhu Vasudevan S/O: Vasudevan, 05-06-1949, xxxxxxxx9531)



DOCUMENT NO 5239 OF 2023
BOOK I CONTAINS SHEETS 14
13 SHEET

SUB REGISTRAR

Claim admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb impression with UIDAI reference No (UKC:8998886d62c8a481c4360807acbc7433381b7 (Details from UIDAI : R Mahendra Kumar S/O: Ramalingam, 25-05-1977, xxxxxxxx4480)



25th day of August 2023

NAVANEETHAM S
Sub Registrar
AnnaNagar

Registered as Number R/AnnaNagar/Book-1/5239/2023.

Date: 25/08/2023
AnnaNagar



NAVANEETHAM S
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of this power of attorney

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SUB REGISTRAR

கட்டிட வரைப்படம்

SCANNED

LINKED

5209/2023 B.1

தபால்

கொழும்பாட்சி, அலரிமாளிகை முகவரி 760

15-9-23 அன்று வந்த கடிதம் மீது

செய் அறிவிக்கப்பட்டது

திகதி: 15.9.23

ஆட்சியாளர்

1751/2

TP/1295/30/2022



தமிழ்நாடு तमिलनाडु TAMILNADU

E 813702

17/8/2022

N Saraswathi

V. SUNDHARARAJAN
SVL No. 283/99
6, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444085068

SETTLEMENT DEED

(MOTHER TO DAUGHTER)

THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON THIS 18TH DAY OF AUGUST 2022 BY:

Verified for Doc No 4234/2022 Dated 18/8/2022 Sub Registrar Anna Nagar

Mrs. (Dr). N. SARASWATHI, (ID - PAN - AOUPS5662L, Aadhar No.7096 8458 1327), (CELL NO.9841114937), aged 73 years, Wife of (Late).M.Munirathinam, residing at No.5/788, Kavimani Salai, Mogappair West, Chennai - 600 037, hereinafter called the "SETTLOR" of the ONE PART:

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SUB REGISTRAR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 Rs.5000

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு TAMILNADU

X 592057

V. SUNDHARARAJAN
SVL No. 3/783/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444035085

17/8/2022 N. Saraswathi

TO AND IN FAVOUR OF

Mrs. (Dr). PRIYA SELVAKUMAR, (ID - PAN - CPBPP6921D, Pasaport No.557870348), aged 45 years, Daughter of (Late).M.Munirathinam and Wife of Dr.A.Selvakumar, residing at 244C, Barton Road, Barton Seagrave, Kettering, Northhamptonshire, UK, NN15 5RZ, who having now come down to India and presently residing at No.5/788, Kavimani Salai, Mogappair West, Chennai - 600 037, hereinafter called the "SETTLEE" of the OTHER PART:

The terms "SETTLOR" and "SETTLEE" wherever the context so permits, mean and include their heirs, executors, administrators, legal representatives and assigns.

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SUB REGISTRAR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हज़ार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

தமிழ்நாடு TAMILNADU

BA 407842

V. SUNDHARARAJAN

N. Saraswathi

WHEREAS the piece and portion of the Flat No.2, in the GROUND FLOOR, of the building in Block No.175 (175/2), Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai - 600 040, erected on the Land in Survey No.207 Part, T.S.No.60 Part, Block No.19 of KOYAMBEDU VILLAGE, Aminjikarai Taluk, Chennai District, Flat measuring 521 Sq.ft., (Plinth area of Flat), together with 932 Sq.ft., UNDIVIDED SHARE OF LAND, and morefully described in the Schedule hereunder, was orighally allotted to Mrs. (Dr). N. SARASWATHI, (the SETTLOR herein), Wife of (Late).M.Munirathinam, on 19.06.1981, by the Tamil Nadu Housing Board, and whereas the above said Mrs.(Dr).N.Saraswathi,

DOCUMENT NO 4224 OF 2012

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SUB REGISTRAR

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

தமிழ்நாடு TAMILNADU

17/8/2022 N. Saraswathi

BA 407843

V. SUNDHARARAJAN
SVL No. 3/83/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444055086

has paid the full price of the Flat by the installments with interest and other charges to the Tamil Nadu Housing Board, and after fulfilling the terms and conditions of the Tamil Nadu Housing Board, and whereas the Tamil Nadu Housing Board executed a DEED OF SALE FOR FLAT in favour of Mrs. (Dr). N. SARASWATHI, (the SETTLOR herein), on 12.08.2022, and the same was registered on 18.08.2022, registered as Document No....4233..... of 2022, Book-I, in the Office of the Sub Registrar, Anna Nagar, Chennai.

WHEREAS the above said Mrs.(Dr).N.Saraswathi, (the SETTLOR herein), having put up an additional construction of 422 Sq.ft., in the Schedule mentioned Property.

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BOOK I Contains SHEETS 18
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தமிழ்நாடு तमिलनाडु TAMILNADU

BA 407844

V. SUNDHARARAJAN
SVL No. 3/83/99
8, Sakthi Nagar 2nd Street,
Chooliamedu, Ch-94. Cell: 9444065388

N. Saraswathi

WHEREAS the SETTLOR is the sole and absolute owner of the Schedule mentioned Property and she has been enjoying the same without any encumbrances till date, by paying all taxes, rates and other charges, and Electricity Bill to the Tamil Nadu Electricity Board.

WHEREAS the SETTLEE is the DAUGHTER of the SETTLOR and;

WHEREAS the SETTLOR, out of NATURAL LOVE AND AFFECTION that she bears with the SETTLEE, being HER DAUGHTER, and to make provision for better life of the SETTLEE, the SETTLOR (Mother) has decided to settle the property mentioned in the Schedule hereunder, reserving life time interest for the SETTLOR, and

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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

N. Saraswathi

17/8/2022

BA 407845

V. SUNDHARARAJAN
SVL No. 3/63/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444385088

then to and in favour of the SETTLEE being HER DAUGHTER, to be enjoyed by her after the life time of the SETTLOR, WITH FULL POWER OF ALIENATION and accordingly this Settlement Deed is being executed.

WHEREAS the SETTLEE herein has also come forward and accept the Settlement, and

NOW THIS DEED OF SETTLEMENT WITNESSES AS FOLLOWS:

1. THAT in pursuance of the above said desire to provide for the SETTLEE out of her NATURAL LOVE AND AFFECTION FOR THE DAUGHTER, the SETTLOR doth hereby freely and voluntarily,

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SUB REGISTRAR



தமிழ்நாடு तमिलनाडु TAMILNADU

BA 407846

N. Saraswathi

V. SUNDHARARAJAN
SVL No. 3/B3/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444085998

settle, grant, convey and assign to and unto Mrs.(Dr).PRIYA SELVAKUMAR, her own Daughter (the SETTLEE herein), the Property morefully desribed in the Schedule hereunder, AFTER THE LIFE TIME OF THE SETTLOR, whereby the SETTLOR reserves the right for herself, to be in possession and enjoyment and to receive rents and profits there from, without any lawful let, hindrance or claim from any person or persons claiming to represent SETTLEE or SETTLEE herself. Thus only after the life time of the SETTLOR, shall the property automatically devolve on the SETTLEE in entirety.

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தமிழ்நாடு TAMILNADU

BA 407869

V. SUDHARARAJAN
BVL No. 3B3199
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444085388

N. Sarasvathi

: 8 :

2. THAT after the life interest of the SETTLOR, shall be over with respect to the Schedule mentioned Property, by demise of the SETTLOR, shall the Schedule mentioned Property pass on to her own Daughter (the SETTLEE herein), to possess and to enjoy by her solely and absolutely, free from any interference with all rights of alienation, in respect of the Schedule mentioned Property.

3. The SETTLOR covenants with the SETTLEE that the SETTLOR is the sole and absolute owner of the Schedule mentioned Property.

4. The SETTLOR further covenants with the SETTLEE that the Schedule mentioned Property is free from all encumbrances,

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SUB REGISTRAR



தமிழ்நாடு தமிழ்நாடு TAMILNADU

BA 407870

V. SUNDHARARAJAN
SVL No. 3/B3/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444085088

attachments or acquisition proceedings, mortgages, charges or any other encumbrances and that the SETTLOR has not done anything or knowingly suffered any act, deed or thing whereby the Schedule mentioned Property may stand in any way encumbered or impeached in title.

5. The SETTLEE shall effect necessary transfers on her name by applying for transfer of ownership in the Revenue records and other statutory bodies etc., after the life time of the SETTLOR.

6. The SETTLOR has this day delivered all original title deeds and other connected relevant records relating to the Schedule mentioned Property to the SETTLEE.

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தமிழ்நாடு तमिलनाडु TAMILNADU

BA 407871

V. SUNDHARARAJAN
SVL No. 3/83/99
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444055088

: 10 :

SCHEDULE OF PROPERTY

All that piece and portion of the Flat No.2, in the GROUND FLOOR, of the building in Block No.175 (175/2), Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai - 600 040, erected on the Land in Survey No.207 Part, T.S.No.60 Part, Block No.19 of KOYAMBEDU VILLAGE, Aminjikarai Taluk, Chennai District, Flat measuring 521 Sq.ft., and the additional construction area of 422 Sq.ft., Total Flat area 943 Sq.ft., (Plinth area of Flat including common area), together with 932 Sq.ft., UNDIVIDED SHARE OF LAND, and land being bounded on the :

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தமிழ்நாடு तमिलनाडु TAMILNADU

BA 407872

V. SUNDHARARAJAN
SVL No. 3B3/09
8, Sakthi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 94445[illegible]

N. Saraswathi

17/8/2022

NORTH BY : Plot Nos.2165 & 2166

SOUTH BY : 80 feet Road

EAST BY : Block No.174

WEST BY : Flat No.175/1

Situated within the Registration District of CHENNAI CENTRAL, and Sub Registration District of ANNA NAGAR.

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தமிழ்நாடு TAMILNADU

17/8/2022 N. Saraswathi

BA 408185

V. SUNDHARARAJAN
S/L No. 3/83/99
8, Saidhi Nagar 2nd Street,
Choolaimedu, Ch-94. Cell : 9444085085

Market Value of the Property is Rs.1,00,00,000/-

IN WITNESS WHEREOF THE SETTLOR HAS SIGNED THIS DEED OF SETTLEMENT ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN. DOCUMENT NO 2356 OF 2022

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V

SUB REGISTRAR

SETTLOR

WITNESSES :

1. (M. MONICA), W/o. Sanjiv Rao Patti, 5/792, Kavimani Salai, Mogappair West, Chennai - 600 037.

2. (VARUN SELVAKUMAR), S/o. A. Solvakumar, 5/788, Kavimani Salai, Mogappair West, Chennai - 600 037.

TYPED BY : V.S.RAJAN, No.8, Sakthi Nagar 2nd Street, Choolaimedu, Ch - 94, Cell: 9884285085.



A. THANGAVELU, M.L., M.B.A.,
ADVOCATE & NOTARY
GOVERNMENT OF INDIA
Commissioner of Oaths
Regn. No: 144/2015
MAA 104

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 4,350/- paid at 03:45 PM on the 18/08/2022 by

Left Thumb





9841114937

Additional as per recitals of document

Execution admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:70414481cad0c1c15d46f9664810660826f2 (Details from UIDAI : M. Saraswathi W/O: Munirathnam, 03-03-1948, xxxxxxxx1327)



18th day of August 2022

Akila RAJASEKARAN
Sub Registrar
AnnaNagar

Registered as Number R/AnnaNagar/Book-1/4234/2022

Date: 18/08/2022
AnnaNagar

Akila RAJASEKARAN
Sub Registrar

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BOOK 1 Contains SHEETS 18
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SUB REGISTRAR





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BOOK I Contains SHEETS 18

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SUB REGISTRAR



ஆதார்

- ஆதார் அடையாளத்திற்கான சான்று ஆவணமாகும் அல்ல.
- அடையாள உள்ளதை உறுதிப்படுத்தி கொள்ளவும் முகவரி உறுதிப்படுத்தும்.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவியாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Unique Identification Authority of India

5813 9594 2972

DOCUMENT NO 4234 OF 2022
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SUB REGISTRAR



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

உங்கள் ஆதார் எண் / Your Aadhaar No. :

5813 9594 2972

எனது ஆதார், எனது அடையாளம்



இந்திய அரசாங்கம்
Government of India

5813 9594 2972

எனது ஆதார், எனது அடையாளம்

THIS PAGE IS RESERVED FOR OFFICIAL OBSERVATIONS

THERE ARE NO OFFICIAL OBSERVATIONS

HOLDER'S SIGNATURE/SIGNATURE DU TITULAIRE

UNITED KINGDOM OF GREAT BRITAIN AND NORTHERN IRELAND

PASSPORT/PASSEPORT

Type: P

Code: GBR

560685505

SELVA KUMAR

VARUN

BRITISH CITIZEN

17 JAN /JAN 03

M CHENNAI

25 APR /AVR 19 HMPO

25 APR /AVR 29

ENDORSEMENT NO 4234 OF 2021

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SEE PAGE ABOVE

SUB REGISTRAR

P<GBRSELVA<KUMAR<<VARUN<<<<<<<<<<<<<<<<<<<<<<<<

5606855054GBR0301176M2904250<<<<<<<<<<<<<<04

உறுதிமொழி சான்று

இந்த ஆவணத்தில் கண்ட சொத்தானது நிர்நிலைகள், நீர்வழிப்பாதைகள், நீர்ப்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறேன். மேலும், இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால், அதனால் நான் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவேன் என்பதையும் அறிவேன்.

ஆவணத்தை எழுதிக்
கொடுப்பவர்களின் கையொப்பம்

DOCUMENT NO 4234 OF 2022
BOOK 1 Contains SHEETS 18
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SUB REGISTRAR

24-8-2022

DEED OF GENERAL POWER OF ATTORNEY

Dr.PRIYA SELVA KUMAR, (PAN:CPBPP6921D & Passport No.557870348), Wife of Selva Kumar and Daughter of Munirathinam, Hindu, aged about 46 years, currently residing at 211C, Barton Road, Harton Seagrave, Kettering, Northamptonshire, NN15 6RZ, UK and a permanent resident of Flat No.175/2, Door No.328/2, on the Ground Floor in Block No.175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai-600040; hereinafter referred to as the **PRINCIPAL,** which term shall mean and include her heirs, legal representatives, successors in interest, executors, administrators and assigns.

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

M/s.INDIA BUILDERS (CHENNAI) LIMITED, (PAN:AAICI3731Q) (Phone No.044-26213553) (email:info@indiabuilders.in) a Company incorporated under the Companies Act, 1956, having its Registered Office at No.AA-36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **U.PREETAM KARTHIK,** (Aadhaar No.4100 4431 2736), Son of J.Uttam Kumar, Hindu, aged about 34 years, as her true and lawful **POWER OF ATTORNEY AND AGENT,** to act in her name and on her behalf and to do and execute and perform or cause to be done, executed and performed all or any of the acts, deeds and things hereunder.

WHEREAS under a Deed of Sale dated 12.08.2022 registered as Document No.4233 of 2022 in the Office of the Sub-Registrar, Anna Nagar, Dr.N.Saraswathi, purchased **Flat No.175/2,** Door No.328/2, on the Ground Floor in **Block No.175,** Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Settlement dated 18.08.2022 registered as Document No.4234 of 2022 in the Office of the Sub Registrar, Anna Nagar, Dr.N.Saraswathi, settled, after reserving life interest for herself, the said flat to and in favour of her Daughter, Dr.Priya Selvakumar, the **PRINCIPAL** herein. Thus Dr.N.Saraswathi and Dr.Priya Selvakumar, the **PRINCIPAL** herein, are in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase/settlement.

WHEREAS the **PRINCIPAL** herein along with thirteen others are the respective joint and absolute owners of the Residential Flats bearing Flat Nos.174/1 to 174/6 and 175/1

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to 175/6, Door Nos.320/1 to 326/6 and 328/1 to 328/6, on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, more fully described in the Schedule 'A' hereunder.

WHEREAS the **PRINCIPAL** herein along with thirteen others jointly applied for and obtained Patta vide No.2023/0153/02/037409TR/2023 dated 20.09.2023 from the Tahsildar Aminjikarai Taluk, in their joint names for the property described in Schedule 'A' hereunder and thus, the **PRINCIPAL** herein along with thirteen others are in absolute possession and enjoyment of the property described in Schedule 'A' hereunder.

WHEREAS the **PRINCIPAL** herein along with thirteen others jointly decided to develop the Schedule 'A' property and construct new residential apartments with a reputed Builder and the **PRINCIPAL** is not in a position to deal with and manage the affairs relating to the said property, more fully described in the Schedule 'A' hereunder directly and hence, the **PRINCIPAL** is desirous of nominating and appointing the aforesaid Builders, **M/s.INDIA BUILDERS (CHENNAI) LIMITED**, a Company incorporated under the Companies Act, 1956, herein represented by its Director, **U.PREETAM KARTHIK**, as her true and lawful Power of Attorney Agent for looking after the affairs relating to demolition and construction of residential flats over the Schedule 'A' mentioned property and to deal with **233.33 Sq.ft. Undivided Share** in the Schedule 'A' mentioned Property, more fully described in the **Schedule 'C'** hereunder in all respects after retaining **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder for the her own use.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

a. To apply to the Corporation of Chennai and/or any other local competent body to obtain permission for the demolition of the existing structure in the Schedule 'A' Property, to sign all papers and plans required for the same and to demolish the superstructure and to sell and appropriate the proceeds thereof.

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h. To develop the Schedule 'A' mentioned Property and to comply with all the requirements under the law relating to such development.

c. To sign and verify all affidavits, indemnity bonds, guarantees, documents and papers necessary for such proposed demolition and development.

d. To appear and submit plans before the Corporation of Chennai and the Chennai Metropolitan Development Authority for development. Also, to submit applications for No Objection Certificate and Completion Certificate before the Corporation of Chennai and the Chennai Metropolitan Development Authority. The Construction shall be strictly in accordance with the approved plans.

e. To appoint architects, to prepare and submit plans before the Authorities concerned and to authorise such architects to make necessary alterations in such plans from time to time in Consultation with the **PRINCIPAL**.

f. To apply for electrical, water and drainage connections before the Electricity Board, Chennai Metropolitan Water Supply and Sewerage Board and any other Municipal, Local or Government Authority and to pay deposits and obtain refunds from such authorities.

g. To file suits, writs, appeals or any other proceedings before any Court, Tribunal or authority and for this purpose of developing the property only to sign and execute all plaints, affidavits, Memorandum of Appeal, Petitions or any other pleadings, to appoint advocates to conduct all such cases and to execute vakalats in her favour.

h. To pay taxes, charges and other outgoings in respect of the Schedule 'A' Property and the development thereon.

i. To enter into Agreements of sale in respect of **233.33 Sq.ft. Undivided Share** in the Schedule 'A' Property, to receive advances and to give valid receipts thereof.

j. To execute Deed/s of sale in respect of **233.33 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder, to present the same for registration before the appropriate registering authorities, to admit execution and receipt of consideration and to receive back documents after

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registration and the remaining extent of **700 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, is retained by the **PRINCIPAL** for her own enjoyment.

k. To Sign all forms necessary for registration in respect of **233.33 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder.

l. To enter into Construction Agreement/s with the prospective Purchaser/s, in respect of **proportionate super built-up area**, to receive the consideration in respect of the said agreement/s and to give valid receipts thereof.

m. To execute cancellation deeds, rectifications deeds and to submit and register the same and to receive the same after due registration.

The **POWER OF ATTORNEY AGENT** shall maintain complete and proper accounts of all the transactions made by it and produce the same to the **PRINCIPAL** as and when required.

No considerations have been received through this Power of Attorney Deed and no transfer is effected under this Power.

And the **PRINCIPAL** hereby agrees to ratify and confirm all and whatsoever the **POWER OF ATTORNEY AGENT** shall do by virtue of the Powers given herein above.

SCHEDULE – 'A'

(ENTIRE PROPERTY JOINTLY OWNED BY THE PRINCIPAL AND THIRTEEN OTHERS)

All that piece and parcel of land and Residential flats bearing MIG Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6, on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under

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NOTARY PUBLIC CHENNAI TAMIL NADU

Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Ammajikarai Taluk, Chennai District, and the land bounded on the

NORTH BY : TNHB Plots,
EAST BY : 30 Feet Road, [V-Block 6th Street]
SOUTH BY : 80 Feet Road, Shanthi Colony 4th Venue
WEST BY : Block No.176.

Situate within the Registration District of Central Chennai and Registration Sub-District of Anna Nagar.

SCHEDULE – 'B'

(PROPERTY RETAINED BY THE PRINCIPAL)

700 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

SCHEDULE – 'C'

(POWER AGENT EMPOWERED TO DEAL WITH THE PROPERTY)

233.33 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

IN WITNESS WHEREOF WE, THE PRINCIPAL HAS SIGNED THIS DEED OF GENERAL POWER OF ATTORNEY ON THE 10 DAY OF [redacted] 2023 IN THE PRESENCE OF:

November

WITNESSES:

1.

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PRINCIPAL

SUB REGISTRAR

2.

Before me, in my presence

I certify the Executant identified to me, signed before me, at London, UK on 10 November 2023

NOTARY PUBLIC

Charles D. Gutnick LL.B, TEP
NOTARY PUBLIC
Golden Cross House, 8 Duncannon Street,
London WC2N 4JF







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BOOK 4 Containing SHEETS 2
6 SHEET

SUB REGISTRAR











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7 SHEET

SUB REGISTRAR

ADJ/AnnaNagar/242/2023

1908ம் ஆண்டு இந்திய முத்திரைச் சட்டம் பிரிவு 32ன் கீழான சான்று

நீர்த்த ஆவணத்திற்கு விதிக்கப்பட வேண்டிய முறையான முத்திரைத்தீர்வை ₹ 200/- (ரூபாய் இருநூறு மட்டும்) திருதிருமதி/செல்வி .U pretam kumar அவர்களால் செலுத்தப்பட்டுவிட்டது எனவும், இவ்வாவணம் போதுமான முத்திரைத்தீர்வையைத் தாங்கியள்ளது எனவும் இதன் மூலம் சான்று செய்கிறேன்.

சார்பதிவாளர் - அண்ணா நகர்
நாள் :14/12/2023

சார்பதிவாளர்

2023 ஆம் ஆண்டு டிசம்பர் மாதம் 14ம் நாள் அண்ணா நகர் சார்பதிவாளர் அலுவலகத்தில் நீர்வு செய்தலுக்காக தாக்கல் செய்து கட்டணம் ₹ 0/- செலுத்தியவர்.

இரு பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

நிர்ணயெய்தப்பிரதிநிதித்தவர்கள்

1. திரு VIJAYAKUMAR தந்தை DURAISWAMY No 37, Gandhi street, Dorian George nagar ext, Koyappair, சென்னை தமிழ்நாடு, இந்தியா, 600077

2 திரு MANIKANDAN தந்தை RAJU No.323, Dr Ambedkar Nagar ICF, சென்னை தமிழ்நாடு இந்தியா 600038

2023 ஆம் ஆண்டு டிசம்பர் மாதம் 14ம் நாள்

Karthikeyan V
சார்பதிவாளர்
அண்ணா நகர்

ADJ/AnnaNagar/242/2023 என்னாக நீர்வு செய்யப்பட்டது

நாள் : 14/12/2023
அண்ணா நகர்

Karthikeyan V
சார்பதிவாளர்

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SUB REGISTRAR

1783

5000Rs.



FORT-TONDIARPET.
SUB-REGISTRY.
Sl. No. 6097 Date 4.2.88
Name K.V. MUNUSAMI.
Rupees Five Thousand only

Sub Registrar
Madras

DEED OF SALE FOR FLATS

THIS DEED OF SALE is executed at Madras on this the 22nd day of Feb One thousand nine hundred and Eighty eight by the Tamil Nadu Housing Board, a body corporate, constituted by the Tamil Nadu Housing Board, Act 1961 (Tamil Nadu Act XXII of 1961), hereinafter referred to as 'THE ACT' having its office at Anna Nagar Division, Madras-600 040, hereinafter called "the VENDOR", which term shall, wherever the context so admits, mean and include, its successors and assigns, represented

EXECUTIVE ENGINEER &
ADMINISTRATIVE OFFICER
ANNA NAGAR DIVISION
TAMIL NADU HOUSING BOARD
MADRAS-600 040.

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668

CNC

K.V.S.

K.V.S.

S/m. R.VELAYUDHAM
8, SAMBATHIYANKULA ST,
CHEYYAR. NADT.

C. Venkatesh S/o. Chinna Swamy
Syndicate bank.
Mangalakkam
Madurai Dist.

R. [illegible] S/o. Savari aged 42 years
Agriculture Coolie. Rajapalayam 40

R. Varadarajulu Reddiar
Rajapalayam. 40.

21st February 1988

Asst. Master

175/3 750Rs.



AUG 1981

PORT-TONDIARPET.
SUB-REGISTRY.
Sl. No. 6278 Date 4.9.86.
Name K.V. MUNUSWAMI.
Rupees Fifteen thousand only

Sub-Treasury Officer

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herein by its Executive Engineer and Administrative Officer, Anna Nagar, Madras-600 040, under the authority granted to him by the Board in this behalf by its Resolution No.120 dated 25.4.1981 authorising him to sign this instrument of sale on behalf of the Vendor of the ONE PART TO AND IN FAVOUR OF THIRU.K.V.MUNUSAMI son of Thiru. Veerasami(Late) and aged about 38 years residing at M.I.G. flat No.175/3, Anna Nagar Madras-40 hereinafter called 'the PURCHASER' which expression shall, where the context so admits, mean and include, his heirs, executors, administrators and legal representatives, of the OTHER PART.

14/9/87

EXECUTIVE ENGINEER &
ADMINISTRATIVE OFFICER
INDIRA ANNA NAGAR DIVISION
TAMIL NADU HOUSING BOARD
MADRAS-600 040.

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100Rs



PORT-TONDIARPET.
SUB-TREASURY.
Sl. No. 6299 Date 4.2.86.
Name M/s. Monsoon.
Rupees One hundred only

Sub-Treasury Officer

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2. WHEREAS the Vendor has sponsored some Housing improvement and building schemes under the Act for acquiring vacant sites and putting up buildings thereon to consist of several flat, so that each such flat could be sold independently and separately.

3. AND WHEREAS the purchaser is one of those who had made an application No.13528 dated 31.1.81 to the Vendor for the allotment of such flat and has deposited with the Vendor under Receipt No. 44172 dated 31.1.81 a sum of Rs.750/- only as Earnest Money.

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ADMINISTRATIVE OFFICER
VRIDDHAR ANNA NAGAR DIVISION
TAMIL NADU HOUSING BOARD
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4. AND WHEREAS the Vendor has, on the said application from the purchaser allotted flat bearing No.3 in First floor in the building erected in Block No.175 at Anna Nagar Madras city and fully described in the First Schedule hereto, hereinafter referred to as "the FLAT" to the purchaser, who has thereupon entered into agreement dated 8.12.81 with the Vendor to purchase the flat on Hire Purchase system on the terms and conditions set out herein.

5. AND WHEREAS the Vendor has finalised the construction of the Flat and has worked out the cost of the Flat with the proportionate value of the land on which the block of building, hereinafter called 'the BUILDING', wherein the flat is a part stands at Rs.45,000/- (Rupees forty five thousand only) which the purchaser has paid.

6. AND WHEREAS the purchaser has already remitted to the Vendor a sum of Rs.45,000/- (Rupees Forty five thousand only) on 31.1.81 and 27.6/15.7.81 under Receipt No.44172 & 4425 as and by way of Earnest Money Deposit and full cost and has paid the balance of the Flat has been paid to the Vendor by the Purchaser.

7. AND WHEREAS the Vendor has in every sale, transfer or lease of the flats under the present scheme imposed and intends in every such future transaction to impose the restriction set forth in the Second Schedule hereto the intend that any owner, transferee or lessee for the time being of any part of the building or any flat thereon may be able to enforce the observance of the said restrictions by owners, transferees or occupiers for the time being of the other flats in the Building.

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ADMINISTRATIVE OFFICER
ANNA NAGAR DIVISION
TAMIL NADU HOUSING BOARD
MADRAS-600 040.

8. NOW THIS DEED WITNESSETH that in pursuance of the above said agreement for Sale and in consideration of the sum of Rs.45,000/- (Rupees forty five thousand only) paid by the Purchaser to the Vendor, as mentioned in paragraph 6 above, the construction cost of the Flat together with the proportionate cost of land on which the building has been erected, the receipt of which the Vendor doth hereby acknowledge and of the monthly service or maintenance charges hereinafter reserved and of the covenants of the purchaser hereinafter contained the Vendor does by way of absolute sale hereby GRANT, CONVEY, TRANSFER AND ASSIGN unto the purchaser the undivided interest in all that piece and parcel of land where the building stands as shown in the plan annexed hereto and with the Flat No.3 in the Block No.175 at Anna Nagar in Madras city full described in the First Schedule hereto: and being on the First floor of the building (including one half part in depth of the Joints between the floors of the ceilings of the flat and floor of the flat above it and the internal and external walls between such levels wherever these walls happen to be common) and the roof of the said building so far as the same constitutes the roof of the flat together also with the easements, rights in common and privileges mentioned in the Third Schedule hereto subject as therein to and reserving as mentioned in the Fourth schedule hereto and reserving also out of the premises hereby conveyed to the Vendor in fee-simple (absolute ownership) and with all the fixtures, electrical instelations, water and drainage connections, rights, easements and appurtenances or ways, paths, liberties, advantages and privileges whatsoever belonging thereto in, and upon the said property TO HAVE AND TO HOLD the said Flat and all and singular rights, titles, interest etc., in the property hereby conveyed, granted, transferred and assigned unto and to the use of the purchaser to be enjoyed by the purchaser for ever absolutely, free from all encumbrances and charges whatsoever except the restrictions and undertakings given herein.

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TAMIL NADU HOUSING BOARD
MADRAS-600 040

VENDOR'S COVENANTS:

9. The Vendor hereby covenants with the Purchaser that any public charges, taxes and all other outgoings payable to the Government or the Municipal, Revenue, Urban or other local authorities levied in respect of the Flat shall be payable by the Purchaser on and from the date of taking over possession of the flat by the purchaser, that is from 8.12.81.

10. The Vendor does hereby covenant and declare that the Vendor has full and absolute right to convey, transfer and sell the said Flat and in the manner abovesaid and the Purchaser can enjoy the Flat with full rights, absolutely and the Vendor shall and will from time to time and at all times at the request and at the cost of the Purchaser do and executed and cause to be done and executed all such acts, deeds, and things as the Purchaser may reasonably require for further and more perfectly assuring the title and right to the Flat hereby conveyed.

11. The Vendor hereby further convenants with Purchaser as follows:-

(i) That the Vendor will require every person to whom the Vendor shall hereafter transfer, grant orlease and flat comprised in the Building to convenant to observe the restrictions set forth in Second Schedule hereto, and, if the Vendor shall commit any breach of this, the Vendor by this agreement shall be deemed to have admitted that such transfer, grantee or lessees shall be ineffective and inoperatives to confer any rights on such lessees or transferees;

(ii) That subject to contribution and payment as hereinafter provided the Vendor or will maintain, repair, redecorate and renew

(a) the main structure and in particular the roof, chimney, stacks, gutters and rein water pipes of the building,

(b) the water and water-pipes, drains and electric cables and wires in under and upon the building and enjoyed or used by the purchaser in common with the owners and lessees of the other flats,

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(c) the main entrances, passages, landing and staircases of the Building so enjoyed or used by the Purchaser in common as aforesaid,

(d) the boundary walls and fences of the building and

(e) Keep, clean and reasonably lighted the passages, landings, staircases and other parts of the Building so enjoyed or used by the Purchaser in common as aforesaid and as far as practicable keep the forecourt, garden, way and other parts of the Building shown in good condition and attend to the garden cultivation, and will pay the housetax, cess and water rate assessed on the Building but not on the Flat, if separately assessed.

(iii) That, subject as aforesaid, the Vendor will as often as reasonably required decorate the exterior of the Building in such manner as may be deemed suitable and feasible and in particular will paint the exterior walls of the Building, usually painted with two coats atleast of good paint atleast once every year,

12. The Vendor shall remain liable on the covenants on its part contained in this transfer so long as it shall remain owner ofthe rent charge hereby reserved but on transferring the said rent charge and appointing the transferee thereof to be trustee in its stead the Vendor shall cease to be liable on the said covenants.

PURCHASER'S COVENANTS:-

13. The Purchaser hereby covenants, so as to bind the owners or lessees for the time being of the Flat and so that this covenant shall be for the benefit and protection of the Building and the other flats therein and every part thereof, with the Vendor and with the owner of the other flats comprised in the Building:-

a) That the Purchaser and the persons deriving title under him will at all times hereafter observe the restrictions setforth in the second schedule hereto;

b) The Purchaser and the persons deriving title under him shall not put up any additional construction to the flat,

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TAMIL NADU HOUSING BOARD
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without prior permission of the Housing Board in writing.

(c) The Purchaser and the persons deriving title under him shall not put up construction of any sort over or around the space available in and around the flat, without prior permission of the Tamil Nadu Housing Board in writing.

(d) That the Purchaser will keep the Flat and all walls, sewers, drains, pipes, cables, wires and appurtenances thereof belonging and the Garage in good and tenable repair and conditions, and in particular but without prejudice to the generality of the foregoing so as to support, shelter and protect the parts of the Building other than the Flat;

(e) That so long as the Flat and/or the Garage shall not be separately assessed for housetax, cess and water rate the Purchaser will pay a due portion of the taxes, cesses and rates assessed on the Building(excluding any Flat or Garage in the Building for thetime being separately assessed) such proportion to be determined by the Vendor on the basis of each flat in the Building being of equal value and each garage in the Building being of equal value;

(f) That the Purchaser will insure and keep insured the Flat and the Garage against loss or damage by fire in the full value thereof in the name of the Purchaser and the Vendor through the agency of the Vendor and whenever required produce to the Vendor the Policy or policies of such Insurance and the receipt for the last premium for the same and in the event of the Flat being damaged or destroyed by fire as soon as reasonably practicable lay out the insurance moneys in the repair, rebuilding or reinstatement of the Flat;

(g) That the Purchaser will permit the Vendor and its Surveyors or agents with or without workmen and others at all reasonable times on notice to enter into and upon the Flat or any part thereof to view and examine the state and conditions thereof and make good or defects, decays and wants of repair of which notice in writing shall be given by the Vendor to purchaser and for which the purchaser may be liable hereunder within three months after the giving of such notice;

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ADMINISTRATIVE OFFICER
ANNA NAGAR DIVISION
TAMIL NADU HOUSING BOARD
MADRAS 600 040.

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(h) That for the purpose of repairing any part of the Building and for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting and keeping in order in good condition all sewers drains, pipes, cables, water sources, gutters, wires, partly structures or other conveniences belonging to or servicing or used for the Building on and also for the purpose of laying down, maintaining, repairing and testing drainage and water pipes and electric wires and cables and for similar purposes and also for the purpose of cutting off the supply of water to the Flat or any other flat in the building in respect thereof the Purchaser or the occupier of such other flat as the case may be shall have made default, the Purchaser will pay his share of the same;

(i) That the Purchaser will become a member of the Co-operative Society, to be formed among the assignees, owners of tenants of the Flats allotted in the Building mainly for the purpose of taking over from the Vendor all the rights, duties and obligations of the Vendor agreed to under this Deed for the common benefit of the assignees, owners or tenants of these Flats in the Building.

14. In case of any dispute arising between the parties hereto the same shall be referred to Secretary to the Government of Tamil Nadu, Housing Department, whose decision thereon shall be final.

FIRST SCHEDULE - PROPERTY

All that piece and portion of the Flat No.175/3 in the First floor of the Building in Block No.175 erected on the land in T.Survey No.207 part of Koyambedu comes under Thirumangalam village at Anna Nagar in Madras City/Town flat measuring 0521 square feet (Plinth Area of Flat) and the land being bounded on

the North by: Plot No.2165 and2166
the East by : Flat No.175/4
the South by: 80' Road
and the West by: Block No.176

EXECUTIVE ENGINEER &
ADMINISTRATIVE OFFICER
ANNANAGAR AREA MAINTENANCE DIVISION
TAMIL NADU HOUSING BOARD
MADRAS-600 040

within the sub-Registration District of Anna Nagar and Registration District of Madras.

SECOND SCHEDULE:

Restrictions imposed in respect of the Flat;

1. Not to use the Flat nor permit the same to be used for any purpose whatsoever other than as private dwelling house in the occupation of one family only nor for any purpose from which a nuisance may arise to the owners, lessees and/or occupiers of the other flats comprised in the building or in the neighbourhood nor for any illegal or immoral purpose.

2. Not to do or permit to be done in the Flat any act or thing which may render void or voidable any policy of insurance on any flat or in part of the Building or may cause and increased premium to be payable in respect thereof.

3. Not to throw dirt, rubbish, rages, refuse or other objectionable things or permit the same be to thrown into the sinks, baths, lavatories, cisterns or waste or soil pipes in the Flat.

4. Not to play or use any piano, pianola, harmonium, gramophone, radio apparatus, wireless, loud speaker or other mechanical and/or other musical instrument of any kind nor to practice any singing in the Flat so as to cause annoyance to the owners/lessees and/or occupiers of the other flats comprised in the Building or so as to audible outside the Flat between the hours of 10.00 p.m. and8.00 a.m.

5. No name, writing, drawing, signboard, plate or placard of any kind shall be put on or in any window on the exterior of the flator so as to be visible from outside the Flat, save as otherwise permitted by the Regulations of the Vendor and no clothes or other articles shall be hung or exposed outside the Flat and no flowerbox,flowerpot or other like object shall be placed outside the Flat and no bird, dog or other animal which may cause annoyance to any owner, lessee and/or occupier of the other flats comprised in the Building shall be kept in the Flat.

EXECUTIVE ENGINEER &
ADMINISTRATIVE OFFICER
TAMIL NADU HOUSING BOARD
MADRAS-600 040

6. The exterior of the flat shall not be decorated otherwise than in a manner mentioned under the regulations of the Vendor.

7. No external wireless or television aerial shall be erected.

8. No vehicle other than a private motor-car or private motor-cycle shall be kept in the Garage.

THIRD SCHEDULE

Easement, Rights and Privileges included in the transfer;

1. Full right and liberty for the purchaser and all persons authorised by the Purchaser (in common with all other persons entitled to the like right) at all times by day or by night and for all purpose to go, pass and repass over and along the fore court shown on the plan annexed hereto and toreugh and along the main entrance of the Building and passages,landings and staircases leading to the Flat.

2. Full right and liberty for the purchaser and all persons authorised the Purchaser (in common with all other persons entitled to the like right) with or without motor cars and other vehicles at all times by day or by night and for all purposes to go,pass and repass over and along the way shown on the plan annexed hereto.

3. Full right and liberty for the purchaser and all persons authorised by the Purchaser (in common with all other persons entitled to the like right) to use the fore-court and garden shown on the plan annexed hereto for the purpose of recreation and for the parking or private motor-cars and motor cycles only (but not for the purpose of playing games or for any other purpose) provided that any vehicle parked in the areas marked 'Parking' may only be parked for temporary period not exceeding three hours continuously at any one time.

4. The right in common, with all other persons entitled to the like right to use the part of the premises.

5. The right to subjacent and lateral support and to shelter and protection from the other parts of the Building and from the site and roof thereof.

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EXECUTIVE ENGINEER &
ADMINISTRATIVE OFFICER
ANNANAR ANNA NAGAR DIVISION
TAMIL NADU HOUSING BOARD
MADRAS-600 040

6. The free and uninterrupted passage and running of water and soil and electricity from and to the Flat through the sewers, drains, and water courses, cables pipes and wires which now/are/or may at any time hereafter be in, under or passing through the Building or any part thereof.

7. The right to the Purchaser with servants, workmen and others at all reasonable times on notice (except in the case of emergency)-

a) to enter into and upon other parts of the Building for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains, water courses, cables and wire with as little disturbance as possible and making good any damaged caused; and

b) to enter into and upon other parts of the Building for the purpose of repairing, maintaining, renewing, altering or rebuilding the Flat or any part of the Building subjacent or lateral support, shelter or protection to the Flat.

8. The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the Building granted or to be granted.

9. All the above easement, rights and privileges are subject to and conditional upon the Purchaser's contributing and paying as provided in Clause 13(C) of the Deed and the First Schedule of and to this transfer.

10. The right (subject to the Purchaser's contributing and paying his proper share of the cost of erection, maintenance and running of the television aerial hereafter referred) to such share to be determined by the Vendor to connect a radio or television set in the flat with an aerial erected by or on behalf of the Vendor provide that nothing herein contained shall oblige the Vendor to erect any such aerial.

EXECUTIVE ENGINEER &
ADMINISTRATIVE OFFICER
CHENNAI METROPOLITAN DEVELOPMENT
TAMIL NADU HOUSING BOARD
MADRAS-600 008.

11. Every internal seperating the Flat from an adjoining flat and each wall seperation the Garage from an adjoining garage shall be a PARTY wall served medially.

FOURTH SCHEDULE

Exceptions and Reservations:

1. There is excepted and reserved absolutely out of this transfer to the Vendor and the owners and lessees of the other flats comprised in the Building.

(i) Easements, rights and privileges over along and through the Flat equivalent to those set forth in paragraphs 1,6,7 and 8 of the Third Schedule to this transfer;

(ii) Power for the Vendor and its Surveyors or Agents with or without workmen and others at all reasonable times and notice (except in case of emergency) to enter the Flat for the purpose of carrying out their obligations under Clause 10 of this Deed.

2. There is excepted and reserved absolutely out of this transfer theright to erect and maintain a television aerial or aerials on the roof of the building for the use of the occupation of the building and to run wires connecting such aerial or aerials to the television receiving sets in the flats comprised in the Building.

FIFTH SCHEDULE

Cost, expenses, outgoings and matters in respect of which the Purchaser is to contribute:

1. The expenses of maintaining, repairing, redecorating and renewing (a) main structure and in particular the roof, chimney, stacks, gutters and rain water pipes of the Building; (b) the gas and water pipes, drains and electric cables and wires in, under or upon the Building and enjoyed or used by the Purchaser in common with the owners and lessees of the other flats, (c) the main entrances, passages landings and staircases of

EXECUTIVE ENGINEER &
ADMINISTRATIVE OFFICER
MADRAS-600 040

KV2

the Building so enjoyed or used by the Purchaser in common as aforesaid, and (d) the boundry walls and fences of the Building.

2. The cost of cleaning lighting the passages, landings, staircases and other parts of the Buildin so enjoyed or used by the Purchaser in common as aforesaid and keeping the forecourt garden way and other parts of the Building shown of the plan annexedhereto.

3. The cost of decorating the exterior of the Building.

4. All rates, taxes and outgoings (if any) payable in respect of the land described in the first Schedule hereto and the other parts of the building, jointly owned and enjoyed such as the forecourt, garden way and other parts of the Building shown on the plan annexed hereto and thereon coloured red, coloured brown, coloured yellow and coloured green and electricity charges in respect of water supply to the building, common lift and for other common purposes.

5. Expenses for maintaining and operating other common amenities provided or available in the Building.

6. The Purchaser undertakes to and shall always be entitled to become a member of any association of the owners of Flat (Registered or not) herein contemplated and shall be liable to contribute as the saidowners may decide by majority such sums at such periods as they may decide for the purpose of meeting expenses common to owners of flats excluding taxes and the purchaser hereby undertakes to keep the other owners of flats indemnified against all losses, costs, and damages they may be put to on account of the purchaser failing to contribute his share.

7. Should the Purchaser default payments due for any common benefits or amenities the Vendor or the Co-operative Society to be formed shall have the right to remove such benefits or amenities from his enjoyment.

8. The cost of insurance against third party risks in respect of the Building if such insurance shall in fact be taken out by the Vendor.

EXECUTIVE ENGINEER &
ADMINISTRATIVE OFFICER
VRIDHACHALAM DIVISION
TAMIL NADU HOUSING BOARD
MADRAS-600 040

-15-

9. When any repairs redecorations or renewals of any portion that is commonly enjoyed by all the allottees of the buildings are carried out by the Vendor, the Vendor shall be entitled to charge as the expenses or costs thereof their normal and reasonable charges (including profit) in respect of such work.

10. In this Schedule the Word 'Building' shall exclude the Garages.

IN WITNESS WHEREOF this Deed has been executed by the Tamil Nadu Housing Board represented herein by its Executive Engineer and Administrative Officer, Arignar Anna Nagar division Thiru.R.Varadarajelu who has signed this Deed on behalf of the Board as per the authority granted to him by the Board.

IN WITNESS WHEREOF the Vendor and the Purchaser have set their hands to this Deed of Sale on the day, month and year above written.

(PURCHASER)

27/10

EXECUTIVE ENGINEER AND
ADMINISTRATIVE OFFICER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
ANNA NAGAR, MADRAS-600 040.

(VENDOR).

Signed and
delivered by the
above named:

In the Presence of:

1. V. [illegible]
Superintendent,
Arignar Anna Nagar division,
Anna Nagar, Madras-600 040.

2. T.M. Pandian
Assistant,
Arignar Anna Nagar division,
Anna Nagar, Madras-600 040.

PLINTH AREA

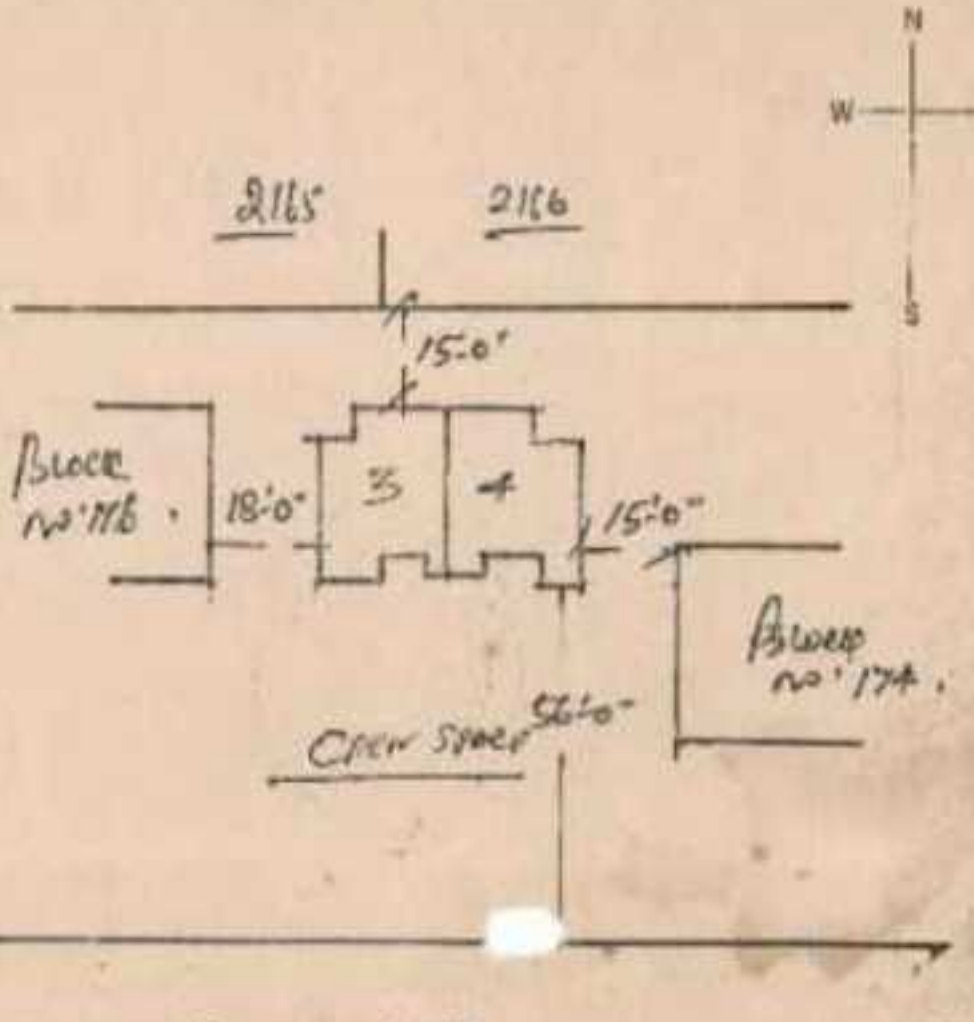
Scheme: ARINGNAR ANNA NAGAR

Block 175 Plot No. Area GDS 321 Sq. Ft.

S. No. 207 part Village Koyambedu Taluk Maduravoyal District Chengalpattu

Scale: One inch = 8 Feet

33.



80' Road

Handed over by

Taken over by

Plot No. 175/3 (First Floor)

SURVEYOR 13/1/82
Aringnar Anna Nagar Division

HEAD SURVEYOR
A. Anna Nagar Division
Tamil Nadu Housing Board

EXECUTIVE ENGINEER & ADD.
A. Anna Nagar Division
Tamil Nadu Housing Board
Madras-40.

175/4

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

R. Kamala

CT 238691

R. SELVAM
STAMP VENDOR
L.No: 2/63/2018
38/18, WELCOME COLONY,
ANNA NAGAR WEST EXTN.,
CHENNAI - 600 101.

05-01-2023

DEED OF SETTLEMENT

(Among Family Members **YOUNGER SISTER** to and in favour of **ELDER SISTER**)

This Deed of Settlement is executed at Chennai on this 5th day of January 2023 by **Mrs.V.SAVITHRI,** (Aadhaar No.6203 9833 6703, PAN: BQCPS7072P) D/o.Mr.R.V.Nathan, aged about 64 years and residing at No.175(4), New No.328, Kurinchi colony, 4th Avenue, 12th Main Road, Anna Nagar, Chennai-600 040, hereinafter called the **"SETTLOR"** which term wherever it occurs in these presents and unless repugnant to the context therein, shall mean and include her legal heirs, representatives, successors, executors, administrators and assigns.

Certified for Doc. No. 6281 dated: 11.10.23
Sub Registrar Anna Nagar

DOCUMENT NO 73 OF 2023
BOOK I Contains SHEETS 11
1 SHEET

SUB REGISTRAR

SETTLOR
(L.T.I. of Mrs.V.SAVITHRI)

TO AND IN FAVOUR OF

Mrs.R.KAMALA (Aadhaar No.8900 9426 9074), w/o.Mr.Ramamoorthy, aged about 87 years and residing at No.175/4, New No.328, Kurunji Colony, 4th Avenue, 12th Main Road, Anna Nagar, Chennai-600 040, hereinafter called the "**SETTLEE**" which term wherever it occurs in these presents and unless repugnant to the context therein, shall mean and include her legal heirs, representatives, executors, successors, administrators and assigns.

WHEREAS, all that piece and parcel of the property bearing **Flat No.4** in **First Floor** of **Block No.175 (i.e. Flat No.175/4, New No.328/4),** flat named as **KURUNJI COLONY, 4th Avenue, 12th Main Road, Anna Nagar, Chennai-600 040, (TNHB Anna Nagar Scheme),** having **Plinth Area** measuring 0521 Square feet, together with **Undivided share of land,** erected on the land comprised in Survey No.207 Part of Thirumangalam Village now KOYMABEDU Village, Aminjikarai Taluk, Chennai District, and which is morefully described in the Schedule hereunder was allotted to **Mrs.V.SAVITHRI, the SETTLOR** HEREIN, by the Tamil Nadu Housing Board and handed over the same to her through Certificate of handing over of Flat on 09.12.1981 and effected perfect title over the said property by obtaining all connections and by paying revenue and other Government taxes and levies in her name and whereas the Tamil Nadu Housing Board executed a Deed of Sale for Flats by its Allottee Service Manager, Arignar Anna Nagar Division, Tamil Nadu Housing Board, Anna Nagar, Madras-600 040, to and in favour of the SETTLOR on 23.02.1994 and the same was registered as Document **No.530/1994, Book-1** on the file of the SRO, **Anna Nagar.**

DOCUMENT NO 12 OF 2020
BOOK 1 Contains SHEETS 17
2 SHEET

SUB REGISTRAR

SETTLOR
(L.T.I. of Mrs.V.SAVITHRI)

WHEREAS the SETTLOR, extended the flat by constructing an additional plinth area of 422 Square feet as per the sanction Plan submitted by the Welfare Association and paid respective fees to the concerned authorities of Greater Chennai Corporation and hence, the above said flat measuring the total extent of 943 Square feet of Plinth area and WHEREAS ever since the date of Purchase, the Settlor herein was in absolute ownership, continuous possession, enjoyment and control over the said property free from all encumbrances and

WHEREAS while enjoying the above said property by the Settlor, she noted one omission (i.e. omission of Undivided Share of land area) in the Schedule mentioned property of Principal Sale Deed Document No.530/1994, then she approached the Tamil Nadu Housing Board, Anna Nagar Division and getting the **Rectification Deed** with Undivided Share of land area of **0932 Square feet** in her favour on **04.01.2023** and the same was registered on **05.01.2023** as **Document No.12 /2023** on the file of SRO, Anna Nagar and

WHEREAS the SETTLOR is desirous of executing a Deed of Settlement in regard to the property, which is morefully described in the Schedule hereunder to and in favour of **HER ELDER SISTER Mrs.R.KAMALA, THE SETTLEE** herein, out of **NATURAL LOVE AND AFFECTION** which the SETTLOR bears to the SETTLEE.

WHEREAS the Settlement of the Schedule mentioned property in favour of the SETTLEE herein is on the volition of the SETTLOR and without any outside force/pressure, the SETTLEE herein has articulated his acceptance of the Settlement of the Schedule property in his favour.

DOCUMENT NO 13 OF 2023
BOOK 1 Contains SHEETS 1 TO 3 SHEET

SUB REGISTRAR

SETTLOR
(LTI of Mrs.V.SAVITHRI)

NOW THIS DEED OF SETTLEMENT WITNESSETH that in consideration of the premises above quoted and in consideration of the **NATURAL LOVE AND AFFECTION** which the SETTLOR bears to **HER ELDER SISTER Mrs.R.KAMALA, THE SETTLEE HEREIN**, the SETTLOR hereby settles, the Schedule mentioned property in favour of the SETTLEE herein, irrevocably and free from encumbrances absolutely and forever.

The SETTLOR do hereby hereunder renounces all her estate and right, title and interest in the Schedule mentioned property with interest to vest the same in, **GRANT, CONVEY, TRANSFER, SELL, GIVE AND ASSURE** with the SETTLEE voluntarily the Schedule mentioned property and has already delivered possession of the same, unto and in favour of the SETTLEE **TO HAVE AND TO HOLD** the same for the SETTLEE's own use and benefit absolutely and unconditionally and forever.

This Deed further witnesseth that the SETTLOR, do hereby covenant with the SETTLEE, that the SETTLOR shall indemnify the SETTLEE against any claim or demand that may be made in respect of the said property hereby granted and settled and make good to the SETTLEE all damages that the SETTLEE may suffer if there were any defect in title or of any encumbrance over the said property. The SETTLOR doth hereby covenant with the SETTLEE, that the SETTLOR alone is the absolute owner of the Schedule mentioned property and has good and marketable title, right, power and authority to convey the Schedule mentioned property and.

The SETTLOR doth hereby covenant with the SETTLEE that, the SETTLOR is the sole and absolute owner of the property hereby conveyed and that she has been in actual continuous possession, enjoyment and control and except the SETTLOR herein no other legal heirs or no other

ENT NO 73 OF 2023
1 Contains SHEETS 17
4 SHEET

SUB REGISTRAR

SETTLOR
(Late Mrs.V.SAVITHRI)

person/s have any manner of right or interest or title whatsoever in and to the Schedule mentioned property and the same is not the subject matter of any lien, lease, charge, mortgage, rival claim, litigation, acquisition or other proceedings pending before any Court of law, tribunal or any other authorities.

The SETTLOR further covenant with the SETTLEE, that the SETTLEE shall be entitled by virtue of this Settlement Deed to effect mutation in the records of the Corporation/Municipal/Panchayat Union/Panchayat Registry and all other Government/Revenue Registry or authorities in relation to the Schedule property to his name and also for transfer of Patta, records of all revenue, Government, Quasi Government and other local bodies in his name and the SETTLOR doth hereby covenant with the SETTLEE, that she would execute and sign all such letters, forms and deeds that may be necessary or required in that behalf at the cost of the SETTLEE.

The SETTLOR further covenant with the SETTLEE that, she has this day handed over to the SETTLEE vacant possession of the Schedule mentioned property hereby conveyed absolutely and the SETTLEE shall and may at all times hereafter quietly and peacefully possess and enjoy the Schedule mentioned property as he likes free from all encumbrances. The SETTLOR has this day handed over the original title deeds, revenue documents and other copies of documents relating to the Schedule mentioned property to the SETTLEE herein.

The Settlor hereby declares that this **DEED OF SETTLEMENT IS IRREVOCABLE.**

SETTLOR
(L.T.I. of Mrs.V.SAVITHRI)

...MENT NO 13 OF 2023
I Contains SHEETS 13
5 SHEET

SUB REGISTRAR

SCHEDULE

All that piece and parcel of property bearing **Flat No.4** in **First Floor** of **Block No.175 (i.e. Flat No.175/4, New No.328/4)**, flat named as **KURUNJI COLONY, 4th Avenue, 12th Main Road, Anna Nagar, Chennai-600 040, (TNHB Anna Nagar Scheme),** in Flat measuring **943** Square feet, together with **0932 Square feet of Undivided share of land,** erected on the land comprised in **Survey No.207 Part, T.S.No.60 Part, Block No.19, Ward 001** of **KOYMABEDU** Village, **Aminjikarai** Taluk, **Chennai** District and the flat being bounded on the:

SIDES	BOUNDARIES
NORTH BY	TNHB Plots
EAST BY	Block No.174
SOUTH BY	80'0" wide Road
WEST BY	Staircase & Flat No.175/3

and situated within the registration District of **Chennai Central** and Sub Registration District of **Anna Nagar** and within the limits of Greater Chennai Corporation Zone-VIII.

The Schedule mentioned Property's

Property & Water Tax Assessment No.08-099-00132-000

Electricity Service Connection No.09-161-014-463

The Market value of the Property hereby settled is **Rs.1,00,00,000/-**

SETTLOR
(L.T.I. of Mrs.V.SAVITHRI)

MENT NO 33 OF 2023
I Contains SHEETS 17
6 SHEET

SUB REGISTRAR

IN WITNESS WHEREOF THE SETTLOR ABOVE NAMED HAS SET HER HANDS AND SIGNED THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SETTLOR
(L.T.J. of Mrs.V.SAVITHRI)

WITNESSES:

1)

SIVA (Aadhaar No.2318 7211 8395),
s/o.Devendran,
No.1/368, Kamarajar Street, Perumpakkam,
Jalladianpet, Medavakkam, Chennai-600 100

2)

R.BALASUBRAMANIAN, (Aadhaar No.3355 2046 4640)
s/o.Ramamurthy,
No.175/4, New No.328, Kurinchi Colony,
4th Avenue, 12th Main Road, Anna Nagar,
Chennai-600 040

DOCUMENT NO 313 OF 2023
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SUB REGISTRAR

Drafted by

P.KARUPPIAH, M.A.,B.L.,
ADVOCATE & NOTARY PUBLIC,
Reg.No.124/1993
Madras High Court, Chennai-104



RoAnnaNagarBook-1/73/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 35 of 2023

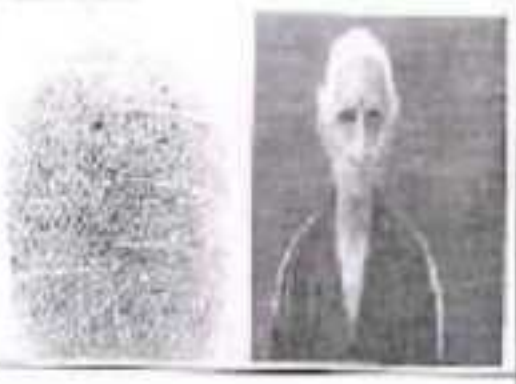
I hereby certify that a sum of ₹ 25,000/- (Rupees Twenty Five Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of the instrument from Mrs. வி சாவித்திரி residing at NO.173(F), NEW NO.328, KURINCHI COLONY, 4TH AVENUE, 12TH MAIN ROAD, ANNA NAGAR, Chennai, Tamil Nadu, India, 600040.

Sub Registrar Annanagar
Date: 06/01/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

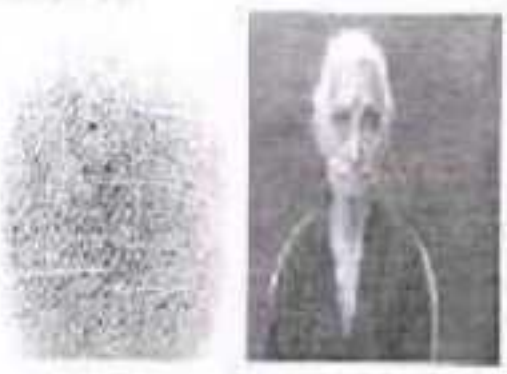
Presented in the office of the Sub Registrar of Annanagar and fee of ₹ 4,265/- paid at 02:12 PM on the 05/01/2023 by

Left Thumb



LT. V.SAVITHRI
9AAAC023271
Address as per recitals of document

Executant admitted by
Left Thumb



LT. V.SAVITHRI

Identity of the person verified through Camera using AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:50653[illegible]
Details from UIDAI : V Savithri C/O Vaidhyanathan, 28-04-1938, [illegible]



5th day of January 2023

ANU SWATHIRA. J.P
Sub Registrar
Annanagar

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BOOK 1 Contains SHEETS 13.
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SUB REGISTRAR

R/AnnaNagar/Book-1/73/2023

Registered as Number R/AnnaNagar/Book-1/73/2023.

Date: 05/01/2023
AnnaNagar

ANU SWATHI. J. E
Sub Registrar



DOCUMENT NO 73 OF 2023
Book I Contains SHEETS 17
9 SHEET

SUB REGISTRAR



SAVE EVERY DROP OF WATER

Receipt No. 174

₹ .550/-

CMWSS BOARD

CHENNAI METROPOLITAN WATER SUPPLY AND SEWERAGE BOARD

No. 1, Pumping Station Road, Chindadripet, Chennai - 600 002

WATER & SEWERAGE TAX - CUM - WATER CHARGES/SEWERAGE SERVICE CHARGES CARD

Name & Address
AREA VIII
NO.227, 2ND AVENUE,
12TH MAIN ROAD,
ANNA NAGAR, CHENNAI - 600 040.

Telephone No. 26211122

AREA	DIV. No.	CNT. DEL No.	SUB. No.
08	099	00132	000

OLD CMC No.
05/004/02900802004

NEW CARD ISSUED

NAME & ADDRESS OF THE ASSESSEE
TMT V SAVITHRI
1754,12TH MAIN ROAD
ANNA NAGAR
CHENNAI-40

ANNUAL VALUE
₹ 7163/-

SIZE OF THE CONNECTION

HALF YEARLY W & S TAX
₹ 250/-

CATEGORY Domestic

HALF YEARLY WATER CHARGES /
SEWERAGE SERVICE CHARGES FLAT RATES
WATER CHARGES ₹ 300/- 480

	ISSUED ON 1/4/2015	REVISED TO	REVISED TO
ANNUAL VALUE			
HALF YEARLY TAX			
DATE OF REVISION			
ASSESSEE NATURE			

INSIST ON RECEIPT

Please see the payment conditions on the Last Page

Visit us: www.chennaimetrowater.com

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SUB REGISTRAR

மின் கட்டண அட்டை

CIN - U40109TN2009SGC073748

மண்டலம்/

.....மின் பகிர்மான வட்டம்/.....

பிரிவு அலுவலகம் : AE/O&M/ANR-CENTRAL

மின் இணைப்பு எண் : 161-014-463

பெயர் :

முகவரி : 175/4 V. SAVITHRI

ஒருமுனை/மும்முனை இணைப்பு :

மின் அளவியின் எண் :

திறன் :

வைப்பு நிதி :

மீதப்பயட்டி எண் (பேரிப் எண்): Pa

மின் கட்டண விவரம் :

வசூல் நேரம்

முற்பகல் 8.30 மணி முதல் பிற்பகல் 12.30 மணி வரை
முற்பகல் 1.30 மணி முதல் பிற்பகல் 2.30 மணி வரை

தமிழ்நாடு மின்சார வழங்கல் 14(1) (A)ன்படி மின் கணக்கீடு செய்த 25 நாட்களுக்குள் மின் கட்டணம் செலுத்தப்படவில்லை எனில் மறு அறிவிப்பின்றி மின் இணைப்பு துண்டிக்கப்படும்.

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SUB REGISTRAR

आधार

Government of India

Enrollment No.: 2132/01161/01085

REGISTRAR

DOCUMENTO

6203 9833 6703

6203 9833 6703

AADHAAR

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
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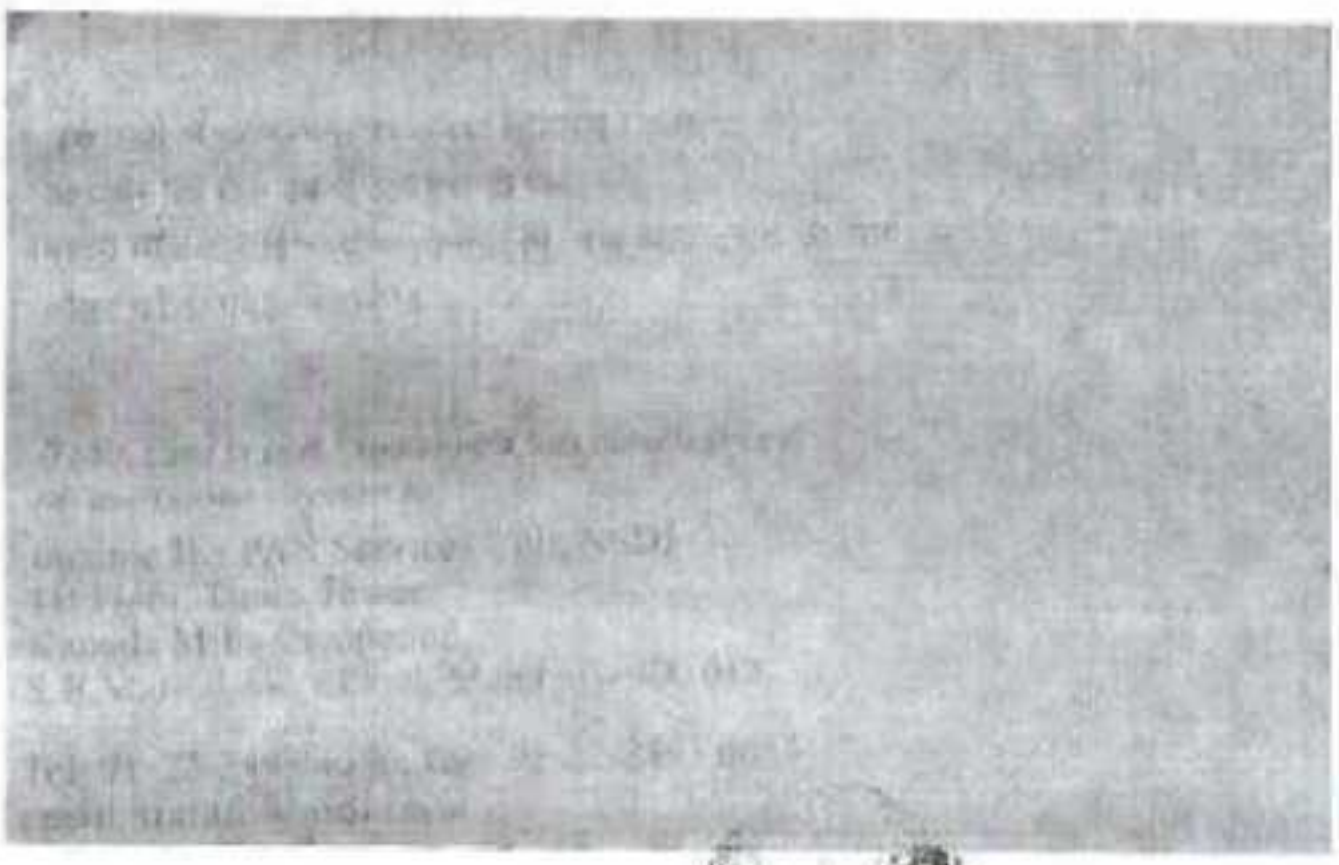
6203 9833 6703

(LTI Sri V.SAVITHRI)

Settle Aadhaar

SETTLORPAN





DOCUMENT NO 73 OF 2023
Book 1 Contains SHEETS 17
13 SHEET

SUB REGISTRAR

(LTI SD V.SAVITHRI)

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

Enrollment No. : 1110/20027/15518

To
R Kamala
W/O R Ramesh
17/5(4) KURUNCHI
KURUNCHI (KURUNCHI) COIMBATORE
12TH MAIN ROAD
Tamil Nadu

Contact SHEET
SUB REGISTRAR
SHEETS 17-
OF 2021

உங்கள் ஆதார் எண் / Your Aadhaar No. :
8900 9426 9074

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

R Kamala



8900 9426 9074

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

(LTI ஃ V.SAVITHRI)

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று ஆவணமாகும் அதில்லை.
- அடையாளம் உறுதிப்படுத்த இணையதளம் மூலம் உறுதிப்படுத்தல் வேண்டும்.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்தும் பொழுது ஆதார் உதவியாக இருக்கும்
- Aadhaar is valid throughout the country.
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Unique Identification Authority of India

R Kamala
W/O R Ramesh
17/5(4) KURUNCHI
KURUNCHI (KURUNCHI) COIMBATORE
12TH MAIN ROAD, Anna Nagar
Tamil Nadu

8900 9426 9074

SETTLE





CERTIFICATE NO 73 OF 2023
BOOK 1 Contains SHEETS 17
15 SHEET

SUB REGISTRAR

இந்திய அரசாங்கம்
Government of India



சிவா
SIVA
பிறந்த நாள் / DOB: 02/01/1976
ஆண்பால் / Male

2318 7211 8395

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

முகவரி:
S/O: Deandran, 1/368,
KAMARAJAR STREET,
PERUMPAKKAM, Jallidanpet,
Medavakkam, Kancheepuram,
Sholinganallur, Tamil Nadu,
600100

2318 7211 8395

1947

help@uidai.gov.in

www.uidai.gov.in

DOCUMENT NO 73 OF 2022
BOOK I Contains SHEETS 17
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SUB REGISTRAR

WITNESS



இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

Enrolment No.: 1110/20041/05680

To
R Balasubramanian
S/O: Ramamoorthy
17/3(4)
KURINJI COLONY
12TH MAIN ROAD
Anna Nagar
Anna Nagar Chennai
Tamil Nadu - 600040
9444037271

3355 2046 4640

உங்கள் ஆதார் எண் / Your Aadhaar No.:

3355 2046 4640

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

R Balasubramanian

Male

3355 2046 4640

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

R Balakrishnan

DOCUMENT NO 73
BOOK 1 Contains SHEET
17 SHEET

SUB REGISTRAR

1000Rs.



Rs. 1000/-

A. POORNALINGAM
STAMP VENDOR
L. Nr. 167/97/B
PERAMBUR, CHENNAI-6

Lt. Co. Sebastian Manuel

3060
8.5.2003

DEED OF SETTLEMENT

THIS DEED OF SETTLEMENT is made on this 9 th day of May 2003 by **LT.COL.SEBASTIAN MANUEL** son of Late P. Sebastian Pillai, Christian aged about 81 years, hereinafter called **SETTLOR** residing at 175/5 Kurinji Colony, near 12th Main Road, Anna Nagar, Chennai – 600 040, of the first part in favour of Dr. **Frederick Manuel**, youngest son of the **settlor** aged 38 years of the second part residing at Plot No 2172, "L" block, 6th St, 12th Main Road, Anna Nagar, Chennai –600 040, hereinafter called the **beneficiary** which expression shall include his heirs of the second part.

Sub Registrar
Anna Nagar

Document
No 1697/Year 2003
Page Not 1 | Total Pages 8

100Rs.



2336/8.5.03 Lt. Col. Sebastian Manuel

S. CHITRA.
STAMP VENDOR Lic. No. 142/
249, PAPER MILLS ROAD,
PERAMBUR, CHENNAI-600 011

Whereas the settlor is the absolute owner of the immovable property being flat No.175/5 in the second floor of the building in block No. 175, Kurinji Colony, having acquired it from the TamilNadu Housing Board. Chennai vide sale deed dated 16.11.1988 registered as document No. 5163 of 1988 dated 28.10.1988 in the office of the sub-registrar. Anna Nagar out of my own earnings.

Whereas the Settlor carried out certain alterations and modifications of the flat resulting in an extension of his plinth area by 420 sq.ft and whereas the cost of such expenses has also been met out of my own funds.

Document No. 1477 Year 2003
Page No. 3 Total Pages 8

Lt. Col.

100Rs



2336/8.5.03 Fr. Cox. Sebastian Manuel

S. Chitra
S. CHITRA,
ADVOCATE NOTARY & Rg. 142/2003
240, PAPER MILLS ROAD,
PERAMBUR, CHENNAI-600 011

3

Whereas the said settlor has for sometime past, been keeping very indifferent health and is desirous of making this settlement in favour of the above mentioned beneficiary Dr. Frederick Manuel.

Whereas the said settlor has 5 sons:

Mr. Charles A. Manuel, aged 49 years

Mr. William. R.I. Manuel, aged 48 years

Mr. Jerome. S. Manuel, aged 44 years

Mr. Benedict. A. Manuel, aged 40 years

Dr. Frederick Manuel, aged 38 years.

And 3 daughters:

Mrs. Lima Kanungo aged 52 years

Mrs. Venetia Daniels aged 51 years

Mrs. Ann Grace Birch aged 46 years

Document No 1691 Year 2003
Page Nos 4 Total Pages 8

100 Rs.



2337
8.5.03

Lt. Col. Sebastian Manuel

S. CHITRA.
STAMP VENDOR L. No. 142/96
340, PAPER MILLS ROAD,
PERAMBUR, CHENNAI-600 011.

Whereas the said settlor has educated his sons and daughters well and celebrated their marriages decently and they are by themselves now well to do and settled quite comfortably in life, therefore there is no need for the settlor to provide them with anything.

Whereas the said settlor's youngest son, Dr. Frederick Manuel has yet to settle in life.

Whereas the said settlor hereby executes this Deed of Settlement and bequeaths the above said Flat No. 175/5, Kurinji Colony owned by the settlor, in favour of his youngest son, Dr. Frederick Manuel the right to enjoy the said property to be taken by him and his legal heirs absolutely with all powers of alienation.

Document
No 1617 Year 2003
Page No 4
Total Pages 8

Lt. Col.

100Rs



2338/8.5.03 Lt. Col. Sebastian Manuel S. Chitra

S. CHITRA,
STAMP VENDOR L. No. 142/94
340, PAPER MILLS ROAD,
PERAMBUR, CHENNAI 600 011

5

NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:

1 In consideration of natural love and affection for his youngest son Dr. Frederick Manuel and for other considerations, the settlor hereby settles, transfers and assigns to the above said beneficiary all that property described in the scheduled hereto which belongs to the settlor and over which he has full disposing powers to hold the same, herein declared concerning the same with and subject to the powers and provisions hereinafter expressed and declared.

2 The beneficiary Dr. Frederick Manuel shall take the said property described in the schedule free of encumbrance for himself and his legal heirs with all powers of alienation.

3 This settlement hereby made shall be irrevocable.

Document No 1697/Year 2003 Total Pages 8 Page No: 6

Lt. Col. Sebastian Manuel

100Rs.



Rs.100/-

2339
8.5.03

D

S. Chitra

S. CHITRA,
STAMP VENDOR L. No. 142/S...
340, PAPER MILLS ROAD,
PERAMBUR, CHENNAI 600 011

/I.T. Co. Sebastian Manuel

5

4. It is hereby declared that the value of the aforesaid property is Rs. 40,000/- (Rupees Forty thousand only)

SCHEDULE

All that piece and portion of the flat No. 175/5 in the second floor of the building in Block 175 erected on the land of survey No. 207 part of Koyembedu comes under Thirumangalam village at Anna Nagar in Madras (Chennai) city / Town flat 941 sq.ft. (Plinth area of the flat) and 1/3rd undivided share of the land in 941 sq.ft. being bounded in

North by	-	Plot No. 2165 & 2166
South by	-	Road
East by	-	Flat No. 175/6
West by	-	Block No. 176

Document No. 1677 Year 2003
Page at 7
Total Pages 8

100Rs.



Rs.100/-

2340
8.5.03.

Lt Col Sebastian Manuel

S. CHITRA,
STAMP VENDOR L. No. 142/98
340, PARK HILLS ROAD,
VERAMBUR, CHENNAI-600 011

Within Sub – Registration district of Anna Nagar and registration district of Madras.

IN WITNESS WHEREOF the settlor set his hand this deed of settlement on this day, month and year written above.

SETTLOR

WITNESS

1

2

Drafted and executed by :Lt. Col.Sebastian Manuel the settlor

SIGNATURE

Document
No 1697 Year 2003
Page No 8
Total Pages 8

I/6865/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

CX 186117

26-07-2023

M/s India Builders (Chennai) Limited

D. RAMADEVI
STAMP VENDOR
LIC.No.49/5440/B3/2000
145/13, Shanthi Colony Main Road
4th Avenue, Annanagar, Chennai-40
Mobile 9385309119/044-49525952

DEED OF GENERAL POWER OF ATTORNEY

1.R.SANGEETHA, (PAN:DQZPS1272A & Aadhaar No.3207 9455 6061), Wife of P.Kumar, Hindu, aged about 46 years, residing at Flat No.174/3, Door No.326/3, on the First Floor in Block No.174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai-600040;

2.Dr.FREDERICK MANUEL, (PAN:AACPF7016M & Aadhaar No.8145 6833 1513), Son of Sebastian Manual, Christian, aged about 59 years, residing at Flat No.175/5, Door No.328/5, on the Second Floor in Block No:175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040; hereinafter referred to as the **PRINCIPALS,** which term shall mean and include their respective heirs, legal representatives, successors in interest, executors, administrators and assigns,

For INDIA BUILDERS (CHENNAI) LIMITED

R. Sangeetha

DIRECTOR

DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
1 SHEET

SUB REGISTRAR

DO HEREBY NOMINATE, CONSTITUTE AND APPOINT

M/s.INDIA BUILDERS (CHENNAI) LIMITED, [PAN:AABC13731Q] [Phone No.044-26213553] [email:info@indiabuilders.in] a Company incorporated under the Companies Act, 1956, having its Registered Office at No.AA 36, 3rd Main Road, 3rd Street, Anna Nagar, Chennai 600 040, herein represented by its Director, **U.PREETAM KARTHIK,** [Aadhaar No.4100 4431 2736], Son of U.Ullam Kumar, Hindu, aged about 34 years, as their true and lawful **POWER OF ATTORNEY AND AGENT**, to act in their names and on their behalf and to do and execute and perform or cause to be done, executed and performed all or any of the acts, deeds and things hereunder.

WHEREAS the **PRINCIPALS** herein along with twelve others are the respective joint and absolute owners of the Residential Flats bearing Flat Nos 174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 326/5 on the Ground, First and Second Floors in Block Nos.174 and 175, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11200 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, more fully described in the Schedule 'A' hereunder.

WHEREAS under a Deed of Sale dated 03.04.1992 registered as Document No.2111 of 1992 in the Office of the Sub Registrar, Anna Nagar, M.Dhanushkeymlan purchased **Flat No.174/3,** Door No.326/3 on the First **Floor in Block No.**174, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Settlement dated 07.01.2020 registered as Document No.47 of 2020 in the Office of the Sub- Registrar, Anna Nagar, M.Dhanushkeymlan, settled the said flat to and in favour of his daughter, Gayathri Devi Rajkumar.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

R. Gayathri

DOCUMENT NO 6865 OF 2023
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1 SHEET

SUB REGISTRAR

Whereas under a Deed of Rectification dated 16.06.2022 registered as Document No.3105 of 2022 in the Office of the Sub-Registrar, Anna Nagar, Tamil Nadu Housing Board rectified the Deed of Sale dated 03.04.1992 registered as Document No.2111 of 1992 incorporating the undivided share of Land of an extent of 933 Sq.ft., to and in favour of Gayathri Devi Rajkumar. Whereas under a Deed of Sale dated 10.06.2022 registered as Document No.3351 of 2022 in the Office of the Sub-Registrar, Anna Nagar, R.Sangeetha, **1st PRINCIPAL** herein purchased the said Flat from Gayathri Devi Rajkumar. Thus, the **1st PRIECIPAL** herein is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of purchase.

WHEREAS under a Deed of Sale dated 16.11.1988 registered as Document No.3163 of 1988 in the Office of the Sub-Registrar, Anna Nagar, Lt.Col.Sebastian Manuel, purchased **Flat No.175/6**, Door No.328/6 on the Second Floor in **Block No.175**, Kurinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, from Tamil Nadu Housing Board. Whereas under a Deed of Settlement dated 09.05.2003 registered as Document No.1697 of 2003 in the Office of the Sub-Registrar, Anna Nagar, Lt.Col. Sebastian Manuel, settled the said flat to and in favour of his son, Dr.Frederick Manuel, the **2nd PRINCIPAL** herein. Whereas under the said Deed of Settlement dated 09.05.2003 registered as Document No.1697 of 2003 the UDS has been wrongly mentioned as 1/3rd undivided share out of 941 Sq.ft. Instead of 933.33 Sq.ft. of undivided share out of 11200 Sq.ft. Thus, the **2nd PRINCIPAL** is in absolute possession and enjoyment of the said flat free from all encumbrances ever since the date of Settlement.

WHEREAS the **PRINCIPALS** herein along with twelve others jointly applied for and obtained Patta vide No.2023/0153/02/0374097TR/2023 dated 20.09.2023, from the Tahsildar Amin Jikarai Taluk, in their joint names for the property described in Schedule 'A' hereunder and thus, the **PRINCIPALS** herein along with twelve others are in absolute possession and enjoyment of the property described in Schedule 'A' hereunder.

For INDIA BUILDERS (CHENNAI) LIMITED

R. Sangeetha

DIRECTOR

DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
3 SHEETS

SUB REGISTRAR

WHEREAS the **PRINCIPALS** herein along with twelve others jointly decided to develop the Schedule 'A' property and construct new residential apartments with a reputed Builder and the **PRINCIPALS** are not in a position to deal with and manage the affairs relating to the said property, more fully described in the Schedule 'A' hereunder directly and hence, the **PRINCIPALS** are desirous of nominating and appointing the aforesaid Builders, **M/s.INDIA BUILDERS (CHENNAI) LIMITED**, a Company incorporated under the Companies Act, 1956, herein represented by its Director, **U.PREETAM KARTHIK**, as their true and lawful Power of Attorney Agent for looking after the affairs relating to demolition and construction of residential flats over the Schedule 'A' mentioned property and to deal with **466.66 Sq.ft. Undivided Share** in the Schedule 'A' mentioned Property, more fully described in the **Schedule 'C'** hereunder in all respects after retaining **1400 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, for their own use.

NOW THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

a. To apply to the Corporation of Chennai and/or any other local competent body to obtain permission for the demolition of the existing structure in the Schedule 'A' Property, to sign all papers and plans required for the same and to demolish the superstructure and to sell and appropriate the proceeds thereof.

b. To develop the Schedule 'A' mentioned Property and to comply with all the requirements under the law relating to such development.

c. To sign and verify all affidavits, indemnity bonds, guarantees, documents and papers necessary for such proposed demolition and development.

d. To appear and submit plans before the Corporation of Chennai and the Chennai Metropolitan Development Authority for development. Also, to submit applications for No Objection Certificate and Completion Certificate before the Corporation of Chennai and the Chennai Metropolitan Development Authority. The Construction shall be strictly in accordance with the approved plans.

for INDIA BUILDERS (CHENNAI) LIMITED

R. Sangeetha

DIRECTOR

DOCUMENT NO. 6865 OF 2023
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4 SHEET

SUB REGISTRAR

e. To appoint architects, to prepare and submit plans before the Authorities concerned and to authorise such architects to make necessary alterations in such plans from time to time in Consultation with the **PRINCIPALS.**

f. To apply for electrical, water and drainage connections before the Electricity Board, Chennai Metropolitan Water Supply and Sewerage Board and any other Municipal, Local or Government Authority and to pay deposits and obtain refunds from such authorities.

g. To file suits, writs, appeals or any other proceedings before any Court, Tribunal or authority and for this purpose of developing the property only to sign and execute all plaints, affidavits, Memorandum of Appeal, Petitions or any other pleadings, to appoint advocates to conduct all such cases and to execute vakalats in her favour.

h. To pay taxes, charges and other outgoings in respect of the Schedule 'A' Property and the development thereon.

i. To enter into Agreements of sale in respect of **466.66 Sq.ft. Undivided Share** in the Schedule 'A' Property, to receive advances and to give valid receipts thereof.

j. To execute Deed/s of sale in respect of **466.66 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder, to present the same for registration before the appropriate registering authorities, to admit execution and receipt of consideration and to receive back documents after registration and the remaining extent of **1400 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'B' hereunder, is retained by the **PRINCIPALS** for their own enjoyment.

k. To Sign all forms necessary for registration in respect of **466.66 Sq.ft. Undivided Share** in the Schedule 'A' Property, more fully described in the Schedule 'C' hereunder.

For INDIA BUILDERS (CHENNAI) LIMITED

R. Sangeetha

DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
5 SHEET

DIRECTOR

SUB REGISTRAR

i. To enter into Construction Agreement/s with the prospective Purchaser/s, in respect of **proportionate super built-up area**, to receive the consideration in respect of the said Agreement/s and to give valid receipts thereof.

m. To execute cancellation deeds, rectifications deeds and to submit and register the same and to receive the same after due registration.

The **POWER OF ATTORNEY AGENT** shall maintain complete and proper accounts of all the transactions made by it and produce the same to the **PRINCIPALS** as and when required.

No considerations have been received through this Power of Attorney Deed and no transfer is effected under this Power. And the **PRINCIPALS** hereby agree to ratify and confirm all and whatsoever **POWER OF ATTORNEY AGENT** shall do by virtue of the Powers given herein above.

SCHEDULE – 'A'

[ENTIRE PROPERTY JOINTLY OWNED BY THE PRINCIPALS AND TWELVE OTHERS]

All that piece and parcel of land and residential flats bearing MIG Flat Nos.174/1 to 174/6 and 175/1 to 175/6, Door Nos.326/1 to 326/6 and 328/1 to 328/6, on the Ground, First and Second Floors in Block Nos 174 and 175, Kilinji Colony, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai – 600040, each flat having Plinth area of 521 Sq.ft. together with its proportionate undivided share in the land, totally measuring an extent of 11230 Sq.ft. comprised in Survey No.207 part of Koyambedu comes under Thirumangalam Village, now resurveyed and assigned T.S.No.60/1, Block No.19 of Koyambedu Village, Aminjikarai Taluk, Chennai District, and the land bounded on the

for INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

R. Sangeetha

DOCUMENT NO 6865 OF 2023
BOOK I Contains SHEETS 17
6 SHEET

SUB REGISTRAR

NORTH BY : TNHB Plots,

EAST BY : 30 Feet Road, (1st Block 6th Street)

SOUTH BY : 80 Feet Road, Shanthi Colony 4th Avenue

WEST BY : Block No.176.

Situate within the Registration District of Central Chennai and Registration Sub-District of Anna Nagar.

SCHEDULE – 'B'

(PROPERTY JOINTLY RETAINED BY THE PRINCIPALS)

1400 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

SCHEDULE – 'C'

(POWER AGENT EMPOWERED TO DEAL WITH THE PROPERTY)

466.66 Sq.ft. Undivided Share out of the property described in the Schedule 'A' above.

IN WITNESS WHEREOF, THE PRINCIPAL AND THE POWER OF ATTORNEY HAVE SIGNED THIS DEED OF GENERAL POWER OF ATTORNEY ON THE **6TH DAY OF NOVEMBER** 2023, IN THE PRESENCE OF:

WITNESSES:

1.

2.

1. R. Sangeeta

2.

PRINCIPAL
For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

POWER OF ATTORNEY AGENT

Document Drafted By:



ABINAYA KALAIGNANI
ADVOCATE
MS No 2429 of 2017 2D,
OWNERS COURT, MONTIETH LANE,
EGMORE, CHENNAI - 600 008

DOCUMENT NO 6865 OF 2023
BOOK I Contains SHEETS 17
1 SHEET

SUB REGISTRAR

ANNEXURE 1-A

Market value of property land & building to be furnished.
Description of Building - Please denote by a tick ( ) mark the relevant involved in the following:

1.(a) Construction of the Structure	RCC
(b) Depth of foundation	: 10 Feet
(c) Thickness of walls in All floor	: 9"
(d) Whether teakwood used throughout	: No.
(e) Flooring	: cement
2.Age of the Building	: 48 Years
3.Extent of the site	: **466.66 Sq.ft (Undivided Share)**
4.A.Value of the site	: Rs.67,66,570/-
5.Build up Area	
Flat No-174/3 First Floor	: 521 Sq.ft.
Flat No-175/5 Second Floor	: 521 Sq.ft
6.Area of Separate garage if any	: nil
7.a) Length of compound wall any	: nil
b) Length of barbed wire or chain or iron fence	: nil
8.Well with diameter and depth	: nil
9.Is there a separate latrine/Septic tank	: nil
10.Elec. Installation	
a) No of points	: 5 pts
b) No of fans	: 2
c) No of elec. pumps	: Nil Common
11.Annual Rental Value	: 3,60,300/-
12. Expectants estimated of the Market Value of the building and site	: Rs.83,29,570/-

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2 SHEET

SUB REGISTRAR

Land Value is Rs.67,66,570/-
Building Value is Rs.15,63,000/-

Rs.83,29,570/-

06.11.2023.

PRINCIPALS

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

POWER OF ATTORNEY AGENT

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

Sl. No.	Block, Cadastral No. & Name of Locality	Boundaries: North, East, South, West	D.S.L. No. and Date	Transaction & Deed No.	Land Revenue, Cesses, Rates, Taxes	Origin, Mode of Acquisition, Permissible, Non-alienable, Revenue Paid	Property Identification Marks and Liens	If Disabled Person, Particulars of Concession	Current Land Use & Tenure	Extent	Rate per Unit Area (Rs. / Paise)	Extent By Taxation Survey (Hectare / Are / Sq. Meter)	Assessment (Rupees / Paise)	Particulars of Registration	Address (Old & New)	How the Property is Utilised	Remarks
1	Block : 0010 Kasaba/Town/Village : Shivajinagar	CB / -	2/2011 -	1/2011 to 185	2	DOCUMENT NO 6845 OF 2023 BOOK 1 Continuation SHEETS 17 SUB REGISTRAR	-	-	6=	-	6.00	0	12	11.5	-	0.30	-	-	2011/12 to 2021/22 DT 01-04-20 TO DT 31-03-2022

Certified that the document is written on 22 sheets and each sheet bears the seal of the Court.

Date of Issue / Digital Signature : 20-04-2023
Signature / Name : Sheristadar
ಮುದ್ರೆ / Seal of Office : Bangalore City Tahsildar
ಹುದ್ದೆ / Place : ಬೆಂಗಳೂರು ನಗರ / Bangalore City / ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ / Bangalore City District

ಟಿಪ್ಪಣಿ / Remarks :

1. ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ನಿಯಮಗಳು 1966 ರ ನಿಯಮ 71 ರ ಅನ್ವಯ ಪಡೆಯಲಾಗಿದೆ. ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಪರಿಶೀಲಿಸಲು ಇಚ್ಛಿಸುವವರು https://landrecords.karnataka.gov.in ಪೋರ್ಟಲ್‌ನಲ್ಲಿ ಪರಿಶೀಲಿಸಬಹುದು.
This certificate is issued under rule 71 of Karnataka Land Revenue Rules 1966. This certificate can be verified at the website portal https://landrecords.karnataka.gov.in
2. ಈ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು 22-04-2023 ರಂದು 07:30 PM ಗಂಟೆಗೆ ಡೌನ್‌ಲೋಡ್ ಮಾಡಲಾಗಿದೆ.
This certificate was downloaded on 22-04-2023 at 07:30 PM
3. ಈ ಪ್ರಮಾಣ ಪತ್ರದಲ್ಲಿ ಯಾವುದೇ ತಿದ್ದುಪಡಿ ಅಥವಾ ಬದಲಾವಣೆ ಇದ್ದಲ್ಲಿ ಅದು ಅಮಾನ್ಯವಾಗಿರುತ್ತದೆ.
Any alteration in this certificate renders it invalid.

RAJINDRA BULDERS (INDIA) LIMITED

COPY OF SURVEY PLAN

Application ID ...2023/BISA/02/027499

Scale:1MM=...500.....MM

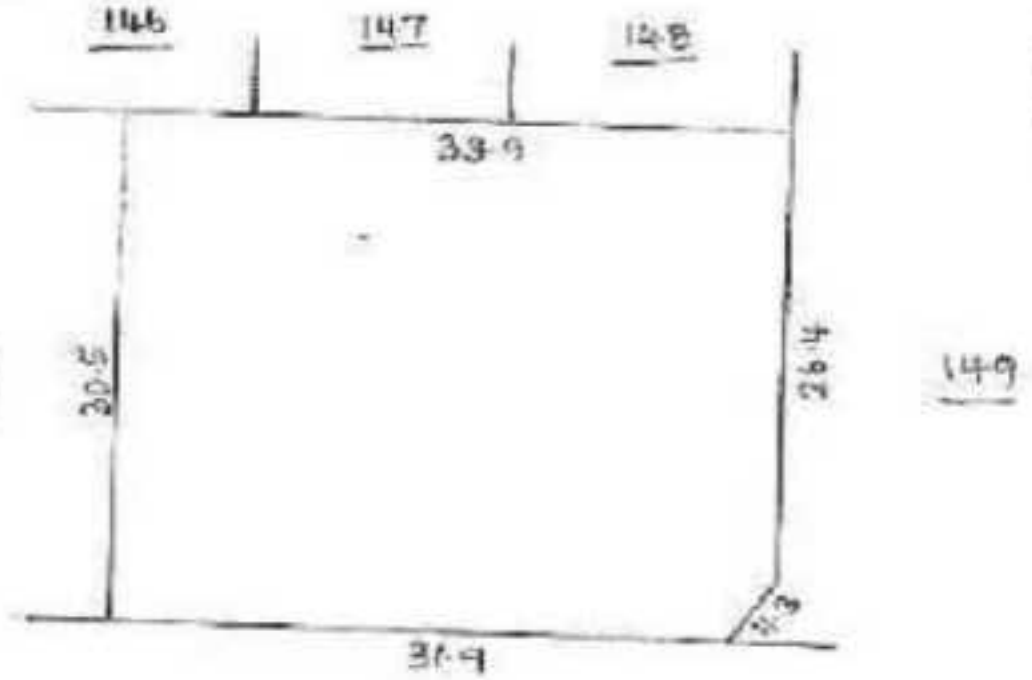
R.S. No. / T.S.No. : ...66/1.....

Block No. : .....19.....

VILLAGE :.....KOYAMBEDU.....

AMINJIKARAI TALUK

CHENNAI - DISTRICT



BLOCK NO: 19

Certified that the above is a true copy of the survey plan of the land specified on the reverse:

Copied by:

For INDIA BUILDERS CHENNAI PVT LTD

21/9/2023
SENIOR DRAUGHTSMAN
AMINJIKARAI, CHENNAI-30

DEPUTY INSPECTOR
SURVEY AND LAND RECORDS
AMINJIKARAI, CHENNAI-30

உறுதிமொழி சான்று

பதிவுத்துறைத் தலைவர் அவர்களின் சுற்றறிக்கை ந.க.எண்.35063/கி.1/2021

நாள்:07.02.2022

சொத்தானது நிர்ணய பகுதியில் அமைவப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி Declaration) நீதி பேராணை எண்.22163/2018-ல் வழங்கப்பட்ட தீர்ப்புரையை காண்க)

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்பாடுவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டப்பூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

ஆவணத்தை எழுதிப்

பெறுபவர்களின் கையொப்பம்

ஆவணத்தை எழுதிக்

கொடுப்பவர்களின் கையொப்பம்

DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
11 SHEET

SUB REGISTRAR

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 84,209/- paid at 03:46 PM on the 06/11/2023 by

Left Thumb 	R. Sangeetha 9962525683 Additions as per recitals of document	
Execution admitted by Left Thumb 	R. Sangeetha Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:777052f2Be1286f95e543c48309ae3132023fa2 (Details from UIDAI : R Sangeetha C/O Kumar, 05-07-1976, xxxxxxxx6064)	
Execution admitted by Left Thumb 	19-98404 00419 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:747049b8ae64508c0f423fb8b83e3fc9dc7ff5 (Details from UIDAI : Frederick Manual S/O: Sebastian Manuel, 10-08-1964, xxxxxxxx1513)	
Claim admitted by Left Thumb 	98-2[illegible] Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:8033617bc5dbac1db442949003c6d32fe9a50d (Details from UIDAI : Preetam Karnik S/O: Uttamkumar, 03-02-19[illegible]	

DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
12 SHEET

R/AnnaNagar/Book-1/6865/2023

5th day of November 2023

NAVANEETHAM S
Sub Registrar
AnnaNagar

Registered as Number R/AnnaNagar/Book-1/6865/2023

Date: 06/11/2023
AnnaNagar

NAVANEETHAM S
Sub Registrar

Life Certificate of the Principal should be produced for any document presented for registration on the basis of the power of attorney

DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
13 SHEET

SUB REGISTRAR





R. Sangeetha

DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
14 SHEET

SUB REGISTRAR



Income Tax Department

PERMANENT ACCOUNT NUMBER

AACPF7018M

NAME

MANUEL FREDERICK

FATHER'S NAME

MANUEL SEBASTIN

DATE OF BIRTH

10-05-1964

SIGNATURE

Commissioner of Income-tax (Computer Operations)



Government of India

Unique Identification Authority of India

Your Aadhaar No.

8145 6833 1513

AADHAAR

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authentication is mandatory

Your Aadhaar No.

8145 6833 1513

8145 6833 1513

8145 6833 1513

DOCUMENT NO 6865 OF 2023

BOOK I Contains SHEETS 17

TO 17 SHEET

SUB REGISTRAR







For INDIA BUILDERS (CHENNAI) LIMITED

DIRECTOR

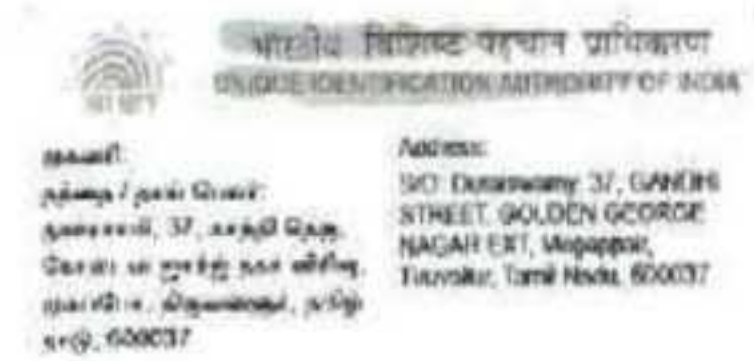
DOCUMENT NO 6865 OF 2023

BOOK 1 Contains SHEETS 17

16 SHEET

SUB REGISTRAR









DOCUMENT NO 6865 OF 2023
BOOK 1 Contains SHEETS 17
17 SHEET

SUB REGISTRAR

1-75/6.

5000Rs.



M. Sadasiva Venugopala Ramaperumal
Chennai - 40

P. DURAISWAMY
STAMP VENDOR
LIC.NO: 13837/93
[illegible]
Rs.3,399

DEED OF SALE FOR FLAT

THIS DEED OF SALE is executed at Chennai on this the 5th day of April One Thousand Nine Hundred and Ninety Nine by the Tamil Nadu Housing Board a body corporate constituted by the Tamil Nadu Housing Board, Act 1961 (Tamil Nadu act XXII of 1961) hereinafter referred to as "the ACT" having its office at ARIGNAR ANNA NAGAR, CHENNAI - 600 040 hereinafter called "THE VENDOR" which term shall, wherever the context so permits, mean and include, its successors and assigns, represented herein Its ALLOTTEE SERVICE MANAGER, ARIGNAR ANNA NAGAR DIVISION, Chennai-600 040 under the authority granted to her by the Board in this behalf by its Resolution No.7.11 dated 25.2.92 authorising her to sign this instrument of sale on behalf of the VENDOR of the ONE PART:

Specimen

ALLOTTEE SERVICE MANAGER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040

Verified for
Doc. No. 2287
Dated: 11.10.93
Asst. Register

1493/1999

Presented in the Office of the Sub Registrar
Assurances and fee of Rs. 325 paid between the
hours of 10-11 am on the 2nd June 99

DOCUMENT NO. 1492 OF B.
BOOK 4/108 22 SHEETS
1 SHEET.

L Ramakrishnan

EXECUTION ADMITTED BY

L Ramakrishnan S/o Late A.V. Muthiah, 178/6 Kasturi Colony, Chennai 40.

IDENTIFIED BY

I, Asara S/o. Asari Rai 178/1 Kasturi Colony. Chennai-40

S. Soundara Rajan S/o V. Sesha Iyer No: 1/250
Mogappair West Chitt

Mohd Shahnaz Devi A-5th
Avenue Land
Anna Nagar
Madras 600040

2nd June 1999.

Registered as No. 1493 of 1999
at Book 1 on 1142
Page 13 to 23
4th June 1999



M. Sadasiva Varagua Ramapandian
Chennai 40

P. DURAISWAMY
STAMP VENDOR
LIC.NO. 13537/99
Shop No.4(1) Date 23.199

TO AND IN FAVOUR OF Thiru. M.SADASIVA VARAGUNA RAMAPANDIAN S/o Thiru. A.V.[illegible] and aged about 57 years residing at Flat No.175/6, Arignar Anna Nagar, Chennai-600 040. hereinafter called 'the PURCHASER' which expression shall wherever the context so admits, mean and include, her heirs, executors, administrators and Legal representatives of the OTHER PART;

2. WHEREAS the Vendor has sponsored some Housing Improvement and building scheme under the act for acquiring vacant sites and putting up buildings thereon to consist of several flat, so that each such flat could be sold independently and separately.

ALLOTTEE SERVICE MANAGER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040

10 Rs.



A Sadasivan Veragava Ramapandiyan
Chennai - 40

DURAISWAMY
STAMP VENDOR
LIC.NO. 13/87/93
10 Rs. 40/40 93399

3. AND WHEREAS the Purchaser is one of those who had made an application No.12679 dated 20.1.81 to the Vendor for the allotment of such flat and has deposited with the vendor under Receipt No.---------- dated --------a sum of Rs.100/- (Rupees One Hundred only) for Registration fee.

4. AND whereas the vendor has, on the said application from the Purchaser allotted flat bearing No.6 in Second floor of the building erected in Block No. 175 at Arignar Anna Nagar, Chennai city and fully described in the First schedule hereto, hereinafter refered to as 'the FLAT' to the Purchaser, who has thereupon entered in to agreement dated 2-12-81 with the Vendor to purchase the flat on Outright purchase system on the terms and conditions set out herein. The Flat was allotted on 4.6.81.

ALLOTTEE SERVICE MANAGER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040

10 Rs.



M. Sankaran Vanagam Corporation
Chennai - 40

P. DURAISWAMY
STAMP VENDOR
LIC. NO. 15/97/93
10 Rs. 83299

4

5. AND WHEREAS the Vendor has finished the construction of the flat and has worked out the cost of the flat with the proportionate value of the land on which the block of building, hereinafter called 'THE BUILDING' Wherein the flat is part stands at Rs.42,500/- (Rupees fourty Two Thousand Five Hundred only) which the purchase has paid.

6. AND WHEREAS the Purchaser has already remitted to the Vendor a sum of Rs.12,750/- (Rupees Twelve Thousand Seven Hundred and Fifty only) on 3.12.81, 2.11.80 under Receipt No. ----- as and by way of Earnest Money Deposit and 1/4th Cost and has paid the balance of Rs. 29,750/- on various Rt. Nos. various dates various whereby the entire cost of the flat has been paid to the Vendor by the Purchaser.

ALLOTTEE SERVICE MANAGER,
NEIGHAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040



23394
15/2/99

M. Sudarsan Bhagavathulu
Chennai -40

K. K. [illegible] B.Com.,
[illegible]

5

7. AND WHEREAS the Vendor has in every sale,transfer or lease of the flats under the present scheme imposed and intends in every such future transaction to impose the restrictions set forth in the second schedule hereto to the intend that any owner, transferee or lessee for the time being of any part of the building or any flat thereon may be able to enforce the observance of the said restrictions by owners, transferees or occupiers for the time being of the other flats in the building.

8. NOW THIS DEED WITNESSETH THAT in pursuance of the above said agreement for sale and in consideration of the sum of Rs.42,500/- (Rupees Fourty Two Thousand Five hundred only) paid by the purchaser to the vendor as mentioned in paragraph 6 above, the construction cost of the flat together with the proportionate cost of land on which the building has been erected the receipt

ALLOTTEE SERVICE MANAGER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040.

IRe



M. Sebastian Varghese Rosaperdier
Chennai 40

P. DURAISWAMY

6

1076 13399

of which the vendor doth hereby acknowledge and of the monthly service or maintenance charges hereinafter reserved and of the covenants of the purchaser hereinafter contained the vendor does by way of Absolute Sale hereby GRANT, CONVEY, TRANSFER AND ASSIGN unto the purchaser the undivided interest in all that piece and parcel of land where the building stands as shown in the plan annexed here to and with the Flat No.6 in the Block No. 175 at Arignar Anna Nagar in Madras city fully described in the First schedule hereto and being on the Second Floor of the building (including one half part in depth of the joists between the floors of the ceilings of the flat and floor of the flat above it and the internal and external walls between such levels wherever these walls happen to be common) and the roof of the said building so far as the same constitutes the roof of the flat

ALLOTTEE SERVICE MANAGER.
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040.



M. Sadasiva Varagura Parapardesa
Chennai -40

P. DURAISWAMY

1077 23399

7

together also with the easements,rights in common and privileges mentioned inthe Third schedule hereto subject as there into and reserving as mentioned in the Fourth schedule hereto and reserving also out of the premises hereby conveyed to the vendor in fee-simple (ABSOLUTE OWNERSHIP) and with all the fixtures, electrical and installations,water and drainage connections, rights, easements and appurtenances of ways,paths, liberties, advantages and privileges whatsoever belonging thetreto in, and upon the said property TO HAVE AND TO HOLD THE said flat and all and singular rights titles, interest etc. in the property hereby conveyed, granted, transferred and assigned unto and to the use of the purchaser to be enjoyed by the purchaser for ever absolutely free from all encumbrances and charges whatsoever except the restrictions and undertakings given herein.

ALLOTTEE SERVICE MANAGER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040



1Re

14, Sadasivan Unnigiri Ramaguradian
Chennai-40

P. DURAISWAMY
STAMP VENDOR
LIC No. 1/97/96
Dated 1078 23399

8

VENDOR'S COVENANTS

9. The vendor hereby covenants with the purchaser that any public charges, taxes, and all other outgoings payable to the Government or the Municipal, Revenue, Urban or other local authorities levied in respect of the flat shall be payble by the purchaser on and from the date of taking over possession of the flat by the purchaser, that is from

10. The Vendor does hereby covenant and declare that the vendor has full and absolute right to convey, transfer and sell the said flat and in the manner abovesaid and the purchaser can enjoy the flat with full rights, absolutely and the vendor shall and will from time to time and at all times at the request and at the cost of the purchaser do and executed and cause to be done

D. Thakshay Sai

ALLOTTEE SERVICE MANAGER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040



M. Sebastian Georgena Kanagavelu
Chennai-90

1077 23399

and executed all such acts, deeds, and things as the purchaser may reasonably require for further and more perfectly assuring the title and right to the flat hereby conveyed.

11. The vendor hereby further covenants with the purchaser as follows:-

(i) That the vendor will require every person to whom the vendor shall hereafter transfer, grant or lease and flat comprised in the building to covenant to observe the restrictions set forth in second schedule hereto, and, if the vendor shall commit any breach of this, the vendor by this agreement shall be deemed to have admitted that such transfer, grants or leases shall be ineffective and inoperative to confer any rights on such lessees or transferees:

ALLOTTEE SERVICE MANAGER
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040



M. Sadasiva Varaguna Ramanandam
Chennai-40

P. DURAISWAMY
STAMP VENDOR
LIC.NO. 13/97/99
13.3.99

10

(i) That subject to contribution and payment as hereinafter provided the vendor or will maintain, repair, redecorate and renew,

(a) The main structure and in particular the roof.chimney, stacks, gutters and rain water pipes of the building.

(b) The water and water-pipes drains and electric cables and wires in under and upon the building and enjoyed or used by the purchaser in common with the owners and lessees of the other flats.

(c) the main entrances, passages, landings and staircases of the building so enjoyed or used by the purchaser in common as aforesaid,

(d) the boundary walls and fences of the building and

ALLOTTEE SERVICE MANAGER,
VAIGHAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040

(e) Keep, clean and reasonably lighted the passages, landings, staircases and other parts of the building so enjoyed or used by the purchaser in common as aforesaid and as for as practicable keep the forecourt,garden, way and other part of the building shown in good condition and attend to the garden cultivation and will pay the house tax,cess and water rate assessed on the building but not on the flat, if separately assessed.

(iii) That, subject as aforesaid, the vendor will so often as reasonably required decorate the exterior of the building in such manner as may be deemed suitable and feasible and in particular will paint the exterior walls of the building usually painted with two coats atleast of good paint atleast once in every year.

12. The vendor shall remain liable on the covenants on its part contained in this transfer so long as it shall remain owner of the rent charge hereby reserved but on transferring the said rent charge and appointing the transferree thereof to be trustee in its stead the vendor shall cease tobe liable on the said covenants.

PURCHASER'S COVENANTS.

13. The purchaser hereby covenants, so as to bind the owners or lessees for the time being of the flat and so that this covenant shall be for the benefit and protection of the building and the other flats therein and every part thereof with the vendor and with the owner of the other flats comprised in the building.

ALLOTTEE SERVICE MANAGER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040.

(a) That the purchaser and the persons deriving title under him will at all times hereafter observe the restrictions setforth in the second schedule hereto.

(b) The purchaser and the persons deriving title under him shall not put up any additional construction to the flat without prior permission of the Housing Board in writing.

(c) The purchaser and the persons deriving tile under him shall not put up any sort over or around the space available in and around the flat, without prior permission of the Tamil Nadu Housing Board in writing.

(d) That the purchaser will keep the flat and walls, sewers, drains, pipes, cables, wires and appurtennaces thereof belonging and the garages in good and tenantable repair and conditions, and in particular but without prejudice to the generality ofthe foregoing so as to support, shelter and protect the parts of the building other than the flat.

(e) That so long as the flat and/or the garage shall not be separatey assessed for house tax cess and water rate the purchaser will pay a due portion of the taxes, cesses and rates assessed on the building(excluding any flat or garage in the building for the time being separately assessed) such proportion to be determined by the vendor on the basis of each flat in the building being of equal value and each garage in the building being of equal value;

(f) That the purchaser will insure and keep insured the flat and the garage against loss or damage by fire in the full value thereof in the name of the purchaser and the vendor through

D. Dhakshinamoorthy
ALLOTTEE SERVICE MANAGER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040.

the agency of the vendor and whenever required produce to the vendor the policy or policies of such insurance and the receipt for the last premium for the same and in the event of the flat being damaged or destroyed by fire as soon as reasonably practicable layout the insurance moneys in the repair, rebuilding or reinstatement of the flat.

(g) That the purchaser will permit the vendor and its Surveyors or agents with or without workmen and others at all reasonable times on notice to enter into and upon the flat or any part of thereof to view and examine the state and conditions thereof and make good or defects, decays and wants of repair of which notice in writing shall be given by the vendor to purchaser and for which the purchaser may be liable hereunder within three months after the giving of such notice;

(h) That for the purpose of repairing any part of the building and for the purpose of making, repairing, maintaining rebuilding, cleaning, lighting and keeping in order in good condition all sewers, drains, pipes, cables, water sources, gutters, wires, partly structures or other conveniences belonging to or servicing or used for the building on and also for the purpose of laying down maintaining, repairing and testing drainage and water pipes and electric wires and cables and for similar purposes and also for the purpose of cutting off the supply of water to the flat or any other flat in the building in respect thereof the Purchaser or the occupier of such other flats as the case may be shall have made .pa default the purchaser will pay his share of the same;

ALLOTTEE SERVICE MANAGER,
ARIGNAR ANNA NAGAR DIVISION,
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 040

(i) That the purchaser will become a member of the Co-Operative society to be formed among the assignees, owners or tenants of the flats allotted in the building mainly for the purpose of taking over from the vendor all the rights, duties and obligations of the vendor agreed to under this Deed for the common benefit of the assignees, owners or tenants of these flats in the building.

14.In case of any dispute arising between the parties hereto the same shall be referred to Secretary to the Government of Tamil Nadu,Housing Department,whose decison thereon shall be final.

FIRST SCHEDULE-PROPERTY

All that piece and portion of the Flat No. 6 in the Second Floor of the building in Block No. 175 erected on the land in Survey No.207 part Thirumangalam Village, at Anna Nagar in Chennai city. Flat measuring 0521 Sq.ft. (Plinth area of flat) and the land being bounded on

the North by : TNHB Plots.

the East by : Block No.174

the South by : Path way and 80'0" Road

and the west by : Flat No.175/5

within the sub.Registration District at Anna Nagar and Registration District of Chennai Central.

SECOND SCHEDULE

Restrictions imposed in respect of the Flat:

1. Not to use the flat nor permit the same to be used for any purpose whatsoever other than as private dwelling house in the occupation of one family only nor for any puurpose from

ALLOTTEE SERVICE MANAGER
ANNA NAGAR DIVISION
TAMIL NADU HOUSING BOARD,
Anna Nagar, MADRAS-600 04

which a nuisance may arise to the owners, lessees and/ or occupiers of the other flats comprisedin the building or inthe neighbourhood nor for any illegal or immoral purposes.

2. Not to do or permit to be done in the flat any act or thing which may render void or voidable any policy of insurance on any flat or in part of the building or may cause and increased premium to be payable in respect thereof.

3. Not to throw dirt, rubbish,rage,refuse or other objectionable things or permit the same to be thrown into the sinks,baths,lavatories,cisterns or waste or soil pipes in the flat.

4. Not to play or use any piano, pianola,harmonium, gramphone, radio apparatus, wireless, loud speaker or other musical instrument of any kind nor to practice any singing in the flat so as to cause annoyance to the owners/lessees and/or occupiers of the other flats comprised in the building or so as to audible outside the flat between the hours of 10.00 PM and 8.00 AM.

5. No name, writing, drawing, signboard, plate or placard of any kind shall be put on or in any window on the exterior of the flat or so as to be visible from outside the flat, save as otherwise permitted by the regulations of the vendor and no clothes or other articles shall be hung or exposed outside the flat and no flowerpot or other like object shall be placed outside the flat and no bird, dog or other animal which may cause annoyance to any owner, lessee and or occupiers of the other flats comprised in the building shall be kept in the Flat.

ALLOTTEE SERVICE MANAGER
NIGHAR ANNA NAGAR DIVISION
TAMIL NADU HOUSING BOARD.
Anna Nagar, MADRAS-600 040.

6. The exterior of the flat shall not be decorated otherwise than in a manner mentioned under the regulations of the vendor.

7. No external wireless or television aerial shall be erected.

8. No vehicle other than a private motor car or private motor cycle shall be kept in the garage.

THIRD SCEEDULE

Easement, rights and privileges included in the Transfer;

1. Full right and liberty for the purchaser and all persons authorised by the purchaser (in common with all other persons entitled to the like right) at all times by day or by night and for all purpose to go, pass and repass over and along the forecourt shown on the plan annexed hereto and through and along the main entrances of the building and passages, landings and staircases leading to the flat.

2. Full right and liberty for the purchaser and all persons authorised by the purchaser(in common with all persons entitled to the like right) with or without motor cars and other vehicles at all times by day or by night and for all purposes to go, pass and repassover and along the way shown on the plan annexed hereto;

3. Full right and liberty for the purchaser and all persons authorised by the purchaser (in common with all other persons entitled to the like right) to use the fore court garden shown on the plan annexed hereto for the purpose of recreation and for the parking of private motor car and motor cycles only(but not for the purpose of playing games or for any other

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purpose)provided that any vehicle parked in areas marked 'PARKING' may only be parked for temporary period not exceeding three hours contineously at any one time.

4. The right in common, with all other persons entitled to the like right)to use the part of the premises.

5. The right to subjacent and lateral support and to shelter and protection from the other parts of the building and from the site and roof thereof.

6. The free and uninterrupted passage and running of water soil and electricity from and of the flat through the sewers,drains and water courses, cables pipes and wires which now/are/or may at all times hereafter be in,under passing through the building or any part thereof.

7. The right to the Purchaser with servants, workmen and others at all reasonable times on notice(except in case of emergency).

a) to enter into and upon other parts of the building for the purpose of repairing, cleaning,maintaining or renewing any such sewers, drains,water courses, cables and wires with as little disturbances as possible and making good any damage caused and

b) to enter into and upon other parts of the building for the purpose of repairing, maintaining, renewing, altering or rebuilding the flat or any other part of the building subjancent or lateral support, shelter and protection to the flat

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8. The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the building granted or to begrated.

9. All the above easements, rights and privileges are subject and conditonal upon the purchaser's contributing and paying as provided in clause 13(c) of the Deed and the First schedule of and to this transfer.

10. The right (subject to the purchaser's contributing and paying his proper share of the cost of erection, maintenance and running of the television aerial hereafter referred) to such share to be determined by the vendor to connect a radio or television set in the flat with an aerial erected by on behalf of the vendor provide that nothing herein contained shall oblige the vendor to erect any such aerial.

11.Every internal and separating the flat from an adjoining flat and each wall separation the garage from an adjoining garage shall be a PARTY wall served medially.

FOURTH SCHEDULE

Exceptions and Reservations:

1.There is excepted and reserved absolutely out of this transfer to the vendor and the owners and lessees of the other flats comprised in the building.

(i) Easements, rights and privileges over along and through the flat equivalent to those set forth in paragraphs 1,6,7 and 8 of the Third schedule to this transfer.

(ii) Power for the vendor and its Surveyors or agents with or without workmen and others at all reasonable times and

D. Dhakshanamoorthy
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notice (except in case of emergency) to enter the flat for the purpose of carrying out their obligations under clause 10 of this deed.

2.There is excepted and reserved absolutely out of this transfer the right to erect and maintain a television aerial or aerials on the roof of the building for the use of the occupation of the building and to run wires connecting such aerial or aerials to the television receving sets in the flats comprised in the building

FIFTH SCHEDULE

Cost, expenses,outgoings and matters in respect of which the purchaser is to contribute:

1. The expenses of maintaining, repairing, redecorating and renewing

(a) main structure and in particular the roof, chimney, stacks, gutters and rain water pipes of the building.(b) the gas and water pipes, drains and electric cables and wires in, under or upon the building and enjoyed or used by the purchaser in common with the owners and lessees of the other flats,(c)the main entrances, passages,landings and staircases of the building so enjoyed or used by the purchaser in common as aforesaid, and(d)the boundary walls and fences of the building.

2. The cost of cleaning, lighting the passages,landings, staircases and other parts of the building so enjoyed or used by the purchaser in common as aforesaid and keeping the forecourt garden way and other parts of the building shown on the plan annexed hereto.

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3. The cost of decorating the exterior of the building.

4. All rates, taxes and outgoings(if any)payable in respect of the land described in the First schedule hereto and the other parts of the building, jointly owned and enjoyed such as the forecort garden way and other parts of the building shown on the plan annexed hereto and thereon coloured red, coloured brown, coloured yellow and coloured green and electricity charges in respect of water supply to the building, common lift and for other common purposes.

5. Expenses for maitaining and operating other common amenities provided or available in the building.

6. The Purchaser undertakes to and shall always be entitled to become a member of any associations of the owners of flats(Registered or not) herein contemplated and shall be liable to contribute as the said owners may decide by majority such sums at such periods as they may decide for the purpose of meeting expenses common to owners of flats including taxes, and the purchaser hereby undertake to keep the other owners of flats indemnified against all losses, costs and damages they may be put to on account of the purchaser failing to contribute his share.

7. Should the purchaser default payments due for any common benefits or amenities the vendor or the Co-Operative society to be formed shall have the right to remove such benefits or amenities from his enjoyment.

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8. The cost of insurance against third party risks in repect of the building if such insurance shall in fact be taken out by the vendor.

9. When any repairs, redecorations or renewals of any portion that is commonly enjoyed by all the allottees of the buildings are carried out the vendor,the vendor shall be entitled to charge as the expenses or costs thereof their normal and reasonable charges(including profit)in respect of such work.

10. In this schedule the word 'BUILDING' shall exclude the Garages.

IN WITNESS WHEREOF this DEED has been executed by the Tamil Nadu Housing Board represented herein by its ALLOTTEE SERVICE MANAGER, Arignar Anna Nagar Division, Tmt. D. DHAKSHAYANI DEVI who has signed this Deed on behalf of the Board as per the authority granted to her by the Board.

IN WITNESS WHEREOF the VENDOR and the PURCHASER have set their hands to this DEED OF SALE on the day, month and year above written.

D. Dhakshayani

ALLOTTEE SERVICE MANAGER,
Arignar Anna Nagar Division,
Tamil Nadu Housing Board,
Anna Nagar, Madras.600 040.
(VENDOR).

Signed and delivered by the above named:

In the presence of:
1.P. Ramakrishna
Superintendent( )Section,
Arignar Anna Nagar Division
Anna Nagar, Madras 600 040.

Assistant( )Section,
Arignar Anna Nagar Division,
Anna Nagar, Madras-600 040.

Subdivn

ARINGNAR
ANNA NAGAR

PLOT No.: — AREA: — GDS — SFT

FLAT No.: 175/6 PLINTH AREA 692 SFT

SURVEY No. 207/04 Village THIRUMANGALAM District MADRAS

TOWN SURVEY No. — Village —

BLOCK No: — District —

Scale One Inch — Feet:

F3/5630/81.

N

W — E

S

TNHB PLOTS

5	6

PATHWAY

Block No. 174

30' ROAD

SIGNATURE OF THE ALLOTTEE

FLAT No. 175/6, SECOND FLOOR

Surveyor	Head Surveyor	EXECUTIVE ENGINEER AND ADMINISTRATIVE OFFICER
A. A. Nagar Division	A. A. Nagar Division	Allottee Service Manager,
T. N. H. B.	T. N. H. B.	T.N.H.B. A.A. Nagar Division, Madras-600 040



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

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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

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Forms & Templates, Document Generator, Document Translation, Dictionary

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