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भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமிலநாடு TAMILNADU

02 SEP 2025

TRAVENTURE HOMES PVT LTD

ED 937822

S.P. VELUSAMY
STAMP VENDER
LICENCE No.15/B3/97
K.K. NAGAR, CHENNAI - 78.

JOINT VENTURE

THIS AGREEMENT FOR JOINT VENTURE is entered into at Chennai on this **11th day of September 2025,**

BETWEEN

Mr. K.R. YUVITH (PAN: ALZPK7442G) (AADHAAR NO. 9973 8911 4519), Son of Mr. C.K. Raman, Hindu, aged 41 years, residing at No.114, 3rd Street, Baskar Colony, Virugambakkam, Chennai-600092 (hereinafter referred to as the "**LAND OWNER** ") (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors in title and interest) of the **PARTY OF FIRST PART**:

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

भारतीय गैर न्यायिक

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LICENCE No.15/B3/97
K.K. NAGAR, CHENNAI - 78

AND

M/s.TRAVENTURE HOMES PVT LIMITED (having income Tax Permanent Account No: AAHCT2671C), a Company incorporated under the provisions of the Companies by Act 2013) having it registered office at No. 10, Plot No.55, Kannammal Street, Kannabiran colony, Saligramam, Chennai-600093, Represented by its Managing Director, **Mr.K.R.YUVITH (PAN: ALZPK7442G),** Son of Mr. C.K. Raman, Hindu, aged 41 years, hereinafter referred to as the **BUILDER** which expression shall mean and include his legal heirs, successors-in-interest, legal representatives, nominees, administrators and assigns of the **PARTY OF THE SECOND PART:**

[collectively referred to as the **"PARTIES"**]

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

Whereas, the said Mr.K.R.Yuvith have owned and possessed the property, that land admeasuring an extent of 16297 Sq.ft., or 1514 Sq.mtr., comprised in Old Survey Nos.127/7 & 127/8 [Part], Re-Survey No.127/5 [Part], Town Survey No.65/1 & 65/2, Block No.56, situated at Koyambedu Village, Chennai District, by the way of Settlement Deed dated 05.05.2016 registered as Document No.2055 of 2016 at the Anna Nagar SRO, from Mr.C.K.Raman, Mrs.Shantha and Mr.Srikumaran which is morefully described in Schedule-A.

Thus, the said Mr.K.R.Yuvith has obtained TSLR/Patta in his favour for the aforementioned property.

Whereas the **OWNER** herein now own and possess the schedule "A" property, in his own right, paying taxes and all other public charges without any manner of claim, right, title, share, demand, lawful let, hindrance, interruption or interference from anybody whomsoever, and;

Whereas, the said BUILDER M/s.Traventure Homes Pvt Limited has now owns and possess the property that land admeasuring an extent of 20,210, i.e.

A. 7830 Sq.ft., comprised in Old Survey No.127/4, new Town Survey No.66 in Block No.56, by the way of registered Sale Deeds registered as Document Nos.2791 of 2023, 6316 of 2023 & 519 of 2024 at the Anna Nagar SRO – respectively.
B. 2180 Sq.ft., comprised in old Survey No.127/3-A, new Town Survey No.68/2, in Block No.56, by the way of registered Sale Deed registered as Document No.284 of 2022 at the Anna Nagar SRO.
C. 10,200 Sq.ft., comprised in Survey No.128/9, as per Patta Old Survey No.128/11 & 128/10, new Town Survey No.48 & 47, in Block No.56 by the way of registered General Power of Attorney Deed registered as Document No.787 of 2024 at the Anna Nagar SRO.

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

Whereas, the Builder and Land Owner have mutually agreed to develop the aforementioned all properties, as consisting of Stilt + 9 floors for Residential complex in Block No.1 and Stilt + 2 floors for commercial Complex in Block No.2.

Whereas the **BUILDER** is a promoter and having vast experience and resources, including skilled man power and materials required for the development of immovable property.

WHEREAS the **OWNER** approached the **BUILDER** to develop the aforesaid property by constructing a residential complex stilt + 9 floors, and commercial complex stilt + 2 floors on certain terms and condition stipulated in this agreement.

WHEREAS the **OWNER** grants leave and license to the **BUILDER** to construct a Residential building as per norms adhere with CMDA/Chennai Corporation & TNRERA.

WHEREAS in consideration of the **OWNER** having given his property for the construction of residential & commercial purpose, has retained **5 Units for the Land Owner,** which is morefully described in **Schedule-B** hereunder, and the same shall be appropriated towards the land cost pertaining to the **70 Units & Commercial block for the BUILDER** or his nominees which is more fully described in **Schedule–C** hereunder.

Whereas, the **BUILDER** has plans to develop the property into 75 units flats as Block No.1 and Commercial complex in Block No.2 which is sharing pattern of Five flats for Land Owner and another all Seventy flats & Commercial complex for the Developer.

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

NOW THIS AGREEMENT FOR JOINT VENTURE WITNESSETH AS FOLLOWS:

1. The owner and Builder shall jointly promote a project under the name "Altitude 9" for construction of a Residential & Commercial building consisting of Stilt + 9 Floors comprising of 75 numbers of apartments/ flats, & Commercial Building in Block No.2 over the aforesaid properties.

2. The entire promotion of the project consisting of :

   A. Charges for applying approval of plan for construction

   B. Construction expenses

   C. Marketing Expenses

3. The owner and the builder mutually agreed that as per the building sanction plan in the present, there they has develop the property into 75 units flats as Block No.1 and Commercial complex in Block No.2 which is sharing pattern of Five flats for Land Owner and another all Seventy flats & Commercial complex for the Developer.

4. The Owner herein agreed that the BUILDER will identify Purchaser/s, to negotiate for the sale of Schedule-C mentioned property below, either in whole or parts and to fix the sale consideration and in that connection, to receive advance and also balance sale consideration from the proposed Purchaser/s in the name of the Power Agent and to issue stamped receipts in respect of such payments and to enter into agreements for sale/cancel sale agreements, if necessary and register such Sale Agreements/cancellation of Sale Agreements, Construction agreements and to execute Sale Deed/s in favour of the Purchaser/s, to represent the said sale deed/s for registration before the appropriate Registering Authority and complete the formalities connected therewith and also to sign Patta transfer forms or other declarations in connection with transfer of Schedule property unto Purchaser/s and place the Purchaser/s in possession of the Undivided share/s purchased.

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

5. The **OWNER** agree to execute and register Sale Deed / General Power of Attorney whenever it requires in respect of Schedule mentioned property in favour of the **BUILDER** or his nominee or nominees.

6. The owner agree hereby to handover all title & parent deeds related to the schedule mentioned property to the BUILDER herein at the time of Executing this agreement.

7. The **Owner** agrees to produce life certificate from Govt. authorized doctor whenever it necessary to the builder for executing the sale deed to any third parties / prospective buyers / or for his nominees pertaining to their undivided share more fully described in the schedule hereunder.

8. The Owner hereby agree not to revoke the above said Power of Attorney Executed in favour of BUILDER till the entire transaction under this Agreement is completed in all respects as long as the BUILDER fulfills all the duties mentioned in this agreement.

9. The builder shall immediately on his obtaining possession of the schedule mentioned property, commence the work of construction and complete the entire project within 24 months from the date of getting plan approval, with extension of time due to unforeseen circumstances,by another three months on mutual consent [i.e. grace time].

10. The construction of the apartment shall be the responsibility of the builder and the owner shall not interfere with the same.

11. The common areas like pathway, common corridors, lift landing area, stairs etc, shall always be kept free without any obstruction or whatsoever.

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

12. The open space around the building shall always be kept open to sky and no construction of any type, either permanent or temporary structure shall ever be put up by anybody, including the Owner and Builder herein / Builder nominee / prospective buyers, without the approval from CMDA/Corporation or authorities concerned.

13. That the **OWNER** shall have no right to hinder the progress of construction on the property described in the Schedule hereto;

14. That the **OWNER** has right to inspect the site and give suggestion to the **BUILDER** but should not give any technical instruction directly to workman during the construction on the said property, the owner may verify the quality of work by visiting the site at any time.

15. The **BUILDER** is entitled to carry out the construction work either by themselves or through other well-known building contractors or sub – contractors or agents and shall be entitled to give such contractors, whole of the constructions or any part any part or parts of the work or construction provided that the same shall not relieve the builder from their liability under this Agreement or from active supervision of the work during its progress. The Owner and the Builder were mutually agree to extend full co-operation to each other to conform to the terms of this Agreement and for the smooth and successful timely completion of the project.

16. The BUILDER shall be responsible for obtaining Plan sanctions from the Local authorities, construction of residential Flats / Commercials, obtaining electricity connection, Water and Drainage Connections etc at his cost.

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

17. The owner covenant with the builder that the schedule mentioned property is free from pending suits, arrears of tax or any public dues, acquisition proceedings or any other encumbrance or whatsoever nature and the owner will not create any mortgage or charge and will not alienate the schedule mentioned property or any other portion thereof except as provided under this agreement as required by the builder.

18. The **OWNER** shall obtain property tax assessment for their respective share of flat. The builder should assist in getting the property assessment for owner share.

19. The owner undertakes to indemnify the builder against any defect in title to the schedule mentioned property or any claim arising thereon.

20. To this effect this agreement entered into at Chennai between the parties hereto.

21. In case of any difference of opinion in the interpretation of any one of the aforesaid terms and conditions, the provisions of the Arbitration and conciliation Act, 1996 can be applied, the Owner and Builder will mutually appoint a Sole Arbitrator. The arbitration will be conducted in Clauses stated supra, and the said Arbitrator to be have been involved in the Tamilnadu legal aid services authority for mediation and arbitration if any. The venue will be at Chennai and the proceedings will be in English.

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

SCHEDULE "A"

All that piece and parcel of the vacant land admeasuring an extent of 16297 Sq.ft., or 1514 Sq.mtr., comprised in Old Survey Nos.127/7 & 127/8 [Part], Re-Survey No.127/5 [Part], Town Survey No.65/1 & 65/2, Block No.56, situated at Koyambedu Village, Aminjikarai Taluk, Chennai and the total land being bounded on the:

North by : T.S.Nos.45, 46/1, 47 & 48

South by : T.S.Nos. 66 & 69

East by : T.S.No. 64

West by : School Street, T.S.No.67

The Property is situated within the limits of Chennai Corporation and within the Registration Sub-District of Anna Nagar and the Registration District of Chennai Central.

SCHEDULE – "B"

[OWNER SHARE]

S.No	Floor details	Flat No	UDS Sq.M
1	First Floor	A 101	48.52
2	First Floor	A 102	49.19
3	First Floor	A 103	45.30
4	First Floor	A 104	40.72
5	First Floor	B 101	39.00

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

SCHEDULE – "C"

[BUILDER SHARE]

S NO	Floor No	Flat No	UDS Land (Sq.m)
1	Ground Floor	FLAT A 001	48.52
2	Ground Floor	FLAT A 002	49.19
3	Ground Floor	FLAT A 003	45.3
4	First Floor	FLAT B 102	46.26
5	First Floor	FLAT B 103	36.19
6	First Floor	FLAT B 104	37.84
7	Second Floor	FLAT A 201	48.52
8	Second Floor	FLAT A 202	49.19
9	Second Floor	FLAT A 203	45.3
10	Second Floor	FLAT A 204	39.81
11	Second Floor	FLAT B 201	37.15
12	Second Floor	FLAT B 202	46.26
13	Second Floor	FLAT B 203	35.33
14	Second Floor	FLAT B 204	37.84
15	Third Floor	FLAT A 301	48.52
16	Third Floor	FLAT A 302	49.19
17	Third Floor	FLAT A 303	45.3
18	Third Floor	FLAT A 304	39.81
19	Third Floor	FLAT B 301	37.15
20	Third Floor	FLAT B 302	46.26
21	Third Floor	FLAT B 303	35.33
22	Third Floor	FLAT B 304	37.84
23	Fourth Floor	FLAT A 401	48.52
24	Fourth Floor	FLAT A 402	49.19
25	Fourth Floor	FLAT A 403	45.3
26	Fourth Floor	FLAT A 405	39.81
27	Fourth Floor	FLAT B 401	37.15
28	Fourth Floor	FLAT B 402	46.26
29	Fourth Floor	FLAT B 403	35.33
30	Fourth Floor	FLAT B 405	37.84
31	Fifth Floor	FLAT A 501	48.52
32	Fifth Floor	FLAT A 502	49.19
33	Fifth Floor	FLAT A 504	45.3
34	Fifth Floor	FLAT A 505	39.81
35	Fifth Floor	FLAT B 501	37.15
36	Fifth Floor	FLAT B 502	46.26

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

37	Fifth Floor	FLAT B 504	35.33
38	Fifth Floor	FLAT B 505	37.84
39	Sixth Floor	FLAT A 601	48.52
40	Sixth Floor	FLAT A 603	49.19
41	Sixth Floor	FLAT A 604	45.3
42	Sixth Floor	FLAT A 605	39.81
43	Sixth Floor	FLAT B 601	37.15
44	Sixth Floor	FLAT B 603	46.26
45	Sixth Floor	FLAT B 604	35.33
46	Sixth Floor	FLAT B 605	37.84
47	Seventh Floor	FLAT A 702	48.52
48	Seventh Floor	FLAT A 703	49.19
49	Seventh Floor	FLAT A 704	45.3
50	Seventh Floor	FLAT A 705	39.81
51	Seventh Floor	FLAT B 702	37.15
52	Seventh Floor	FLAT B 703	46.26
53	Seventh Floor	FLAT B 704	35.33
54	Seventh Floor	FLAT B 705	37.84
55	Eight Floor	FLAT A 801	48.52
56	Eight Floor	FLAT A 802	49.19
57	Eight Floor	FLAT A 803	45.3
58	Eight Floor	FLAT A 804	39.81
59	Eight Floor	FLAT B 801	37.15
60	Eight Floor	FLAT B 802	46.26
61	Eight Floor	FLAT B 803	35.33
62	Eight Floor	FLAT B 804	37.84
63	Ninth Floor	FLAT A 901	48.52
64	Ninth Floor	FLAT A 902	49.19
65	Ninth Floor	FLAT A 903	45.3
66	Ninth Floor	FLAT A 904	39.81
67	Ninth Floor	FLAT B 901	37.15
68	Ninth Floor	FLAT B 902	46.26
69	Ninth Floor	FLAT B 903	35.33
70	Ninth Floor	FLAT B 904	37.84
71	Ground Floor	Block 2	41.08
72	First Floor	Block 2	41.08
73	Second Floor	Block 2	41.08

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

IN WITNESS WHEREOF THE PARTIES ABOVE NAMED HAVE HEREUNDER AFFIXED THEIR HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE MENTIONED:

For TRAVENTURE HOMES PRIVATE LIMITED

K.R. YUVITH
Managing Director

BUILDER

OWNER

WITNESSES:

1). (S. SYED DHASTHAGIR)
S/o. K. Saleem No-30, M.M. Colony
C-Block Annanagar, Chennai-600029.

2). (T.J. Vijayabaskar)
S/o N. Thirumalaisamy
No 64F/36, Bajanaikail St,
Annanagar West, CH-40.

Certified Copy of R/AnnaNagar/BOOK 1/1268/2018

This certified copy is being issued through online and it is here by certified that the requisite Stamp Duty of ₹ 100/- (Rupees Hundred Only) has been paid through e-payment on 30-Sep-2025 for application number CCA/Online/143861613/2025.

--------Certified Copy of R/AnnaNagar/BOOK 1/1268/2018--------

TP/4087106/2



தமிழ்நாடு தமிழ்நாடு TAMILNADU

K.R. YOUTH

6168
23-5-18

AG 828958

G. MANOHARAN
STAMP VENDOR
28, Lakshmi Talkies Road,
Chennai-600030, Tamil Nadu
License No.C3/2851/99

SALE DEED

THIS DEED OF SALE is executed at CHENNAI on this the 02nd day of APRIL 2018 by.

1. Mr. V. MOHAN (PAN. CGYPM3707J), S/o. Mr. K.R. Vedhaiyan, Hindu, aged 70 years, residing at No. 43C/74, Pidari Kovil Street, Nannilam Road, Kodavasal, Thiruvarur-612601, now at Chennai

2. Mr. V. KANNAN (PAN. CFVPK8753C), S/o. Mr. K.R. Vedhaiyan, Hindu, aged 65 years, residing at No.2 Sengunthamudhaliyar Keezha Street, Kodavasal, Thiruvarur-612601, Now at Chennai

V. Mohan

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hereinafter called the "VENDORS" which term shall mean and include wherever the context so requires or permits their respective heirs, legal representatives, executors, administrators, nominees and assigns of the ONE PART.

TO AND IN FAVOUR OF

Mr. K.R. YUVITH, (PAN : ALZPK7442G), Son of Mr. CK. Raman, Hindu, aged 33 years, residing at No. 114, Baskar Colony, 3rd Street, Virugambakkam, Chennai – 600 092, hereinafter called the "PURCHASER" which term shall mean and include wherever the context so requires or permits his heirs, legal representatives, executors, administrators, nominees and assigns of the OTHER PART.

WHEREAS originally, the land measuring 10,200 sq.ft. forming part of land comprised in Survey No. 128/9 of Koyambedu Village, belonged to one. A. Vadivel Pandaram, covered under Patta No. 126 and subsequent to the demise of the said A. Vadivel Pandaram on 14.12.1974, the said property devolved on his legal heirs namely his wife, V. Padmavathy and his son, V. Sadasharam, and;

WHEREAS the Vendors represent that from the aforesaid V. Padmavathy and her son, V. Sadasharam, the Vendors purchased out of their own funds, the said land measuring 10,200 sq.ft., comprised in S. No. 128/9 of Koyambedu Village, then Egmore-Nungambakam Taluk, now Aminjikarai Taluk, Chennai District, in the manner following :

Sl.	Purchased by	Sale Deed (SRO, Anna Nagar)	Date	Extent in (sq.ft.)
1	V. Mohan (1st Vendor)	638 / 1983	02.03.1983	1267
		921 / 1984	16.03.1984	2414
		2327 / 1985	25.06.1985	1267

V. Mohan

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Registering Officer

		2328 / 1985	25.06.1985	452
		TOTAL . . .		5400
2	V. Kannan (2nd Vendor)	920 / 1984	16.03.1984	4800
		TOTAL . . .		10,200

WHEREAS thus the 1st Vendor is the absolute owner of the land measuring 5400 sq.ft. and the 2nd Vendor, is the absolute owner of the land measuring 4800 sq.ft., together, the Vendors are the owners of total land measuring 10,200 sq.ft. now situate at Thiruveedhi Amman Koil Street, Koyambedu, Chennai – 600 107, which is morefully described in the Schedule hereunder, and;

WHEREAS the Tahsildar, Egmore-Nungambakkam Taluk, has issued Manual Certificate (Patta), TSLR Extract bearing C.A. No. 692 / 2012 and later online computerized Patta has also been issued in the name of V. Mohan , 1st Vendor, as per which, Extent , 0.04.80.0 Hec., Thiurveedhi Amman Koil Street, T.S. No. 48, Block No. 56, Koyambedu Village, then Egmore-Nungambakkam Taluk, Now Aminjikarai Taluk, Chennai District, morefully described in Schedule hereunder, and;

WHEREAS the Tahsildar, Egmore-Nungambakkam Taluk, has issued Manual Certificate (Patta), TSLR Extract bearing C.A. No. 691 / 2012 and later online computerized Patta has also been issued in the name of V. Kannan, 2nd Vendor, as per which, Extent , 0.03.87.5 Hec., Thiruveedhi Amman Koil Street, T.S. No. 47, Block No. 56, Koyambedu Village, then Egmore-Nungambakkam Taluk, Now Aminjikarai Taluk, Chennai District, morefully described in Schedule hereunder, and;

WHEREAS ever since the date of purchases, the Vendors are in absolute possession and enjoyment of their respective lands measuring 5400 sq.ft. and 4800 sq.ft., together 10,200 sq.ft. at Thiruveedhi Amman Koil Street, Koyambedu, Chennai – 600 107, which is morefully described in the

V. Mohan

Kannan

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Registering Officer

Schedule hereunder, in their own right, paying all taxes and other out goings, respectively, and;

WHEREAS the Vendors represent that except the Vendors no one else has any right, title, claim, share, demand, interest whatsoever in or upon the Schedule mentioned land and there are no encumbrance and the said land is not the subject matter of any mortgage, charge, lien, lispendens whatsoever and that they have good and marketable title to it, and;

WHEREAS making such representations, the Vendors offered to sell the said land, morefully described in the Schedule hereunder, to and in favour of the Purchaser herein, and;

WHEREAS the Purchaser herein believing the representations of the Vendor to be true and bonafide, came forward to buy the Schedule mentioned land, for a sum of Rs. 3,00,00,000/- (Rupees Three Crores only) free of encumbrance, and ;

NOW THIS DEED OF SALE WITNESSETH THAT in pursuance of the aforesaid and in consideration of a sum of Rs. 3,00,00,000/- (Rupees Three Crores only) paid by the Purchaser, at the request of the Vendors in the manner following,,

Sl.	CQ. No. / DD. No. & Date	Amount (Rs.)
1	DD. No. 003225 dated 26.03.2018, favouring 1st Vendor, V. Mohan, issued by RBL Bank Ltd., Chennai	52,23,440/-
2	DD. No. 198793 / 20.03.2018 favouring 1st Vendor, V. Mohan, issued by Axis Bank, being the loan granted to the Purchaser by M/s. DHFL	1,05,00,000/-
3	DD. No. 003199 dated 26.03.2018, favouring 2nd Vendor, V. Kannan, issued by RBL Bank Ltd., Chennai.	34,76,560/-

V. Mohan

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THE SEAL OF THE REGISTRATION DISTRICT OF CHENNAI

4	DD. No. 198794 / 20.03.2018 favouring 2nd Vendor, V. Kannan, issued by Axis bank, being the loan granted to the Purchaser by M/s. DHFL	1,05,00,000/-
5	TDS @1% (1st Vendor - 1,58,823/- & 2nd Vendor - 1,41,177/-)	3,00,000/-
	TOTAL.....	3,00,00,000

and thus the receipt of the entire sale consideration of Rs. 3,00,00,000/-, the Vendors doth hereby admit and acknowledge and in consideration of the same, the Vendors doth hereby convey, grant, sell, transfer, assign unto and in favour of the Purchaser, the vacant land measuring 5400 sq.ft. and 4800 sq.ft., together 10,200 sq.ft. situated at Thiruveedhi Amman Koil Street, Koyambedu, Chennai – 600 107, which is morefully described in the Schedule hereunder, together with water, water-courses, easements, liberties, privileges, advantages, appurtenances, paths, pathways, hedges, ditches, drains and together with all rights, title, claims, demands, interests whatsoever TO HAVE AND TO HOLD the same absolutely forever, free of all encumbrances.

The Vendors doth hereby further covenant with the Purchaser that the Vendors are the absolute owners of the Schedule mentioned land and that the Vendors are having good and marketable title to it and that except the Vendors no one else have any right, title, claim, share, demand or interest over the Schedule mentioned land hereby conveyed to the Purchaser.

The Vendors further covenant with the Purchaser that the Vendors have not done anything, omitted to do anything or knowingly suffered any act, deed or thing whereby the Schedule mentioned land may stand in any way encumbered or impeached in title and that the Purchaser shall at all times or at any time hereafter quietly possess and enjoy the Schedule mentioned

V. Mohan

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land, without any manner of claim, title, right, share, demand, lawful let, hindrance, interruption or interference from the Vendors or any person or persons claiming through the Vendors.

The Vendors assure and declare that there is no mortgage, charge, or any other encumbrances over the Schedule mentioned land and that it is not the subject-matter of any pending litigation, proceedings or attachments or maintenance claims, decrees, awards, executions, acquisitions, notifications, Will or subsisting Agreement of sale or other orders of Court or Courts of Justice or any cloud on title of any nature whatsoever and that it has not been offered as Security or collateral Security to any court or courts of justice or to any Revenue, Municipal or Government or other authorities concerned.

The Vendors doth hereby agree and undertake to indemnify and keep the Purchaser well and sufficiently indemnified against all actions, claims, demands, whatsoever that may be made on the Purchaser on the ground of any defects in the title of the Vendors and against all expenses, costs and damages which the Purchaser may incur or be put to or suffer by reason of the failure of any of the covenants herein.

The Vendors covenant with the Purchaser that the Vendors have paid all the taxes and other public charges in respect of the Schedule mentioned land, upto date of sale and that there are no arrears of any such taxes or other public charges payable in respect of the Schedule mentioned land and in case of any such taxes or other public charges are found due and payable to the authorities on a later date, the Vendors agree to bear the same upto date of sale and henceforth it will be the responsibility of the Purchaser to pay the taxes and other public charges.

The Vendors further covenant with the Purchaser that the Vendors shall at all times execute, register or cause to be done, executed and registered at the expense of the Purchaser all such further or other act or acts, deeds and

V. Mohan

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things which the Purchaser may reasonably require for more effectively assuring the title of the Purchaser.

The Vendors hereby give consent for mutation of records in the name of the Purchaser, in respect of the Schedule mentioned land with Revenue, Corporation, Electricity Board, Water and Sewerage Board and all other authorities concerned.

The Vendors have this day placed the Purchaser in possession of the Schedule mentioned land and henceforth the Purchaser may possess and enjoy the same absolutely with full powers of alienation and without any manner of claim, right, title, share, demand, interests, lawful let, hindrance, interruption or interference from the Vendors or any person or persons claiming through the Vendors.

The Vendors have this day handed over all the documents, both original and Xerox, pertaining to the Schedule mentioned property to the Purchaser.

SCHEDULE

All that piece and parcel of vacant land measuring 5400 sq.ft. and 4800 sq.ft., together, 10,200 sq.ft. or thereabouts, situated at Thiruveedhi Amman Koil Street (Valluvar Street), Koyambedu, Chennai – 600 107, comprised in S. No. 128/9, as per Patta, Old S. Nos. 128/11 and 128/10, T.S. Nos. 48 and 47, Block No. 56, Koyambedu Village, Aminjikarai Taluk, Chennai District and more clearly shown in the sketch annexed hereto;

Being bounded on the

North by , T.S. No. 49/1 – Thiruveedhi Amman Koil Street (Valluvar Street)
South by , T.S. Nos. 65/2 & 64
West by , T.S. No. 46/4
East by , T.S. Nos. 70 & 62

V. Mohan
Kannan

Document No. 1268 of 2018 of Book 1 contains 21 sheets 7 sheet

Registering Officer

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

MARKET VALUE : Rs. 3,00,00,000/-

IN WITNESS WHEREOF the Vendors and the Purchaser herein have signed this Deed of Sale on the day, month and the year first above written in the presence of,

WITNESSES :

(1)

Ranjith Kumar. V
S/o. Vijayan
No. 29/112, Patel Road,
Perambur,
Chennai - 600 011

(2)

Saranya
W/o. Senthil
6/113, Kamaraj Street,
Ganganiyamman Nagar,
Mogappair,
Chennai - 600037.

1. V. Moran

2.

[VENDORS]

[PURCHASER]

N. KALAI SELVI, M.B.A.,B.L(Hons.)
Advocate, Enroll No: 2093/15
Madras High Court,
No: 390, New Law Chambers, Chennai-104.
Off: No: 47, J.J. Complex, Anna Nagar, Chennai-40

Document No. 1268 of 2018 of Book I contains 21 sheets 8 sheet

Registering Officer

Original

R/AnnaNagar/Book-1/1268/2018

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 750 of 2018

I hereby certify that a sum of ₹ 20,99,000/- (Rupees Twenty Lakh Ninty Nine Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. K R YUVITH residing at No. 114, Baskar Colony, 3rd Street, Virugambakkam, Chennai, Chennai, Tamil Nadu, India, 600092.

Sub Registrar: AnnaNagar
Date: 02/04/2018

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 ₹ 12,00,400/- paid at 01:35:PM on the 02/04/2018 by

Left Thumb

[redacted]



Additions as per recitals of document

Execution admitted by
Left Thumb

[redacted]



V. Mohan.
9443898007

Additions as per recitals of document

Execution admitted by
Left Thumb

[redacted]



9486991112

Additions as per recitals of document

Document No. 1268 of 2018 of Book I contains 21 sheets 9 sheet

Registering Officer

Original

R/AnnaNagar/Book-1/1268/2018

Claim admitted by

Left Thumb

[redacted]



Additions as per recitals of document

Identified By

1. Mr. RANJITH KUMAR V Son of VIJAYAN NO. 87/112, PATEL ROAD, PERAMBUR, CHENNAI, Chennai, Tamil Nadu, India, 600011.

2. Mrs. R SARANYA Wife of R SENTHIL NO. 6/113, KAMARAJ STREET, GANGAIYAMMAN NAGAR, MOGAPPAIR, CHENNAI, Chennai, Tamil Nadu, India, 600037.

2nd day of April 2018

SENTHILNATHAN K
Sub Registrar
AnnaNagar

No of Copies Registered with the Original 1

Sub Registrar AnnaNagar

Registered as Number **R/AnnaNagar/Book-1/1268/2018**.

Date: 02/04/2018
AnnaNagar

THE SEAL OF THE REGISTRAR OF

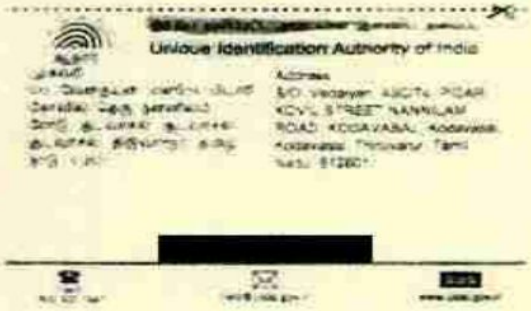
SENTHILNATHAN K
Sub Registrar

Document No. 1268 of 2018 of Book I contains 21 sheets 10 sheet

Registering Officer

TP/408[illegible]/2018







V Mohan

Document No. 1268 of 2018 of Book I contains 21 sheets 11 sheet

Registering Officer







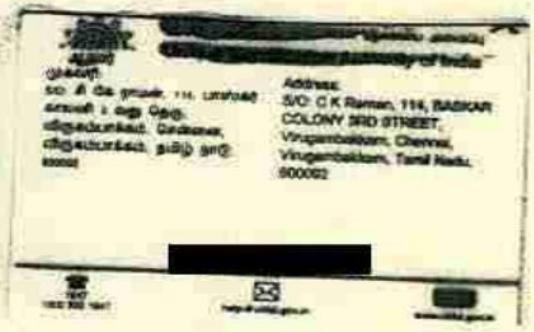
V. Mohan

Document No. 1268 of 2018 of Book I contains 21 sheets 12 sheet

Registering Officer

TP/4087/10/2018







V. Mohan
Attorney

Document No. 1268 of 2018 of Book I contains 21 sheets 13 sheet

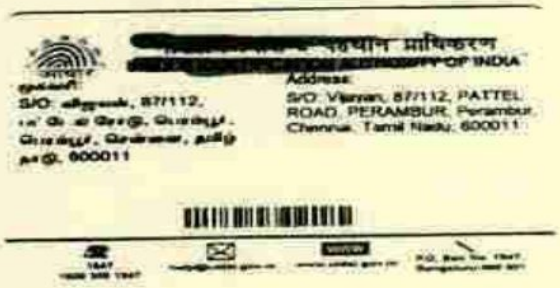
Registering Officer



ரஞ்சித் குமார் வி
Ranjith Kumar V
பிறந்த நாள் / DOB : 20/06/1983
ஆண் / MALE

[redacted]

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



[redacted] प्राधिकरण
GOVERNMENT OF INDIA

Address:
S/O: Vannan, 87/112, PATTEL ROAD, PERAMBUR, Perambur, Chennai, Tamil Nadu, 600011

V Mohan
Buyer

Document No. 1268 of 2018 of Book I contains 21 sheets 14 sheet

Registering Officer





V. Mohan

Document No. 1268 of 2018 of Book I contains 21 sheets 15 13 sheet

Registering Officer

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Aminjikarai Town : Koyambedu Ward : 001

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt, Mitta, Zamindari, Inam	Dry, Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop, Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Rangal	Now held
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Area	Sq. Meter	Municipal	Govt.			
1	Block : 0056 -திருவேற்காடுகோயில்தெரு	47	0	128/10 -		ரயத்துவாரி	மனை		-	0-		0.00		0	3	87.5	-	0.00	-	கே.கன்னையன்	காலி

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

மின் கையொப்பம் / Digital Signature : 02-08-2019
பெயர் / Name : Sekar S
பதவி / Designation : Tahsildar
இடம் / Place : அமைந்தகரை வட்டம் / Aminjikarai, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :
1. இத் தகவல்கள் 22-03-2018 அன்று 05:11:01 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 22-03-2018 at 05:11:01 PM.

2. ஆவண விவரங்களை மேலும் உறுதி செய்துக்கொள்ள வேண்டுமெனில் தாங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதிப் படுத்திக்கொள்ளவும்
Further Certificate confirmation and details, you may approch Tahsildar concerned.

குறிப்பு	
	1. மேற்கண்ட தகவல் / சார்ந்திடும் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் http://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/01/05/007/001/0056/47/0 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2. இத் தகவல்கள் 22-03-2018 அன்று 05:11:01 PM நேரத்தில் அச்சடிக்கப்பட்டது.
	3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கலாம்.

V. Mohan
Seniar

Document No. 1268 of 2018 of Book I contains 21 sheets 16 sheet 14

Registering Officer

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chennai Taluk : Aminjikarai Town : Koyambedu Ward : 001

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal	How t holdin utilis
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Metar	Municipal	Govt.			
1	Block : 0056 -திருவேற்காடு அம்மன்கோயில்தெரு	48	0	128/11 -		ரயத்துவாரி	மனை		-	G-		0.00		0	4	80.0	-	20.00	-	வி. முகாகம்	காலிம

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

டிஜி கையொப்பம் / Digital Signature : 02-03-2018
பெயர் / Name : Sekar S
பதவி / Designation : Tahsildar
இடம் / Place : அமைந்தகரை வட்டம் / Aminjikarai, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks :
1.இத் தகவல்கள் 22-03-2018 அன்று 05:13:02 PM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 22-03-2018 at 05:13:02 PM.

2. ஆவண விவரங்களை மேலும் உறுதி செய்துக்கொள்ள வேண்டுமெனில் தாங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதிப் படுத்திக்கொள்ளவும்
Further Certificate confirmation and details, you may approch Tahsildar concerned.

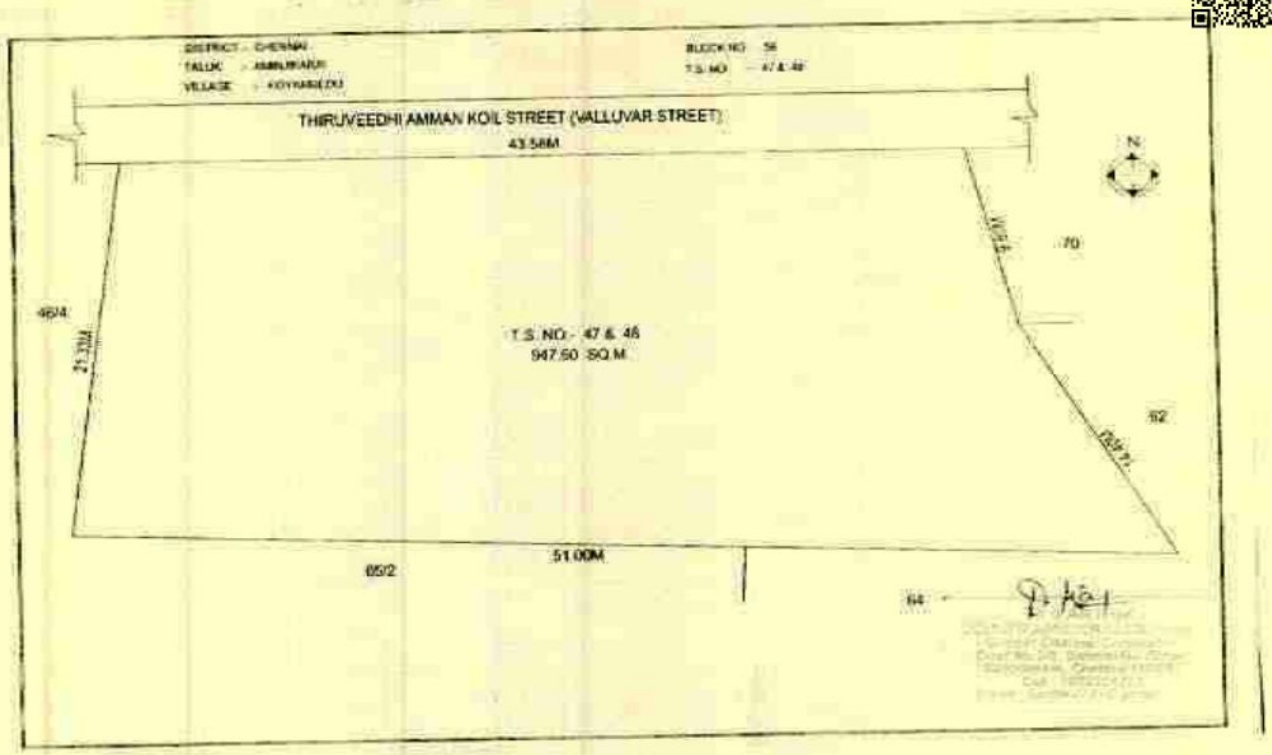
குறிப்பு :	
	1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் http://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/05/007/001/0056/48/0 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
	2. இத் தகவல்கள் 22-03-2018 அன்று 05:13:22 PM நேரத்தில் அச்சடிக்கப்பட்டது.
	3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கலாம்

V. Mohan

Document No. 1268 of 2018 of Book I contains 21 sheets 17 sheet 15

Registering Officer

TP/4087/[illegible]/2018



Document No. 1268 of 2018 of Book 1 contains 21 sheets 18 to sheet

Registering Officer



தமிழ்நாடு TAMIL NADU

K.R. Yuvith.

G. MANOHARA
STAMP VENDOR
28, Lakshmi Talkies Road,
Chennai-600030, Tamil Nadu
License No.C3/2851/

SALE DEED

THIS DEED OF SALE is executed at CHENNAI on this the 02nd day of APRIL 2018 by,

1. Mr. V. MOHAN (PAN, CGYPM3707J), S/o. Mr. K.R. Vedhaiyan, Hindu, aged 70 years, residing at No. 43C/74, Pidari Kovil Street, Nannilam Road, Kodavasal, Thiruvarur-612601, now at Chennai

2. Mr. V. KANNAN (PAN, CFVPK8753C), S/o. Mr. K.R. Vedhaiyan, Hindu, aged 65 years, residing at No.2 Sengunthamudhaliyar Keezha Street, Kodavasal, Thiruvarur-612601, Now at Chennai

V Mohan

Kannan

Document No. 1268 of 2018 of Book 1 contains 21 sheets 19, sheet

Registering Officer

Duplicate (1)

R/AnnaNagar/Book-1/1268/2018

CERTIFICATE UNDER SECTION 16 OF THE STAMP ACT

I hereby certify that on the production of the Original instrument I have satisfied myself that the stamp duty of Rs. 21,00,000/- Stamp Duty Paid (Rupees Twenty One Lakh only) has been paid therefore.

Date: 02/04/2018

Sub Registrar. AnnaNagar

Presented in the office of the Sub Registrar of AnnaNagar and fee of ₹ 12,00,400/- paid at 01:35 PM on the 02/04/2018 by

Left Thumb  		Additions as per recitals of document
Execution admitted by Left Thumb  	V. Mohan 9443898007	Additions as per recitals of document
Execution admitted by Left Thumb  	Kannan 9486099112	Additions as per recitals of document
Claim admitted by Left Thumb  		Additions as per recitals of document

Document No. 1268 of 2018 of Book 1 contains 21 sheets 20 sheet

Registering Officer

Duplicate (1)

R/AnnaNagar/Book-1/1268/2018

Identified By

1. Mr. RANJITH KUMAR V Son of VIJAYAN NO. 87/112, PATEL ROAD, PERAMBUR, CHENNAI, Chennai, Tamil Nadu, India, 600011.

2. Mrs. R SARANYA Wife of R SENTHIL NO. 6/113, KAMARAJ STREET, GANGAIYAMMAN NAGAR, MOGAPPAIR, CHENNAI, Chennai, Tamil Nadu, India, 600037.

2nd day of April 2018

SENTHILNATHAN K
Sub Registrar
AnnaNagar

There is no difference between original and duplicate document

Compared by - Reader

Examiner

Date:02/04/2018

Sub Registrar AnnaNagar

Registered as Number R/AnnaNagar/Book-1/1268/2018

Date: 02/04/2018
AnnaNagar

SENTHILNATHAN K
Sub Registrar

Document No. 1268 of 2018 of Book I contains 21 sheets 21 sheet

Registering Officer

31-3-18.

அனுப்புநர் :

திரு.G.இம்மானுவேல் பாலகுமார்,
வட்டாட்சியர்,
அமைந்தகரை வட்டம்,
சென்னை-30.

பெறுநர் :

சார்பதிவாளர்,
அண்ணாநகர் சார்பதிவாளர் அலுவலகம்,
சென்னை-40.

ந.க.எண்.அ1 / 1368 / 2018, நாள் : 28.03.2018

அய்யா,

பொருள் : நிலம் - சென்னை மாவட்டம் - அமைந்தகரை வட்டம் - கோயம்பேடு கிராமம் - பிளாக் எண்.56, நகரபுல எண்கள் 47, 48-க்கு வழங்கப்பட்ட பட்டா உண்மை தன்மை கோருவது - தொடர்பாக.

பார்வை : சார்பதிவாளர், அண்ணாநகர் சார்பதிவாளர் அலுவலகம் அவர்களின் கடித நாள்-27.03.2018.

******

பார்வையில் காணும் கடிதத்தில் கோயம்பேடு கிராமம், பிளாக் எண்.56, நகரபுல எண்கள் 47 மற்றும் 48 ஆகிய எண்களுக்கு வழங்கப்பட்ட பட்டாவின் உண்மைத்தன்மை கோரப்பட்டது. மேற்படி பொருள் தொடர்பாக இவ்வலுவலக பயன்பாட்டில் உள்ள TSLR மற்றும் கணினி பதிவேட்டில் பரிசீலனை செய்ததில் எழும்பூர்-நுங்கம்பாக்கம் வட்டத்தில் வழங்கப்பட்ட பட்டாக்கள் C.A.691/2012, நாள்-29.06.2012 மற்றும் C.A.692/2012, நாள்-29.06.2012 ஆகியவை உண்மைத் தன்மையுடையது என்பதை தெரிவித்துக்கொள்கிறேன்.

வட்டாட்சியர்.
அமைந்தகரை வட்டம்,
சென்னை-30

29.3.18

Document No. 1268 of 2018 of Book 1 contains ____ sheets ____ sheet

Registering Officer

THE SEAL OF THE REGISTRY OF ASSURANCES

1268/2018 (original)

Inspection

SCANNED AND INDEXED

(original with Duplicate)

HV 29/4/18

குறிப்பு

சார்பதிவாளர் அலுவலக முழு எண்...250

நாள் ....02.04.18 .....ன் படி

கணிமனையாக உள்ளது என அறிவிக்கப்பட்டது.

நாள் 23.04.18 சார்பதிவாளர்

3,00,00,000

1000-

20,99,000- DD

12,00,300- DD

50-

20-

Dup Payin : 165-

11 x 15

THE LANDLENS SUITE

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

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

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

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

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

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

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

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

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

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

FREE TOOLS · NO ACCOUNT NEEDED

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

Records and verification

The registers themselves, read for you.

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

Value and duty

What it is worth and what it costs to register.

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

Zoning and land use

What the plan says can happen on this land.

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

Registers and directories

Who holds it, and which office keeps the record.

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

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

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

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

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

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