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DIGITALLY VERIFIED RECORD

TP/149 946 683/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU CW 617331

J. Sukanya
Chennai - 600078

05 MAY 2023

V. RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

SETTLEMENT DEED

THIS DEED OF ABSOLUTE SETTLEMENT EXECUTED AT CHENNAI ON THIS THE 6th DAY OF MAY 2023,

BY

(1) **Mr. J. GANESAN** (PAN : AASPG2582M, AADHAAR No.5493 4727 7470, Cell No.9551838000), aged about 62 years, son of Late. N. Jagannadan, residing at AP 1177, 75th Street, 12th Sector, K.K. Nagar, Chennai – 600078, (2) **Mr. J. MURALI** (PAN : AAIPM5384P, AADHAAR No.6863 7436 4999, Cell No.9841028000), aged about 57 years, son of Late. N. Jagannadan, residing at S-21/A, Ponnambalam Salai, K.K. Nagar,

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Registering Officer



தமிழ்நாடு TAMIL NADU

19AC 574132

J. Sukanya
Chennai - 600078

V.RAMA
S V L No.1481/E/94
No.509, ANNA SALAI
CHENNAI-600035

Chennai – 600078 and **(3) Mrs. J. KALPAGAM** (PAN : BKCPK0548L, AADHAAR No.3386 4936 4064, Cell No.9810485622), aged about 50 years, daughter of Late. N. Jagannadan and wife of Mr. K. Ganesh, residing at Flat No.19061, Tower No.19, Prestige Lakeside Habitat, Varthur Main Road. Gunjur, Bengaluru – 560087, Karnataka State, hereinafter jointly referred to as the **"SETTLORS"** of ONE PART;

TO AND IN FAVOUR OF

Mrs. J. SUKANYA (PAN : AGTPC7930J, AADHAAR No.6568 2163 6041, Cell No.9845548315), aged about 60 years, daughter of Late. N. Jagannadan and wife of Mr. S. Chidambaram, residing at S-21/A, Ponnambalam Salai, K.K. Nagar, Chennai – 600078, hereinafter referred to as the **"SETTLEE"** of OTHER PART;

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Registering Officer

भारतीय गैर न्यायिक

बीस रुपये

Rs.20

रु.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMIL NADU

19AC 574133

J. Sukanya
Chennai - 600 078

V.RAMA
S V L No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

The term SETTLORS and SETTLEE, wherever the context so permits shall mean and include their respective heirs, executors, legal representatives and administrators, WITNESSETH AS FOLLOWS :-

THE SETTLEE IS THE YOUNGER SISTER OF 1st SETTLOR and ELDER SISTER OF 2nd & 3rd SETTLORS HEREIN.

WHEREAS the property being a Flat in Ground Floor, Flat bearing No.A, in building Block No.S-21, having flat area of 645 Sq.feet, comprised in Survey No.250/2B Part of VIRUGAMBAKKAM VILLAGE, Mambalam Taluk, Chennai District, more fully described in the schedule "A"

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Registering Officer

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMIL NADU 19AC 574134

J. Suganya
Chennai. 600078

V.RAMA
S V L NO.1431/E/04
No 300, ANNA SALAI
CHENNAI-600035

hereunder, the same having been Originally allotted favouring one Mr. N. Jagannadan (father of settlors and settlee herein), by the Tamil Nadu Housing Board vide Letter No.F-2/74120/77, Dated : 23.08.77 and after all necessary payments made by him to Tamil Nadu Housing Board, duly represented by its Allottees Service Manager Thiru. R. Ganesan executed the **Deed of Sale for Flats favouring N. Jagannadan on 06.09.1993,** which was duly registered as **Document No.3658/1993,** in Book 1, volume 528, pages 11 to 20, **in the Office of the Sub-Registrar Virugambakkam** and he was in peaceful possession and un-interrupted enjoyment of the same during his life-time;

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Registering Officer

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMIL NADU

15 MAY 2023

19AC 574135

J. Sukanya
Chennai - 600078

V.RAMA
S.V.L. No.1481/E/94
No 509, ANNA SALAI
CHENNAI-600035

Whereas after the demise of Mr. N. Jagannadan (died intestate on 31.01.2002), leaving behind (i) Mrs. J. Janaki (wife), (ii) J. Ganesan (son), (iii) J. Sukanya (daughter), (iv) J. Murali (son) and (v) J. Kalpagam (daughter), totaling 5 members only as his true and lawful legal heirs (evidenced by the legal heirship certificate issued by Tahsildar Mambalam – Guindy Taluk, Chennai – 600078, bearing D.Dis.(D1) 12844/02, dated 05.04.2002), who have become the absolute joint owners of the said property, more fully described in the schedule "A" hereunder and they were in peaceful joint possession and absolute enjoyment of the same from the date of inheritance ever since. Each entitled to 1/5th undivided share rights thereon.

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Registering Officer



தமிழ்நாடு TAMIL NADU 05 MAY 2023 19AC 574136

J. Sukanya
Chennai- 600078

V.RAMA
S V L NO.1481/E/94
No 519, ANNA SALAI
CHENNAI-600035

// 6 //

Whereas subsequently the said J. Ganesan, J. Sukanya, J. Murali and J. Kalpagam have jointly released and relinquished their 4/5th undivided share rights in the above said property, favouring their mother Mrs. J. Janaki, vide **Release Deed dated 24.05.2002,** which was duly registered as **Document No.2654/2002,** in Book 1, **in the office of the Sub-Registrar Virugambakkam** and the said Mrs. J. Janaki was in peaceful possession and absolute enjoyment of the same during her life-time;

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Whereas after the demise of Mrs. J. Janaki (died intestate on 18/11/2021), leaving behind (i) J. Ganesan (son), (ii) J. Sukanya (daughter), (iii) J. Murali (son) and (iv) J. Kalpagam (daughter), totalling 4 members only as her true and lawful legal heirs (evidenced by the Legal Heir Certificate issued by Tahsildar Mambalam Taluk, Chennai District, bearing Certificate No.TN-7202206271378, Dated : 07.07.2022), who have become the absolute joint owners of the said property, more fully described in the schedule "A" hereunder and they are in peaceful joint possession and absolute enjoyment of the same from the date of inheritances ever since. Each entitled to 1/4th undivided share rights thereon.

Whereas the SETTLORS out of their natural love and affection towards the SETTLEE do hereby settle their 3/4th undivided share right, title and interest in schedule "A" property, which description of the same is more fully and particularly described in the schedule "B" property hereunder.

NOW THIS DEED OF SETTLEMENT WITNESSETH :-

That in pursuance of natural love and affection towards the SETTLEE, the SETTLORS herein do hereby settle, transfer, grant and assign by way of this absolute SETTLEMENT in respect of their 3/4th undivided share right, title and interest in schedule "A" property, which description of the same is more fully and particularly described in the schedule "B" property hereunder, together with all ways, common

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passage, water courses and appurtenances whatsoever of the above said property or any part thereof now or hereinbefore held and enjoyed or reputed or known as part thereof appurtenant thereto and all the rights, title, interest and claim, whatsoever of the SETTLORS UNTO or UPON the said property or any part thereof and herein before expressed to be hereby transferred and settled TO AND IN FAVOUR OF the SETTLEE to have and to hold the schedule "B" mentioned property unto the use of the SETTLEE absolutely forever.

The SETTLORS do hereby declare that they have not encumbered the schedule "B" mentioned property in any manner whatsoever and the property hereby settled is free from all encumbrances, mortgages, attachments, claims, lien, lispendens, charity or endowment, demands whatsoever.

The SETTLORS do hereby declare that they are the absolute joint owners of the schedule "B" property hereby settled and that they have absolute right to effect the settlement in favour of the SETTLEE herein.

The SETTLORS do hereby declare that they have paid all the property tax and other taxes, levies and charges in respect of the schedule "B" mentioned property upto the date of execution of this Settlement Deed and the SETTLEE shall hereafter bear and pay all such taxes, levies and charges as and from this day.

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The SETTLORS do hereby declare that they authorise the SETTLEE to effect the transfer of ownership in her favour in the Revenue Records and concerned authorities and the SETTLORS further declare that they will execute and register any further document/s as may be required at the request of the SETTLEE for effecting such transfer of ownership in respect of the schedule "B" property hereby settled.

The SETTLEE has accepted this Settlement and in token of such acceptance the SETTLEE has taken possession of the entire property being she is already entitled to 1/4th undivided share rights thereon.

The SETTLORS declare that this Settlement Deed is executed by them after due deliberation and without any compulsion or coercion from any quarters and executed by them in free and sound state of mind.

The SETTLEE is entitled to enjoy the property hereby settled as the absolute joint owners hereof with full powers of alienation.

The SETTLORS have on this day handed over to the SETTLEE the Original title deed document and relevant parent title deeds in copies pertaining to the property hereby settled.

The SETTLORS further declare that this Settlement Deed executed in favour of the SETTLEE is absolute and irrevocable.

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SCHEDULE - "A"

(Total Property jointly belongs to Settlors and Settlee herein)

All that piece and portion of the **Flat in Ground Floor, Flat bearing No.A, in building Block No.S-21, having flat area of 645 Sq.feet,** situated in **Ponnambalam Salai, K.K. Nagar, Chennai – 600078,** (Tamil Nadu Housing Board, K.K. Nagar Division), together with **580 Sq.feet undivided share of land,** along with fixtures & fittings, T.N.E.B electrical connection & deposit and other amenities lying thereon, comprised in Survey No.250/2B Part of **VIRUGAMBAKKAM VILLAGE,** Mambalam Taluk, Chennai District and

Bounded on the :-

North by : Flat No.S-21/B,

South by : Block No.S-23,

East by : Ponnambalam Salai,

West by : Block No.S-22,

within the Sub-Registration District of Virugambakkam and Registration District of Chennai South.

SCHEDULE - "B"

(Subject Property hereby settled by the Settlors favouring Settlee)

3/4th undivided share right, title and interest in schedule "A" properly mentioned-above.

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Value of entire schedule "A" property is Rs.50,00,000/-.

Value of schedule "B" property hereby settled is Rs.37,50,000/-.

IN WITNESS WHEREOF THE SETTLORS ABOVE-NAMED HAVE SET THEIR HANDS AND AFFIXED THEIR RESPECTIVE SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES BELOW.

SETTLORS

WITNESSES :-

1) R. Sundar Raju, S/o. A.V. Raman, No.51/17, Gandhi Street, Krishnamurthy Nagar, Kodungaiyur, Chennai – 600118 (AADHAAR No.6445 8039 9493, Cell No.9840426716).

2) S. Radhakrishnan, S/o. Shanmugam, No.16/78, Saraswathy Nagar, 6th Street, Adambakkam, Chennai – 600088 (AADHAAR No.3582 4900 7279, Cell No.9600089054).

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Registering Officer



Drafted by :



K. SURESH, M.A.,B.L.,
ADVOCATE
Enroll No.382/16
79, Additional Law Chambers,
High Court Buildings, Chennai-104
Mob: 99413 34895

TAMIL NADU HOUSING BOARD
K.K.NAGAR DIVISION

From
Executive Engineer & Ado.,
K.K.Nagar Division.
Tamil Nadu Housing Board,
C-48, TNHB Complex,
Anna Nagar, 2nd Avenue,
Chennai – 600 040.

Phone No.044 26282656 Fax - 23713177 e-mail id – tnhbk01bank@yahoo.com

To
Tmt. J. Janaki,
Block No. S-21, A,
Ponnambalam Salai,
K.K.Nagar,
Chennai – 600 078.

Letter No. KKNS /2270/19 Dated:03.11.2021.

Sir,

Sub: Tamil Nadu Housing Board – K.K. Nagar Division – Block No. S-21, Flat No.A, Ponnambalam Salai, K.K.Nagar Scheme– Extent of the Undivided Share – Regarding.

Ref: 1. Your representation dated 01.11.2021.
2. Payment of UDS Receipt No.KKN21394884 dt 01.11.2021.

****

With reference to the above, it is informed that the Block No. S-21, Flat No.A, Ponnambalam Salai, K.K.Nagar Nagar Scheme is originally allotted to Thiru. Rauf Ahmed Khan. It is informed that an extent of approximate Undivided Share is 580 Sq.ft. (Five hundred and eighty square feet) with all round set back area

Sd/S.Sengolmurugan
Executive Engineer & Ad.O.,
K K.Nagar Division.

/Forwarded by Order/

03 NOV 2021

Surveyor
K.K.Nagar Division

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Registering Officer

G.I., R. (P.I) H.D. III 1132(a)
1,00,000—343/01-02 Oct., 2001

№ 110748

CORPORATION OF CHENNAI

சென்னை மாநகராட்சி

HEALTH DEPARTMENT
சுகாதாரத் துறை

B. & D. No.
பி. இ. எண். 13700/2002

Form No. 6 படிவம் எண். 6

Certificate of Death ~~Issued under Section 12~~ Issued under Section 17 of the Registration of Births and Deaths, Act, 1969.

1969-ஆம் ஆண்டு பிறப்பு, இறப்பு சட்டத்தின் 12/17-வது பிரிவின்படி இறப்பு சான்றிதழ் வழங்கப்படுகிறது.

This is to certify that the following information has been taken from the original record of death which is in the register for Division 129 of the Corporation of Chennai of the State of Tamil Nadu, S. India.

இதனடியிற்கண்ட தகவல்கள் தமிழ்நாடு சென்னை மாநகராட்சி ..... வட்ட இறப்பு மூலப் பதிவேட்டிலிருந்து எடுக்கப்பட்டு ..... எண் ஆக சான்று அளிக்கப்படுகிறது.

N. JAGANNADAN

Birth And Death Registrar
ZONE-VIII Kodambakkam
Corporation of Chennai
Chennai-600 024

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Registering Officer

1. Name JAGANNADAN S/D/W/O
பெயர் ~~S/D/W/O~~

2. Age and Sex 71/Male
வயது மற்றும் பாலினம்

3. Date of Death 31.1.02.
இறந்த தேதி

4. Place of Death Sooriya Hospital, Chennai-34.
இறந்த இடம்

5. Permanent Address No: 3-21/A, Ponnambalam Salai K.K. Nagar West, Chennai-78
நிலையான முகவரி

6. Registration No. 32
பதிவு எண்

7. Date of Registration 11.2.2002.
பதிவான தேதி

25/2/2002

Birth And Death Registrar
ZONE-VIII Kodambakkam
Corporation of Chennai
Chennai-600 024

Signature of the Issuing Authority
Corporation of Chennai
வழங்கும் அதிகாரியின் கையொப்பம்

Birth And Death Registrar
ZONE-VIII Kodambakkam
Corporation of Chennai
Chennai-600 024

Date 13.2.2002
தேதி

Seal
முத்திரை

Note:—No disclosure shall be made of particulars regarding the cause death as entered in the Register. See provision to section 17 (1).

REVENUE DEPARTMENT

Dis (D1) 12844/02

MAMBALAM - GUINDY TALUK
CHENNAI - 600 078.

Dated : 4.2.02

LEGAL HEIRSHIP CERTIFICATE

This is to certify that Thiru N. Jagannathan

S/o.. / ~~W/o.. / D/o.~~ N.V. Natesan (Late) Who was residing at

No. 5, 21/A Ponnambalam Salai, K.K. Nagar

..... Expired on 31.1.02

Leaving behind him/her the following serviving legal heirs

Sl. No.	Name	Age	Relation Ship	Marital Status
1.	Tmt. J. Janaki	65	Wife	Widow
2.	Thiru. J. Ganesan	40	Son	Married
3.	Smt. J. Sugunya	38	Daughter	Married
4.	Thiru. J. Murali	25	Son	Married
5.	Dist. J. Kalpagam	28	Daughter	Married

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Registering Officer

The Parents / ~~Husband / Wife of the deceased~~ pre-deceased him / her

This certificate is issued for the purpose of transfer of Phone Connection and Gas Connection

TAHSILDAR
MAMBALAM GUINDY TALUK
CHENNAI-600 078

பெருநகர சென்னை மாநகராட்சி
GREATER CHENNAI CORPORATION
பொது சுகாதாரத்துறை

D0468826724412283412021

DEPARTMENT OF PUBLIC HEALTH

FORM-NO:6,படிவம் எண்:6

(See rule 8-விதி 8ஐப் பார்க்கவும்)

DEATH CERTIFICATE / இறப்புச் சான்றிதழ்

(ISSUED UNDER SECTION 12(1) OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவுச் சட்டம் 1969-ன் பிரிவு 12(1)-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Greater Chennai Corporation of the State of Tamil Nadu, India

இங்கண், தமிழ்நாடு மாநிலம், பெருநகர சென்னை மாநகராட்சி முதல் நிலை பதிவு அலுவலரால் பராமரிக்கப்படும் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டதாக சான்று வழங்கப்படுகிறது.

Zone 09	Division 123
Name	J. JANAKI
Sex	Female
Date of Death	18/11/2021
Age	84 YEARS
Place of Death	KAUVERY HOSPITAL MBC TOWERS, 199/90, LUZ CHURCH ROAD MYLAPORE, CHENNAI -600004
Name of The Mother	ALANKARAM
Name of The Father	U. RAMANATHAN
Name of The Husband / Wife	N. JAGANNADAN
Address of the deceased at the time of death	AP 1177, 75TH STREET,, 12TH SECTOR,, K.K.NAGAR,CHENNAI, TAMIL NADU -600078
Permanent Address Of The Deceased	AP 1177, 75TH STREET,, 12TH SECTOR,, K.K.NAGAR, CHENNAI, TAMIL NADU -600078
Registration Number	D-2021/33-16448-001028
Date of Registration	25/11/2021
Remarks (If Any)	
Date of Issue	26/11/2021

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Registering Officer

Signature Not Verified

Registrar of Births & Deaths.
Division :123 Zone : 09
Greater Chennai Corporation

The authenticity of this certificate can be verified at www.chennaicorporation.gov.in,
The Registration Number is unique to each death. Ensure Registration of every Birth and Death

வாரிசு சான்றிதழ்
Legal Heir Certificate

சான்றிதழ் எண் / Certificate No: TN-7202206271378 நாள் / Date: 07-07-2022

முகவரி எண் 1177, [illegible] 75வது தெரு 12வது செக்டார், விருகம்பாக்கம் கிராமம் / நகரம், மாம்பலம் வட்டம், [illegible] வசித்த திரு ஜகன்னாதன் மனைவியின் பெயர் ந ஜானகி என்பவர் 18-11-2021 தேதி அன்று இறந்துள்ளார். மேற்படி இறந்த நபருக்கு கீழ்க்கண்ட நபர்கள் வாரிசுதாரர்களாவார்கள்.

This is to certify that J Janaki wife of N Jagannathan who was residing at Door No. 1177, K. K.Nagar 75th Street 12th Sector Virugambakkam Village/Town of Mambalam Taluk of Chennai, Tamil Nadu State expired on 18-11-2021 leaving behind the following persons as surviving legal heirs.

வ.எண் / Sl.No	பெயர் / Name	வயது / Age	இறந்தவரின் உறவுமுறை / Relationship for deceased	திருமண நிலை / Marital Status
1	J Ganesan	61	Son	Married
2	Sukanya Chidambaram	59	Daughter	Married
3	J Murali	56	Son	Married
4	J Kalidasan	49	Daughter	Married

1) இச்சான்று விண்ணப்பதாரர் அளித்த ஆவணங்கள் / குறிப்புகளின் அடிப்படையில் வழங்கப்படுகிறது/ This certificate is issued on the documents / particulars furnished by the applicant.

2) வழங்கும் இச்சான்று தொடர்பாக தவறான தகவல்களால் எவ்வித சர்ச்சைகளுக்கும் சென்னை மாநகராட்சி/ The Competent Certificate issuing authority is not responsible for any misleading information submitted by applicant.

Signature valid
Digitally signed by KUMARAN
Date: 07/07/2022 22:55:51 IST

மாவட்டம் /District : Chennai
வட்டம் /Taluk : Mambalam

குறிப்பு / Remarks :

பதவி /Designation : வட்டாட்சியர் /Tahsildar

இச்சான்றிதழ் மின்னணுமுறையில் கையொப்பமிடப்பட்டது, எவ்வித முத்திரை அல்லது கையொப்பம் தேவையில்லை / This certificate is digitally signed and does not require any seal or signature.

ஆவண சரிபார்ப்பிற்கு எவ்வாறு செல்வது

(அ) TN-7202206271378 என்ற முகவரியில் சான்றிதழ் எண்ணை https://tnedistrict.tn.gov.in/tneda/VerifyCertificate.xhtml என்ற இணையதளத்தில் உள்ளிடுவதன் மூலம்

(அல்லது)

(ஆ) வலதுபுறம் உள்ள 2D barcode படத்தை ஏதேனும் இணையதளத்தில் சரிபார்க்கவும்.

Genuineness of the certificate can be verified by

(a) Keying in the unique certificate number TN-7202206271378 in the portal https://tnedistrict.tn.gov.in/tneda/VerifyCert.xhtml.

(or)

(b) Reading the 2D barcode with mobile barcode reader and verifying online.

Document No. 3708 of 2023 of Book 1 contains 23 Sheets 16 Sheet

Registering Officer







Document No: 3708 of 2023 of Book 1 contains 23 Sheets 17 Sheet 2

Registering Office:



6863 7436 4999



6863 7436 4999



Document No 3708 of 2023 of Book I contains 23 Sheets 18 Sheets

Registering O







Document No 3708 of 2023 of Book I contains 23 Sheets 19 Sheet

Registering Officer

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrolment No.: 1183/00000/04614

To

Sundar Raj Raman

S/C: Raman

SRI GANDHI STREET KRISHNAMURTHY NAGAR

KODUNGAIYUR

Kodungaiyur

Chenna Chenna

Tamil Nadu 600118

MU1103810771

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6445 8039 9493

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Sundar Raj Raman

ஆண் / Male

6445 8039 9493

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Document No. 3708 of 2023 of Book 1 contains 23 Sheets 20 Sheet

Registering Officer



இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு எண்/Enrolment No. : 2007/13746/60382

To
Radhakrishnan
S/O. Shanmugam
NO 75,DOOR NO 19
SARASWATHI NAGAR
6TH STREET
ADAMBAKKAM
Madpakkam
Madpakkam,Kancheepuram
Tamil Nadu 600091

KL8228492784T

82784927

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3582 4900 7279

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Radhakrishnan

Male

3582 4900 7279

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

S. Radhakrishnan

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Registering Officer

R/Virugambakkam/Book-1/3708/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S No 2552 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 this instrument from Mr ஜெகநாதன் residing at PLOT NO.AP-1177, 75th STREET, 12th SECTOR, K.K.NAGAR, CHENNAI,, Chennai, Tamil Nadu, India, 600078.

Sub Registrar: Virugambakkam
Date: 06/05/2023

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

Presented in the office of the Sub Registrar of Virugambakkam and fee of ₹ 5,435/- paid at 01:07 PM on the 06/05/2023 by

Left Thumb





9551838000

Additions 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:901192abd78b8284bc4428b6a5849d42623339 (Details from UIDAI : J GANESAN , 05-07-1961, xxxxxxxx7470)



Execution admitted by

Left Thumb





9841028000

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No : [illegible] (Details from UIDAI : Jaganmadan Murali Das, Jagannadan, 12-06-1966, xxxxxxxx[illegible])



Document No 3708 of 2023 of Book 1
Contains 22 Sheets
Registering Officer

Execution admitted by

Left Thumb





9810485622

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No UKC:937292c076e5b0d48c48d4afbdf905923fd97d (Details from UIDAI : **Kalpagam Jagannadan W/O Ganesh Krishnamurthy, 17-10-1973, xxxxxxxx4064**)



6th day of May 2023

SIVAKUMAR APUMUGAM
Sub Registrar
Virugambakkam

Registered as Number **R/Virugambakkam/Book-1/3708/2023**

Date 06/05/2023
Virugambakkam

SIVAKUMAR APUMUGAM
Sub Registrar
Virugambakkam

Document No. 3708 of 2023 of Book 1 contains 23 Sheets 23 Sheets

Registering Officer

1000 Rs



15524
24/8/93

N. Jayanna Rao
Madras

Bloom
K. KALYANI
STA. PUBLISHER
Madras-17.

(Draft form of) Deed of sale for [illegible]

This Deed of sale is executed at Madras on this the 6th day of September One thousand nine hundred and ninety-one by the Tamil Nadu Housing Board, a body corporate, constituted by the Tamil Nadu Housing Board Act, 1961 (Tamil Nadu Act XXIII of 1961), hereinafter called to as the "Board" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, hereinafter called "the Vendor", which term shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, administrators and assigns) represented by its Allottee Service Manager R. Gnanasekaran authorised vide Resolution No. 7.05 dated 13.5.91 of the Board in this behalf by the Resolution No. [illegible] dated [illegible] (hereinafter called the Vendor) of the one part and [illegible] (hereinafter called the purchaser) of the other part.

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

3208
2-23

3209
2-23

1000 Rs.



9331
21/05/02
Rs.1000/-
J. Janaki

T. RAJALINGOM
STAMP VENDOR
L No. 1481/E/94-30-8-94
49, Thambia Reddy Road,
CHENNAI-600 033.
Ph 471 41 90

RELEASE DEED

THIS DEED OF RELEASE executed at Chennai on this 24 day of May, 2002 by (1) Mr.J.GANESAN, aged 40 years, son of late N.Jagannadan; (2) Mrs.J.SUKANYA, aged 38 years, wife of Mr.S.Chidambaram and daughter of late N.Jagannadan; (3) Mr.J.MURALI, aged 35 years, son of late N.Jagannadan; and all of them residing at S21A, Ponnambalam Salai K.K.Nagar, Chennai-600 078(4) Mrs.J.KALPAGAM, aged 28 years, wife of Mr.Mr.K.Ganesh and daughter of late N.Jagannadan, residing at E-29, M.I.G.Flats, K.K.Nagar West, Chennai-600 078, hereinafter collectively called "the RELEASORS" (Releasor No.2- Mrs.J.Sukanya,

Jmurali.

3708/2022
3709/2022.

1000 Rs.



2412
9.2.93.

S. MANGALAM
STAMP VENDOR
MADRAS-600 033.
LICENCE No. 9942/89

DEED OF SALE FOR FLAT

THIS DEED OF SALE is executed at Madras on this the 15th day of February One thousand nine hundred and ninety three by the Tamil Nadu Housing Board, a body corporate, constituted by the Tamil Nadu Housing Board Act, 1961 (Tamil Nadu Act XVII of 1961) hereinafter referred to as 'THE ACT' having its office at 1st Floor Shopping Centre Ashok Nagar, Madras-600 083 hereinafter called 'the VENDOR' which term shall wherever the context so admits, mean and include its successors and assigns represented herein by its Allottee Service Manager THIRU V.THIRUNARAYANA under the authority granted to him by the Board in this behalf by its Resolution No.7.05 dated 13.3.91 authorising him to sign

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

...2

N.L.Valkala

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

Verified
18/10/94.
2405/2084

750Rs.



2413
9.2.93

S. MANGALAM
STAMP VENDOR
MADRAS-600 033.
LICENCE No. 9942/89

this instrument of sale on behalf of the Vendor of the ONE PART, TO AND IN FAVOUR OF THIRUMATHI N.L.VATHSALA wife of Thiru G.Ramadurai and aged about 50 years, residing at L.I.G.Flat No.S.21/B, Ponnambalam Salai, K.K.Nagar,Madras-600078 hereinafter called 'the PURCHASER', which expression shall, where 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 schemes under the Act of acquiring vacant sites and putting up buildings thereon to consist of several flats, so that each such flat could be sold independently and separately.

3. AND WHEREAS the Purchaser is one of those who had

N.L.Vathsala

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

...3

100Rs



2414
9.2.93

N. L. Vaithiyal

S. Mangalam
S. MANGALAM
STA[illegible]
6[illegible] STREET,
WE[illegible]AM,
MADRA[illegible]
LICENCE No. 5942/89

made an application No.7622 dated 16.5.77 to the Vendor for the allotment of such flat and has deposited with the Vendor under Receipt No.40660 dated 16.5.77 a sum of Rs.500/- only as Earnest money.

4. AND WHEREAS the Vendor has, on the said application from the Purchaser, allotted a flat bearing No.B in Ground floor in the building erected in Block No.S.21 at K.K.Nagar in 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 2.9.77 with the Vendor to Purchase the Flat on hire/outright purchase system on the terms on conditions set out herein.

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N.L. Vaithiyal

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

100Rs

INDIA NON JUDICIAL

₹00 रु.

Rs 100

भारत

एक सौ रुपये ONE HUNDRED RUPEES

2415
9.2.93

N. L. Vathsala
Mrs.

S. Mangalam
S. MANGALAM
STAMP VENDOR
WEST
MADRAS 600 033.
LICENCE No. 9942/89

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 Rupees Thirty Two thousand one hundred and fifty (Rs.32,150/-)only which the Purchaser has paid in full.

6. AND WHEREAS the Purchaser has already remitted to the Vendor a sum of Rs.500/- Rt.No.40660 dated 16.5.77 and Rs.9000/- under Receipt No.83585 dated 1.8.77 as and by way of earnest money deposit and 1/4th cost and has paid the balance of Rs.22,650/-on various dates under various receipt numbers whereby entire cost of the flat has paid to the Vendor by the Purchaser.

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

...5

N. L. Vathsala

19.

100Rs.



2416
9.2.93

N. L. Vaitsala
Hdr.

S. Mangalam

S. MANGALAM
STAMP VENDOR
66, MURTHY STREET,
WEST MAMBALAM.
MACRAC-000 033.
LICENCE No. 9942/89

7. AND WHEREAS the Vendor has in every sale, transfer or lease of the flats under the present scheme imposed and intents in every such future transaction to impose the restrictions setforth in the Second Schedule hereto to the intent 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 the 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 abovesaid agreement for Sale and in consideration of the sum of Rupees Thirty two thousand one hundred and fifty(Rs.32,150/-) only paid by the Purchaser to the Vendor, as mentioned in

N.L. Vaitsala

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

20

100 Rs.



2417
9.2.93

N. L. Valsala
Hus.

S. Mangalam

S. MANGALAM
STAMP VENDOR
88, MURTHY STREET,
WEST MAMBALAM,
MADRAS-600 033.
LICENCE No. 9942/89

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 or parcel of land where the building stands as shown in the plan annexed hereto and thereon coloured red together with the Flat No. B in the Block No.S.21 at K.K.Nagar in Madras City fully described in the First Schedule hereto and being on the Ground floor of the building(including one half part in depth of the joints between

N.L. Valsala

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

...7

100 Rs.



2418
9.2.93

N. L. Valsala

S. Mangalam

S. MANGALAM
STAMP VENDOR
66, MURTHY STREET,
WEST MAMBALAM,
MADRAS-600 033.
LICENCE No. 9942/ 89

the floors of the flat and Ground 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 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 instalations, water and drainage connections, rights, easements and appurtenances of the ways, paths, liberties,advantages and privileges whatsoever belonging thereto in, to and upon the said property TO HAVE AND TO HOLD the said Flat and all the singular the rights, titles

N.L. Valsala

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

100 Rs.



2419
9.2.93

N. L. Vaithsela
Mrs.

S. Mangalam

S. MANGALAM
STAMP VENDOR
MURTHY STREET
WEST MAMBALAM
MADRAS-600 033.
LICENCE No. 994/89

interest, etc., in the property hereby conveyed, granted, transferred and assigned into 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.

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 30.9.77.

10. The Vendor does hereby covenant and declare that the

N.L. Vaithsela

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

100Rs.





2420
9.2.93

N.L. Vaithsala

S. Mangalam
S. MANGALAM
STAMP VENDOR
MADRAS-600 033.
LICENCE No. 9942/89

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 execute 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 covenants with the Purchaser as follows:

i)That the Vendor will require every person to whom the Vendor shall hereafter transfer, grant or lease any flat comprised in the Building to covenant to observe the restrictions setforth

N.L. Vaithsala

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
E. K. NAGAR DIVISION
MADRAS - 600 083

100 Rs.



2421
9. 2.93

N.L. Vatsala

S. Mangalam
S. MANGALAM
STAMP VENDOR
MADRAS-600 033.
LICENCE No. 9942/89

in the 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 transfers, grants or leases 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 will maintain, repair, redecorate and renew,

a) The main structure and in particular the roof, chimney stacks, gutters and rainwater pipes of the building.

b) The water and water pipes, drains and electric cables and wires in under and upon the buildjng and enjoyed or used by the Purchaser in common with the owners and lessees of the other flats.

N.L. Vatsala

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

...11

100Rs.





2422
9.2.93

N.L. Vathsala

S. MANGALAM
STAMP VENDOR
MADRAS-600 033.

c) The main entrances, passages, landing and stair cases 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 house tax, cess and water rate assessed on the building but on the Plat if separately assessed.

iii)That subject as aforesaid, the Vendor will so often as reasonably required decorate the exterior of the building

N.L. Vathsala

ALLOTTEE SERVICES
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

...12

100Rs.





2423
9.2.93

N. L. Vaithsala
Mrs.

S. Mangalam

S. MANGALAM
STAMP VENDOR
MADRAS-600 028.
LICENCE No. 5941/89

in such manner as may be deemed suitable and feasible and in particular will paint the exterior walls of the buildings usually painted with two coats at least of good paint at lease once every year.

iv) That the Vendor, as already agreed between the parties agrees to vest the land on which the Building consisting of the Flat described in the First Schedule hereunder is contained to a Housing Co-operative Society as and when such a Society is formed by the owners of all flats and it is hereby agreed to by both the parties that such Co-operative Society shall hold the land jointly on behalf of all members to protect their rights and privileges.

12.The Vendor shall remain liable on the covenants on

N. L. Vaithsala

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

100Rs.





2424
9.2.93

N. L. Vaithsala

S. MANGALAM
STAMP VENDOR
WEST MAMBALAM
MADRAS-600 033.
LICENCE No. 9942/89

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 transferee thereof to be trustee in its stead the Vendor shall case 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:-

...14

N. L. Vaithsala

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

100Rs.





24 25
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N. L. Vathsala
Hdr.

S. Mangalam
S. MANGALAM
STAMP VENDOR
MADRAS 600 033.
LICENCE No. 9942/89

a)That the Purchaser and the persons deriving title under her will at all times hereafter observe the restrictions setforth in the second schedule hereto.

b)The Purchaser and the persons deriving title under her 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 title under her 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 so long as the Flat shall not be separately assessed

N.L.Vathsala

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
E. K. NAGAR DIVISION
MADRAS - 600 083

100 Rs.





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N. L. Vaithsala

S. Mangalam
S. MANGALAM
STAMP VENDOR
MADRAS - 600 033.
LICENCE No. 9942/88

or 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;

e) That the Purchaser will insure and keep insured the flat 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

N. L. Vaithsala

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

75 Rs.



DISTRICT TREASURY STAMP DEPOT
FEB 15
1995

S. MANGALAM
STAMP VENDOR
MADRAS-600 083.
LICENCE NO. 99-2/89

or destroyed by fire as soon as reasonably practicably layout the insurance moneys in the repair, rebuilding or reinstatment of the flat;

f) 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 the Purchaser and for which the Purchaser may be liable hereunder within three months after the giving of such notice;

g) 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 and good condition all sewers, drains, pipes cables, water sources,

...17

ALLOTTING SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

75 Rs.



S. MANGALAM
STAMP VENDOR
66, MURTHY STREET,
WEST MAMBALAM,
MADRAS-600 033.
LICENCE No. 9942 / 89

gutters, wires, partly structures or other conveniences belonging to or serving or used for the building on and also for the purpose of laying down, maintaining, repairing, and testing drainage and whaterpipes 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 reepect thereof the Purchaser or the occupier of such other flat as the case may be shall have made default the Purchaser will pay her share of the same;

h) 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 mally for the purposes of taking over from the Vendor all the rights,

...18

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
M. K. NAGAR DIVISION
MADRAS - 600 078

75 Rs.



S. MANGALAM
STAMP VENDOR
MADRAS 600 033.

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.

11) 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.

14. In the case of any dispute arising between the parties hereto the same shall be referred to the Secretary to the Government of Tamil Nadu, Housing Department, whose decision hereon shall be final.

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N.L. Vaithiala

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

75 Rs.



FIRST SCHEDULE PROPERTY

All that piece and portion of the L.I.G.Flat No. 8 in the Ground floor of the Building in Block No.S.21 erected on the land in Survey No.250/2A part in Virugambakkam Village at K.K. Nagar in Madras City. Flat measuring 0645 Sq.feet and the land being bounded on

the North by .. Block No.S.19
the East by .. Ponnambalam Salai
the South by .. Flat No.S.21/A
and the West by .. Block No.S.22

within the Sub-Registration District of Virugambakkam and Registration District of Madras

SECOND SCHEDULE

Restrictions imposed in respect of the L.I.G.Flat:

...20

75 Rs.



S. MANGALAM
STAMP VENDOR
MADRAS-600 033.
LICENCE

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 and 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, rags, 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.

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

...21

75 Rs.



S. MANGALAM
STAMP VENDOR
66, MOORE STREET,
WEST [illegible] M.
MADRAS-600 033.
LICENCE NO. 9942 / 89

4. Not to play or use any piano, pianola, harmonium, gramphone, radio apparatus, wireless, loudspeaker 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 so as to be audible outside the Flat between the hours of 10.00 p.m and 8.00 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 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 flower box, flowerpot or other like object shall be placed outside the flat and no flower box, flowerpot

...22

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

S. MANGALAM
STAMP VENDOR
84, MURRAY STREET,
WEST MAMBALAM
MADRAS-600 033.
LICENCE No. 9942/89

of 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.

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. The vacant land around the Building terrace in which the flat mentioned hereunder in the first schedule is situate shall be held in common by the owners of all the flats in the said Building and the purchaser herein shall not be entitle to convert the said common land for his personal or exclusive use.

N. L. Vallabhan

...23

ALLOTTEE SIGNATURE VERIFIED
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 063

75 Rs.



2434
7.2.93

S. MANGALAM
STAFF ARTIST CR
BR HOUSING BOARD,
WEST K. K. NAGAR.
MADRAS 600 033.
LICENCE No. 9942/89

THIRD SCHEDULE

Easements, 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 purposes to go, pass and repass over and along the forecourt shown on the plan annexed hereto through and along the main entrances of the Building and the 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 other persons entitled 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.

...24

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

50 Rs.



2435
9.2.93

N. L. Vatsala

S. Mangalam
S. MANGALAM
Stamp Vendor
66, Murthy Street
West Mambalam
MADRAS-600 033
LICENCE No. 9942/89

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 forecourt and garden shown on the plan annexed hereto and for the purpose of recreation and (as to the areas marked 'Parking' on the said plan for the parking of 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 area marked 'Parking' may only be parked for temporary period and 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 for the purpose of drying clothes.

5. The right (in common with all other persons entitled

N.L.Vatsala

...25

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

50 Rs.



2436
9.2.93

N. L. Vathsala
Mem.

S. Mangalam

S. MANGALAM
Stamp Vendor
85, Mutiny Street
West Mambalam
MADRAS-600 033
LICENCE NO. 22467/99

to the like right) to use the part of the premises for keeping a dust-bin.

6. 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.

7. 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.

8. The right to the Purchaser with servants, workmen and others at all reasonable times on notice(except in the

N. L. Vathsala

ALLOTTEE'S SIGNATURE
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

...26

50 Rs.



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9.2.93

N.L. Vathsala

S. Mangalam

S. MANGALAM
Stamp Vendor
85, Muniy Street
West Mambalam
MADRAS-600 033
LICENCE No. 9942 / 86

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, watercourses cables and wires with a little distubance 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 part of the building subjacent or lateral support, shelter or protection to the Flat.

N.L. Vathsala

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

...27

41

50 Rs.



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9.2.93

N. L. Valliyala
M.

S. Mangalam

S. MANGALAM
Stamp Vendor
60, Murthy Street
West Mambalam
MADRAS-600 033
LICENCE No. 9942/89

9. The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the Building or to be granted.

10. All the above easements, 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 fifth schedule of and to this transfer.

11. 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 provided that nothing herein contained shall oblige the Vendor to erect any such aerial.

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

50 Rs.



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5.2.93

N. L. Vallabala

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S. MANGALAM
STAMP VENDOR
... MURTHY STREET,
WEST MAMBALAM,
MADRAS-600 033.
LICENCE No. 9942/89

12. Every internal wall separating the flat from an adjoining flat shall be a PARTY wall served medially.

FOURTH SCHEDULE

Exceptions and Reservations:

1. There is expected 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

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N. L. Vallabala

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

50 Rs.



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S. MANGALAM
STAMP VENDOR
MURTHY STREET
WEST MAMBALAM
MADRAS-600 033.
LICENCE No. 9942/93

and notice (except in case of emergency) to enter the flat for the purpose of carrying out their obligations under Clause 11 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 occupiers 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

Costs expenses, outgoings and matters in respect of which the Purchaser is to contribute:

1. The expenses of maintaining, repairing, redecorating

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N. L. Vaithsala

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

50 Rs.



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N. L. Vathsala

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S. MANGALAM
STAMP VENDOR
WEST MAMBALAM
MADRAS-600 033.
LICENCE NO. 9942/89

and renewing (a) main structure and in particular the roof, chimney stacks, gutters and rainwaters 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 and 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,

N. L. Vathsala

...31

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

45

50 Rs.



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9.2.93

N. L. Vallabala

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S. MANGALAM
Stamp Vendor
66, Murthy Street
West Mambalam
MADRAS-600 033

MADRAS-600 033.
LICENCE No. 9942/ 89

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 any other parts of the Building shown on the plan annexed hereto and there on hatched red, coloured brown, coloured yellow and coloured green and electricity charges and charges in respect of water supply to the building, common light and for other common purposes.

5. Expenses for maintaining and operating other

N.L.Vallabala

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 033

46

50 Rs.



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N. L. Valsala

S. MANGALAM
Stamp Vendor
86, [illegible] Street
West Mambalam
MADRAS-600 033
MADRAS-600 033.
LICENCE No. 9342 / 89

common amenities provided or available in the building.

6. The Purchaser undertakes to and shall always be entitled to become a member or any association of the owners of flat (Registered or not) herein contemplated and shall be liable to contribute as the said owners may decide by majority such sums to such period as they may decide for the purpose of meeting expenses common to the owners of flats including taxes and the Purchaser hereby undertakes to keep the owners of flats indemnified against all losses, costs and damages they may be put to on account of the Purchaser failing to contribute her share.

N. L. Valsala

...33

ALLOTTEE SERVICE MANUAL
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

47

50 Rs.



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9.2.93

N. L. Vaithsala

S. Mangalam

S. MANGALAM
Stamp Vendor
65, Mint St. Street
West Mambalam
MADRAS-600 033
Licence No. 5962/89

7. Should the Purchaser default payment 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 her enjoyment.

8. The cost of insurance against third party risks in respect of the building if such insurance shall in fact to taken out by the Vendor.

9. When any repairs, redecorations or renewals of

N. L. Vaithsala

ALLOTTEE SERVICE SECTION
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

...34

20 Rs.



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9.2.93

N. L. Vaithsala

S. Mangalam

S. MANGALAM
STAMP VENDOR
66, MURTHY STREET,
WEST MAMBALAM,
MADRAS-600 033.
LICENCE NO. 9942/89

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

...35

ALLOTMENT SERVICE SECTION
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

N. L. Vaithsala



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9.2.93

N. L. Valtsala

S. Mangalam
S. MANGALAM
STAMP VENDOR
66 MILITARY STREET,
WEST MAMBALAM,
MADRAS-600 033.
LICENCE No. 9942 / 89

the Tamil Nadu Housing Board represented herein by its Allottee Service Manager THIRU V.THIRUNARAYANA who has signed this Deed on behalf of the Board as per the authority granted to him by the Board.

N.L.Valtsala
(PURCHASER)

Allottee Service Manager
K.K.NAGAR DIVISION
TAMIL NADU HOUSING BOARD
MADRAS-600 083
(VENDOR)

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

In the presence of witnesses:

1. A. J Gowli
Supt. K.K.Nagar Division T.N.H.B.

2.
Assistant K.K.Nagar Div.

TAMIL NADU HOUSING BOARD

S. No, Survey No.	Extent	Nature of property	Market value as p as assessment
		Flat/Land cost Rs.	32
		Development Charges Rs.	
		Total Rs.	32

Signature of Executi
Allottee Service Man
K. K. Nagar Division,
TNHB., Madras-83.

519

519 37

Presented in the Office of the Sub Registrar of Virugambakkam and fees of Rs. 355.00 Paid between the hours of 11 AM & 12 Noon on the 24th Feburay by N.K.Vathsala

EXECUTION-ADMITTED BY

N.K.Vathsala W/o G.Ramadurai
S.21.B. Ponnambalam Salai, W.K.K.Nagar, Madras.78.

IDENTIFIED BY

G.R.Nagalakshmi D/o G.Ramadurai. S-21/B, Ponnambalam Salai, W.K.K.Nagar, Madras-78.

[illegible] S/o. [illegible]. 6B.II. [illegible]

I have satisfied myself as to the identity of the executant who is exempted from personal appearance under section 88 of the Registration Act, 1908.

TWSR.1183 ASR, K.K.NAGAR

24th Feburay 1993

SUB REGISTRAR IN THE CADRE OF DISTRICT REGISTRAR

519
492
25th February 1993

93
203 to 216

in the Book of Register.

37—13.160 புத்.— 20-6-68 அ.வி.அ., புதுவை.

மூலப் படி

அ

ஆவணங்களுக்கும் கட்டணத்துக்கும் பற்றுச் சீட்டு. 035972

கீழ்க்காணும் ஆவணமும், பட்டா மாறுதல் மனு என்னும் கிழமை விவரித்த
கட்டணமும்
பெற்றுக்கொண்டேன்.

	ரூபாய்	நயா பைசா
ஆவண எண்.		
முத்திரைக் கட்டணம்		
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நகல்		
நிர்வாகக் கட்டணம்		
... (தினசரி ரிப்போர்ட்)		
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மொத்தம் ..	100	00

மொத்தம் எழுத்தில் நூறு ரூபாய்

பதிவு செய்பவர் கருத்தொப்பம்.

பதிவு இருப்பிடம்

இன்னாள் நாள் மணிக்கு

புதுமாளிகை 19A ஆம் அலுவல்

தயாராகியிருக்கும்

K. Sri. Pillai 6.

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V. [illegible] Sagadhan

[illegible] E.S. [illegible]

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2883.00

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SUB REGISTRAR
VIRUGAMBAKKAM

12.4.90.



K. A. Vijayakumar
STAMP VENDOR
VILLIVAKKAM, MADRAS-49

SALE DEED FOR RS.70,000/-

THIS DEED OF SALE is executed at Madras on 10th day of APRIL, 1990, by Thiru E.S. SREEDHAR, aged about 39 years, s/o Thiru E.K.Subramanian, residing at S-21/C at Ponnambalam Salai, K.K.Nagar, Madras - 78, hereinafter called the 'VENDOR' which expression shall, where the context so admits, mean and include his heirs, executors, administrators and legal representatives of the ONE PART;

TO AND IN FAVOUR OF

Thiru E.S. THIYAGARAJAN, s/o E.K.Subramanian, aged about 60 years, residing at S-21/C at Ponnambalam Salai, K.K.Nagar, Madras - 78, hereinafter called 'the PURCHASER' which expression shall, wherever the context so admits, mean and include, his heirs, executors, administrators and legal representatives of the OTHER PART;

-2

Bnd-562/90.

ENDORSEMENT UNDER SECTIONS
41 and 42 OF THE INDIAN STAMP ACT OF 1899

I hereby certify that the Proper/deficit Stamp duty of Rs 2883/- (Rupees Two Thousand Eight Hundred and Eighty three only) was paid in respect of this instrument from E-S Shanthan

Sub-Registrar Office's Thiruvanmiyur

Receiver and Collector, Under Sec 41 of the Stamp Act.

Presented in the Office of the Sub Registrar at Thiruvanmiyur and fee of Rs. 1054/- Paid between the hours of [illegible] on the 27.9.90

Executants Admitted By

Identified By:

K.R. Gopalan
C/o K. Ramaraj (Deceased)
M.S.C. Asiyan Colony
Asiyan Colony Main Road, K.K. Nagar, Madras-600078

Mrs. Syamala
W/o. E.S. Thyagarajan
5/21-C Ponnambalamsalai.
Madras-78

Bnd. 552/90.

ENDORSEMENT UNDER SECTION 41 and 42 OF THE STAMP ACT 1899

I hereby certify that the Proper deficit Stamp duty of Rs 2883/- (Rupees TWO THOUSAND EIGHT HUNDRED AND EIGHTY THREE ONLY) has been received on account from E-S-S-

Sub-Registrar Office, Virugambakkam

Receiver and Collector, under Sec. 41 of the Stamp Act.

Presented in the Office of the Sub Registrar at Virugambakkam and fee of Rs. 104 Paid between The hours of 2 & 3 on the 12th

Execution Admitted by

S.S.

S.S. and also by E.K. Subramaniam

21-C Ponnambalam Salai

Wife of K.K. Nayar

Madras 78

Identified By

K.R. Gopalan

(K.G. Gopalakrishnan)

S/o K. Ranga Rao (Deceased)

M-S-C, Ashok Colony

Ashok Pillar Main Road, K.K. Nagar, Madras-600078

Mrs. Syamala

W/o. E.S. Thyagarajan

S/21-C Ponnambalam Salai.

Madras-78

12

750 Rs.





R. A. Vinayakumar
STAMP VENDOR
VILLIVAKKAM, MADRAS-49

: 2 :

WHEREAS the VENDOR herein is the Sole and absolute owner of the property being a portion of the Flat No.S-21/C in the First Floor of the Building in Block No.S-21 erected on the land in Survey No.249/7 part at K.K.Nagar in Virugambakkam Village Madras, flat measuring 0645 square feet more fully described in the Schedule hereunder, he having purchased the same from and out of his self acquired funds, under a hire purchase agreement dated 12-10-77, from the Tamil Nadu Housing Board represented by its Executive Engineer & Administrative Officer, K.K.Nagar Division, Madras - 78, and registered the Sale Deed on 7th February, 1990, in the Virugambakkam Sub-Registrar Office as Sale Deed No.615/1990 of 16th Feb., 1990.

- 3

(E.S. Sridhar)

750Rs.



APR 1988

R. A. Vijayakumar
STAMP VENDOR
VILLIVAKKAM, MADRAS-49

: 3 :

WHEREAS from the date of the purchase the Vendor is enjoying the schedule mentioned property without any interruption.

WHEREAS the Vendor purchased the property from his self-acquired earning his legal heirs have no other right in the Schedule mentioned property and reserves full right to sell the property;

WHEREAS the VENDOR is in need of funds to meet certain urgent domestic commitments and has therefore offered to sell the Schedule mentioned property absolutely for a consideration of Rs.70,000/- (Rupees Seventy thousand only) and the PURCHASER has agreed to purchase the same absolutely for the said price free from all encumbrances.

-4

750Rs.



K. A. Vinayakumar
STAMP VENDOR
VILLIVAKKAM, MADRAS-49

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the above said agreement and in consideration of the sum of Rs.70,000/- (Rupees Seventy thousand only) already paid by the Purchaser to the VENDOR, the receipt of which sum, the Vendor doth hereby admit and acknowledge and release the Purchaser from further payment. The Vendor hereby grant, convey, transfer, assign and sell unto Purchaser the undivided Schedule mentioned property of Flat No.S-21/C in the First Floor of the Building in Block No.S-21 erected on the land in Survey 249/7 Part at K.K.Nagar in Virugambakkam Village Madras flat measuring 0645 sq.ft. together with undivided interest where the Flat situated free from all encumbrances by way of

-5

750Rs.



R. A. Vijayakumar
STAMP VENDOR
VILLIVAKKAM, MADRAS-49

absolute sale to hold and to enjoy the same from generation to generation, together with all the rights in common with the other Flat Owners and together with all rights to which the Vendor is lawfully entitled to and in the Car Garage, water tank, pipe line, sewarage, staircase, lift and all other amenities and benefits common to all the Flat Owners, liberties, rights and privileges in any-way appurtenant thereto or usually enjoyed therewith and all the right, title, interest, claim and demand of the VENDOR into and upon the property hereby conveyed;

The VENDOR hereby assures and covenant with the Purchasers that he is the sole and absolute owner of the

Purchasers that he is the sole and absolute owner of the

-6

750Rs.



R. A. Vijayakumar
STAMP VENDOR
VILLIVAKKAM, MADRAS-49

property hereby conveyed and he is having good and subsisting right and title to the property and that he has not created any encumbrances whatsoever over the propertyand that the property is free from all encumbrances and that he has paid all the betterment and development charges and that he has paid all the taxes, rates and outgoings over the property and that the property is free from any claim suits, charges, licences, demands, attachments, mortgages, lispendens, lien and trust.

The Vendor this day surrenders and delivers vacant possession of the property to the Purchasers and the Purchaser

750 Rs.



APR 1989

STAMP VENDOR
VILLIVAKKAM, MADRAS-49

: 7 :

shall peacefully and quietly possess and enjoy the same without any let, hindrance, interruption, claim or demand by the Vendor or any person claiming under or in trust for the Vendor;

The VENDOR indemnifies the Purchaser and covenants with him to have him harmless against all lossess and damages that he maybe put to by reason of any encumbrances or defect in title or breach of any of the covenants herein contained;

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 above said and the Purchaser

-8

750Rs.



APR 1989
680
9.H.90

S. ராதாகிருஷ்ணன்
முத்திரைத்தாள் விற்பனையாளர்
எண்.5, ராஜாஜி சாலை,
சென்னை-600 001.

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 of the Purchaser to do and execute and cause to be done and executed all such acts, deeds and things as the Purchaser may reasonably requires for further and more perfectly assuring the title and right to the Flat hereby conveyed;

The VENDOR further states that the Purchaser shold act and follow in accordance with the Original Title Deed

-9

750 Rs.



AUG

681
9.4.90

Es. Thiruvanmiyur Rs 750/-
Madras 8.

S. ராதாகிருஷ்ணன்
முத்திரைத்தாள் விற்பனையாளர்
சென்னை-600 001. தமிழ்நாடு

handed over to him at the time of registration, which stipulates, conditions, regulations, restrictions, abidings, undertaking etc., to the possible Flat Purchasers-owners;

SCHEDULE OF THE PROPERTY.

All that piece and portion of the Flat No.S-21/C

-10

750 Rs.

INDIA NON JUDICIAL

७५० रु.

Rs 750

भारत

सात सौ पचास रुपये SEVEN HUNDRED & FIFTY RUPEES

682
6.4.90

ES. Mitra Jewellers Rs 750/-
Madras 8.

S. ராதாகிருஷ்ணன்

P.G. 25000/-

in the First Floor of the Building in Block No.S-21 erected on the land in Survey No.249/7 Part at K.K.Nagar in Virugambakkam Village Madras flat measuring 0645 square feet and the land being bounded

ES.Mitra

200Rs.



S. Thiruvasagam Rs 200 only

Mudan &

676

1990

R. A. Vijayakumar
STAMP VENDOR
VILLIVAKKAM, MADRAS-49

on -

the NORTH by : S.L.I.G. Flat S-21/D

the EAST by : Ponnambalam Salai 40' wide

the SOUTH by : S-L.I.G. Block S-23

and the West by : S-L.I.G. Block S-22

--12

40 Rs.



AUG 1981

R. A. Vijayakumar
STAMP VENDOR
VILLIVAKKAM, MADRAS-49

Within the Sub-Registration District of Virugambakkam and Registration District of South Madras.

The present market value of the property is Rs....99100/-...../-

-13

10 Rs.



E.S. Thiruvengadam Rs 10/-
Madras.

R. A. Vijayakumar
STAMP VENDOR
VELLIVAKKAM, MADRAS-49

: 13 :

IN WITNESS WHEREOF the VENDOR mentioned above have set his hands on the day, month and year first above written.

'VENDOR'

WITNESSES:

1. [illegible]
C/o R. Rajalakshmanan
M-5-C, Ashok Colony
Ashok Pillar Main Road, I.C.I.C. Nagar, MADRAS. 600078

2. Mrs. Syamala
S/o 21c, Ponnambalam Salai
Madras-78

Drafted by
R. Krishnaveni
(R. KRISHNAVENI)
L. No. [illegible]

ANNEXURE I - A

I. Description of the Building	:	Please denote by a tickmark the relevant item involved in the following:
(a) Construction of the Structure	:	Cement or partly cement or lime mortor and partly Mud Mortor.
(b) Depth of foundation	:	3 to 4 feet above 4 feet
(c) Thickness of Wall in ground Floor	:	9" 1'-1½"
(d) Whether teakwood used through out	:	
(e) Flooring	:	Mosaic Ordinary Plastered
II Age of the Building	:	**13 years**
III Extent of the Site	:	
IV Built up area (each type of construction involved in each floor)	:	**Flat 0645 sq.ft. (1st Floor) (1/3 rd share)**

NOTE: Areas open sky such as country yards etc., should be deducted from built up area if any:

Floor	Madras Terrace Roof	R.C.C. Roof	Mangalore over flat	Mangalore tiles plain	Mangalore roof Country tiles	Plain over flat	Tile roof plain	ACC Sheet
In Ground Floor								
In Ist Floor				**645 sq.ft.**				
In 2nd Floor								
In 3rd floor								

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 Is there a segerate latrain or seperate tank:	:	**Nil.**
VIII Well with diameter and depth if any	:	**No.**
IX Electrical Installations	:	**Yes.**
a) No. of Points 10	:	
b) No. of Fans	:	
c) No. of Electric Motor Pumpsets:		
X Annual Rental Value		Rs.3276
XI Executant's Estimate of the market value of the building		

Land Cost 22396.00
Building Cost 76704.00
99100.00

EXECUTANT.

2000Rs.



S. KALYANI

S KRISHNAN
STAMP VENDOR

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K NAGAR DIVISION
MADRAS - 600 083

Verified
17/10/24
2405
2024

DEED OF SALE FOR FLATS

THIS DEED OF SALE is executed at Madras on this the Tenth day of November One thousand nine hundred and ninety three by the Tamil Nadu Housing Board, a body corporate constituted by the Tamil Nadu Housing Board Act.1961 (Tamil Nadu Act XVII of 1961), hereinafter referred to as 'THE ACT' having its office at 1st Floor shopping Centre AshokNagar, Madras-600 083, hereinafter called 'the VENDOR', which term shall wherever the context so permits, mean and include, its successors and assings, represented herein by its Allottee Service Manager Thiru. R.Ganesan under the authority granted to him by the Board in this behalf by its Resoltuion No.7.05 Date 13-3-91 authorising him to sign this instrument of sale on behalf of the Vendor, of the ONE PART, TO AND IN FAVOUR OF Tmt. S.Kalyani wife of Thiru. V.Subramaniyam and aged about 50 years, residing at S21-D, Ponnambalam Salai, K.K.Nagar, Madras-78.

Shalyani

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K NAGAR DIVISION
MADRAS - 600 083

3955

Sub. Regn. 405/93.

EXECUTANT UNDER S. 32 A OF ACT II OF 1899

I/we duly certify that the proper/
required stamp duty of Rs. [illegible]
(Rupees [illegible])
was paid/is payable in respect of this
instrument (Deed) by Thiru. S. Kalyani
residing at No. 21, Ponnambalam Salai, T. Nagar,
Madras-17
Sub Registrar's Office
Virugambakkam
Date 15/12/93

Sub Registrar & Secretary
Under Rule 31 of the Indian

Presented to the Office of the Sub Registrar of Virugambakkam and fee of Rs. [illegible] Paid between the hours of 12 noon and [illegible] on the 15th December 1993 by

Document No. 3993 of Book 1
Scanned 21 Sheets
Sheet

Sub. Registrar

Kalyani

EXECUTION-ADMITTED BY

Kalyani wife of
V. Subramaniam.
S. 21 D. Ponnambalam Salai
(e/o Nyar West)
Madras-78
600078

IDENTIFIED BY

[illegible] S/o [illegible]
340 [illegible]
K.K. Nagar, Madras-78
[illegible] 57 [illegible]
[illegible] 92

I have satisfied myself as to the
execution of this instrument by the
executant Thiru R. Ramesh who is exempted from personal
appearance under section 88 (1)
of the Registration Act, 1908.

T.W.I.B, K.K. Nagar

15th December 1993

SUB REGISTRAR IN THE CASE OF
DISTRICT REGISTRAR

2000Rs



2651

2/4/09
28/10/93

S. KALYANI

-2-

hereinafter called 'the PURCHASER', which expression shall, where the context so admits, mean and include her heirs, executors, administrators and legal representatiges or the OTHER PART.

2. WHEREAS the Vendor has sponsored some housing improvement and building schemes under the Act of acquiring vacant sites and putting up buildings thereon to consist of several flats, so that each such flat could be sold independently and separately.

3. AND WHEREAS the Purchaser is one of those who had an aplication No. 6216 dated 9-6-76 to the Vendor for the allotment of such flat and has deposited with the Vendor such Receipt Nos.41299 dated 10-6-76 a sum of Rs.500/= only as Earnest Money.

4. AND WHEREAS the Vendor has, on the said application from the Purchaser, allotted a flat bearing No.D in First floor in the building erected in Block No.521 at KKn ... Madras City 10th June 1976

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TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

Shalyani

75 Rs.



S. KALYANI

and fully described in the First schedule hereto, hereinafter referred to as 'the Flat' to the purchaser who has thereupon entered into agreement dated 27-8-77 with the Vendor to purchase the Flat on hire purchase system on the terms on 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 Rupees Thirty two thousand one hundred and fiftyonly (Rs.32,150/=) only which the Purchaser has paid in full.

6. AND WHEREAS the Purchaser has already remitted to the Vendor a sum of Rs.500/=+2000 + 7000/= Rt No.41299 Dt 10.6.76 53078 Dt 11.4.77 and under receipt No.72058 dated 15-6-77 as and by way of earnest money deposit and 1/4th cost and has paid the balance of Rs.22,650/= on various dates under various receipt numbers whereby entire cost of the flat has been paid

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

75 Rs.



S. KALYANI

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 inserts in every such future transaction to impose the restrictions setforth in the Second Schedule hereto to the intent 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 the 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.Thirty two thousand one hundred and fifty only (Rs.32,150/=) 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

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TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

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20 Rs.



S. KALYANI

S. KRISHNAN
STAMP VENDOR
NEAR COURT PREMISES
MADRAS-79

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 or parcel of land where the building stands as shown in the plan annexed hereto and thereupon coloured red together with the Flat No. D in the Block No. S21 at KKN, Madras in City fully 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 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 constitutes the roof of the flat 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

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E. K. NAGAR DIVISION
MADRAS - 600 095

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hereto and reserving also out of the promises hereby conveyed to the Vendor in fee-simple (absolute ownership) and with all the fixtures, electrical instalations, water and drainage connections, rights, easements and appurtenances of the ways, paths, liberties, advantages and privileges whatsoever belonging thereto in, to and upon the said property TO HAVE AND TO HOLD the said flat and all the singular the rights, titles: interest etc, in the property hereby conveyed, granted, transferred and assigned into and to the use of the PURCHASER to be enjpyed by the Purchaser for ever absolutely, free from all encumbrances and charges whatsoever except the restrictions and undertakings given herein,

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



2 Rs

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S. KRISHNAN
STAMP VENDOR

the Purchaser on and from the date of taking over possession of the Flat by the Purchaser, that is from 30-9-77.

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 fullrights, 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 execute 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 covenants with the Purchaser as follows:

i) That the Vendor will require every person to whom the vendor shall hereafter tranfer, grant or lease any flat comprised in the Building to covenant to observe the restrictions setforth in the Second Schedule hereto, and if the Vendor shall commit

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TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

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any breach of this, the Vendor by this agreemnt shall be deemed to have admitted that such transfers, grants or leases 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 will amintain, repair, redecorate and renew.

a) The main structure and in particular the roof, chimney, stacks, gutters and rainwater 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) Tha main entrances, passages, landing and saircases of the building so enjoyed or used by the purchaser in common as as aforesaid.

d) the boundary walls and fences of the Building and

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

2Rs



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c) 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 andother parts 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 on the Flat if separately assessed.

(ii) 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 buildings usually painted with two coats at least of good at least once every year.

iv) That the Vendor, as already agreed between the parties, agrees to vest the land on which the Building consisting of the flat described in the First Schedule hereunder is contained to a Housing Co-operative Society as and when such a Society is

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CHIEF SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078



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formed by the owners of all flats and it is hereby agreed to by both the parties that such Co-operative Society shall held the land jointly on behalf of all members to protect their rights and privileges.

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 out on transferring the said rent charge and appointing the tranferee thereof to be trustee in its stead the Vendor shall case to be liable to 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 flat 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 deribing title

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K. K. NAGAR DIVISION
MADRAS - 600 078

under her will at all times hereafter observe the restrictions setforth in the second schedule hereto.

b) The purchaser and the persons deriving title under her 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 title under her shallnot 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 so long as the Flat shall not be seaprately 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:

e) That the Purchaser will insure and keep insured the flat against loss or damage by fire in the full value thereof in the name of the purchaser and the Vendor throughtthe 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 practicably layout the insurance moneys in the repair, rebuilding or reinstatement of the flat;

f) That the Purchaser will permit the Vendor and its Surveyors or agents with ot without workmen and others at all

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TAMIL NADU HOUSING BOARD
E. K. NAGAR DIVISION
MADRAS - 600 082

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 the Purchaser and for which the Purchaser may be liable hereunder within three months after the giving of such notice.

g) 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 and good condition all sewers, drains, pipes cables, watercourses, gutters wires, partly structures or other conveniences belonging to or serving or used for the building on and also for the purpose of laying down, maintaining, repairing and testing drainage and waterpipes 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 her share of the same;

h) That the Purchaser will become a member of the Co-operative Society, to be formed among the assignees, owners ot 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.

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
N. K NAGAR DIVISION
MADRAS - 600 083

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i) That the Purchaser will keep the Flat and all sewers, drains, pipes cables, wires and appurtenances thereof belonging and the Carage in good and tenable repair and conditions, and in partic lar but wit out prejudice to the generality of the foregoing so as to support, shleter and protect the parts of the building other than the Flat.

14. In the case of any dispute arising between the parties hereto the same shall be referred to the Secretary to the Government of Tamil Nadu, Housing Department, whose decision here on shall be final.

FIRST SCHEDULE - PROPERTY

All that piece and portion of the flat No. D in the First floor of the Building in Block No. S21 erected on the land in Survey No.250/2A part of virugambakkam at K.K.Nagar in Madras city flat measuring 0645 Sq.feet and the land being bounded on

the North by: Block No.S19
the East by : Ponnambalam Salai
the South by: Flat No.S21/C
and the West by: Block No.S22

within the sub-Registration District of Virugambakkam and Registration District of South 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 privte dwelling house in the occupation of one family only, nor for any purpose from

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

which a nuisance may arise to theowners, 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 the part of the building or may cause and increased premium to be payable in respect thereof.

3. Not to throw dirt, rubbish, rags, refuse or other objectionable things or permit the same to eb thrown into the sinks, baths, lavaotries, cisterns or waste or soil pipes in the flat.

4. Not to play or use any piano, pienole, harmonium, gramaphone, radio apparatus, wireless, loudspeaker or other mechanical and/or other musical instrument of any kind not or practice any singing in the Flat so as to cause annoyance to the owners and/or occupiers of the other flat comprised in the Building as so to be audible outside the Flat between the hours of 10.00P.M. and 8.00A.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 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 shallbe hung oe exposed outside the flat and no flower-box, 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 h the other flats comprised in the Building shall be kept in the flat.

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

6. The exterior of the flat shall not be decorated otherwise than in a manner mention d under the rugulations of the Vendor.

7. No external wireless or television Aerial shall be erected.

8. The Vacan land around the Building terrace in which the flat mentioned hereunder in the first schedule is situate shall be held in common by the owners of all the flats in the said Building and the purchaser herein shall not be entitle to convert the said common land for his personal or exclusive use.

THIRD SCHEDULE

Easements, Rights and Privileges included in the transfer:

1. Full rights 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 purposes to go, pass and repass over and along the forecourt shown on the plan annexed hereto through and along the main entrances of the Building and the passages, landings and staircases leading of the flat.

2. Full right and liberty for the Purchaser and all persons authorised by the Purchaser (in common with all other persons entitled the like right) with or without motor c-rs and other vehicles at all times by day or by night and for all purposes to go, pass and repass over and alongthe 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

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

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(entitled to the like right) to use the forecourt and garden shown on the plan annexed hereto and for the purpose of recreation and (as to the areas marked 'Parking' on the said plan for the parking of 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 area marked 'parking' may only be parked for temporary period and not exceeding three hours continously 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 for the purpose of drying clothes.

5. The right(in common with all other persons entitled to the like right) to use the part of the premises for keeping a dust pin.

6. 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.

7. 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 may at any time hereafter be in, under or passing through the Building or any part thereof.

8. 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, maintaining or renewing any such sewers,

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

drains, watercourses, cables and wires with a little disturbance 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 part of the building subjacent or lateral support, shleter or protection to the Flat.

9. The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the Building or to be granted.

10. All the above easements, 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 fifth schedule of and to this transfer.

11. The right (subject to the Purch ser's contributing and paying his proper shar of the cost of the erection, maintenance and running of the tlelvision aerial hereafter referred) to such share to be determined by the Vendor to connect a raido or television set in the flat with an aerial erected by or on bahlaf of the Vendor provided th t nothing herein contained shall oblige the Vendor to erect any such aerial.

12. Every internal wall separating the flat from an adjoining flat shall be a PARTY wall serv d medially.

FOURTH SCHEDULE

Exceptions and Reservations:

1. There is expected and reserved absolutely out of this transferto the Vendor and the owners and lessees or the other

ALLOTTED SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

flats comprised in the Building.

i) Easements, rights and privileges over, along and through the Flat equivalent to those setforth 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 other 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 11 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 occupiers of the Building and to run wires connecting such aerial or aerials to the television receiving sets in the flat comprised in the Building.

FIFTH SCHEDULE

Costs, 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 rainwaters 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.

Shalyani

ASSISTANT SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADURAI - 600 020

2. The cost of cleaning and lighting the passages, landing, satircases and other parts of the Building so enjoyed or used by the Purchaser in common as aforesaid and keeping the forecourt, garden, way and otherparts of the Buildign shoen on the plan annexed hereto.

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 heeeto and the other parts of the building, jointly owned and enjoyed such as the forecourt garden way any other parts of the Building shown on the plan annexed hereto and there on hatchd red, coloured brown, coloured yellow and coloured green and electricity charges in respect of water supply to the building common light and for other common purposes.

5. Expenses for maintaining and operating other common amentics provided or available in the building.

6. The Purchaser undertakes to and shall always be entitled to become a member or any association of the owners of flat (Registered or not) herein contemplated and shallbe liable to contribute as the said owners may decide by majority such sums to such period as they may decide for the purpose of meeting edpenses common to the owners of flats including taxes and the Purchaser hereby undertakes to keep the other owners pf flats indemnified against all losses, costs and damages they may be put on the account of the Purchaser failinf to contribute her share.

CHIEF ENGINEER SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

Shalyam

7. Should the Purchaser default payment due for any common benefits or amenties the vendor or the co-operative society to be formed shall have the right to remove such benefits or amenties from her enjoyment.

8. The cost of insurance against third party risks in respect of the building if such insurances shall in fact to taken out by the Vendor.

9. Whenany repairs, redorations or renewals of any portion that is commonly en oyed by all the allottees of the buildings are carri d 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 Allottee Service Manager Thiru. R.Ganesan who has signed this Deed on behalf of the Board as per the authority granted to him by the Board.

Allottee Service Manager
K.K.NAGAR DIVISION,
THE TAMIL NADU HOUSING BOARD.

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

PURCHASER

In the presence of witnesses:

(1)

S.O.K.K.Nagar Divison, T.N.H.B.

(2)

Assistant K.K.Nagar Division.



01CC 905652

B.V. Padma

T. KASTHURI BAI

SALE DEED

THIS DEED OF ABSOLUTE SALE IS EXECUTED AT CHENNAI, ON THIS 22nd DAY OF OCTOBER 2001, BY : V.R.CHANDRASEKARAN, Son of V.S.Ramanatho Iyer, aged about 53 years, residing at No.S-22A, 71st Street, 11th Sector, K.K.Nagar, Chennai - 600 078, hereinafter called the 'VENDOR' of the ONE PART:

TO AND IN FAVOUR OF

Mrs.B.V.PADMA, D/o.Balasundaram, aged about 23 years, residing at No.AP.943, 68th Street, 11th Sector, K.K.Nagar, Chennai 600 078, hereinafter called the 'PURCHASER' of the OTHER PART:

Verified
2405
2024

Book 1 Main 8/11/2007
Document No. 4673
Book 1 ... of Book 1 .....
Contains 14 ..... Sheets
..... Sheets

Presented in the Office of the Sub Registrar at Virugambakkam and fees of Rs. 3430/- Paid between the hours of ..... and ..... on the 22nd October 2007 by

D.No 4673

EXECUTION ADMITTED BY

LEFT THUMB



View — S/o V.S. Ramanatha Pillai, Tamarai Kanni St, Bharat Nagar, Adambakkam, Chennai

LEFT THUMB



Padma. B.V., w/o Mr. S. Kannan,
D.P. 943, 66th Street, 11th Sector, K.K. Nagar, Chennai-78.

IDENTIFIED BY

I, S. BALASUNDARAM S/o Sokalingam
27A Annachalam Colony, 218D Asandu Road, Vadapalani
Nungambakkam, Chennai-600 026.

I, Sarala wife of Shri V.R. Chandrasekaran
I, Jamirabarani M., Bharat Nagar, Adambakkam, Chennai.

22 OCT 2007

JOINT SUB-REGISTRAR
VIRUGAMBAKKAM



02BB 141188

B.V. Padma

T. KASTHURI BAI

The terms 'VENDOR' and the 'PURCHASER' shall mean and include their legal heirs, executors, administrators, legal representatives, nominees, assigns witnesseth as follows:

WHEREAS the Vendor is the sole and absolute owner of the property situated at Virugambakkam Village, Chennai District, Mambalam Guindy Taluk, bearing Flat No.A, Block No.22, 71st Street, 11th Sector, K.K.Nagar, Chennai 600078, comprised in Survey Nos.249/7 pt, 250/2A pt & 2B Part, measuring an extent of 645 sq.ft, in Ground Floor having been purchased the same from out of his self earned funds from

Padma.B.V

5000Rs.



ASSISTANT TREASURY OFFICER
TREASURY, ANNA SALAI-GUIND
CHENNAI-600 032.

B.V. Padma

Y. KASTHURI BAI
Stamp Vendor L. No. 11721/96
Madras-92. Ph: 4831852

.3.

TAMILNADU HOUSING BOARD, (agreement dated 06.02.1981) by way of registered sale deed dated 28th day of May 1984, vide Document No.1513 of 1984, in Book No.1, Volume 73, Pages from 125 to 137, registered in the Office of S.R.O.Virugambakkam, Madras.

WHEREAS the Vendor is in uninterrupted possession and absolute enjoyment of the same eversince the date of his said purchase and he paid all the taxes and outgoings dues relating to the said property.

Padma. D.V.

5000Rs.



B.V.Padma

.4.

AND NOW THE Vendor is in need of funds to meet out certain urgent commitments therefore he offered to sell the schedule mentioned property for the sale consideration sum of Rs.3,92,000/- (Rupees three lakhs ninety two thousand only) and the Purchaser herein has agreed to purchase the same for the said price net free from all encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

THAT in pursuance of the aforesaid agreement and in consideration for the said sum of Rs.3,92,000/- (Rupees three lakhs ninety two thousand only) paid by the Purchaser to the

Padma. B.V.

5000Rs.



ASSISTANT TREASURY OFFICER
SUB TREASURY, TRIPLICANE-GUINDY
CHENNAI 600 035.

B.V.Padma

T. KASTHURI BAI
Stamp Vendor L. No. 1172/
Madras-91. Ph: 4831837

.5.

Vendor at the time of execution of these document presents the receipt of which sum the Vendor doth hereby admit, acknowledge and release the Purchaser from further payment thereof:

The Vendor doth hereby grant, convey, transfer, assign and sell unto the Purchaser, by way of absolute sale, the property more fully described in the schedule hereunder, together with all the easements, liberties, privileges, advantages, and appurtenances of the ways paths, electrical installation, drainage connections fixtures, well, welfare,

Padma. B.V.

500Rs.



B-V-Padma

T. KASTHURI BAI
Stamp Vendor L. No. 11727/96
Madras-93. Ph: 4831837

water courses and all the estate, right, title, and interest, claim and demand of the Vendor into or upon the said property or any part thereof, TO HAVE AND TO HOLD unto and to the use of the Purchaser, absolutely and forever, free from all encumbrances, and claims:

THE VENDOR has this day placed the Purchaser in Vacant possession of the property hereby conveyed:

THE VENDOR covenants with the Purchaser that the Purchaser may peacefully enter into, quietly possess and enjoy the schedule mentioned property, without any objection,

Padma.B.V.

100Rs



B.V.Padma

T. KASTHURI BAI
Stamp Vendor L. No. 1727/
Madras-82. Ph: 831847

let, hindrance, interruption, eviction, claim or demand from or by the Vendor or from any person or persons claiming through or under or in trust for the Vendor.

THE VENDOR hereby declares that he has got a valid, subsisting, unfettered and marketable title over the property hereby conveyed and that he has not been a party or privy to any act, deed or thing whereby his right, title and interest to convey the schedule mentioned property is in anyway hampered or impeded.

Padma.B.V.

100Rs



B.V.Padma

T. KASTURIBAI

THE VENDOR further declares that the property hereby conveyed is free from any encumbrance, charge, lien, lispendence, actions-at-law and that the property is not the subject matter of any pending litigation in any court of law or tribunal, the Vendor undertakes to indemnify and keep the Purchaser indemnified forever against any loss, damage or expenses which the Purchaser may sustain or be put to or incur by reason of any defect or flaw in the title of the Vendor to convey the schedule mentioned property or by reason of any encumbrance found to be subsisting on the title as on this date:

Padma. B.V.

100Rs.



B.V.Padma

P. KARTHIKEYAN

.9.

THE VENDOR has paid all the rates, taxes and other public dues in respect of the schedule mentioned property.

THE PURCHASER is at liberty to cause mutation of names in his favour in respect of the schedule property in the records of Corporation of Chennai, Tamil Nadu Electricity Board, and Madras Metropolitan Water supply and Sewerage Board and Revenue, Urban or Local authorities.

THE schedule mentioned flat hereby conveyed runs along with the proportionate undivided share of land pertaining

Padma. B.V.

50 Rs.



B.U.Padma

T. KASTHURI BAI
Stamp Vendor L. No. 11727
Madras-93 Ph: 2431427

thereto and therefore all the recitals and covenants, terms and conditions contained in the Second, Third, Fourth and Fifth schedules of the sole deed executed by the Tamil Nadu Housing Board dated 28.5.1984, in favour of the Vendor, are applicable to the Purchaser herein.

THE VENDOR agrees with the Purchaser that the Vendor will from time to time and at all times hereafter and at the request and cost of the Purchaser, do all such acts, deeds and things that may be necessary for more perfectly and fully assuring the title of the property hereby conveyed, as the Purchaser may reasonably require:

Padma. D.V.

50 Rs.



T. KASTHURI BAI
Stamp Vendor L. No. 11721
Madras-92. Ph: 483181

B.V.Padma

.11.

THE VENDOR has this day handed over to the Purchaser all the title deeds pertaining to the schedule mentioned property:

SCHEDULE

All that piece and parcel of residential Flat situated at Virugambakkam Village, Chennai District, Mambalam Guindy Taluk, bearing Flat No.A, Block No.22, 71st Street, 11th Sector, K.K.Nagar, Chennai 600078, Comprised in Survey Nos.249/7pt, 250/2Apt & 2B Port, measuring an extent of 1/3rd undivided share of land in 645 sq.ft. together with flat measuring 645 Sq.ft. in Ground Floor, and being bounded on the :

Padma.B.V.

50 Rs.



T. KASTHURI BAI

B.V. Padma

NORTH BY : S.L.I.G.Block No.20

SOUTH BY : S.L.I.G. Flat No.22-B

EAST BY : S.L.I.G.Block No.21,

WEST BY : 20 feet Road

The property situate within the Sub Registration District of Virugambakkam and Registration District of South Chennai.

Padma. B.V.

50 Rs.



T. KASTHURI BAI

B.V. Padma

.13.

The present market value of the property is Rs.3,92,000/-.

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE SIGNED THIS DEED OF SALE ON THIS THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES:

1. J. BALASUNDARAM S/o Sakadayam
27A Ramakrishna Colony
203 Arcotu Road, Vadapalani
Nagercoil, 629001

VENDOR.

2. C Sarada (C. SARADA)
1, Jamirabanu Street
Bharat Nagar
Adambakkam
Chennai

Padma. D.V.
PURCHASER.

Drawn by:
R. REVATHI
L. No: A/886/MS (S) /99

ANNEXURE 1-A

Stamp Act. Market value Properties / Buildings Particulars of building to be furnished in Annexure Revised form - instruction.

Please denote by a tick (✓) mark the relevant involved in the following

1. Description of Building
   (a) Construction of the Structure — 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 ✓

II. Age of the building — 23 Years

III. Extent of the site — 1/3rd U/S Land in 645 Sq. Feet

IV. Built up area : (Each type of construction involved in each floor)

(a) Value of the site — Rs.

645 Sq. Feet

NOTE : Area open to sky such as Court-yard etc. Should be deducted from built up area if any.

Floor	Madras Terrace roof	RCC Roof	Mangalore tile roof over flat tile	Mangalore tile roof plain	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		645 Sq. Feet						
In First Floor								
In Second Floor								
In Third Floor								

V. Area of seperate cargate 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

VIII. Well if any with diameter and depth

IX. Electrical installation
(a) No. of points ..... 10 ..... Nil
(b) No. of fans ..... Common
(c) No. of electric motor pumpsets

X. Annual rental value ..... Rs. 1750/- np.

XI. The Executant's estimate of the Market value of the Building & Land Rs. 3,92,000/- np.

Land cost : 1,17,820
Build cost : 2,74,180
Total : 3,92,000

PLACE : Channa

Date : 22.10.2001

Executant

4632/87

3000Rs



N. Vaidheeswaran

B. Seetha

9500
13-11-87

Stamp Duty Paid

K. K. [illegible]
[illegible]

SALE DEED FOR Rs. 1,00,000/-

Verified
4/10/14-24
2405
8024

THIS DEED OF SALE EXECUTED AT MADRAS on this 28th day of, DECEMBER, 1987, BETWEEN Thirumathi. DURAISHAWAR SHAH, wife of, Thiru. S.J.Shah, Muslim, aged about 48 years and residing at 1/10, Srinivasa Rao Raod, Mylapore, Madras-600 004, hereinafter called the 'VENDOR' which term wherever the context requires shall admit, mean and include her heirs and legal representatives, successors, assigns, executors, administrators etc. of the ONE PART:

TO AND IN FAVOUR OF

Mr. N. VAIDEESWARAN, son of, Mr. R. Natarajan, Hindu, aged about 30 years and residing at No.S-22/B; Poomambalam Salai, K.K. Nagar (West), Madras-600 078, hereinafter called the 'PURCHASER' which term wherever the context so admits/requires shall mean and include his respective heirs, executors, administrators, legal representatives and assigns of the Second Part WITNESSETH as follows:

Thirumathi Duraishawar Shah ..2..

Lk32

Lk32

Received for the Office of the Sub Registrar of ... Stamp Duty Rs. 10.00 Paid between the hours of ... on the 20th December 87 by

Deena Dayal Shah
20.12.87

Executant Admitted By

Left Thumb



Deena Dayal Shah W/o. S.J.S. Shah.
residing at 1/10 - Srinivasa Rao Road..
Mylapore Madras-4.

Identified By

S/Shah
S.J.SHAH S/o. Late S.A.G. SHAH. 10. Srinivasa Road Mylapore Madras-4

Rajaji S/o AKI SAMPATH, 8C, HIG FLAT PERIYAR RD. KK NAGAR, M.S.

In my presence & signature for Rs 50,000/ (fifty thousand) Chq No 002509 Bank of Madura Annanagar Madras-78 was delivered by ~~Vendor~~ N. Vasudevan to Deena Dayal Shah.

Vasudevan

Deena Dayal Shah

2000Rs.



AUG 1984

S. KRISHNAN
STAMP VENDOR
NEAR TALUK TREASURY
MADRAS-79

.. 2 ..

WHEREAS the Tamil Nadu Housing Board, Madras, has allotted a FLAT bearing No.S.22/B in the ground floor of the Building in Block No.S.22, erected on the land in Survey No.249/7 part 250/2A and 2G part in No.104, Virugambakkam Village, K.K. Nagar, Madras City, the FLAT measuring 645 sq.ft. was conveyed by the sale deed dated 25th day of July 1987 and Registered as Document No.2695 of 1987 ; Book No.1, Volume 194 pages 119 to 130 S.R.O. Virugambakkam;

WHEREAS the party of the first part as the absolute and exclusive owner of the property holds and possess the premises described in the Schedule.

WHEREAS the VENDOR has decided to sell the Schedule mentioned property and offered to sell the Schedule mentioned

..3..

2000Rs.



AUG 1987

S. KRISHNAN
STAMP VENDOR
NEAR TALUK TREASURY
MADRAS-26

..3..

and the Purchaser has agreed to purchase the Schedule mentioned property for a sale consideration of Rs.1,00,000/- (Rupees One Lakh Only) free from all encumbrances.

WHEREAS the PURCHASER herein paid to the VENDOR a sum of Rs.50,000/- (Rupees Fifty Thousand Only) as advance on 21.9.1987 & 2.12.1987 towards the sale consideration which will be adjusted against the total sale consideration at the time of execution and registration of the sale deed in favour of the PURCHASER.

WHEREAS both the VENDOR and the PURCHASER agreed that the balance of the said consideration be paid to the Vendor by the Purchaser at the time of execution and Registration of these presents and

WHEREAS the VENDOR had also agreed to give vacant possession hereunder to the Purchaser on the execution of this deed.

Duvvuri Ramana Rao ..4..

2000Rs.



TREASURY STAMP DEPOT
AUG
198
16-12-87

IN THIS DEED OF SALE WITNESSETH:

1) that in consideration of the sum of Rs.1,00,000/- (Rupees One Lakh Only) Rs.40,000/- (Rupees Forty Thousand only) paid by the Purchaser to the Vendor as above by a crossed Cheque No.002503 dated 21.9.1987 on Bank of India and a further sum of Rs.10,000/- (Rupees Ten Thousand Only) paid by the Purchaser to the Vendor by a crossed Cheque No.002506 dated 2.12.1987 on Bank of India, and the balance of Rs.50,000/- (Rupees Fifty Thousand Only) paid by the Purchaser by crossed Cheque No.002509 dated 22.12.1987on Bank of India, Madras; to the Vendor at the time of execution of these present before the concerned Sub-Registrar, the receipt of which sum and every part thereof, the Vendor does hereby acknowledge, the Vendor does hereby GRANT, CONVEY AND SELL unto the Purchaser by way of absolute sale the property bearing No.3/228, in Block No.3.22, Ponnambalam Salai, K.K. Nagar, (West) , Madras-600 078, more fully described in the

Duncan Rawson Rao ..5..

2000Rs.



N. Vaideeswaran,
M.C.78.

16.2.87

AUG 1987 GOVT. TREASURY STAMP DEPOT MADRAS

1.81
M.12.87

S. KRISHNAN
STAMP VENDOR
NEAR TALUK TREASURY,
MADRAS-79

.. 5 ..

Schedule hereunder with rights, privileges and easements, drains, water courses, advantages, appurtenances whatsoever to the said property or part thereof belonging to the same now or heretofore before held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto and all the rights, title and interest, claim and demand whatsoever of the Vendor unto or upon the same TO HAVE AND TO HOLD the abovesaid property unto and to the use of Purchaser to be enjoyed by the Purchaser absolutely forever, free from all encumbrances and charges whatsoever.

2) The VENDOR hereby covenants with the Purchaser that the Vendor has not created any encumbrances of the property or any part thereof and there is no charge, lien, claim or attachment whatsoever on the said property and that the Purchaser may quietly enter upon and hold and enjoy the said property hereby sold more fully described in the Schedule.

Duran Rama Rao ..6..

2000Rs.



AUG 1987

7118
18-12-87

N. Vaidyanathan
No. 78.

S. KRISHNAN,
STAMP VENDOR
NEAR TALUK TREASURY,
MADRAS-79

3) The VENDOR does hereby covenant with and assure the Purchaser that she is the absolute and exclusive owner of the property hereby conveyed and that no person other than herself hath any right, title or interest in the same.

4) The VENDOR hereby covenants with the Purchaser that all taxes and public dues on the said property hereby sold and delivered to the Purchaser have been paid and the Vendor assures the Purchaser that there are no arrears of Municipal taxes, quit rents, or other public dues and if the Purchaser is obliged to pay any amount thereof, the Vendor hereby undertakes to recoup the same to the Purchaser.

5)The VENDOR does hereby declare that she has delivered vacant possession of the said property to the Purchaser. The Vendor does hereby covenant that the Purchaser shall henceforth be entitled to peaceable possession of the said property without

Dhanalakshmi Rao ..7..



1Re

1135)
14.9.67

a 1/-

..7..

any obstruction by the Vendor or anyone claiming through or under her and the Vendor undertakes to execute and cause to be done and executed in favour of the Purchaser and at his cost all such further acts, deeds and things as may reasonably be required for more pefectly assuring the said property and every part thereof unto and to the absolute use of the Purchaser.

6)The VENDOR does hereby covenant with the Purchaser that notwithstanding anything done, omitted or knowingly suffer to the contrary, the Vendor will at all times execute and do or cause to be executed all deed in things whatsoever which the Purchaser may reasonably require for the better title of the Purchaser to the property mentioned in the Schedule hereunder.

..8..



11352
14987

7) The PURCHASER hereby agrees to the rights and duties of the FLAT owner as listed in the Deed of Sale dated 25th day of July 87 and more fully described in the Schedule 2 to 5 of the from the Tamil Nadu Housing Board, document No. 2697/1987; said deed,/which are not reproduced herefor the purpose of convenience.

8) This Deed of sale further witnesseth that the Vendor has handed over all the Original documents relating to the Schedule mentioned property to the Purchaser.

S C H E D U L E

All that piece and portion of the FLAT No.S.22/B, on the GROUND FLOOR of the Building in Block No.S-22, erected on the land in Survey No.249/7 part 250/2A and /2G part in No.104 Virugambakkam Village, K.K. Nagar, in Madras City FLAT measuring 645 square feet and the land being bounded on the

NORTH BY :: S.L.I.G. FLAT No.S-22-A
SOUTH BY :: S.L.I.G. BLOCK No.S-24,
EAST BY :: S.L.I.G. BLOCK No.S-21
and WEST BY :: 20 feet Road,



N. [illegible]

P. T. LAKSHMANAN
STAMP VENDOR
MADRAS-600034

and situated within the Sub-Registration District of Virugambakkam and Registration District of South Madras.

The Present Market value of the property is Rs.1,00,000/-

IN WITNESS WHEREOF THE VENDOR HATH SET HER HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Dasa Shanmukha Shah

WITNESSES: VENDOR

1. S.J.SHAH.

2. (S. BALAJI)

Drafted by

G. KUPPUSWAMY PILLAI
License No. [illegible] 2,A86

ANNEXURE (1-A)

Statement regarding particulers of the Building mentioned in the document :

Please note by tick [✓] mark the relevant item in the following form :

I. Description of Building :

a)	Construction of the Structure :	Cement or Lime mortar	Partly cement or Limeand Partly mud morter
b)	Depth of foundation :	3 to 4 ft. ✓	Above 4 ft.
c)	Thickness of walls in ground floor :	9" ✓	1. 1 1/2"
d)	Whether teakwood Used throughout	YES	NO ✓
e)	Flooring :	Mosaic	Ordinary Plastered ✓

II) Age of the Building 10 Years

II. Extent of the site Nil Gr. 645 Sq. ft

IV. Built up area :- 400 s.f.t.
[Each type of construction involved in each floor]

Note : Areas open to sky such a courtyards etc. should be deducted from built-up area if any.

	G Floor	1st Floor	2nd Floor	3rd Floor
Madras Terrace				
R. C. C Roof	400 sq. ft.			
Mangalore tile roof over flat tiles				
Mangalore tiles roofplain				
Pantile roof over flat tiles	Nil			
Pantile roof plain				
A C C. Sheet				

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 Well with diameter and depth Nil Ft Diameter Ft. Depth

VIII Is there a seperate latrine or Septic Tank : Nil

IX Electrical Installations :

I No of points : 15 2. No. of Fans : 3. Electrical Pumpset Nil

X Annul Renal Value : Rs. 750/-

XI Executant's estimate of the Market value of the land and building : Rs. 1,00,000/-

Land value Rs. 40,312/-
Building Value Rs. 5968/-

STATION : S.R.O. Vadakkanchery

DATE : 28/12/1987

Dawson Thomas Nair
SIGNATURE OF THE EXECUTANT.

TP | 156 471 521 | 2023

भारतीय गैर-न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU 02 SEP 2023 CX 555147

J. Ganesan
Chennai

R. RAGUPATHI
STAMP VENDOR, L/No. C3/4839/93
No. 37, VILLAGE ROAD, NOW KNOWN AS
No. 79/91, VALLUVARKOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 94[illegible]14347

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at **CHENNAI** on this **04th day of September 2023**, BY : **Mr. T. SUNDARALINGAM** (PAN : DOBPS1445K, AADHAAR No.2374 5629 4702, Cell No.9003084660), aged about 75 years, son of Mr. M. Tharmalingam, residing at No.120, 2nd Cross Street North, Neelankarai, Kancheepuram District, Pin code - 600115, hereinafter called the **"VENDOR"** of the ONE PART;

TO AND IN FAVOUR OF

Mr. J. GANESAN (PAN : AASPG2582M, AADHAAR No.5493 4727 7470, Cell No.9551838000), aged about 62 years, son of Late. N. Jagannadan, residing at AP - 1177, 75th Street, 12th Sector, K.K. Nagar, Chennai – 600078, hereinafter called the **"PURCHASER"**, of the OTHER PART;

Document No 7068 of 2023 of Book I contains 18 Sheets 1 Sheet

Registering Officer

Satisfied
14/10.4.2024

2405
2024

7068/2023

ஆணை எண்: 7068/2023

சா. ப விருகம்பாக்கம் களப்பணி ஆய்வறிக்கை

மு. மு. எண்: 1478 / தள / 2023

நாள்: 9/9/2023 ன்படி கட்டிட மதிப்பு சரி

நாள்: 9/9/2023

சார்பதிவாளர்
மாவட்ட பதிவாளர் நிலையில்
விருகம்பாக்கம்



தமிழ்நாடு TAMIL NADU 02 SEP 2023 24AC 647587

S. Ganesan
Chennai

R RAGHUPATHI
STAMP VENDOR, LIC. NO. 07/A0007/03
No. 37, VILLAGE ROAD, NOLAMBUR
No. 79/91, VALLUVAR KOTTAM HIGH ROAD
NUNGAMBAKKAM, CHENNAI-600 034
MOBILE: 94451 14047

The term "VENDOR" and "PURCHASER" wherever they occur in these presents unless the context so permits, shall mean and include themselves, their respective heirs, executors, administrators, legal representatives and assigns, WITNESSETH AS FOLLOWS :-

WHEREAS the VENDOR herein is the sole and absolute owner of the property being a **Flat in Second Floor, Flat bearing No.F, in Building Block No.S-21, having flat area of 645 Sq.feet**, situated in **Ponnambalam Salai, K.K. Nagar, Chennai – 600078** (Tamil Nadu Housing Board, K.K. Nagar Division), together with **630.67 Sq.feet undivided share of land**, comprised in Survey Nos.250/2A Part and 250/2B Part of **VIRUGAMBAKKAM VILLAGE**, Mambalam Taluk, Chennai District, more fully described in the schedule hereunder, the

Document No 7068 of 2023 of Book 1 contains 18 Sheets 2 Sheet
Registering Officer



தமிழ்நாடு TAMIL NADU

21 JUL 2023

24AC 393249

K. G. LALITHA
STAMP VENDOR
L.No. 1347/B2/CH (5)/2021-3
Dt. 26.02.2021
Mob : 9884204960, 9840827717

same having been Originally allotted favouring the vendor herein, by the Tamil Nadu Housing Board vide agreement dated 28.12.1977 and after all necessary payments made by him to Tamil Nadu Housing Board, duly represented by its Executive Engineer and Administrative Officer Thiru. N.S. Shunmugham executed the **Deed of Sale for Flats favouring the vendor herein on 09.05.1988**, which was duly registered as **Document No.1655/1988,** in Book 1, volume 238, pages 199 to 210, **in the Office of the Sub-Registrar Virugambakkam** and in peaceful possession and un-interrupted enjoyment of the same from the date of allotment/purchase ever since by paying all necessary taxes, charges etc., in his name without any dues or arrears till date.

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Registering Officer



தமிழ்நாடு TAMIL NADU

21 JUL 2023

J. Santhan
Ch. 10.

24AC 393250
R. G. Lalitha
R. G. LALITHA
STAMP VENDOR
L.No. 1347/B2/CH (S)/2021-3
D1. 26.02.2021
Mob : 9884204960, 9840827717

// 4 //

WHEREAS the **VENDOR** herein has decided and offered to sell the said property. more fully described in the schedule hereunder and the **PURCHASER** herein has also agreed to purchase the same for a total sale consideration of **Rs.60,00,000/- (Rupees Sixty Lakhs only)** free from all encumbrances and claims whatsoever thereof;

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :-

That in pursuance of the said sale consideration of the sum of **Rs.60,00,000/- (Rupees Sixty Lakhs only)**, paid by the **PURCHASER** to the **VENDOR** in the following manner : -

(i) Rs.1,00,000/- (Rupees One Lakh only) by way of IMPS transfer on 08.03.2023, vide Reference No.UTR No.306721551119, through Indian Overseas Bank, K.K. Nagar Branch, Chennai – 600078.

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Registering Officer



தமிழ்நாடு TAMIL NADU
21 JUL 2023
J. Ganesan
Cu-70

24AC 393251
R. G. Lalitha
K. G. LALITHA
STAMP VENDOR
L.No. 1347/B2/CH (S)/2021-3
Dt. 26.02.2021
Mob : 9884204960, 9840827717

// 5 //

(ii) Rs.58,40,000/- (Rupees Fifty Eight Lakhs and Forty Thousand only) by way of RTGS transfer on 20.07.2023, vide UTR No.IOBAR52023072000755446, through Indian Overseas Bank, K.K. Nagar Branch, Chennai – 600078.

(iii) Rs.60,000/- (Rupees Sixty Thousand only) being the 1% TDS paid by the PURCHASER on behalf of the VENDOR, vide Challan No.01001, Acknowledgement No.AK05565766, dated 20.07.2023.

In all totaling a sum of **Rs.60,00,000/- (Rupees Sixty Lakhs only)** received by the **VENDOR** from the **PURCHASER** as mentioned above, the receipt of which sum the **VENDOR** do hereby admits, acknowledges and releases the **PURCHASER** from any further payment thereof; towards the sale consideration, the **VENDOR** herein, by these presents, do hereby grants, sells, conveys, transfers, releases and assigns UNTO the **PURCHASER**, by way of absolute

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Registering Officer



தமிழ்நாடு तमिलनाडु TAMIL NADU 21 JUL 2023

24AC 393252

R. G. Lalitha
K. G. LALITHA
STAMP VENDOR
L.No. 1347/B2/CH (S)/2021-1
Dt. 26.02.2021
Mob : 9884204960, 9840827717

J. Ganesan
Ca-78.

// 6 //

sale the schedule property with all the easement rights, water, water courses, drains, ditches, etc., appurtenant thereto and enjoyed therewith, together with the estate, right, title, interest, claims and demands whatsoever of the **VENDOR** unto the **PURCHASER**, TO HAVE AND TO HOLD the same absolutely and forever free of all encumbrances and claims.

The **VENDOR** has this day delivered vacant possession of the schedule property hereunder which is hereby transferred to the **PURCHASER herein.**

THE VENDOR DO HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS :-

That the **PURCHASER** shall be entitled to hold, possess and enjoy the schedule property hereby conveyed and the rents and profits received there from without any interference or disturbance by the **VENDOR** or any persons claiming under or through him.

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Registering Officer

That the title of the **VENDOR** to the schedule property hereby conveyed is clear, valid and marketable and that the **VENDOR** has the right to effect this transfer.

That the schedule property hereby conveyed is free from all encumbrances and claims.

That the rates and taxes payable in respect of the schedule mentioned property have been paid up-to-date. The **VENDOR** also hereby undertakes to pay the increase in the taxes if demanded by the Corporation/municipality or other concerned authorities upto the date of this transfer from his own funds and resources and shall keep the **PURCHASER** indemnified against any such demand if the **PURCHASER** is compelled to pay the amount. The **PURCHASER** shall bear and pay all such taxes and rates accuring hereafter.

The **VENDOR** hereby declares that the schedule property hereby conveyed is free from all encumbrances, charges, claims, mortgages, will, family settlements, Court attachments or demands that the **VENDOR** has not done anything whereby the schedule property may be subject to any encumbrances whatsoever.

The **VENDOR** his heirs executors, administrators or assigns, covenants with the **PURCHASER** his heirs, executors, administrators and assigns to save harmless, indemnify and keep indemnified the **PURCHASER** his heirs, executors, administrators and assigns from or against all encumbrances, charges and equities whatsoever.

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Registering Officer

That the **PURCHASER** and all persons authorised by him shall have the right and liberty to use the staircase, passages and other common areas with the other co-owners of the Flat and his authorised persons also entitled to such rights and liberties.

That the **PURCHASER** has the right to free and uninterrupted passage and running water and soil and electricity from and to the ground through sewers, drains and water sources, cables, pipes and wires which now are/or may at any time hereafter be passing through the Building/Apartment/Flat or any part thereof.

That the **PURCHASER** shall be entitled to, by virtue of this Sale Deed to effect mutations in the records of the Corporation registry and Government revenue registry in relation to the schedule property hereby conveyed in his name and also for transfer of his name in the records of Tamil Nadu Electricity Board, together with the Security deposits made and the **VENDOR** do hereby covenants with the **PURCHASER** that he would execute and sign all deeds and documents that may be necessary or required in that behalf and for better effectuating the title in favour of the **PURCHASER** herein.

THE PURCHASER DO HEREBY COVENANTS WITH THE VENDOR AS FOLLOWS :-

That the **PURCHASER** shall own, possess and enjoy the schedule property consistent with the right and interest of the Co-owners of the Flats in the building and other persons lawfully entitled thereto in the building and to use all sewers, drains and water courses, telephone and power lines with other person or persons and permit freely to run and pass water and soil through the same and share with other co-owners and persons in accordance with the general rules and regulations.

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Registering Officer

The **VENDOR** further covenants that he shall at the request and cost of the **PURCHASER** execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof in the manner aforesaid according to the true meaning and intent of this deed.

That the **VENDOR** has this day handed over his Original title deed document and relevant Parent title deed copies in his custody pertaining to the schedule mentioned property hereby conveyed.

SCHEDULE OF PROPERTY

All that piece and portion of the **Flat in Second Floor, Flat bearing No.F,** in **Building Block No.S-21,** having **flat area of 645 Sq.feet,** situated in **Ponnambalam Salai, K.K. Nagar, Chennai – 600078** (Tamil Nadu Housing Board, K.K. Nagar Division), together with **630.67 Sq.feet undivided share of land,** along with fixtures & fittings, T.N.E.B electrical connection & deposit and other amenities lying thereon, comprised in Survey Nos 250/2A Part and 250/2B Part of **VIRUGAMBAKKAM VILLAGE,** Mambalam Taluk, Chennai District and

Bounded on the :-

North by : L.I.G. Block No.S-19,
South by : L.I.G. Flat No.S-21-E,
East by : Ponnambalam Salai, 40 feet wide,
West by : L.I.G. Block No.S-22,

within the Sub-Registration District of Virugambakkam and Registration District of Chennai South.

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1 contains 18 Sheets 9 Sheet

Registering Officer

The Present Market Value of the schedule property hereby conveyed is **Rs.60,00,000/-.**

IN WITNESS WHEREOF THE **VENDOR** AND THE **PURCHASER** HEREIN HAVE SET THEIR HANDS AND AFFIXED THEIR RESPECTIVE SIGNATURE TO THIS DEED OF ABSOLUTE SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES BELOW.

PURCHASER **VENDOR**

WITNESSES :-

1) R. Sundar Raju, S/o. A.V. Raman, No.51/17, Gandhi Street, Krishnamurthy Nagar, Kodungaiyur, Chennai – 600118 (AADHAAR No.6445 8039 9493, Cell No.9840428716).

2) S. Radhakrishnan, S/o. Shanmugam, No.16/78, Saraswathy Nagar, 8th Street, Adambakkam, Chennai – 600088 (AADHAAR No.3582 4900 7279, Cell No.9600089054).

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Registering Officer



Drafted by :-



K. SURESH, M.A.,B.L.
ADVOCATE
Enroll No.382/16
79, Additional Law Chambers,
High Court Buildings, Chennai-104
Mob: 99413 34895

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) Constn. of the Structure	: ✔Cement or lime Mortar	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" $1^1/_2$"	
d) Whether teakwood used throughout	: Yes	✔No	
e) Flooring	: Mosaic ✔Tiles	Ordinary Plastered	
2. Age of Building	: 34 years,		
3. Extent of the site	: **630.67 Sq.ft., UDS**		

	G.Floor	1st Floor	2nd Floor	3rd Floor
	-	-	✔	-
Madras Terrace	:			
R.C.C. Roof	:		**645 Sq.ft.,**	
Mangalore tile roof over flat tiles	:			
Mangalore tile roof plain	:			
A.C.C. Sheet	:			

4 Area of Separate garage if any	: -
5. Length of compound wall if any	: UDS;
6. Well	: -
7. Is there a separate latrine or Common Septic Tank	: UDS;
8. Elec. Installations	: a) No.of Points (10 POINTS) b) No.of Fan - c) No.of elec.Pumps UDS;
9. Annual rental Value	: -
10. Land Value	: Rs.41,00,000/-
Building Value	: Rs.19,00,000/-
Total Market Value	**Rs.60,00,000/-**

PLACE : Chennai.
DATE : 04.09.2023

Signature of Claimant/s **Signature of Executant/s**

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Registering Officer

R/Virugambakkam/Book-1/7068/2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4933 of 2023

I hereby certify that a sum of ₹ 4,20,000/- (Rupees Four Lakh Twenty 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 கோவேந்தன் residing at AP-1177, 75th STREET, 12th SECTOR, K.K.NAGAR, CHENNAI., Chennai, Tamil Nadu, India, 600078.

Sub Registrar: Virugambakkam
Date: 04/09/2023

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

Presented in the office of the Sub Registrar of Virugambakkam and fee of ₹ 1,21,810/- paid by [illegible] on 04/09/2023 by

Left Thumb



9551838000

Additions as per recitals of document

Execution admitted by

Left Thumb



9003084660

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9844688d885df263af40b9993a671059cdee0a (Details from UIDAI : Sundaralingam Thamalingam S/O: Thamalingam, 22-01-1948, [illegible])



Claim admitted by

Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:[illegible]c1 (Details from UIDAI : J GANESAN , 05-07-1961, xxxxxxxx7470)



Document No. 7068 of 2023 of Book 1 contains [illegible] pages.

Registering Officer

1/2

4th day of September 2023

GOVINDARAJAN V

Registering Officer

Virugambakkam

Chennai - 600 092.

Registered as Number **R/Virugambakkam/Book-1/7068/2023**

Date: 04/09/2023

Virugambakkam

GOVINDARAJAN V

Registering Officer

Virugambakkam

Chennai - 600 092.

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Registering Officer

TAMIL NADU HOUSING BOARD
K.K.NAGAR DIVISION

From
Executive Engineer & Ado.,
K.K.Nagar Division,
Tamil Nadu Housing Board,
C-48, TNHB Complex,
Anna Nagar, 2nd Avenue,
Chennai – 600 040.

Phone No.044 26282656 Fax - 23713177 e-mail id – tnhbk01bank@yahoo.com

To
Thiru. T. Sundaralingam,
S 21-F, Ponnambalam Salai,
K.K.Nagar,
Chennai – 600 078.

Letter No. KKNS /2270/19 Dated: 31.08.2023

Sub: Tamil Nadu Housing Board – K.K. Nagar Division – Building Block No. S-21, Flat No.F (Second Floor), Ponnambalam Salai, K.K.Nagar Scheme – Extent of the Undivided Share – Regarding.

Ref: 1. Your representation dated 11.07.2023.
2. Receipt No.KKN23556139 dt 28.07.2023.

******

With reference to the above, it is informed that the building Block No.S-21, Flat No.F (Second Floor), Ponnambalam Salai, K.K.Nagar Nagar Scheme is originally allotted to Thiru. T. Sundaralingam S/o. Thiru. M. Tharmalingam. It is informed that an extent of approximate Undivided Share is 630.67 Sq.ft. with all around set back area

Sd/R.Murali
Executive Engineer & Ad.O.,
K.K.Nagar Division.

/Forwarded by Order/

Head Surveyor
K.K.Nagar Division

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Registering Officer

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No.	2023-24/N137/8395327	**Receipt Date:**	27-04-2023 11:22:23
Name	T SUNDARALINGAM		
Address	110/6(S21F), Ponnambalam Salai , K.K.Nagar, Virugambakkam, CHENNAI - 600078		
	Description: Property Tax Bill Number: 10-137-07520-000/08-128-0980-000		
	Paid By: T SUNDARALINGAM		

Description Head of A/C	Amount (in Rupees)
[illegible]	1768.00
Property Tax Early Pay Incentive for I/23-24	(-) 67.00
[illegible]	1835.00
[illegible]	64.00
Total:	**3,600.00**

(In Words): Rupees Three Thousand Six Hundred Only

Cheque # 735165 Drawn on INDIAN BANK, Dated 27-04-2023

This is a computer generated receipt. Signature is not necessary.Except Online payment the receipt is subject to realisation of cheque

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Registering Officer




INCOME TAX DEPARTMENT
GOVT. OF INDIA
SUNDARALINGAM T
THARMALINGAM
22/01/1948
DOBPS1445K
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Registering Officer



இந்திய அரசாங்கம்

Government of India

பதிவு அடையாளம் / Enrolment No. : 2007/27485/50397

To
Radhakrishnan
[illegible]
[illegible] NO 15
[illegible] NAGAR
8TH STREET
ADAMBAKKAM
Madipakkam
Madipakkam, Kandeepuram
Tamil Nadu 600091

KL8236197SFT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

3582 4900 7279

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

[illegible]

Radhakrishnan

Male

3582 4900 7279

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

S Radhakrishnan

இந்திய அரசாங்கம்

Government of India

பதிவு அடையாளம் / Enrolment No. : 1183/60059/04614

To
[illegible]
Sundar Raju Raman
S/O Raman
51/1T GANDHI STREET KRISHNAMURTHY NAGAR
KODUNGAIYUR
Kodungaiyur
Kodungaiyur
Chennai Chennai
Tamil Nadu 600118

ML0110361187FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6445 8039 9493

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

[illegible]

[illegible]

Sundar Raju Raman

Male

6445 8039 9493

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

R Raju

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Registering Officer

2000Rs



MAR 1998

Thiru.T. Sundaralingam

T. LAKSHMANAN

DEED OF SALE FOR FLATS

THIS DEED OF SALE is executed at Madras on this the [illegible] day of [illegible] 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 XVII of 1961), hereinafter referred to as 'THE ACT' having its office at Ashok Nagar Shopping Centre, Madras - 600 083, hereinafter called 'the VENDOR', which term shall wherever the context so admits, mean and include, its successors and assigns, represented herein by its Executive Engineer and Administrative Officer, Thiru.M.S. SHUNMUGHAM, B.E., under the authority granted to him by the Board in this behalf



0300 506269

S.CHANDRASEKARAN
STAMP VENDOR
LIC.No.136/ஆ/3/93
No.22/6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026.

SALE DEED

THIS DEED OF ABSOLUTE SALE IS EXECUTED AT CHENNAI, on this the 30th day of MARCH 2007, BY **Mrs.S.AMBUJAM,** Daughter of Late.Thiru.Srinivasan Raghavan, Hindu, aged about 68 years, residing at Plot No.848, 91st Street, 13th Sector, K.K.Nagar, Chennai 600 078, represented by her General Power of Attorney Agent **Mr.D.SHIVKUMAR,** Son of Mr.S.P.Devarajan, Hindu, aged about 36 years, residing at No.65, Kaliappa Naicken Street, Nehru Nagar, Ramapuram, Chennai 600 089, (Under the Power Deed dated 9th day of November 2006, vide Document No.2078 of 2006, in Book No.IV, registered in the Office of S.R.O.Ashok Nagar) hereinafter called the 'VENDOR' of the ONE PART.

1856/07

ORIGINAL - FLAT

DOCUMENT NO/YEAR
Page No: 2 1856
Vol:
Pages: 8 SCF

Presented in the Office of the Sub-Registrar at Virugambakkam and fees of Rs. 7570/- Paid between the hours of 11-19 on this 30 MAR 2007 2000

Document No 1856
Book 1 ... at Book ... 1 ...
Scanning ... 15 ... Sheet
... 1 ... Page

LEFT THUMB



JOINT SUB-REGISTRAR
VIRUGAMBAKKAM

Sangeetha S/o. M. Murugappan (Late)
No. 99/3, CPWD Quarters, Bharathidasan Colony, K.K. Nagar, Ch-78.

EXECUTION ADMITTED BY
LEFT THUMB



JOINT SUB-REGISTRAR
VIRUGAMBAKKAM

S/o. S.P. Dawarajan, No. 65, Kaliappa Naicken St, Nehru Nagar, Kamarajapuram, Chennai-89.

Pan No. AXVPS3182K.

CLAIM ADMITTED BY
LEFT THUMB



JOINT SUB-REGISTRAR
VIRUGAMBAKKAM

Sangeetha, S/o. Murugappan (Late)
No. 99/3, CPWD Quarters, Bharathidasan Colony, K.K. Nagar, Ch-78.
Pan No. AKTPM7508A

IDENTIFIED BY

K. Ponnel S/o Mr. M. Krishnan, 88/1st Street Kannadapam Nagar Ramapuram Chennai-89.

R. Ashok No. 15, Vijayaraghavan S/o Mr. Kuppuswamy, 99/3, CPWD Qrs, K.K. Nagar, Ch-78.

30 MAR 2007

JOINT SUB-REGISTRAR
VIRUGAMBAKKAM



0300 506270

Mr. KuppuSwamy
Chennai 78

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.[illegible] / 3 / 93
No.22 / 6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026.

TO AND IN FAVOUR OF

Mr.M.KUPPUSWAMY (Pan No.AKTPM 7508A), Son of Mr.M.Mariappan (Late), aged about 57 years, residing at No.99/3, CPWD Quarters, Bharathidasan Colony, K.K.Nagar, Chennai 600 078, hereinafter called the 'PURCHASER' of the OTHER PART.

The terms "VENDOR" and the "PURCHASER" shall mean and include their legal heirs, executors, administrators, legal representatives, nominees and assigns witnesseth as follows:

DOCUMENT NOTED

23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

தமிழ்நாடு तमिलनाडु TAMILNADU

A 181321

M Kuppuswamy
Chennai 78

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No. [illegible] / 3 / 93
No.22 / 6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026.

-3-

WITNESSETH AS FOLLOWS:

Whereas the Vendor is the sole and absolute owner of the Flat being the LIG Flat No.F, in the Second Floor of the Building in Block No.S-22, at Ponnambalam Salai, K.K.Nagar, Chennai 78, Comprised in Survey No.249 part & 250 part of measuring an extent of 1/3rd undivided share land in 645 Sq.ft. and flat measuring 645 Sq.ft. (Plinth area of flat) of Virugambakkam Village, Mambalam Guindy Taluk, Chennai District, having purchased the same from Tamil Nadu Housing Board, represented by Executive Engineer & Administrative Officer, K.K.Nagar Division, Chennai 83, by way of registered sale deed dated 10th day of March 2005, vide Document No.1270 of 2005, in Book No.I, registered in the Office of S.R.O.Virugambakkam.

COIMBATORE
ROYYAR
Page No. 5 1856
Book 1
Folio 18

25



தமிழ்நாடு तमिलनाडु TAMILNADU

M. Kuppuswamy

Chennai 78

A 181322

S.CHANDRASEKARAN

LIC No [illegible]/3/93
No.22/6, SAIBABA ET ROAD,
VADAPALANI, CHENNAI - 600 026.

-4-

WHEREAS the Vendor is in uninterrupted possession and absolute enjoyment of the same eversince the date of her said purchase and she paid all the taxes and outgoing dues relating to the said property.

And Whereas the Vendor executed a General Power of Attorney Deed in favour of the said person Mr.D.SHIVKUMAR, as stated above.

AND whereas the Vendor is in need of funds to meet certain urgent commitments therefore she offered to sell the schedule mentioned property through his Power Agent for the sale consideration sum of Rs.7,25,000/- (Rupees Seven Lakhs and Twenty Five Thousand only) and the Purchaser has agreed to purchase the same for the said price net free from all encumbrances.

27 5



தமிழ்நாடு तमिलनाडु TAMILNADU

A 181323

18844/29.3.07

M. Muppuswamy

Chennai 78

S.CHANDRASEKARAN
STAMP VENDOR
LIC No. [illegible]/3/93
No.22 (O. S.) JAPLET ROAD,
VADAPALANI, CHENNAI - 600 026.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of a sum of Rs.7,25,000/- (Rupees Seven Lakhs and Twenty Five Thousand only) paid by the Purchaser to the Vendor in the manner following :

a) Rs.10,000/- (Rupees Ten Thousand only) by way of cash on 27.02.207

b) Rs.3,50,000/- (Rupees Three Lakhs and Fifty Thousand only) by way of Cheque bearing No.288161, Dt. 26.03.2007, drawn on Indian Bank, Nungambakkam Branch, issued by NSDR Nidhi Ltd.,



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தமிழ்நாடு तमिलनाडु TAMILNADU

A 660235

M. Kuppuswamy

Chennai 78

S. Chandrasekaran

S.CHANDRASEKARAN
STAMP VENDOR
LIC. NO. 33
No.22/E, ... ROAD,
VADAPALANI, CHENNAI - 600 026.

-6-

c) Rs.3,65,000/- (Rupees Three Lakhs and Sixty Five Thousand only) by way of cash at the time of execution of these document presents, the receipt of which herein, the Vendor admit acknowledge and acquit the Purchaser from any further payment thereof.

The Vendor doth hereby sell, grant, convey, transfer and assign absolutely unto the Purchaser, with all rights in common with the co-owners in respect of common area and all right, title, interest, claim and demand of the Vendor unto and upon the undivided share in the land and the Flat hereby sold and conveyed TO HAVE AND TO HOLD the same with the Purchaser absolutely and for ever free from all encumbrances, charges, etc.,

DOCUMENT NO/YEAR
Page No 1856
Total Pages 18



தமிழ் நாடு तमिलनाडु TAMILNADU

A 660236

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No.
No.22 / 6, SA
VADAPALANI, CHENNAI - 600 026.

The Vendor doth hereby expressly assures and covenant with the Purchaser as follows:

a) The Vendor is the sole and absolute owner of the schedule mentioned property and is in uninterrupted possession with good and subsisting title and right to convey the property hereby conveyed to the Purchaser in the manner herein contemplated and there is no deficiency or defect in her title, no impediments, legal or otherwise in conveying the property.

b) The property conveyed is not subject to any encumbrance, charge or attachment, lien, lispendens, attachment or Court proceedings or any other kind of encumbrance, whatsoever and the sale is not affected by any law.

DOCUMENTS
NO/YEAR
No 9 1256

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6

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு 6 तमिलनाडु TAMILNADU

A 660237

M. Kuppuswamy

Chennai 78

S.CHANDRASEKARAN
STAMP VENDOR
LIC. No 18/22/[illegible]/3/93
No.22/6, SARAVANA ST ROAD,
VADAPALANI, CHENNAI - 600 026.

c) The Purchaser shall peacefully and quietly possess, enter into, upon, retain, hold and enjoy the same as the Purchaser's own property without any let or hindrance, interruption, claim or demand by or from the Vendor or any other person claiming interest from the Vendor.

d) The Vendor at all times, will indemnify and save harmless the Purchaser against all losses, expenses, costs and damages that the Purchaser will be put to or suffer by reason of any encumbrances or defect, flaw or deficiency in the title of the Vendor to, convey the property hereby conveyed or for breach of any of the covenants contained herein by the Vendor.

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

A 660238

M. Kuppuswamy

Chennai 78

S.CHANDRASEKARAN

LI... : 37/93

... ROAD,

VA... CHENNAI - 600 026.

e) The Vendor at the request and cost of the Purchaser shall doth or cause to be done, executed and registered all such further acts, deeds and things as may be necessary and reasonably required for further or better assuring the title, peaceful and effective possession and enjoyment of the said property to the Purchaser

f) The Vendor has delivered vacant possession of the Flat conveyed hereby on this date and the Purchaser is entitled to take steps for mutation of his name, in the relevant Corporation and Revenue Records including in the Records of Tamil Nadu Electricity Board.

g) The Vendor has not entered into any other agreement for sale of the schedule property with anybody else otherthan the Purchaser herein.

SECURITY PAPER
Rs. 1856
Page 12

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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

A 660239

M Kuppuswamy

Chennai 78

S.CHANDRASEKARAN

STAMP VENDOR

L.I.C. NO. 1/93

NO. 1, [illegible] ROAD,

VADAPALANI, CHENNAI - 600 026.

h) The Vendor doth hereby declare that all public charges, taxes, all dues to the Association of the Flat Complex etc., have been paid upto the date in respect of the property conveyed. However, if any demand is made towards any payment to be made upto the date of sale, the Vendor hereby undertake to pay the same as and when it arises.

i) The Purchaser, as a matter of necessity shall and will enjoy the undivided share of the land hereby conveyed in common and consistent with the rights and interests of the owners of the other undivided shares in all other persons lawfully entitled hereto subject to covenants and to use all the sewers, drains and water courses, now in or upon or hereafter to be created and installed in the property hereby sold and conveyed or any other part

DOCUMENT NO 1256 / 1

39

भारतीय गैर न्यायिक
भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

A 660240

S.CHANDRASEKARAN
STAMP VENDOR
LIC No 13/3/93
No 23/6, SAIDAPET ROAD,
VADAPALANI, CHENNAI - 600 026.

-11-

thereof in common with the said owners and others and to permit freely to run and pass water through or along the same or any of them and share with the aforesaid owners and persons, the cost of repairing and maintaining all such common sewers, drains and water courses of the said Flats and Apartments and to use the same as aforesaid and or in accordance with the Rules and Regulations, By-laws and Terms of the Association formed consisting of the owners of the other Flats in the property for the purpose of attending to, safeguarding and maintaining all matters of common interest and amenities.

j) The Purchaser will and shall give to the owners of the other Flats, the necessary vertical, horizontal and lateral support for her flat and also right of way over all common staircases, roads, passages and it is hereby declared

DISTRICT REGISTRAR
Regn No 13 1856
Book 1
Page 18

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TAMIL NADU

M. Kuppusamy
Chennai 78

09AA 380575

S.CHANDRASEKARAN
LIC... 0/53
No.22/... ROAD
VADAPALANI, CHENNAI - 600 026.

that the walls and fences separating the flat of the Purchaser from the remaining flat shall be deemed to be partition walls and fences of the owners of the adjoining flats and shall be used, maintained by the owners of the adjoining flats, and occupiers for the time being of the said flat provided always that the Purchaser and his successors in title shall not by virtue of this deed, acquire any right or light or air which would prejudice the free use and enjoyment of the other remaining flats.

k) The Vendor has handed over to the Purchaser, the Original sale deed Document No.1270 of 2005, dated 10.03.2005 and the Original Construction Agreement and copies of other documents and the Purchaser acknowledges receipt of the same.

DOCUMENT HANDED OVER
Page num 1856
Total Pages 18

93



TAMIL NADU

09AA 380576

M. Kuppuswamy

Chennai 78

S.CHANDRASEKARAN

LIC

No 22

ROAD

VADAPALANI, CHENNAI - 600 026.

SCHEDULE OF PROPERTY

All that piece and parcel of residential flat being the LIG Flat No.F, in the Second Floor of the Building in Block No.S-22, at 11th Sector, 71st Street, Ponnambalam Salai, K.K.Nagar, Chennai 78, Comprised in Survey No.249 part & 250 part of measuring an extent of 1/3rd undivided share land in 645 Sq.ft. and flat measuring 645 Sq.ft. (Plinth area of flat) of Virugambakkam Village, Mambalam Guindy Taluk, Chennai District, and being bounded on the :



TAMIL NADU

09AA 380977

-14-

North by	:	Flat No.S-22/E
South by	:	Block No.S-24
East by	:	Block No.S-23
West by	:	11th Sector, 71st Street

The property situated within the Sub Registration District of Virugambakkam and Registration District of South Chennai and lying within the limits of Chennai Corporation.

The E.B.Service Connection Number is 229-011-201



TAMIL NADU

09AA 380978

-15-

The present market value of the property is Rs.7,25,000/-

IN WITNESS WHEREOF THE VENDOR'S POWER AGENT AND THE PURCHASER HAVE SIGNED THIS DEED OF SALE ON THIS DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF :

WITNESSES:

1. K. Ponvel
S/o. Mr. M. Krishnan.

VENDOR'S POWER AGENT

2.

PURCHASER

DRAFTED BY:

R. REVATHI
L.No: A / 886 / MS(S) / 99

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 from :

1. Description of building

a) Constn. of the Structure	:	✓ Cement or lime Mortar	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 "11/2"
d) Whether teakwood used through out	:	Yes	✓ No
e) Flooring	:	Mosaic Tiles	Ordinary Plastered
2. Age of Building	:	25 Years	
3. Extent of the site	:	1/3rd uls land in 645 sft. Square feet	(215 sft)
a) Value of the site	:	Rs. ~~1,50,000/-~~ 231985	
4. Built up Area	:	645 sft	

	G.Floor	1st Floor	2nd Floor	3rd Floor
Madras Terrace	:			
R.C.C.Roof	:		645 sft	
Mangalore tile roof over flat tiles	:			
Mangalore tile roof plain	:			
A.C.C. Sheet	:			

5. Area of Separate garage if any :
6. Length of compound wall if any : Common.
7. Well
8. Is there a separate latrine 'O' Septick 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. ~~1,50,000/-~~ 231985
    Building Value : Rs. ~~5,75,000/-~~ 498015
    Total Market value : Rs. ~~1,25,000/-~~ 725000

PLACE : Chennai
DATE : 30/3/07

Signature of Claimant

Signature of Executant

3000Rs.



G.M. Chanasoundari

S. RAVI
STAMP VENDOR
27, MEDOWS SALT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

11839
12.2.87

DEED OF SALE FOR FLAT

THIS DEED OF SALE is executed at Madras on this the 25th. day of Feb. One thousand nine hundred and eighty seven by the Tamil Nadu Housing Board, a body corporate, constituted by the Tamil Nadu Housing Board Act, 1961 (Tamil Nadu Act XVII of 1961), hereinafter referred to as 'THE ACT' having its office at Shopping Centre, Ashok Nagar, Madras-600 083, hereinafter called 'the VENDOR', which term shall wherever the context so admits, mean and include, its successors and assigns, represented herein by its Executive Engineer and Administrative Officer, Thiru V.Shenbagarajan under the authority granted to him by the Board in this behalf by its resolution No.120 dated 25.4.81 authorising him to sign this instrument

G M Chanasoundary

... 2

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83

Verified
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G M Chanasoundary

Document No. 59 of 198 7 of Book
Contains 2 pages
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509

Sub Registrar

Presented to the Office of the Sub Registrar of Villivambakkam and fee of Rs. 334/- Paid between the hours 11 & 12 noon on the 26th February 1987.

Sub Registrar

1 on Granaboundary

EXECUTION ADMITTED BY

1 on Granaboundary s/o C.V. Adinarayanam
S. 616. Flat-no. 22-E Ponnambalam
Salai Secretariat Madras 78.

IDENTIFIED BY

C.A. Gowri Shankaran S/o C.V. ADINARAYANI. 5, Chinnaya pa
Rowther Street, Triplicane, Madras-600005
J. Vanitha D/o. Jayaraman typist 102, Broot Road.
Villivakkam Bakkiam. MS. 92.

I have satisfied myself as to the identity of the [illegible] executant [illegible] who is personally known to me [illegible] of the Evidence Act 1872.

V. Ramalingam
Asst. Engineer & Admn. Officer (E&E wing) DD. TNHB Mds 83

26th February 1987

Sub Registrar



G.M. Gnanasoundari

60/-

S. RAVI
STAMPVENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

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of sale on behalf of the Vendor, of the ONE PART, TO AND IN FAVOUR OF THIRUMATHI G.M.GNANASOUNDARI wife of Thiru C.K.Adinarayanan and aged about 49 years, residing at S.L.I.G. Flat No.22-E, Ponnambalam Salai, K.K.Nagar, Madras-78 hereinafter called 'the PURCHASER', which expression shall, where 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 schemes under the Act for acquiring vacant sites and putting up buildings thereon to consist of several flats, so that each such flat could be sole independently and separately.

3. AND WHEREAS the Purchaser is one of those who had made an application No.4546 dated 27.8.77 to the Vendor for the allotment of such flat and has deposited with the Vendor

G M Gnanasoundary

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



S. RAVI
STAMPVENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

under Receipt No.2544 dated 27.8.77 a sum of Rs.500/-only as Earnest money.

4. AND WHEREAS the Vendor has, on the said application from the Purchaser, allotted a flat bearing No.S/22-E in second floor in the building erected in Block No.S.22 at Ponnammalam Salai in K.K.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 18.11.78 with the Vendor to Purchase the Flat on hire purchase system on the terms on 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',

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



S. RAVI
STAMP VENDOR
27, MOORE SALT STREET

wherein the Flat is a part stands, at Rupees ~~Forty~~ Thirty two thousand One hundred and fifty (Rs.32,150/-)only which the Purchaser has paid in various receipts.

6. AND WHEREAS the Purchaser has already remitted to the Vendor a sum of Rs.500/- Receipt No.2544 dated 27.8.77 and Rs.8,000/- under receipt No.2009 dated 22.9.77 as and by way of earnest money deposit and 1/4th cost and has paid the balance of Rs.23,650/- under various receipt numbers and different dates whereby entire cost 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 indents in every such future transaction to impose the restrictions set forth in the Second Schedule hereto to the intent 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

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32.



12 FEB 1987

S. RAVI
STAMPVENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

restrictions by the 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 abovesaid agreement for Sale and in consideration of the sum of Rupees Thirty two thousand one hundred and fifty (Rs.32,150/-)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 or parcel of land where the

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-33.



G. H. Chandralaudari

11844
12 FEB 1987

S. RAVI
STAMP VENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440714

building stands as shown in the plan annexed hereto and thereon coloured red together with the Flat No.E in the Block No.S.22 at Ponnambalam Salai, Madras City fully 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 second 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, also with the easements, rights in common and privileges mentioned in the Third Schedule hereto subject as therein to and reserving

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G. H. Chandralaudari

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-82



G.M. Gnanasoundari

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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 instalations, water and drainage connections, rights, easements and appartenances of the ways, paths, liberties, advantages and privileges whatsoever belonging thereto in, to and upon the said property TO HAVE AND TO HOLD the said Flat and all and singular the 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, freed from all encumbrances and charges whatsoever except the restrictions and undertakings given herein.

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G.M. Gnanasoundari

Executive Engineer & Adm. Officer
Kolaiyanur Arumanaidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-13.



G.M. Chandrasoundari

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S. RAVI
STAMP VENDOR
17, MOORE'S GARDEN
T. NAGAR, MADRAS-17
PHONE: 440114

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 25.2.78.

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 execute and cause to be done and executed all such

G.M. Chandrasoundary

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-28.



G.M. Gnanasoundari 45/-

12 FEB 1987

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 any flat comprised in the Building to covenant to observe the restrictions set forth in the 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 transfers, grants or leases shall be ineffective and inoperatives to confer any rights on such lessees or transferees:

G M Gnanasoundary

... 10

Executive Engineer & Adm. Officer
TAMILNADU HOUSING BOARD
MADRAS-34



G.N. Gnanasoundari

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S. RAVI
STAMP VENDOR
67, MOORE EAST STREET
T. NAGAR, MADRAS-17
PHONE: 440114

(ii) That subject to contribution and payment as hereinafter provided, the Vendor will maintain, repair, redecorate and renew,

(a) the main structure and in particular the roof, chimney, stacks, gutters and rainwater 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, landing and stair cases of the Building so enjoyed or used by the Purchaser in common as aforesaid,

(d) the boundary walls and fences of the Building and

G.N. Gnanasoundari

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



G.N. Gnanasoundari

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12 FEB 1987

S. RAVI
STAMPVENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

(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 house-tax, cess and water rate assessed on the Building but not on the Flat and, if separately assessed.

(111)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 at least of good paint at least once every year.

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G.N. Gnanasoundary

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-13.

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-13.



G.M. Gnanasoundari; 40

S. RAVI
STAMP VENDOR
27, MOORE MARKET ROAD
T. NAGAR, MADRAS-17.
PHONE: 440114

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(iv) That the Vendor, as already agreed between the parties, agrees to vest the land on which the Building consisting of the flat described in the first schedule hereunder is contained to a Housing Co-operative Society as and when such a society is formed by the owners of all the flats and it is hereby agreed to by both the parties that such co-operative society shall hold the land jointly on behalf of all its members to protect their rights and privileges.

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 ~~x~~ reserved but on transferring the said rent charges and appointing

G.M. Gnanasoundary

... 13

Executive Engineer & Adm Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-13.



Advocate
12 FEB 1987

G.M. Gnanasundari

S. T. A. V.
STAMP VENDOR
87, ARCOT ROAD
T. NAGAR, MADRAS-17
PHONE 448734

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 her will at all times hereafter observe the restrictions setforth in the second schedule hereto;

(b) The Purchaser and the persons deriving title under her shall not put up any additional construction to the flat without prior permission of the Housing Board in writing.

G.M. Gnanasundari

... 14

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



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G.H. Gnanasoundari
40/-
S. RAVI
STAMPVENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 446114

(c) The Purchaser and the persons deriving title under her 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 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 house-tax, cess and water rate the Purchaser will pay a due portion of the

... 15

G.H. Gnanasoundary

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS 32.

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS 32.



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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;

(f) That the Purchaser will insure and keep insured the Flat 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 polices 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

... 16

G. M. Gnanasoundari

Executive Engineer & Addl. Officer
Tamilnadu Housing Board
MADRAS-32.



G.H. Chandrasekaran 40/-

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17 FEB 1987

S. RAVI
STAMP VENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 445214

insurance moneys in the repair, rebuilding or reinstatment 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 the 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,

... 17

G.H. Chandrasekaran

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



11 AUG 1987
S. RAMA
STAMP VENDOR
87, POONA PALI STREET
T. NAGAR, MADRAS-17
PHONE: 446114

maintaining, rebuilding, cleaning, lighting, and keeping in order and good condition all sewers, drains, pipes cables, water sources, gutters, wires, partly structures or other conveniences belonging to or serving 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 whereof the Purchaser or the occupier of such other Flat as the case may be shall have made default, the Purchaser will pay her share of the same;

(i) That the Purchaser will become a member of

... 18

Executive Engineer & Addl Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



G.M. Gnanasoundari

1896

S. RAVI
STAMPVENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

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 the Secretary to the Government of Tamil Nadu, Housing Department, whose decision here on shall be final.

FIRST SCHEDULE - PROPERTY

All that piece and portion of the Flat No.S.22/E

G.M. Gnanasoundary

... 19

Executive Engineer & Adm. Officer
Calligarai Kamarajar Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



G.M. Gnanasoundari 30/-

11 AM
12 FEB 1987

S. RAVI
STAMP VENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

in the Second Floor of the Building in Block No.S.22 erected on the land in Survey No.249/7 part at K.K.Nagar in Madras City Flat measuring 0645 Square feet and the land being bounded on

the North by .. S.L.I.G.Block No.S/20
the East by .. S.L.I.G.Block No.S/21
the South by .. S.L.I.G.Block No.S/22-F
and the West by .. 20' Road

within the Sub-Registration District of Virugambakkam 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

G.M. Gnanasoundari

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-53.



G.M. Gnanasoundari
3/-
11 AUG 1987
27 AUG 1987
S. RAVI
EXECUTIVE ENGINEER
ST. THOMAS MOUNT DIVISION
I, KAMARAJ SALAI
MADRAS-600 016

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, rags, refuse or other objectionable things or permit the same to be

... 21

G M Gnanasoundary

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-13.



G.M. Ghanasoundari &/-

12 FEB 1987

S. NAVI

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 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 be audible outside the Flat between the hours of 10.00 p.m and 8.00 a.m.

5. No name, writing, drawing, signboard, plate or placard of any kind shall be put on or in any

... 22

G M Ghanasoundary

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-33.

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 flower-box, 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.

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. The vacant land around the Building terrace

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Executive Engineer & Addl. Officer
Kodungaiyur Kannagi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-52.



G.M. Gnanasoundari

30/-

S. KAVI
STAMPVENDOR
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

in which the flat mentioned hereunder in the first schedule is situate shall be held in common by the owners of all the flats in the said building and the purchaser herein shall not be entitle to convert the said common land for his personal or exclusive use.

THIRD SCHEDULE

Easements, 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 purposes to go,

... 24

G.M. Gnanasoundary

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



G.M. Gnanasoundari 30/-

12 FEB 1987

S. N. A. V. I
STAMP VENDOR
27, MOOSA BAGH STREET
T. NAGAR, MADRAS-17
PHONE: 440114

pass and repass over and along the forecourt shown on the plan annexed hereto through and along the main entrances of the Building and the 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 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.

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G. M. Gnanasoundari

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-33.



G.M. Gnanasoundari 30/-

11863
13 FEB 1987

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 forecourt and garden shown on the plan annexed hereto and for the purpose of recreation and (as to the areas marked 'Parking' on the said plan for the parking of 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.

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G M Gnanasoundary

Executive Engineer & Addl Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32.



1184
12 FEB 1997

C1. M. Chinna Boundari

30/-

S. KANT
ADVOCATE
MADRAS-17

4. The right (in common, with all other persons entitled to the like right) to use the part of the premises for the purpose of drying clothes.

5. The right (in common with all other persons entitled to the like right) to use the part of the premises for keeping a dust-bin.

6. 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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M Chinnaboundary

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-13.



S. RAMA
BRAHMIN BROKER
27, MOOSA SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

7. 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.

8. The right to the Purchaser with servants, workmen and others at all reasonable times on notice (except in the case of emergency)

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Executive Engineer & Addl. Officer
Kancheepuram Rural Housing Division
TAMILNADU HOUSING BOARD
MADRAS-82.



G.M. Ganga Bavudari 30/-

11 81
12 FEB 1987

(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 disturbance 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 part of the Building subjacent or lateral support, shelter or protection to the Flat.

G.M. Ganga Bavudary

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



17 FEB 1987

G. M. Gnanasoundari 20/-

S. P. A. V.
Executive Engineer
T. Nagar, Madras-17
Phone 447174

9. The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the Building granted or to be granted.

10. All the above easements, 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 Fifth Schedule of and to this transfer.

11. The right (subject to the Purchaser's contributing and paying his proper share of the cost of

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-17.



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 provided that nothing herein contained shall oblige the Vendor to erect any such aerial.

12. Every internal wall separating the Flat from an adjoining flat shall be a PARTY wall served medially.

FOURTH SCHEDULE

Exceptions and Reservations:

1. There is excepted and reserved absolutely

... 31

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



11869
12 FEB 1927
S. RAVI
STAMP VENDOR

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 11 of this Deed.

... 32

Executive Engineer & Adm. Officer
TAMILNADU HOUSING BOARD
MADRAS-33.



G.M. Ghanasoundari 20/-

S. RAVI

12 FEB 1987

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 and 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.

As per Gramaboundary

... 34

Executive Engineer & Adm Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32.



G.M. Canaua Soundari 20/-
11872
12 FEB 1987
S. RAVI

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 hatched red, coloured brown, coloured yellow and coloured green, and electricity charges and charges in respect of water supply to the building, common lift and for other common purposes.

G M Gnanaboundary

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar
TAMILNADU HOUSING BOARD
MADRAS-32.



11869
19 FEB 1997
S. RAVI
STAMP VENDOR
27, MOORE'S SALT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

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 11 of this Deed.

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Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



C4.H.Gnanasoundari 20/-
11877
12 FEB 1987
S. RAVI
CHAIRMAN
TAMILNADU HOUSING BOARD

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 said owners may decide by majority such sums at such periods as they may decide for the purpose of meeting expenses common to the owners of flats including taxes and the Purchaser hereby undertakes to keep the other owners of flats indemnified against all losses, costs, and damages they

G.H. Gnanasoundary

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Executive Engineer & Addl. Officer
Kalaignar Nagar Unit
TAMILNADU HOUSING BOARD
MADRAS-33.



1 87
12 FEB 1987

G.H. Gnanasoundari 20/- S

S. MANI
STAMP VENDOR
87, MOORE ROAD STREET
T. NAGAR, MADRAS-17
PHONE: 440114

the Tamil Nadu Housing Board represented herein by its Executive Engineer and Administrative Officer Thiru V. Shenbagarajan who has signed this Deed on behalf of the Board as per the authority granted to him by the Board.

In the presence of witnesses:

D. Bhaktavatsalam

1. Superintendent 'F' Section
K.K.Nagar Division
Tamilnadu Housing Board
Madras-83.

2. Junior Assistant 'F' Section
K.K.Nagar Division
Tamilnadu Housing Board
Madras-83.

(VENDOR)
Executive Engineer & Adm. Officer
Kaliappa Mayanaidu Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

G. M. Gnanasoundari
(PURCHASER)



Cy. H. Gnanasoundari

11 874

12 FEB 1987

may be put to on account of the Purchaser failing to contribute her 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 her 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.

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G. H. Gnanasoundari

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32.



1875 G.H. Gnanasoundari 20/-
12 FEB 1987

S. RAVI
STAMP VENDOR
67, MOORE'S SAIT STREET
T. NAGAR, MADRAS-17
PHONE: 440114

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

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G.H. Gnanasoundari

Executive Engineer & Adm Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

20 Rs.



G. H. Gnanasoundari

S. RAVI
STAMP VENDOR
27, [illegible]
T. NAGAR, MADRAS-17
PHONE: 44[illegible]

12 FEB '987

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 occupiers 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

Costs, 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 rainwaters pipes of the building; (b) the gas and water pipes, drains

G or Gnanasoundary

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[illegible]
SLUM CLEARANCE BOARD
MADRAS-83.

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU

B.V. Padma

406934

S.P. VELUSAMY
Stamp Vendor
Licence No. : 15/03/97
K.K. Nagar, Chennai - 78.

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 26th DAY OF AUGUST 2010; BY

(1) **Mrs.M.SARADA**, Wife of Late.K.P.Vijayachandran, aged about 72 years, and (2) **Mrs.A.K.SWAPNA**, Wife of Mr.K.Arunkumar, aged about 36 years, both are residing at No.E-36, St.John's Medical College Quarters, John Nagar, Bangalore-34; hereinafter called the "VENDORS", wherever the context so requires and admits shall mean and include the vendor's legal heirs, executors, administrators, legal representatives, and assigns of the ONE PART

Padma. B.V.

H. Saradha

Swapna

11-12.

4522/2010

Scan with

ORIGINAL

Received in the Office of the Sub-Registrar at Virugambakkam and fees of Rs. 1020/- Paid between the hours of 11-12 on the 26 AUG 2010

No. 4577
Book 1
Volume 12

LEFT THUMB





1. Rekha B.V.
w/o. S. Kannan, No: S-22A, 7th Street, 11th Sector, K.K. nagar, Chennai. 78.
Pan no: AOBPP7092J.

EXECUTION ADMITTED BY

DISTRICT REGISTRAR, SRO VIRUGAMBAKKAM MADRAS-600 092.

LEFT THUMB





2. M. Sarala
w/o. late. K.T. Vijaya Chandran, No: E-36 St. John's Medical College Quarters, John nagar, Bangalore-34.
Bank A/c no: 20035, S.B.I. Villivakkam Branch.

DISTRICT REGISTRAR, SRO VIRUGAMBAKKAM MADRAS-600 092.

LEFT THUMB





3. K. Arunkumar, No: E-36, St. John's Medical College Quarters, John nagar, Bangalore-34.
Passport no: B5556804

CLAIM ADMITTED BY LEFT THUMB

DISTRICT REGISTRAR, SRO VIRUGAMBAKKAM MADRAS-600 092.



Rekha B.V. S-22A,

(B.U. Pramod) w/o. S. Kannan 11th Sector K.K. nagar, Chennai.



TO AND IN FAVOUR OF

Mrs.**B.V.PADMA**, Wife of Mr S.Kannan, aged about 32 years, residing at No.S-22A, 71st Street, 11th Sector, K K.Nagar, Chennai – 600 078; hereinafter called the 'PURCHASER' wherever the context so requires and admits shall mean and include the Purchaser's legal heirs, executors, administrators, legal representatives, and assigns of the OTHER PART;

Padma B.V.

M. Sarada



B. V. Padma

/3/

WITNESSETH AS FOLLOWS:

WHEREAS the VENDORS is the sole and absolute owner of schedule property bearing at Flat No "C", Block No.S-22, 71st Street, 11th Sector, Chennai – 600 078 situated at "**VIRUGAMBAKKAM VILLAGE,** Mambalam – Guindy Taluk, Chennai District. Comprised in **Survey No.249/7 Part & 250/2-A part and 2-B Part,** measuring an extent of **645 Sq.ft.,** and the land, Late.K.P.Vijayachandran having purchased from out of his Own funds from **TAMIL NADU HOUSING BOARD,** under a Registered **Doc.No.4161/1988,** Book I, Volume 265, Pages 335 to 348, dated 07.10.1988, at the Sub-Registrar Office Virugambakkam. After Late.K.P.Vijayachandran death now the legal heirs and the property morefully described in the Schedule have absolute possession

Padma B.V.

H. Sarada



B.V. Padma

WHEREAS the VENDORS herein is the sole and absolute owner of the property and the VENDORS is in uninterrupted possession and absolute enjoyment of the property ever since from the date of the said Sale Deed.

WHEREAS the VENDORS is in need of funds to meet their family expenses, hence they offered to sell the Schedule mentioned property measuring an extent of **215 Sq.ft. Undivided Share Land out of 645 Sq.ft.**, Land together with Flat for a sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** and the purchaser has also agreed to purchase the same for the said price free from encumbrances:

Padma. B.V.

M. Sarada



NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

THAT in pursuance of the aforesaid agreement and in consideration of a sum of **Rs.10,00,000/- (Rupees Ten Lakhs Only)** by way of D D No 165337, dated 25 08 2010, KVB., K.K. Nagar Branch, paid by the Purchaser to the VENDORS and acknowledge the receipt of which sum the VENDORS doth hereby, admit, acknowledge, and release the purchaser from further payment thereof The VENDORS doth hereby grant, convey, transfer, assign and sell the property morefully described in the Schedule hereunder together with all the trees plants, drains, ditches, water, water courses, liberties, privileges, advantages, appurtenances whatsoever, together, with all the rights, interest, claim and demand whatsoever of the VENDORS into or upon the said property TO HAVE AND TO HOLD unto and to the use of the PURCHASER absolutely and for ever, free from all encumbrances and claims.

M. Saraola

Swapna



B. V. Padma

S.P. VELUSAMY
Stamp Vendor
Licence No. : 15 / 83 / 97
K.K. Nagar, Chennai - 78.

/ 6 /

WHEREAS the VENDORS have this day delivered the vacant possession of the property to the said purchaser.

WHEREAS the VENDORS hereby covenants with the purchaser that the purchaser may enter into, quietly possess and enjoy the said property as his own receiving the rents, and profits thereof without any let, hindrance, interruption, eviction claim or demand whatsoever of the VENDORS or from any person or persons claiming through or under or in trust for the VENDORS.

WHEREAS the VENDORS hereby covenants with the purchaser that the property hereby conveyed is free from all encumbrances, claims, lien, lispendens, Court attachment, undertaking or court security and that the said property is not the subject matter of any pending litigation in any court of law or tribunal over the same

H. Saraola



WHEREAS the VENDORS undertakes to keep the purchaser indemnified for ever against any loss, damage or expenses which the purchaser may sustain or be put to or incur by reason of any defect or flaw in the title of the property hereby conveyed or by reason of any encumbrance found to be subsisting on the title as on date

WHEREAS the VENDORS have paid all the rates and taxes and other public outgoings in respect of the property up to date and the purchaser shall be liable to pay from this day.

WHEREAS the VENDORS hereby covenants with the purchaser that they will from time to time and at all times do all acts, deeds and things which may be necessary and more perfectly and fully assuring the title of the property with request the cost of the purchaser as may be reasonably required.

Padma B.V.

M. Sarada



AND the VENDORS further covenants with the Purchaser to transfer of Electricity connection from MES and transfer of property Tax from Corporation and Metro Water and Sewerage connection in her name.

The VENDORS further agrees that the Purchaser shall have Patta transferred in her Name.

THE VENDORS agrees to pay all taxes rates, outgoings due and payable in relations to the property conveyed to the public authorities, State or Central Government, up to this date of sale and the Purchaser shall bear the same hereafter.

B.V. Padma

M. Sareda



THE VENDORS further covenants with the Purchaser that the sale of Undivided Share of land is not affected by the provisions of the Tamil Nadu Urban Land (Ceiling and Regulation) Act 1978, and the sale is also not in violation of any other law

THE original Sale Deed dated 07.10.1988. Registered as Document **Doc.No.4161/1988** together with the all connected records has this day been handed over to the Purchaser.

Padma. B.V.

M. Sarada





SCHEDULE OF THE PROPERTY

All that piece and PORTION OF THE Flat No C in the First Floor of the Building in Block No.S-22 erected on the land in Survey **No.249/7 Part & 250/2-A part and 2-B Part** at **K.K.Nagar** in **VIRUGAMBAKKAM VILLAGE**, Mambalam – Guindy Taluk, Chennai District, in measuring **215 Sq.ft., Undivided Share Land** out of **645 Sq.ft.,** Land with Building being

BOUNDED ON THE:

North by	:	S L.I.G.Block S-20
South by	:	S.L.I.G.Block S-22/D
East by	:	S.L.I.G.Block S-21
West by	:	20 Feet Road

And situate within the Registration Sub District of Virugambakkam and in the Registration District of South Chennai.



TAMIL NADU

5AA 028987

B. V. Padma

S.P. VELUSAMY
Stamp Vendor
Licence No.: 15/03/97
K.K. Nagar, Chennai - 78

The Present Market Value of the Property is **Rs.10,00,000/-**

IN WITNESS WHEREOF THE VENDORS AND THE PURCHASER HAVE SET THEIR HANDS THIS DEED OF SALE ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

H. Saveeda

VENDORS

WITNESSES:

1. K. Arunkumar
S/o Late M. Kumarasamy

2. M. Subramanian
S/o. M. Subramanian

Padma S. L.

PURCHASER

ANNEXURE 1-A

Statement regarding particulars of the building mentioned in the document. Please note by a tick ( ) in the relevant item in the following from

1.	Description of Building			✓
	a) Constn. Of the Structure	:	Cement or lime Mortar Mud Mortar	Partly Cement of Lime & Partly
	b) Depth. Of Foundation	:	3 to 4 ft.	Above 4 ft.
	c) Thickness of Walls in G.F.	:	9"	1 ½"
	d) Whether teakwood used through out	:	Yes	No
	e) Flooring		Mosaic	Ordinary Plastered
2	Age of Building	:	35 Years	
3.	Extent of the site	:	215 Sq.ft., Undivided Share Land out of 645 Sq.ft.,	
	a) Value of the Site	:	Rs.5,69,750/-	
4.	BUILT UP AREA	:	645 Sq.ft.	

	Ground Floor	Ist Floor	2nd Floor	3rd Floor
Madras Terrace	645 Sq.ft.,			
R.C.C. Roof				
Mangalore tile roof over flat tiles				
Mangalore tile roof plain				
A.C.C. Sheet				
Hut				

5.	Area of separate garage if any	:	Nil
6.	Length of compound wall if any	:	Nil
7.	Well	:	Nil
8.	Is there a separate latrine 'O' Septic Tank	:	Nil
9.	Elec. installations	:	a) No. of points - 5 b) No. of Fan - Nil. c) No. of elec. Pumps - -
10.	Annual rental value	:	Rs.-
11.	Land Value	:	Rs. 5,69,750/-
	Building Value	:	Rs. 4,59,750/-
	Total	:	Rs.10,00,000/-

Place : S.R.O.Virugambakkam
Date : 26.08.2010

P. Sarada

PURCHASER

VENDOR

200Rs.

INDIA NON JUDICIAL

₹200 Rs

TWO HUNDRED RUPEES

3634
3.8.88

G. MANI
STAMP VENDOR
VELACHERY
MADRAS-42.

Verified
19/10/24
2405
2024

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-97

DEED OF SALE NVR FLATS.

THIS DEED OF SALE is executed at MADRAS on this the 18th day of August 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 XVII of 1961), hereinafter referred to as 'THE ACT' having its office at Ashok Nagar Shopping Centre, Madras-600 083, hereinafter called 'the VENDOR', which term shall wherever the context so admits, mean and include, its successors and assigns, represented herein by its Executive Engineer & Administrative Officer, Thiru N.S. Ramanujam, under the authority granted to him by the Board in this behalf by its resolution 120 dated 25-4-81, authorising him to sign this instrument of sale on behalf of

..2

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-97

3283
32 (80) 27
5 C 32" 55"

Presented to the Office of the Sub Registrar at Tirunembakkam and fee of Rs.254.00 Paid between The hours of 10-11 AM on the 22nd August 1988.

J. R. Padmanabhan

Execution Admitted By:

J. K. Padmanabhan
S/o. Late T. P. Rama Iyengar
S/2 2-D, Ponnambalam Salai,
K. K. Nagar West
Madras - 78

Known personally to the Registering Officer

I here initialled myself as to the execution of this instrument by Thiru K. Padmanabhan, EE1 Admn Office KKNagar Division TNHB Madras 83 who is exempted from personal appearance under section 34 (1) of the Registration Act. 1908

22nd August 1988

Registered as No 3283 of 1988 of Book I Vol 2514 Pages 413 428

25th August 1988 Sub Registrar



3635
3.8.88

T.R. Padmanabhan

G. MANI
STAMP VENDOR
SHOP 1, ARCOT ROAD
VIRUGAMBAKKAM
MADRAS-92.

the Vendor of the ONE PART, TO AND IN FAVOUR OF Thiru T.R. PADMANABHAN, son of Thiru T.P.Rama Iyengar, and aged about 46 years, residing at S.22/D.Ponnambalam Salai Virugambakkam, Madras-600 078, 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.

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 flats, so that each such flat could be sold independently and separately.

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-92.

..3

T.R. Padmanabhan



3636
3.9.98

T.R Padmanabhan

G. MANI
STAMP VENDOR
No. 1, ARCOT ROAD
VIRUGAMBAKKAM
MADRAS-92.

3. AND WHEREAS the Purchaser is one of those who had made an application No.7698 dated 17-6-77 to the Vendor for the allotment of such flat and has deposited with the Vendor under Receipt No.41449 dated 18-6-77 a sum of Rs.500/- only as Earnest money.

4. AND WHEREAS the Vendor has, on the said application from the Purchaser, allotted a flat bearing No.'D' in first floor in the building erected in Block No.S.22 at K.K.Nagar in Madras City/Town and fully described in the first Schedule hereto, hereinafter referred to as the FLAT, to the Purchaser who has thereupon entered into agreement dated 24-8-77 with the Vendor to Purchase the Flat on hire/outright purchase system on the terms and conditions set out herein.

T.R.Padmanabhan

Executive Engineer & Addl. Officer
Salaigai Kamarajapuram Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



3637
3.8.88

T.R.Padmanabhan,
Madras.

G. M. N I
STAMP VENDOR
[illegible] ROAD
VIRUGAMBAKKAM
MADRAS-92.

5. AND WHEREAS the Vendor has finalised the constraction 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 Rupees Thirty Two thousand one hundred and fifty only) (Rs.32,150/-) only which the Purchaser has paid in full.

6. AND WHEREAS the Purchaser has already remitted to the Vendor a sum of Rs.500/- Rt.No.41449 dt.18-6-77 and Rs.9,000/- under receipt No.83504 dated 23-7-77 as and by way of earnest money deposit and 1/4th cost and has paid the balance of Rs.22,650/- under various receipt numbers, and different dates whereby entire cost of the Flat has been paid to the Vendor by the Purchaser.

T. K. Padmanabhan

Executive Engineer & Ex-Officio
Kalakshetra Kancheepuram Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-13.

..5



3638
3.8.98

T.R.Padmanabhan,
Madras.

G. MANI
STAMP VENDOR
566/1 ... ROAD
VIRUGAMBAKKAM
MADRAS-92.

7. AND WHEREAS the Vendor has in every sale, transfer or lease of the flats under the present scheme imposed and indents in every such future transaction to impose the restrictions set forth in the SecondSchedule hereto to the intent 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 the 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 abovesaid agreement for Sale and in consideration of the sum of Rs.Thirty Two thousand One hundred and fifty only (Rs.32,150/-) only paid

T.R.Padmanabhan

Revenue Clerks & Rent Officer
Kaliyoor Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32.

..6



Rs.100/-
338
28.11.78

T.R.Padmanabhan,
Madras.

V. Thomas Andrew
[illegible]
[illegible]
No. 21, [illegible]
[illegible]. Chennai-34.

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 thereon coloured red together with the Flat No.'D' in the Block No.S.22 at S.K.Nagar, Madras - 78 in City/Town fully described in the First Schedule hereto.

T.R.Padmanabhan

Executive Engineer & Addl. Officer
Enfeigner Executif & Addl. Officer
TAMILNADU HOUSING BOARD
MADRAS-83.

..7



Rs.100=
334
3.8.88

T. R. Padmanabham,
Madras.

V. Thomas Andrew
[illegible]
[illegible]
No 24, [illegible]
[illegible] Chennai-34.

and being on the First Floor of the building (including one half part in depth, of the joints between the floors of the flat and 1st 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.

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 premise hereby conveyed to the Vendor in fee-simple (absolute ownership) and with all the fixtures, electrical

T. R. Padmanabham

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-33.



Rs.100/-
340
3.8.84

T.N.Padmanabhan,
Madras.

V. Thamarai Chelvi
தாமரைச்செல்வி,
ஸ்டாப் வெல்டர்,
No. 20, தெற்கு மாடவீதி,
திருவல்லிக்கேணி, சென்னை-34.

instalations, water and drainage connections, rights, easements and appurtenances of the ways, paths, liberties, advantages and privileges whatsoever belonging thereto in, to and upon the said property TO HAVE AND TO HOLD the said Flat and all and singular the 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, freed from all encumbrances and charges whatsoever except the restrictions and undertakings given herein.

VENDOR'S CONVENANTS:

9. The Vendor hereby convenants with the Purchaser that any public charges taxes and all other outgoings payable to the

..9

J. R. Padmanabhan and others

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-13.



R.100
341
3.9.88

T.R. Padmanabhan,
Madras.

V. Thamarai Chelvi
V. தாமரைச்செல்வி.
ஸ்டாப்பு வெண்டர்,
No. 21, தெற்கு மாடவீதி,
[illegible] Chennai-34.

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 26-9-77.

10. The Vendor does hereby covenant declare that the Vendor has full and absolute right to convey, transfer and sell the said Flat and in the manner above said 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 execute 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.

J.R. Padmanabhan

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

..10



Rs.100
342
3.6.88

T.R.Padmanabhan,
Madras.

V. Thamarai Chelvi
V. தாமரைச்செல்வி,
ஸ்டாம்பு வெண்டர்,
No. 20, தெற்கு மாடவீதி,
திருவல்லிக்கேணி, சென்னை-34.

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 any flat comprised in the Building to covenant to observe the restrictions set forth in the 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 transfers, grants or leases shall be ineffective and inoperatives to confer any rights on such lessees or transferees;

Executive Engineer (I&S) Office
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

T R Padmanabhan



B.100/-
343
3.8.94

T.R.Padmanabhan,
Madras.

V. Thamaraichelvi
V. தாமரைச்செல்வி,
ஸ்டாஃப் வொர்டர்,
No. 21, தெற்கு மாடவீதி,
ஸ்ரீரங்கம். சென்னை.34.

(ii) That subject to contribution and payment as hereinafter provided, the Vendor will maintain, repair, redecorate and renew,

(a) the main structure and in particular the roof, chimney, stacks, gutters and rainwater 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, landing and stair cases of the Building so enjoyed or used by the Purchaser in common as aforesaid,

...12

T.R. Padmanabhan

Executive Engineer & Addl. Officer
Rajaji Nagar Kamarajar Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



G.100/-
344
3.8.88

T. R. Padmanabhan,
Madras.

V. Thamarai Chelvi
V. தாமரைச்செல்வி.
ஸ்டோர் ஆபீஸர்,
No. 21, மெற்கு மாடவீதி,
திருவல்லிக்கேணி, சென்னை.34.

(d) the boundary walls and fences of the Buildings 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 house-tax, cess and water rate assessed on the Building but not on the Flat.

(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

T. R. Padmanabhan

Executive Engineer & Addl. Officer
Maintenance Construction Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32



Rs. 100/-
345
3.9.88

T.R. Padmanabhan,
Madras.

V. Thamarai Chelvi
V. தாமரைச்செல்வி.
ஸ்டேம்பு வெண்டர்,
No. 27, தெற்கு மாடவீதி,
திருவல்லிக்கேணி, சென்னை-34.

walls or the Building, usually painted with two coats at least of good paint at least once every year.

(iv) That the Vender, as already agreed between the parties, agrees to vest the land on which the Building consisting of the flat described in the First Schedule hereunder is contained to a Housing Co-operative Society as and when such a Society is formed by the owners of all the flats and it is hereby agreed to by both the parties that such Co-operative Society shall held the land jointly on behalf of all its members to protect their rights and privileges.

12. The Vendor shall remain liable on the covenants on its

T.R. Padmanabhan

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-82.



R-100/-
346
3.8.96

T.R.Padmanabhan,
Madras.

V. Thamaraichelvi
V. தாமரைச்செல்வி.
மேலாளர் (வணிகம்),
மாநில வீட்டுவசதி வாரியம்,
சென்னை-34.

part contained in this transfer so long as it shall remain owner of the rent charge hereby reserved but on transfer-ring 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

T.R.Padmanabhan

Executive Engineer & Asst. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

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K-1002
347
3.8.84

T.R.Pachanabhan,
Madras.

V. Thamarai Chelvi
V. தாமரைச்செல்வி,
குடும்பு வெண்டர்,
No. 20, தெற்கு மாடவீதி,
திருவல்லிக்கேணி, சென்னை.34.

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, 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.

T. R. Padmanabhan

Executive Engineer & Addl. Officer
Thalaigoor Kanchipuram Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-82.



T.R. பத்மநாபன்
எண்ணை 78

V. Thamarai Chelvi
V. தாமரைச்செல்வி.
ஸ்டாம்பு வெண்டர்.
No. 21, தெற்கு மாடவீதி.
ஸ்ரீரங்கம். சென்னை.34.

(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 shall not be separately 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

T.R. Padmanabhan

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32.



T.R. பத்மநாபன்
எண்ணை. 78

V. தாமஸ்ரத்தினம்,
ஸ்டாம்பு வெண்டர்,
No 20, தெற்கு மாட
துங்கம்பாக்கம், சென்னை.

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;

(f) That the Purchaser will insure and keep insured the Flat 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 or the Flat being damaged or destroyed by fire as soon as reasonably practicably lay out the insurance moneys in the repair, rebuilding or re-

Executive Engineer/Assistant Executive Officer
Tambaram/Anna Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.



T. R. Venkatachalam

V. Thamarai Chelvi

V. தாமரைச்செல்வி,
ஸ்டடிங் ஸெண்டர்,
No. 20, தெற்கு மாட...
துவேம்பாக்கம், சென்...

- 18 -

instatment 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 the Purchaser and for which the Purchaser may be liable hereunder within three months after the giving of such notice;

Executive Engineer/Kasthuribhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-82.

- 19 -



V. தாமரைச்செல்வி.
No. 20, தெற்கு மாட...
...க்கம், சென்...

(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 and good condition all sewers, drains, pipes cables, water sources, gutters, wires, partly structures or other conveniences belonging to or servingor used for the Building on and also for the purpose of laying down, maintaining, repairing and testing drainage and waterpipes and electric wires and cables and for similar purposes and also for the

Executive Engineer & Addl. Officer
Kaliveer Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-81.



JUL 1988

T. R. சந்திரசேகரன்
சென்னை 78

purposes of cutting off the supply of water to the Flat or any other flat in the building in respect whereof 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 or tenants of the flats allotted in the building mainly for the purpose of taking over from the Vendor all the rights, duties and

Executive Engineer & Addl. Officer
Kaliyanakkarambakkam Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32.



T. R. Venkatachalam
Chennai 78

V. Thamaraikannan,
No 21, Ganesha Murthy St,
Thuvakkam, Chennai

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 the case of any dispute arising between the parties hereto the same shall referred to the Secretary to the Government of Tamil Nadu, Housing Department, whose decision here on shall be final.

Executive Engineer & Addl. Officer--22
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS.89.

S. K. Padmanabhan



JUL

T. K. பஞ்சு & சகாரம்
எண்கள் 70

V. Thiruvarul Doctor
V. திருவருள் டாக்டர்
No. 20, 0000 ...
Saidapet. Dear Sir

FIRST SCHEDULE - PROPERTY.

All that piece and protion of the flat No. 'D' in the First floor of the Building in Block No. 5.22 erected on the land in Survey No.250/2 Apt & 2 B Pt and 249/7 Part at K.K. Nagar, In Virugambakkam village, Madras City/Town flat measuring 645 sq.feet and the land being bounded on

the NORTH by S.L.I.G. Flat S.22/E

the EAST by S.L.I.G. Block S.21

the SOUTH by S.L.I.G. Block S.24

and the WEST by 20 feet Road

--2--

Executive Engineer/Addl. Officer
Velachery Tambaram Division
TAMILNADU HOUSING BOARD
MADRAS-113.



T. R. [illegible]

V. Thamaraichelvi
V. தாமரைச்செல்வி,
ஸ்டாம்பு வெண்டர்,
No 21, தெற்கு மாடவீதி,
மயிலாப்பூர், சென்னை-34.

within the Sub-Registration District of Virugambakkam and Registration District of South 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

Executive Engineer & Asst. Officer
Kolaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

T. R. [illegible]



T.R.Padmanabhan,
Madras.

Rs. 75.00
Date 4.8.86
Reference No. 3656
G. MANI
STAMP VENDOR
399/1, ARCOT ROAD
VIRUGAMBAKKAM
MADRAS-92.

in the occupation of one family only, nor for any purpose from which a buisance 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.

Executive Engineer & Adm. Officer
Nehrunagar Jawaharlal Nehru Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

T.R. Padmanabhan



T.R.Padmanabhan,
Madras.

G. MANI
56B ... ROAD
VIRUGAMBAKKAM
MADRAS-92.

3. Not to throw dirt, rubbish, rags, refuse or other objectionable things or permit the same to be thrown into sinks, baths, lavotaries cisterns or waste or soil pipes in the Flat.

4. Not to play or use any piano, pianola, harmonium, gramphone, radio apparatus, wireless, loudspeaker, 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

T.R. Padmanabhan

-26
Executive Engineer & ex-Officio
Kasturba Gandhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-61.



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T.R.Padmanabhan,
Madras.

VIRU[illegible]AKKAM
M[illegible]S-92

other flats comprised in the Buildingso as to be audible outside the Flat between the hours of 10.00 p.m. and 6.00 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 Flat or so as to be visible from outside the Flat, save as otherwise permitted by the Regulations or the Vendor and no clothes or other articles shall be hung or exposed outside the Flat and no flower-box, flowerpot or other like shall be placed outside the Flat

T.R.Padmanabhan

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-52



T.R.Padmanabhan,
Madras.

and no bird, dog or other animal which may cause annoyance to any owner, lessee and or occupier or the other flats comprised in the building shall be kept in the flat.

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. The vacant land around the Building terrace in which the flat mentioned hereunder in the first schedule is situate shall be held in common by the owners of all the flats in the said Building and the purchaser herein shall

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T.R.Padmanabhan



T.R. Padmanabhan,
Madras.

G. RAMI
MADRAS-92.

not be entitle to convert the said common land for his personal or exclusive use.

THIRD SCHEDULE.

Easements, 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 purposes to go, pass and repass over and along the forecourt shown on the plan annexed hereto through and along the main entrances of the Building and the passages, landings and staircases leading to the Flat.

TAMILNADU HOUSING BOARD
MADRAS-82.

T.R. Padmanabhan



T.R.Padmanabhan,

Madras.

G. MANI
VIRUGAMBAKKAM
MADRAS-92

2. Full right and liberty for the Purchaser and all persons authorised by the Purchaser (in common with all other persons entitled 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 and for the purpose of recreation and (as to the areas marked 'Parking' on the said plan for the parking of private motor-cars and motor-cycles only (but not for the purpose of playing

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T. R. Padmanabhan

Executive Engineer & Asst. Officer
Estates Management Wing Division
TAMIL NADU HOUSING BOARD
MADRAS-113



T. R. Padmanabhan,
Madras.

games or for any other purpose) provided that any vehicle parked in the area marked 'Parking' may only be parked for temporary period and 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 for the purpose of drying clothes.

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T.R.Padmanabhan,
Madras.

- 31 -

5. The right (in common with all other persons entitled to the like right) to use the part of the premises for keeping a dust-bin.

6. 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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T.R.Padmanabhan,

Madras.

G. [illegible]
VIRUGAMBAKKAM
MADRAS-92.

7. 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.

8. The right to the Purchaser with servants, workmen and others at all reasonable times on notice (except in the case of emergency)

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

S/R. Padmanabhan



T.R.Padmanabhan,
Madras.

VIRUGAMBAKKAM
MADRAS-92.

(a) to enter into and upon other parts of the Building for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains, watercourses, cables and wires with as little disturbance 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 part of the Building subjacent

T.R.Padmanabhan

Executive Engineer & Addl. Officer
Kolathur Tenements Wing, Division
TAMILNADU HOUSING BOARD
MADRAS-82.



T.R. Padmanabhan,

Madras.

or lateral support, shelter or protection to the Flat.

9. The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the Building granted or to be granted.

10. All the above easements, 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 Fifth Schedule of and to this transfer.

11. 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 provided that nothing herein



T.R. Padmanabhan,

Madras.

contained shall oulige the Vendor to erect any such aerial.

12. Every internal wall separating the Flat from an adjoining flat 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 II of this Deed.



T.R. Padmanabhan,
Madras.

2. There is excepted and reserved obsolutely 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 occupers 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.

Costs, 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,



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office ref 3689

T.R. Padmanabhan,
Madras.

G. RAMU
MADRAS-92.

chimney, stacks, gutters and rainwaters 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 and lighting the passages,

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Executive Engineer & Addl Officer
Anna Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

T. R. Padmanabhan



T.K.Padmanabhan,

Madras.

V.RAJAMEENAM
MADRAS-92.

landings staircases and other parts of the Building so enjoyed or used by the Purchaser in common as aforesaid and keeping the rorecourt, garden, way and other parts of the Building shown on the plan annexed hereto.

3. The cost of decorating the exterior of the Building.

4. All rates, taxes and outgoings (if any)payable

Executive Engineer & Addl. Officer-39
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-13.

T.R. Padmanabhan



T.M. Padmanabhan,
Madras.

G. KIANI
SUPPLIER
535, ... POT ROAD
VIRUGAMBAKKAM
MADRAS-92.

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 there on hatched red coloured brown, colourd yellow and coloured green, and electricity charges in respect of water supply to the building, common lift and for other common purposes.

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Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-83.

T.R. Padmanabhan



T.R.Padmanabhan,
Madras.

- 40 -

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) here in contemplated and shall be liable to contribute as the said owners

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32.

T. R. Padmanabhan



T. R. Padmanabhan,
Madras.

G. MANI
STAMP VENDOR
560/1, ANNA SALAI
MADRAS-600 002

- 41 -

may decide by majority such sums at such periods as they may decide for the purpose of meeting expenses common to the owners of flats including 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

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Executive Engineer & Asst. Officer
Kalaignar Karunanidhi Nagar Division
TAMILNADU HOUSING BOARD
MADRAS-32.



T.K.Padmanabhan,
Madras.

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.

9. When any repairs, redcorations or renewals of any portion that is commonly enjoyed by all the allottees or the Building 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.



Rs. 5.00
Date 14.8.88
Office Ref. 3654

T.R. Padmanabhan,
Madras.

G. MANI
STAMP VENDOR
568/1, ARCOT ROAD
VIRUGAMBAKKAM
MADRAS-92.

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, Thiru K. Janakiraman .....who has signed this Deed on behalf of the Board as per the authority granted to him by the board.

for THE TAMIL NADU HOUSING BOARD

Executive Engineer & Administrative Officer
Coimbatore Housing Division
TAMILNADU HOUSING BOARD
MADRAS-82.

In the presence of witnesses:

(1) B. Dhakshnamoorthy
Supdt. Gr.

(2) K. Chandrasekaran
AASt.
F. Section.

T.R. Padmanabhan



तमिलनाडु TAMILNADU

A 3 3876

HIGH COURT : MADRAS
(Testamenary & Intestate Jurisdiction)

O.P.No. 720 of 2010

In the matter of the Indian Succession Act XXXIX of 1925

And

In the matter of Last Willand Testament of Mrs. K.S. Visalakshi - (Deceased)

Mrs. K. Lalitha. .. Petitioner;

Duty paid a sumof Rs.₹ e12.000/-

Chennai

28-09-2010.

Counsel for Petitioner.



தமிழ்நாடு तमिलनाडु TAMILNADU

A 177

IN THE HIGH COURT : MADRAS
(Testamentary & Intestate Jurisdiction)

O.P.No. 720 of 2010

In the matter of the Indian Succession Act XXXIX of 1925

And

In the matter of Last Will and Testament of Mrs. K.S. Visalakshi - (Deceased)

Mrs. K. Lalitha. .. Petitioner

Duty paid a sum of Rs. ₹12,000/-

Chennai
28-09-2010.

Counsel for Petitioner.



தமிழ்நாடு तमिलनाडु TAMILNADU



HIGH COURT : MADRAS
(Testamentary & Intestate Jurisdiction)

O.P.No. 730 of 2010

In the matter of the Indian Succession Act XXXIX of 1925

And

In the matter of Last Will and Testament of Mrs. K.S. Visalakshi (deceased)

Mrs. K. Lalitha. .. Petitioner;

Duty paid a sum of Rs. 12,000/-

Chennai
26-09-2010.

Counsel for Petitioner.

भारतीय कोर्ट फी
भारत INDIA
एक हजार रुपये
ONE THOUSAND RUPEES
1000 रु. Rs. 1000
INDIA COURT FEE

தமிழ்நாடு तमिलनाडु TAMILNADU

23 Sti A 993879
SECTION

HIGH COURT : MADRAS
(Testamentary & Intestate Jurisdiction)

O.P.No. 720 of 2010

In the matter of the Indian Succession Act XXXIX of 1925

And

In the matter of Last Will and Testament of Mrs. K.S. Visalakshi (Deceased)

Mrs. K. Lalitha. .. Petitioner

Duty paid : sum of Rs. 13,000/-

Chennai
28-09-2010.

Counsel for Petitioner.

भारतीय कोर्ट फी
भारत INDIA
एक हजार रुपये
ONE THOUSAND RUPEES
1000 रु. Rs. 1000
INDIA COURT FEE

தமிழ்நாடு तमिलनाडु TAMILNADU

23 X 313881
SECTION

HIGH COURT : MADRAS
(Testamentary & Intestate Jurisdiction)

O.P.No. 720 of 2010

In the matter of the Indian Succession Act XXXIX of 1925
And

In the matter of Last Will and Testament of Mrs. K.S. Visalakshi - (Deceased)

Mrs. K. Lalitha . .. Petitioner

Duty paid Rs. 12,000/-

Chennai

28-09-2010.

Counsel for Petitioner



தமிழ்நாடு तमिलनाडु TAMILNADU



HIGH COURT : MADRAS
(Testamentary & Intestate Jurisdiction)

O.P.No. 720 of 2010

In the matter of the Indian Succession Act XXXIX of 1925
And

In the matter of Last Will and Testament of Mrs. K.S. Visalakshi - (Deceased)

Mrs. K. Lalitha . .. Petitioner

Duty paid Rs. 10,000/-

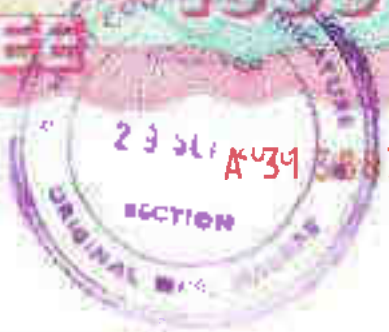
Chennai

28-09-2010.

Counsel for Petitioner



தமிழ்நாடு தமிலநாடு TAMILNADU



HIGH COURT : MADRAS
(Testamentary & Intestate Jurisdiction)

O.P.No. 730 of 2010

In the matter of the Indian Succession Act XXXIX of 1925
And

In the matter of Last will and Testament of Mrs. M.S. Visalakshi - (Deceased)

Mrs. K. Lalitha . .. Petitioner

Duty paid Rs. 12,000/-

Chennai

28-09-2010.

Counsel for Petitioner

भारतीय कोर्ट फी

भारत INDIA

एक हजार रुपये ONE THOUSAND RUPEES

1000 रु. Rs. 1000

INDIA COURT FEE

தமிழ்நாடு तमिलनाडु TAMILNADU

23 SEP 2010 A 311884

SECTION

HIGH COURT : MADRAS

(Testamentary & Intestte Jurisdiction)

O.P.No. 720 of 2010

In the matter of the Indian Succession Act XXXIX of 1925

And

In the matter of Last Will and Testament of Mrs. K.S. Visalakshi (Deceased)

Mrs. K. Lalitha. .. Petitioner

Duty paid a sum of Rs.12,000/-

Chennai

28-09-2010.

Counsel for Petitioner

भारतीय कोर्ट फी

भारत INDIA

एक हजार रुपये ONE THOUSAND RUPEES

1000 रु. Rs. 1000

INDIA COURT FEE

தமிழ்நாடு तमिलनाडु TAMILNADU

HIGH COURT : MADRAS

(Testamentary & Intestate Jurisdiction)

O.P.No. 720 of 2010

In the matter of the Indian Succession Act XXXIX of 1925

And

In the matter of Last Will and Testament of Mrs. K.S. Visalakshi - (Deceased)

Mrs. K. Lalitha. .. Petitioner

Duty paid a sum of Rs.12,000/-

Chennai

29-09-2010.

Counsel for Petitioner



தமிழ்நாடு तमिलनाडु TAMILNADU



HIGH COURT : MADRAS
(Testamentary & Intestate Jurisdiction)

O.P.No. 730 of 2010

In the matter of the Indian Succession Act XXXIX of 1925

And

In the matter of Last Will and Testament of Mrs. K.S. Visalakshi - (Deceased)

Mrs. K. Lalitha. .. Petitioner

Duty paid a sum of Rs.12,000/-

Chennai

28-09-2010.

Counsel for Petitioner

भारतीय कोर्ट फी

रत INDIA

एक ONE

हजार THOUSAND

रुपये RUPEES

1000 रु. Rs. 1000

INDIA COURT FEE

தமிழ்நாடு TAMILNADU

RECEIVED 29 SEP A 313887 SECTION

HIGH COURT : MADRAS

(Testamentary & Intestate Jurisdiction)

O.P.No. 720 of 2010

In the matter of the Indian Succession Act XXXIX of 1925

And

In the matter of Last Will and Testament of Mrs. K.S. Visalakshi - (Deceased)

Mrs. K. Lalitha. .. Petitioner

Duty paid a sum of Rs.12,000/-

Chennai

28-09-2010.

Counsel for Petitioner

H.C. Form No. 139 (277)—5,000 Cps 09-2-05/P3-11

IN THE HIGH COURT OF JUDICATURE AT MADRAS.

BE IT KNOWN that on the Twenty Third day of December Two thousand and Ten Letters of Administration with the Will annexed of the property and credits of K.S.Visalakshi (late) of Old No.S23 D, New No.Flat S 112-D, Ponnambalam Salai, K.K.Nagar, Chennai – 600 078, who died there on the 3rd day of June 2010, having previously thereto duly made her Last Will and Testament dated the 19th day of February 2007, a copy whereof is hereunto annexed was granted by this Court to have effect limited to the State of Tamil Nadu to K.Lalitha, as the sister's daughter/Legatee and beneficiary under the said Will, residing at Flat S 112-D, Old No.S23 D, Ponnambalam Salai, K.K.Nagar, Chennai – 600 098. The said K.Lalitha, the Petitioner herein,

Verified
4/10.4.24.
2407/2024

having undertaken to administer the same and within six months from the date hereof to make a true inventory of the said property and credits, and to exhibit the same in this Court, and also within a year from the said date to render a true account of the estate of the said deceased, showing the assets that may have come to her
hands, and the manner in which they have been applied of disposed of:

Given under the seal of the said Court at Madras aforesaid, this 2nd day of February in the year Two thousand and Eleven.

Assistant Registrar, Original Side.-I
24/2/11

Original Petition No. 720 of 2010
Gross assets, Rs. 4,20,000/-
Net assets, Rs 4,00,000/-

Will
L.A.

Mr.S.M.Pandian.
Counsel for Petitioner.

150-99—1

INDIAN SUCCESSION ACT OF 1925 S.307.

(i) Subject to the provisions of Sub-Section (2) an executor or administrator has power to dispose of the property of the deceased; vested in him under section 211 either wholly or in part; in such manner as he may think fit.

(ii) An Administrator may not, without the previous permission of the Court by which the Letters of Administration were granted.

(a) Mortgage, charge or transfer by sale, gift, exchange or otherwise any immovable property for the time being vested in him under section 211, or

(b) Lease any such property for a term exceeding five years.

(iii) A disposal of property by an executor or administrator in contravention of clause (i) or clause (ii), as the case may be, is voidable at the instance of any other person interested in the property.

WILL PERTAINING TO PROPERTY OF UNSPECIFIED VALUE

THIS is the last will and TESTAMENT of Mrs. K.S. VISALAKSHI, wife of late Krishnamoorthy, Hindu, aged about 71 years now residing at S-23-D (New No. 112-D) Ponnambalam salai, K.K.Nagar, Chennai 600 078 while in a sound and disposing state of mind and out of my own free will have executed this WILL on the 19th day of February 2007 at Poonamallee.

My husband died during 1951. I came to my parents' house. I have completed my studies. I got employment in Railways and stayed with my elder sister Mrs. K. Balakumari. After my parents death my brothers did not care and are not on visiting terms with me.

I have no issue. My husband side relatives namely my brother-in-law's sons have no affection for me. I have not seen them after my parents death i.e. after 1979.

When I was in service I have applied for house building advance and obtained allotment of the Flat, in which I am residing now, from Tamil Nadu Housing Board during 1979. After repaying the loan I got the registration in my name on 6-12-1994. In the year 1991 due to domestic reasons I have



LEFT THUMB



SUB REGISTRAR
PONAMALLEE

Executed & Admitted by Left Thumb

IDENTIFIED BY

/ E.R. Venkatathiyam (E.R. VENKATRATHINAM)
S/o Ramachandra naidu, Big Street, Veeraputtam, Ch-57

/ P. Praveen (E.S. PRAVEENKUMAR) S/p Subramani naidu
No 21/9, Big Street, Veeraputtam, Ch-57

REGISTERED AS NO. 152 OF 2007
BOOK III
DATED 19-2-07

19 day of February 2007

Sub Registrar.

obtained voluntary retirement from service. My [illegible] is looking after my comforts and attending to my needs when I am sick and laidup. I have brought up my sister's only daughter Ms. Lalitha from her childhood as my foster daughter and she is also attached to me. Out of love and affection, I wish and desire that after my death, my foster daughter Ms. K. Lalitha shall be entitled to all my estate and effects thereof absolutely and for ever.

I am bequeathing to Ms. K. LALITHA all my self earned movables And immovable properties including the schedule mentioned proerty, jewels, amount in bank and deposites in bank, Post office and companies' equity shares etc., absolutely and she shall enjoy them with absolute rights of ownership after my death.

I accordingly declare her as the sole beneficiary. I have executed this will with the intention that my husband's side relatives and my brothers' side relatives should not claim any right in succession to my properties.

I direct my foster daughter Ms. K. LALITHA after my demise to pay, discharge and satisfy all just debts and liabilities of mine if any and inform the bank for stopping pension and closing of accounts and she should arrange to perform my last rites.

This will should take effect after my life time

I reserve the right to revoke and cancel this will

O. P. No. 7120 of 19

I certify this to be a True Copy of the original well registered and proved in this registry.

Dated at Madras this the 2nd day of Feb 2011

Asst. Registrar (O. S.)

2/2/11

15

11

3

3

5000 Rs.



M. Dasarathan.

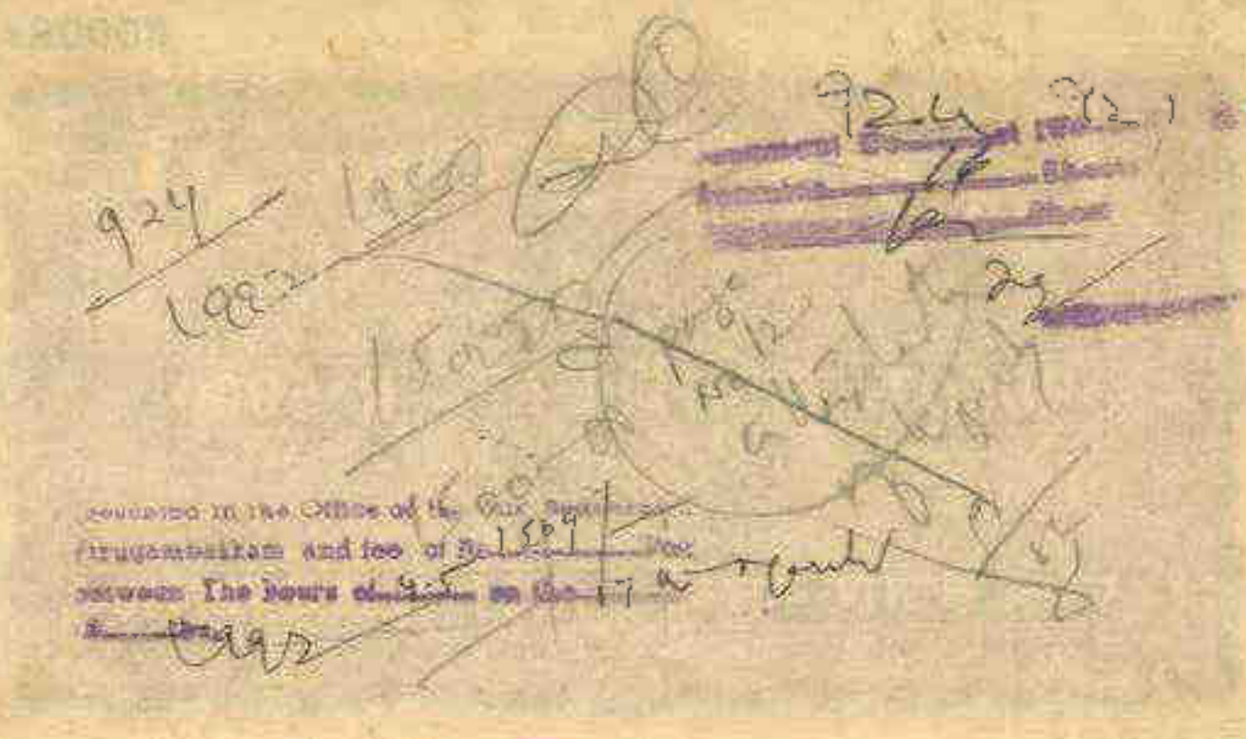
M 5000/- S Subramanian.

SALE DEED FOR Rs. 1,50,000/-

THIS DEED OF ABSOLUTE SALE executed at Madras on this the 17th day of March 1992 by. Smt. C. CHITRALEKHA, Wife of Thiru. R. Chandramohan, aged about 46 years, residing at No. 26, Veerappa Nagar, Valasaravakkam, Madras - 87, hereinafter called the 'VENDOR' which expression shall wherever the context so permits mean and include his, heirs, legal representatives, successors in interest executors, administrators, and assigns of the ONE PART:

Verified 19.10.94. 2407/2034

.. 2..



Executed in the Office of the Vice Consul
(Legalisation and fee of Rs. 150/-) [illegible]
between the hours [illegible] on the 17 day of
[illegible] 1992

Executed before me

Identified By

1. [illegible]

2. [illegible]

3. [illegible] S/o H. DASARATHAN,
S/23 B DEVARAJA GALEM STREET,
[illegible]

Vice Consul

Registered as No. 924 of 1992
Book No. Volume Pages 385 to 390

15th March 1992



M. Dasarathan,
M5000
S Subbiah

- 2 -

TO AND IN FAVOUR OF

Mr.M. DASARATHAN, Son of K.R. Mohan Naidu (late) Hindu, aged about 56 years, residing at Flat No. S-23-B, Ponnambalam Salai, K.K.Nagar, West, Madras - 78 which expression shall wherever the context so Permits mean and include his, heirs, legal representatives successors in interest, executors, administrators, and assigns of the OTHER PART: WITNESSETH AS FOLLOWS:

.. 3..



M. Dasarathan.
M.

No 750
S. Subbarayan
MADRAS

WHEREAS the Vendor herein is the sole and absolute owner of the property comprised in Survey No. 250/2B part, situated in No. 104, Virugambakkam Village, Guindy-Mambalam Taluk, Madras District, K.K.Nagar, Plat No.B, Block No. S-23, (Ground Floor) measuring an extent of 645 sq.ft she having purchased from ~~M.K. Janakarenan~~, Executive Engineer of Tamil Nadu Housing Board, under a sale Deed Registered as Document No. 4735/1988 dated 11.11.1988 in Book 1, Volume 273, pages 375 to 386 in the Office of the Sub- Registrar, Virugambakkam:

.. 4..

C. Vijayalakshmi.

750 Rs.



M. Dasarathan.
MC.

N 750 S Subbalakshmi
Mrs. S SUBBALAKSHMI

AND WHEREAS the Vendor has offered for sale the Flat with the undivided share in the land and the Purchaser herein offered to purchase the Flat No.B, (Ground Floor) Block No. S- 23 the said 645 sq.ft together with land morefully described in the Schedule of property below and hereinafter called the Schedule property for a total consideration of Rs. 1,50,000/- (Rupees One Lakhs fifty thousand only) free from all encumbrances and charges:

NOW THIS DEED OF SALE WITNESSES that in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 1,50,000/- (Rupees One Lakh and Fifty thousand only) paid by the Purchaser to the Vendor the receipt of which the Vendor hereby acknowledges

C. Rajan.



M. Dasarathan.
MS.

M750

S. Subrahmanian

5119
16.3.92

the doth hereby sell transfer, convey, and grant absolutely unto the purchaser by way of sale the flat (Ground floor) measuring 645 sq.ft together with land comprised in Survey No. 250/2B Part, of Virugambakkam Village, Guindy-Mambalam Taluk, Madras District, and more fully described in the Schedule below with the his title, rights, and amenities for the flat, and with all the ways and water sources easements advantages liberties privileges and appurtenances thereto, TO HOLD AND HAVE THE SAME ABSOLUTELY AND FOR EVER:

2. THAT the Vendor covenants with the purchaser that the Schedule mentioned property is, his absolute and separate property and that nobody else

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C Rajaeii.



M. Dasaratkan.
MS.

₹ 750

S Sulochana
Mrs. S. SULOCHANA
MADRAS

is entitled to any manner of right interest of title therein:

3. THAT the vendor further covenants with the Purchaser that he shall indemnify the Purchaser against any loss that the purchaser may suffer on account of the vendor's title to the Schedule mentioned property becoming imperfect or defective in any manner:

4. THAT the Vendor covenants also that the Schedule mentioned property is free from any encumbrances or burdens like Mortgage, Charge, Lien, Lispendens, Collateral Security or Court Attachment etc.,

5. THAT the Vendor doth hereby declare and assure the purchaser that he has not done, omitted or been party

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C. Rajalei

750 Rs.



H. Dasaratha.
MS.

M 75 S. Subbarao

8151
16-3-95

or privy to any act, deed or things whereby he shall or may in any-way be prevented from conveying the Schedule mentioned property is favour of the purchaser:

6. THAT the Vendor doth hereby agree that he shall and will, at all times in future, and at the requests and costs of the purchaser do, execute and register or cause to be done, and executed and registered, all such further acts, deeds , and things, that may be legally necessary for assuring the Schedule mentioned property more perfectly and effectively unto the purchaser:

7. THAT the Vendor assures the purchaser that upto date he has paid all the taxes and other public dues in

.. 8..



M. Dasarathan
MS.

Rs 750

S Selvichandra
MR. S. SULOCHANA
MADRAS

respect of the Schedule mentioned property, and the purchaser shall pay the same hereafter. If there being any arrears the Vendor undertakes to pay the same or reimburse the amount if paid by the Purchaser:

8. THAT the Vendor has today put the purchaser in vacant possession of the Schedule mentioned property and he covenants that the purchaser shall henceforth be entitled to quiet and peaceful possession and enjoyment of the Schedule mentioned property without any let or hindrance from the vendor or from persons claiming the through the vendor:

9. THE VENDOR hereby consents for the mutation of the name of the purchaser regarding Flat No.B, Block No. 23, in all public records including transfer

.. 9..



of Patta, property Tax register of Corporation of Madras, Water and Sewerage service connections and Electricity together with the security deposit therein:

THIS SALE IS SUBJECT TO THE FURTHER TERMS AND CONDITIONS HEREINAFTER CONTAINED:

1. THAT the purchaser shall use the proposed flat only for residential purpose and shall not carry on any business or trade that may be a nuisance to the owners of the other flats:

2. THAT the Plan or elevation of the building in the Flats shall not be altered by the purchaser not shall any erection or alteration of structure inside the Plat be made by the purchaser without the consent

.. 10..



M. Dasgupta
Ms.

M 750

S. Subchand
Mr. S. SUBCHANDRA
STAMP VENDOR
MAGISTERIAL DISTRICT

6154
16.3.92

inwriting of all the owners of the other flats:

3. THAT the purchaser shall pay his share of the monthly maintenance charge, in respect of the common amenities like repairs, water tax, Electrical charges of Pumpsets, general Lightings, Watchman, Salary and all other expenses to be decided by the concurrence of the Society of the Flat Owners:

4. THAT the purchaser shall enjoy the common, amenities in the premises without causing any kind of suffering nuisance of inconveniance to the other flat owners:

5. THAT the purchaser shall and will always give the owners of the other flats the necessary vertical horizontal or lateral support for their flats:

..11..

C Rajeeni.



750 Rs.

M. Dasarathan-
pp.

M 750 S Sathyakumar

8155
16.3.90

6. THE OPEN land around the flats the staircase areas and the open terrace, shall be common for all the flat owners:

THE ORIGINAL SALE DEED dated 11.11.1988, Registered as Document No. 4735/1988 together with the connected records has this day been handed over to the purchaser:

.. 12..

12

750 Rs.



N. Dasaradhan.
Mr.

S 750 S. Sulochana

Mrs. S. SULOCHANA No
STAMP VENDOR
MADRAS-600001

- 12 -

SCHEDULE OF PROPERTY

All that piece and Portion of the Flat No.B in the Ground Floor of the Building in Block No.S-23 erected on the land in Survey No. 250/2-B Part. at K.K.Nagar. Madras Flat Measuring 645 sq.ft and the land being bounded on the

Y3 portion

.. 13 ..



6157
16.3.97

Mrs. R. SUDHARSANA

NORTH BY: S.L.I.G. Block S- 21,

EAST BY: Ponnambalam Salai 40'

SOUTH BY: S.L.I.G. Plat S- 23/A,

WEST BY: S.L.I.G. Block S - 24,

.. 14 ..



situated in 104. Virugambakkam Village, Guindy-Mambalam Taluk, Madras District, lying within the Registration District of South Madras and Sub- District of Virugambakkam:

.. 15..



M. Dasarathan.
M.S.

M500 S Sudarshana

1991 8159 16.3.92

Present Market Value of the property is Rs.. 1,50,000/-

IN WITNESS WHEREOF THE VENDOR HAS THIS DAY Set his hands, signature and seal on the day, month and year First herein above written:

VENDOR:

WITNESSES:

1. D. Balaji. S/o M. DASARATHAN
S/4 B' Annai Abraham Salai
Mylapore Madras-28.

2.

Drafted by
O. KUPPUSWAMY PILLAI
Licence No. K.L.-92, A36

200Rs



Rupees Two hundred only

D. Paramasivanan
Madras.

S.P. VASANTHA
STAMP VENDOR,
18, FIRST LOOP STREET,
(OPPOSITE LANE END)
MANDAVELLIPAKKAM,
MADRAS-600 028
PHONE: 494574

DEED OF SALE FOR FLATS

THIS DEED OF SALE is executed at Madras on this the Twelfth day of June One thousand nine hundred and eighty nine by the Tamil Nadu Housing Board, a body corporate, constituted by the Tamil Nadu Housing Board Act, 1961 (Tamil Nadu Act XVII of 1961), hereinafter referred to as 'THE ACT' having its officeat 1st Floor Shopping Centre, Ashok Nagar, Madras-600083, hereinafter called'the VENDOR', which term shall wherever the context so admits; mean and include, its successors and assigns,represented herein by its Executive Engineer and Administrative Officer

Executive Engineer and Administrative Officer
K. K. Nagar Division
Tamil Nadu Housing Board

2444/89

2444/89

Presented in the Office of the Sub Registrar of ... and his fee of Rs. ... paid on ... the ... day of ... 89

Receipt Acquired By

... - S/o P. RAMAKRISHNAN
5-23-C PONNAMBALAM SALAI. K. K. NAGA
MADRAS. 600 078

Identified By

C.V. BALASUBRAMANIAN) S/o Late
M. N. Venkateswaran
197/18, ASiad colony,
Near Thiruvanmyalam,
Ammanagar (W),
Madras - 600 101.

S. ... Wife of V. Ravi ... No. 6. School St. ...

I have satisfied myself as to the execution of this instrument by/there ... who is exempted from personal appearance under section 88 (1) of the Registration Act, 1908.

22nd June 89

200Rs



Rupees Two hundred only

E. Parameshwaran
Madras.

(2)

S.P. VASANTHA
STAMP VENDOR
15, FIRST LOOP STREET,
(ROBERTSON LANE END)
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 471554

Thiru. A.M. R A M A S A M Y, under the authority granted to him by the Board in this behalf by its resolution No.130, dated 25.4.81 authorising him to sign this instrument of sale on behalf of the Vendor of the ONE PART, TO AND IN FAVOUR OF Thiru.E. PARAMESWARAN, son of Thiru.(late) P. Ramakrishnan and aged about 42 years residing at S/23-C Ponnambalam Salai, K.K. Nagar, Madras-78, 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.

E. Parameshwaran

Executive Engineer
Administration Division
K. K. Nagar
Tamilnadu Housing Board

200Rs



Rupees Two hundred only

2191
19/5/77

E. Parthasarathy
Madras.

S P Vasantha
S. P. VASANTHA
STAMP VENDOR,
15, FIRST LOUP STREET,
ROBERTSON LANE END
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE 493524

(3)

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 flats, 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. 42222 dated 3.5.76 to the Vendor for the allotment of such flat and has deposited with the Vendor under Receipt No. 40205 dated 4.5.76 a sum of Rs. 500/- only as Earnest money.

E Parthasarathy

Executive
Administrative
K. K.
Housing Board

200Rs



Rupees Two hundred only

E. Paramasivan
Madras.

S P Vasantha
S.P. VASANTHA
STAMP VENDOR,
18, FIRST LOOP STREET,
(ROBERTSON LANE END)
MANDAVELLIPAKKAM,
MADRAS-600 028
PHONE: 838324

(4)

4. AND WHEREAS the Vendor has, on the said application from the Purchaser, allotted a flat bearing No.23-C in first floor in the building erected in Block No.23 at Ponnambalam Salai, K.K. Nagar in 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 24.9.'77 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

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

Padmanabhan

200Rs



Rupees Two hundred only

2193/15/75

E Parameswaran

(5) Madras

S.P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
(OSBERTSON LANE END)
MANAVELLIPAKKAM,
MADRAS-600 095
PHONE: 435524

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 Rupees Thirty two thousand one hundred and fifty(Rs.32,150/-) which the Purchaser has paid in full.

6. AND WHEREAS the Purchaser has already remitted to the Vendor a sum of Rs.500/-under receipt No.40205, dt. 4.5.76 and Rs.9000/-under receipt No.27402 dated 27.12.76 as and by way of earnest money deposit and 1/4th cost and has paid the balance of Rs.22650/- under various receipt numbers and different dates whereby entire cost

Executive Engineer and Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

200Rs



Rupees Two hundred only

E. Parthasarathy

S P. Vasantha
S. P. VASANTHA
STAMP VENDOR
15, FIRST LOOP STREET,
(ROBERTSON LANE END)
NUNGAMBAKKAM,
MADRAS-600 034
PHONE: 826524

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 indents in every such future transaction to impose the restrictions set forth in the Second Schedule hereto to the intent that any owner, transferees or occupiers for the time being of the other flats in the Building.

8. NOW THIS DEED WITNESSETH that in pursuance

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

200Rs



Rupees Two hundred only

E. Parameswaran
Madras

S.P. VASANTHA
STAMP VENDOR,
18, FIRST LOOP STREET,
(ROBERTSON LANE END)
MANDAVELLIPAKKAM,
MADRAS-600 028
PHONE: 833591

(7)

of the abovesaid agreement for Sale and in consi-
-deration of the sum of Rs.Thirty two thousand one
hundred and fifty only(Rs.32,150/-) 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

Executive Engineer and
Administrative Officer
K. K. [illegible]
[illegible]

200Rs



Rupees Two hundred only

2196 (19)97

P. Parameswaran
Madras

(8)

S.P. VASANTHA
STAMP VENDOR
18, FIRST LOOP STREET,
CORPORATION LANE END
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 81047

or parcel of land where the building stands as shown in the plan annexed hereto and thereon coloured red together with the Flat No.S-23-C in the Block No.23 at Ponnambalam Salai, K.K. Nagar in Madras City fully 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 flat and Ground 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 consti--tutes the roof of the Flat also with the easements, rights in common and privileges mentioned in the

P. Parameswaran

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Board

200Rs



Rupees Two hundred only

2197
12/5/89

E. Parameswaran
Madras.

S P
S. P. VASANTHA
STAMP VENDOR,
18, FIRST LOOP STREET,
GOVERNMENT LANE END,
MANDAVELLIPAKKAM,
MADRAS-600 028
PHONE: 859324

(9)

Third Schedule hereto subject as therein to and reserving as mentioned in the Fourth Schedule hereto and reserving also out of the premise hereby conveyed to the Vendor in fee-simple(absolute owner--ship) and with all the fixtures, electrical insta--llations, water and drainage connections, rights, easements and appurtenances of the ways, paths, liberties, advantages and privileges whatsoever belonging thereto in, to and upon the said property TO HAVE AND TO HOLD the said Flat and all and singular the rights, titles, interest, etc., in

E. Parameswaran

Executive Engineer and
Administrative Officer
K. K. [illegible]
Tamilnadu Housing Board

200Rs



Rupees Two hundred only

P. Parameshwaran

Madras.

S.P. VASANTHA
STAMP VENDOR,
10, FIRST LOOP STREET,
CROSS STREET LANE END
MANDAVELLIPAKKAM,
MADRAS-600 028
PHONE: 493624

(10)

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, freed from all encumbrances and charges whatsoever except the restrictions and undertakings given herein.

VENDOR'S COVENANTS:

9. The Vendor hereby covenants with the Purcha-ser that any public charges taxes and all other outgoings payable to the Government or the Munici-pal, 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

Executive Engineer and
Administrative Officer
K. K. Nagar Division



Rupees Two Hundred only

E. Parameswaran
Mandai

S.P. VASANTHA
STAMP VENDOR,
13, FIRST LOOP STREET,
(ROBERTSON LANE END)
MANDAVELLIPAKKAM,
MADRAS-600 028
PHONE-

possession of the Flat by the Purchaser that is from 24.9.77.

10. The Vendor does hereby covenant 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 execute 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.

Executive Engineer
K. K.

200Rs



Rupees Two hundred only

2208
14/12/09

E. Parameswaran
Madras.

S.P. Vasantha
S. P. VASANTHA
STAMP VENDOR,
18, FIRST LOOP STREET,
(ROBERTSON LAKE END)
MANDAVELLIPAKKAM,
MADRAS-600 028
PHONE: 2471171

(12)

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 any flat comprised in the Building to covenant to observe the restrictions set forth in the 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 transfers, grants or leases shall be ineffective and inopera--tives to confer any rights on such lessees or trans--ferees:

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

200Rs



Rupees Two hundred only

E. Parameswaran

Madras

S.P. VASANTHA
STAMP VENDOR
15, FIRST LOOP STREET,
ORDERSON LANE END
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 800824

(13)

(ii) That subject to contribution and payment as hereinafter provided, the Vendor will maintain, repair, redecorate and renew,

(a) the main structure and in particular the roof, chimney, stacks, gutters and rainwater pipes of the building.

(b) the water and water-pipes, drains and elec--tric cables and wires in under and upon the buil--ding and enjoyed or used by the Purchaser in common with the owners and lessees of the other flats,

(c) the main entrances, passages, landing and stair cases of the Building so enjoyed or used by

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

200Rs



Rupees Two hundred only

E - Parampathamman
Madras.

S.P. VASANTHA
STAMP VENDOR,
18, FIRST LOOP STREET,
CORRESPONDENCE LANE EXTN
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 474557

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18/3/87

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 Purcha-ser in common as aforesaid and as far as practi-cable 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 house-tax, cess and water rate assessed on the Building but on the Flat if separately assessed.

Executive Engineer
Administrative
E. K.

200Rs



Rupees Two hundred only

2003
18/5/05

P. Ravichandiran
Madras.

(15)

S.P. VASANTHA
STAMP VENDOR.
15, FIRST LOOP STREET,
CROSERTTON LANE ENDS
MANDAVELLIPAKKAM,
MADRAS-600 028
PHONE: 493524

(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 every year.

(iv) That the Vendor, as already agreed between the parties, agrees to vest the land on which the Building consisting of the flat described in the First Schedule hereunder is contained to a Housing

Executive Engineer and
Administrative Officer

200Rs



Rupees Two hundred only

E. Parameswaran
Madras.

S.P. VASANTHA
STAMP VENDOR,
18, FIRST LOOP STREET,
CORPENTOR LANE END
MYLAPORE, MADRAS-600 004
PHONE: 830174

Co-operative Society as and when such a Society is formed by the owners of all the flats and it is hereby agreed to by both the parties that such Co-operative Society shall hold the land jointly on behalf of all its members to protect their rights and privileges.

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 transferee thereof to be trustee in its stead the Vendor shall cease to be liable on the said covenants.

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

200Rs



Rupees Two hundred only

E. Paramasivam
Madras.

S.P. VASANTHA
STAMP VENDOR.
15, FIRST LOOP STREET,
SUBBAIYAN LANE END
MADRAS-600 028
PHONE: 835024

(17)

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 construc--tion to the flat, without prior permission of the

Executive Engineer
Administrative Officer
E. K. Area Division
Tamilnadu Housing Board

60 Rs.



Rupees Sixty only

2206
18/5/19

L. Parameswaran
Madras

S P Vasantha

S.P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
(ROBERTSON LANE END)
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 494074

(18)

Housing Board in writing.

(c) The purchaser and the persons deriving t 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 so long as the flat shall not be sepa--rately 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;

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board



Rupees Sixty only

E. Parameswaran
Madras.

(10)

S.P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
THOUSAND LIGHTS
MADRAS-600 002

(e) That the Purchaser will insure and keep insured the Flat 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 practicably layout the insurance moneys in the repair, rebuilding or reinstatement of the Flat;

(f) 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

Executive Engineer
Administrative Office

60 Rs.



Rupees Sixty only

E. Parameswaran
Madras.

S.P. Vasantha
S. P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
OPPOSITE LAKE END
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE 470924

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 the Purchaser and for which the Purchaser may be liable hereunder within three months after the giving of such notice;

(g) 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 and good condition all sewers, drains, pipes cables, water sources, gutters, wires, partly structures or other conveniences belonging to or serving or used for the

Chandrabhakal

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

60 Rs.



Purpose Duty only

2207/1315/95

E. Ponnuswamy
Madras.

S.P. Vasantha
S.P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
(GORDAYSON LANE END)
MANDAVELLIPAKKAM,
MADRAS-600 028
PHONE: 4939574

(21)

Building on and also for the purpose of laying down, maintaining, repairing and testing drainage and waterpipes and electric wires and cables and for similar purposes and also for the purposes of cutting off the supply of water to the Flat or any other flat in the building in respect whereof 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;

(h) 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

Executive Engineer and
Administrative Officer,
K. K. Nagar Division
Tamilnadu Slum Clearance Board

60 Rs.



Rupees Sixty only

E. Paramaeswaran

Madras.

(22)

S.P. Vasantha
S. P. VASANTHA
STAMP VENDOR,
19, FIRST LOOP STREET,
ROBERTSON LANE END
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 8350251

common benefit of the assignees, owners or tenants of these Flats in the Building.

(i) 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 tenible repair and conditions, and in parti-cular 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;

14. In the case of any dispute arising between the parties hereto the same shall referred to the Secretary to the Government of Tamil Nadu, Housing Department, whose decision here on shall be final.

Executive Engineer and
Administrative Officer
K. K. [illegible] Division
Tamilnadu Housing Board

60 Rs.



Rupees Sixty only

E. Parameswaran
Madras.

G.P. Vasantha
S.P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
(OPPOSITE CANE END)
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 8

FIRST SCHEDULE-PROPERTY

All that piece and portion of the Flat No.S-23-D in the First Floor of the Building in Block No.S-23 erected on the land in Survey No.250/2-B Part at K.K. Nagar in Madras City flat measuring 645 sq.ft. and the land being bounded on

the North by : SLIC Flat -S23/D
the East by : Ponnambalam Salai 40' Road
the South by : A.L. Mudaliar Salai 48'wide
and the West by : SLIC Block S/24

within the Sub-Registration District of Virugambakkam and Registration District of Chengalpattu.

SECOND SCHEDULE

Restrictions Imposed in respect of the Flat:

1. Not to use the Flat nor permit the same to be

Executive Engineer and
Administrative Officer
K.K. Nagar Housing
Tamilnadu Housing Board



Rupees Sixty only

(28)

S.P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
ROBERTSON LANE END,
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 470004

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 neighbour-hood 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, rags, refuse or other objectionable things or permit the same to be

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

60 Rs.



Rupees Sixty only

2213
16/5/85

E. Paramasivam
Executive

(25)

S.P. VASANTHA
STAMP VENDOR
18, FIRST LOOP STREET,
GOVERNMENT LAND ENDS
KASTURIBAI NAGAR,
MADRAS-600 028
PHONE: 859771

throwninto the sins, baths, lavotaries cisterns or waste to soil pipes in the Flat.

4. Not to play or use any piano, pianola, harmonium, graphone, 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 so as to be audible outside the Flat between the hours of 10.00 p.m. and 8.00 a.m.

5. No name, writing, drawing sighboard, 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

E. Paramasivam

Executive Engineer and
Administrative Officer
[illegible]

60 Rs.

सत्यमेव जयते

INDIA

SIXTY RUPEES

60 RS

Rupees Sixty only

E. Parameswaran

(26) Madras

S.P. Vasantha

S.P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
(OPPOSITE LAKE END)
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 494404

by the Regulations of the Vendor and no clothes or other articles shall be hung or exposed outside the Flat and no flower-box, 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.

6. The exterior of the Flat shall not be decorated otherwise than in a manner mentioned under the regula--tions of the Vendor.

7. No external wireless or television aerial shall be erected.

8. The vacant land around the Building terrace in which the flat mentioned hereunder in the first schedule is situate shall be held in common by the owners

Executive Engineer and
Administrative Officer
E. E. Nagar Division



Rupees Sixty only

2215/1815/85

E. Parameswaran

(27) Medavakkam

S.P. VASANTHA
STAMP VENDOR,
18, FIRST LOOP STREET,
(NORTH MAIN LANE END)
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 478227

of all the flats in the said Building and the purchaser herein shall not be entitled to convert the said common land for his personal or exclusive use.

THIRD SCHEDULE

Easements, 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 purposes to go, pass and repass over and along the forecourt shown on the plan annexed hereto through and along the main entrances of the Building and the passages, landings and staircases leading to the Flat.

2. Full right and liberty for the Purchaser and

Executive Engineer and
Administrative Officer
E. E. Water Division
Coordinated Water Board

60 Rs.



Rupees Sixty only

E. Parameswaran
Madras

(28)

S. P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
(OPPOSITE LAKE END)
KODAMBAKKAM,
MADRAS-600 024
PHONE: 488314

all persons authorised by the Purchaser(in -common with all other persons entitled 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 forecourt and garden shown on the plan annexed hereto and for the purpose of recreation)and (as to the areas marked 'Parking' on the said plan for the parking of 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 area marked 'Parking' may only be parked for temporary period and

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Chennai City Housing Board

60 Rs.



Rupees Sixty only

2217
16/5/85

E. Parameswaran
Madras.

(29)

S.P. Vasantha
S. P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
(OPPOSITE LAKE END)
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 494004

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 for the purpose of drying clothes.

5. The right (in common with all other persons entitled to the like right) to use the part of the premises for keeping a dust-bin.

6. 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.

7. 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

Executive Engineer and
Administrative Officer
E. K. Nagar Division
Tamilnadu Housing Board

60 Rs.



Rupees Sixty only

22/8/85
1.15.185

E. Parameswaran
(30) Madras.

S.P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
(ROBERTSON LANE 2ND)
RAKKAMMALPAKKAM,
MADRAS-600 026
PHONE-836524

hereafter be in, under or passing through the Building or any part thereof.

8. 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 Buil-ding for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains, watercourses, cables and wires with a little disturbance as possible and making good any damage caused; and

(b) to enter into and upon other parts of the Buil-ding for the purpose of repairing, maintaining, renewing, altering or rebuilding the Flat or any part of the Buil-ding subjacent or lateral support, shelter or protection to the Flat.

Executive Engineer and
Administrative Officer
E. K. Night Division



Rupee one only.

228
111/2/85

E. Ramachandran
Madras

S P Vasanth
S.P. VASANTHA
STAMP VENDOR,
15, FIRST LOOP STREET,
DOBERTSON LANE EXTN
KANDHALUPADAM,
MADRAS-600 029
PHONE: 832524

9. The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the Building or to be granted.

10. All the above easements, 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 Fifth Schedule of and to this transfer.

11. The right (subject to the Purchaser's contribu--ting and paying his proper share of the cost of erection, maintenance and running of the television aerial hereafter referred) to such share to be deter--mined by the Vendor to connect a radio or television set in the flat with an aerial erected by or on behalf of the Vendor provided that nothing herein contained shall oblige the Vendor to erect any such aerial.

Executive [illegible]
Administrator
[illegible]
Board

INDIA ONE RUPEE ONE RUPEE

Rupee one only

S.P. VASUNTHA
STAMP VENDOR,
10, FIRST LOOP STREET,
OPPOSITE LANE END
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE: 838524

E. Parameswaran
Madras

(32)

12. Every internal wall separating the Flat from an adjoining flat 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 setforth 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 emer-gency) to enter the Flat for the purpose of carrying

executive Engineer
Administrative Officer
S. K. Dandapani
Vice Chairman



Rupee one only.

E. Parameswaran
(33) Madras.

S P Vasantha
S. P. VASANTHA
STAMP VENDOR,
15, FIRST LANE STREET,
GOVERNOR LANE ENLA
MANDAVELIPAKKAM,
MADRAS-600 028
PHONE 838624

out their obligations under Clause II 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 buil-ding for the use of the occupiers 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

Costs, expenses, outgoings and matters in respect of which the Purchaser is to contribute:

1. The expenses of maintaining, repairing, redeco-rating and renewing (a) main structure and in particular the roof, chimney, stacks, gutters and rain waters pipes of the building; (b) the gas and waterpipes, drains and

Executive Engineer

INDIA ONE RUPEE ONE RUPEE

Rupee one only

S P Vasantha
S. P. VASANTHA
STAMP VENDOR,
18, FIRST LOOP STREET,
(ROBERTSON LANE END)
BURMA VELLAPARAM,
MADRAS-600 098
PHONE: 888526

(34)

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 stair-cases of the Building so enjoyed of used by the Purchaser in common as aforesaid, and (d) the boundary walls and fences of the Building.

2. The cost of cleaning and 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.

3. The cost of decorating the exterior of the Building.

Executive Engineer and Administrative Officer
K. K. Nagar Division



Paise fifty only

E. Parameswaran
Madras.

2225
16/5/83

(35)

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 there on hatched red coloured brown, Coloured yellow and coloured green, and electricity charges and charges in respect of water supply to the building, common light 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 or any association of the owners of Flat (Registered or not) herein contemplated and shall be liable to contribute as the said owners

Executive Engineer and
Administrator
K. K.
Township Planning Board



Paise fifty only

E. Parameshwaran

S P Vasudeva

may decide by majority such sums at such periods as they may decide for the purpose of meeting expenses common to the owners of flats including 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 and
Administrative Officer
K. K. [illegible] Division
Pandit Nagar, Delhi

9. When any repairs, redecorations or renewals of any portion that is commonly enjoyed by all the allottees of the building 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 thid deed has been executed by the Tamil Nadu Housing Board represented herein by its Executive Engineer and Administrative Officer

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

Thiru. A.M. R A M A S A M Y, who has signed this Deed on behalf of the Board as per the authority granted to him by the Board.

In the presence of witnesses:

(1) Superintendent(F)Section,
K.K. Nagar Division/THHB.,
M a d r a s - 600 083.

(2) Assistant(F)Section,
K.K. Nagar Division/THHB.,
M a d r a s - 600 083.

Executive Engineer and
Administrative Officer
K. K. Nagar Division
Tamilnadu Housing Board

(PURCHASER)

TAMIL NADU HOUSING BOARD

S. No.	Survey No.	Extent	Nature of property	Market value as per executant as assessments
1	250/2BPt	645 Square feet	LIG Flat	

Flat/~~Land~~ cost Rs. 32,150/-

~~Development~~ Charges Rs. —

Total Rs. 32,150/-

Bhavaneswari

Signature of Executant
Executive Engineer and
Administrative Officer,
K. K. Nagar Division,
TNHB., Madras-83

9.6.89.

TP/1600 52338/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

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CY 056594

Kcee Properties Private Limited
Chennai - 600035

V.RAMA
S.V.L. No.1481/E/94
No.509, ANNA SALAI
CHENNAI-600035

EXCHANGE DEED

This Exchange Deed is executed at Chennai on this 29th day of November 2023;

BETWEEN

Mrs.SHOWMYA NATARAJAN (Aadhaar No - 6634 1756 5200) & (Contact No - 9444947247), wife of Mr.N.Manikandan, Hindu, aged about 47 years, residing at No.29, Double Mall Street, Teppakulam, Thiruchirapalli, Tamil Nadu - 620002 and represented herein by her Power Agent **Mr.A.T.NATARAJAN (Aadhaar No - 5449 4102 9553) & (Contact No - 8667379726)**, son of Mr.A.R.T.Iyer, Hindu, aged about 83 years, residing at 100-1a, Sowbhagya Colony, Anna Main Road, K.K.Nagar, Chennai - 600078, constituted vide a Power of Attorney dated 16.11.2023, registered as Document No.8986 of 2023 in the office of the Sub-Registrar Virugambakkam, hereinafter referred to as the **FIRST PARTY**;

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer

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ஆய்வை எண்: 2187/2024 [DUPLICATE]

சான்று

இவ்வாய்வுக்குரிய கண்ட சொத்தின் சந்தை மதிப்பிற்கு எற்கனவே வழங்கப்பட்ட முத்திரைக் கட்டணம் மற்றும் பதிவுக்கட்டணம் போக மீதியுள்ள முறைவு முத்திரைத்தீர்வை ரூ 3,29,600/- மற்றும் முறைவு பதிவுக்கட்டணம் ரூ 89,800/- ஆக ரூ 4,19,400/- ரூபாய் நான்கு லட்சத்து பத்தொன்பது ஆயிரம் நான்கு நூறு மட்டும் வழங்கப்பட்டது எனச் சான்றளிக்கிறேன்.

நாள்: 01/04/2024

சார்பதிவாளர்
விருகம்பாக்கம்

AND

(1) (i) Mr.C.C.SENTTHIL KUMAR (Pan No - APSPS9317M), (Aadhaar No - 8347 3090 3149) & (Contact No - 9600066227), Hindu, aged about 44 years and,
(ii) Mr.N.C.UTHAYAKUMAR (Pan No - AAJPU8461E), (Aadhaar No - 4162 1618 1021) & (Contact No - 9600066228), Hindu, aged about 42 years, both sons of Mr.N.Chidambaram and residing at Nos.177 & 178, 15th Street, Chowdry Nagar, Valasaravakkam, Chennai - 600087,

(2) Mrs.DULCIE PRIYADARISINI ALIAS DULCIE SUSAI (Pan No - AKMPD5387P), (Aadhaar No - 7283 3916 5709) & (Contact No - 9444050380), wife of Mr.A.Susai, Christian, aged about 63 years, residing at Plot 42, 5th Cross Street, Kamala Nagar, Mugalivakkam, Chennai - 600125,

(3) (i) Mr.N.C.MANEKANDAN (Pan No - AHNPM7433M), (Aadhaar No - 9686 7814 5337) & (Contact No - 9677155155), son of Mr.N.Chidambaram, Hindu, aged about 46 years, residing at Nos.177 & 178, 15th Street, Chowdry Nagar, Valasaravakkam, Chennai - 600087 and,
(ii) Mrs.T.AMUTHA (Pan No - BYFPA1350K), (Aadhaar No - 2666 8724 7778) & (Contact No - 9791827686) ,wife of Mr.Thirumurugu, Hindu, aged about 51 years, residing at Nos.177 & 178, 15th Street, Chowdry Nagar, Valasaravakkam, Chennai - 600087,

(4) (i) Mr.P.RAJKUMAR (Pan No - ALDPR5585P), (Aadhaar No - 3351 1755 6087) & (Contact No – 9962055788), son of Mr.P.Panneer Selvam, Hindu, aged about 41 years residing at No.23, First Floor, First Street, Andal Gardens, Ramapuram, Near Vimala Convent Amrita School Second Gate, Chennai - 600089, and,

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

Document No. 2187 of 2024 of Book
I contains 49 Sheets 2 Sheet
Registering Officer

(ii) Mrs.CAUVERY (Aadhaar No - 2036 0219 1196), wife of Mr.P.Panneer Selvam, Hindu, aged about 66 years, residing at No. 23, First Floor, First Street, Andal Gardens, Ramapuram, Near Vimala Convent/Amrita School Second Gate, Chennai - 600089; (1) to (4) are represented herein by their Power Agent **M/S.KCEE PROPERTIES PRIVATE LIMITED.** a company incorporated under the Companies Act, 1956, having its registered office at No 17, 3rd Cross Street, West C.I.T. Nagar, Chennai - 600035, represented herein by its Managing Director Mr.L.Chandrasekaran (Aadhaar No - 7647 1093 6245) & (Contact No - 9840764440), son of Mr.Lakshmikanthan, aged about 58 years, constituted vide a Power of Attorney dated 11.08.2021, registered as Document No.2190 of 2021, in the office of the Sub-Registrar Ashok Nagar;

(5) M/S.KCEE PROPERTIES PRIVATE LIMITED. a company incorporated under the Companies Act, 1956 having its registered office at No.17, 3rd Cross Street, West C.I.T. Nagar, Chennai - 600035, represented herein by its Managing Director **Mr.L.Chandrasekaran (Aadhaar No - 7647 1093 6245) & (Contact No - 9840764440)**, son of Mr.Lakshmikanthan, aged about 58 years, hereinafter jointly referred to as the SECOND PARTIES.

The terms FIRST PARTY and the SECOND PARTIES wherever the context admits or permits shall mean and include their respective heirs, legal representatives, executors, administrators, successors and assigns.

WHEREAS this Exchange Deed deals with the exchange of Schedule "A" property owned by the FIRST PARTY with the Schedule "B" property owned by the SECOND PARTIES.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

Document No. 2187 of 2024 of Book 1 contains 49 Sheets 3 Sheet

Registering Officer

Devolution of title for Schedule "A" property owned by the FIRST PARTY

AND WHEREAS the FIRST PARTY represents that she is absolute owner of the property described in Schedule "A" hereunder, having acquired the same in the following manner:

(i) under the Sale Deed dated 25.10.1983, registered as Document No.3188 of 1983, in the office of the Sub-Registrar Virugambakkam, the Tamil Nadu Housing Board sold all that piece and portion of Flat No.A measuring 645 Sq.ft. in the Ground Floor of the building in Block No.23, together with a proportionate share of land on which the building is erected, comprised in S.No.250/2B (Part) of Virugambakkam Village, Chingleput District to T.Lakshmi Mani;

(ii) under the Sale Deed dated 28.05.1987, registered as Document No.2117 of 1987, in the office of the Sub-Registrar Virugambakkam, T.Lakshmi Mani sold the aforesaid property to R.Viswanathan.

(iii) under the Sale Deed dated 14.07.2004, registered as Document No.4180 of 2004, in the office of the Sub-Registrar Virugambakkam, R.Viswanathan (represented by his Power Agent Mrs.Meera Natarajan) sold the property being LIG Flat "A" measuring 645 Sq.ft. in the Ground Floor of Block No.23, comprised in S.No.250/2B (part) of Virugambakkam Village, situated at Ponnambalam Salai, K.K.Nagar, Chennai 600078, together with an undivided share of land to Showmya Natarajan (the FIRST PARTY herein);

(iv) the Extract from the Permanent Land Register (PLR) records the total extent of land in Block Nos.21, 22, 23 and 24, Ponnambalam Salai, K.K.Nagar, Chennai - 600078 as 1480 Sq.mts. (equivalent 15930 Sq.ft) comprised in Old S.No.248 (part), T.S.No.324/6, in Block No.49 of Virugambakkam Town, Mambalam Taluk, Chennai District.

For KCEE PROPERTIES P. LTD.

Managing Director

Document No. 2187 of 2024 of Book I contains 49 Sheets 4 Sheet

Registering Officer

(v) Block Nos.21 to 24 consists of 24 flats and the entire land of an extent of 15930 Sq.ft. is divided amongst the 24 flats and each flat owner is entitled to 663.75 Sq.ft.

(vi) Showmya Natarajan (the FIRST PARTY herein) owner of Flat No.A in Block No.23 is entitled to 663.75 Sq.ft.

(vii) Showmya Natarajan (the FIRST PARTY herein) represents that she is the absolute owner of Flat No.A measuring 645 Sq.ft. in the Ground Floor of Block No.23, situated at Ponnambalam Salai, K.K.Nagar, Chennai 600078

together with 663.75 Sq.ft., undivided share in land of a total extent of 15930 Sq.ft., comprised in Old S.Nos.250/2B (part) and 248 (part), T.S.No.324/6, in Block No.49, of Virugambakkam Town, Mambalam Taluk, Chennai District, more fully described in Schedule "A" hereunder.

Devolution of title for SCHEDULE "B" property belonging to the SECOND PARTIES:

AND WHEREAS the SECOND PARTIES viz. C.C.Senthil Kumar, N.C.Uthayakumar, Dulcie Priyadarshini alias Dulcie Susai, N.C.Manekandan, T.Amutha and C.Rajkumar are the owners of 7104 Sq.ft. (as per TSLR Extract) comprised in Old S.No.394/1 (part), T.S.No.39, Block No.99 of Kodambakkam (Part-2) Town, Mambalam Taluk, Chennai District, situated at Block No.56, R.K.Shanmugam Salai and Lakshmanasamy Salai, K.K.Nagar, Chennai - 600078 and M/s.KCEE PROPERTIES PRIVATE LIMITED (the Fifth of the SECOND PARTIES herein) is the owner of the Apartment marked "N" measuring 1250 Sq.ft. (inclusive of common areas) on the Fifth Floor together with covered car park space for parking one car in the Stilt Floor of the building known as "KCEE CHAMPAKAM" constructed on the aforesaid land, with each of the SECOND PARTIES having acquired the same in the manner stated herein.

For KCEE PROPERTIES P. LTD.

Managing Director

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Registering Officer

AND WHEREAS **C.C.SENTTHIL KUMAR and N.C.UTHAYAKUMAR (the first of the SECOND PARTIES)** represent that they were the absolute owners of Flat No.56A, measuring 850 Sq.ft. on the Ground Floor of the building in Block No.56, together with an undivided share in land comprised in S.No.394/1 (part) of Kodambakkam Village, situated at R.K.Shanmugam Salai, K.K.Nagar, Chennai 600078, having acquired the same in the following manner:

(i) under the Sale Deed dated 12.12.1988, registered as Document No.5211 of 1988, in the office of the Sub-Registrar of Kodambakkam, the Tamil Nadu Housing Board sold Flat measuring 850 Sq.ft. in the Ground Floor of the building in Block No.56, together with a proportionate share in land on which the building in Block No.56 stands, comprised in S.No.394/1 (part) of Kodambakkam Village to Suradha;

(ii) under the Settlement Deed dated 16.02.2006, registered as Document No.440 of 2006, in the office of the Sub-Registrar Ashok Nagar, Suradha settled on his son S.Kalladan, all that piece and portion of Flat in the Ground Floor of the building in Block No.56, erected on land in S.No.394/1 (part), Flat measuring an extent of 850 Sq.ft. or thereabouts, together with Half Undivided share of land in 850 Sq.ft. bearing Door No.56A, R.K.Shanmugam Salai, K.K.Nagar, Chennai - 600078;

(iii) under the Sale Deed dated 19.02.2014, registered as Document No.420 of 2014, in the office of the Sub-Registrar, Ashok Nagar S.Kalladan sold the aforesaid property to N.Chidambaram;

(iv) under the Settlement Deed dated 20.11.2020, registered as Document No.2651 of 2020, in the office of the Sub-Registrar Ashok Nagar, N.Chidambaram settled absolutely Flat No.A, bearing Door No.56A, measuring 850 Sq.ft. on the Ground Floor of the building in Block



For NCTS PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer

No.56, together with 1/2 share in 850 Sq.ft. of land comprised in S.No.394/1 (part) of Kodambakkam Village, situated at R.K.Shanmugam Salai, K.K.Nagar, Chennai - 600078 on his sons C.C.Senthil Kumar and N.C.Uthayakumar (the first of the SECOND PARTIES herein).

AND WHEREAS **Mrs.DULCIE PRIYADARISINI** (the Second of the SECOND PARTIES herein) represents that she was the absolute owner of Flat No.B, bearing Door No.56B, measuring 850 Sq.ft. on the Ground Floor of the building in Block No.56, together with an undivided share in land comprised in S.No.394/1 (part) of Kodambakkam Village, situated at R.K.Shanmugam Salai, K.K.Nagar, Chennai - 600078, having acquired the same in the following manner:

(i) under the Sale Deed dated 13.05.1993, registered as Document No.2284 of 1993, in the office of the Sub-Registrar, Kodambakkam, the Tamil Nadu Housing Board sold Flat No.B, measuring 850 Sq.ft. in the Ground Floor of the building in Block No.56, together with a proportionate share in land on which the building in Block No.56 stands, comprised in S.No.394/1 (part) of Kodambakkam Village to Mrs.A.Gladys Diamond;

(ii) A.Gladys Diamond died intestate on 13.03.2007. As per the Legal Heir Certificate issued by the Tahsildar Mambalam Guindy Taluk, Dulcie Susai (daughter) is recorded as the only legal heir of A.Glayds Diamond;

(iii) on the demise of A.Gladys Diamond the property purchased by A.Gladys Diamond as aforesaid devolved on Mrs.Dulcie Priyadarisini alias Dulcie Susai (the Second of the SECOND PARTIES herein).

For KCEE PROPERTIES P. LTD.

Managing Director

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AND WHEREAS **N.C.MANEKANDAN and T.AMUTHA** (the third of the SECOND PARTIES herein) represent that they were the absolute owners of Flat No.C, bearing Door No.56C, measuring 1800 Sq.ft. on the First Floor of the building in Block No.56, together with an undivided share in land comprised in S.No.394/1 (part) of Kodambakkam Village, situated at R.K Shanmugam Salai, K.K.Nagar, Chennai - 600078, having acquired the same in the following manner:

(i) under the Sale Deed dated 18.11.1988, registered as Document No.4795 of 1988, in the office of the Sub-Registrar, Kodambakkam, the Tamil Nadu Housing Board sold M.I.G.Flat No.C measuring 850 Sq.ft. on the First Floor of the building in Block No 56, together with a proportionate share in land on which the building in Block No.56 stands, comprised in S No.394/1 (part) at Kodambakkam Village to P.K Subramanian;

(ii) under the Sale Deed dated 18.10.1996, registered as Document No.5136 of 1996, in the office of the Sub-Registrar, Kodambakkam, P.K.Subramanian sold all that piece and portion of M.I.G. Flat No.C on the First Floor of the building in Block No.56, erected on land comprised in S.No.394/1 (part) of Kodambakkam Village, together with 425 Sq.ft. undivided share of land to C Anjalai;

(iii) under the Settlement Deed dated 02.07.2004, registered as Document No.1928 of 2004, in the office of the Sub-Registrar Ashok Nagar, Anjalai settled absolutely Flat No.C measuring 1800 Sq.ft. on the First Floor of the building in Block No.56, R.K.Shanmugam Salai, K.K.Nagar, Chennai with 1/2 (half) undivided share in land measuring 1800 Sq.ft., comprised in S.No.394/1 (part) of Kodambakkam Village on her husband N.Chidambaram;

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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(iv) under the Settlement Deed dated 20.11.2020, registered as Document No.2650 of 2020, in the office of the Sub-Registrar Ashok Nagar, N.Chidambaram settled the aforesaid property on his children N.C.Manekandan and T.Amutha (the third of the SECOND PARTIES herein), to be owned by them absolutely and in equal shares

AND WHEREAS **P.RAJKUMAR** (the Fourth of the SECOND PARTIES herein) represents that he was the absolute owner of Flat No.D, bearing Door No.56D, measuring 1900 Sq.ft. on the First Floor of the building in Block No.56, together with an undivided share in land comprised in S.No.394/1 (part) of Kodambakkam Village, situated at Lakshmana Swamy Salai, K.K.Nagar, Chennai - 600078, having acquired the same in the following manner:

(i) under the Sale Deed dated 06.05.1992, registered as Document No.2444 of 1992, in the office of the Sub-Registrar Kodambakkam, the Tamil Nadu Housing Board sold M.I.G. Flat No.D measuring 850 Sq.ft. on the First Floor of the building in Block No.56, together with a proportionate share in land on which the building in Block No.56 stands, comprised in S.No.394/1 (part) of Kodambakkam Village to S.Ganesan:

(ii) under the Sale Deed dated 11.09.1992, registered as Document No.4522 of 1992, in the office of the Sub-Registrar Kodambakkam S.Ganesan sold all that piece and portion of MIG Flat No.D measuring 850 Sq.ft. on the First Floor of the building in Block No.56, erected on the land in S.No.394/1 (part) of Kodambakkam Village, to G.Gopalakrishna Shenoy:

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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(iii) under the Sale Deed dated 01.07.1996, registered as Document No.3492 of 1996, in the office of the Sub-Registrar Kodambakkam, G.Gopalakrishna Shenoy sold the aforesaid property to P.Cauveri;

(iv) under the Deed of Settlement dated 11.02.2010, registered as Document No.247 of 2010, in the office of the Sub-Registrar, Ashok Nagar, P.Cauvery retaining a life interest for herself, settled M.I.G. Flat No.D, on the First Floor of the building at Premises bearing Door No.56, Dr.Lakshmana Swamy Salai, K.K.Nagar, in Block No 56, together with ownership right and interest on the land in S.No.394/1 (part) of Kodambakkam Village, Flat having built-up area of 1900 Sq.ft. together with closed car park area of 332 Sq ft. on her son P.Rajkumar (the Fourth of the Second Parties herein);

(v) P.Cauvery (being a Life Interest Holder) has been included in this Deed by way of abundant caution.

AND WHEREAS the Extract from the Town Survey Land Register (TSLR) records the extent of land of Block No.56 as 660 Sq.mts. (equivalent to 7104 Sq.ft.) comprised in Old S.No.394/1 (part), T.S.No.39, Block No.99 of Kodambakkam (Part 2) Town, Mambalam Taluk, Chennai District, and stands in the names of (i) Rajkumar (ii) Amutha (iii) Manekandan (iv) Senthil Kumar, (v) Uthayakumar and (vi) Dulcie Priyadarisini (the first, second, third and fourth of the SECOND PARTIES herein).

AND WHEREAS the first, second, third and fourth of the SECOND PARTIES represent that they became the absolute owners of all that piece and parcel of land of an extent of 7104 Sq.ft. (as per TSLR Extract) comprised in Old S.No.394/1 (part),

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L. Chandrasekaran
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T.S.No.39, Block No.99 of Kodambakkam (Part-2) Town, Mambalam Taluk, Chennai District, situated at Block No.56, R.K.Shanmugam Salai and Lakshmanasamy Salai, K.K.Nagar, Chennai - 600078 (hereinafter referred to as the Said Land).

AND WHEREAS the first, second, third and fourth of the SECOND PARTIES appointed M/s.KCee Properties Private Limited (the Fifth of the SECOND PARTIES herein) to develop the Said Land by demolishing the existing old building and constructing a new building consisting of stilt plus 5 (five) floors.

AND WHEREAS the first, second, third and fourth of the SECOND PARTIES executed a Power of Attorney dated 11.08.2021, registered as Document No.2190 of 2021, in the office of the Sub-Registrar Ashok Nagar and appointed "M/s.KCee Properties Private Limited" as their Power Agent for development of the Said Land and to sell and deal with a 3316 Sq.ft. undivided share in the land measuring an extent of 7104 Sq.ft.

AND WHEREAS in pursuance of developing the Said Land "M/s.KCee Properties Private Limited" became entitled to the Apartment marked "N" measuring 1250 Sq.ft. (inclusive of common areas) on the Fifth Floor with one covered car park space in the building constructed on the Said Land and a 474 Sq.ft. of undivided share in the Said Land measuring 7104 Sq.ft. which is the corresponding undivided share allotted to the said Apartment.

AND WHEREAS the old building in Block 56, consisting of Four Flats viz. Flats A, B, C, and D was demolished vide Demolition Order dated 20.10.2021 bearing W.D.C.No.DA/WDCN10/00570/2021 issued by the Greater Chennai Corporation.

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

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AND WHEREAS "M/s.KCee Properties Private Limited"completed the construction of the new building and obtained Completion Certificate from the Chennai Metropolitan Development Authority (CMDA) vide CC.No.EC/Central – II/313/2023.

AND WHEREAS the SECOND PARTIES represent that they are the absolute owners of a 474 Sq.ft. undivided share in the land of an extent of 7104 Sq ft. (as per TSLR Extract) comprised in Old S No.394/1 (part), T.S.No.39, Block No.99 of Kodambakkam (Part-2) Town, Mambalam Taluk, Chennai District. and the Apartment marked "N" measuring 1250 Sq.ft. (inclusive of common areas) on the Fifth Floor with one covered car park space in stilt floor of the building known as "KCEE CHAMPAKAM" situated at Block No.56, R.K.Shanmugam Salai and Lakshmanasamy Salai, K K.Nagar, Chennai 600078, the said Apartment, car park space and the undivided share are more fully described in Schedule "B" hereunder.

AND WHEREAS the FIRST PARTY expressed her desire to acquire the Schedule "B" property from the SECOND PARTIES by exchanging her property described in Schedule "A" hereunder with the SECOND PARTIES.

AND WHEREAS the SECOND PARTIES accepted the said offer of the FIRST PARTY.

AND WHEREAS the FIRST PARTY hereby exchanges the property described in Schedule "A" hereunder with the Schedule "B" property owned by the SECOND PARTIES.

AND WHEREAS the SECOND PARTIES hereby exchange the property described in Schedule "B" hereunder with the Schedule "A" property owned by the FIRST PARTY.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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AND WHEREAS the parties hereto represent that the Schedule "A" and "B" properties conveyed by way of exchange are free of all encumbrances, charges, lien and attachment of whatsoever nature.

NOW THIS DEED OF EXCHANGE WITNESSETH AS FOLLOWS:

1. That in pursuance of the above and in consideration of the FIRST PARTY conveying to "M/s.KCee Properties Private Limited" the fifth of the SECOND PARTIES herein the Schedule "A" property, the SECOND PARTIES do hereby grant and convey by way of exchange to the FIRST PARTY absolutely and forever the property more particularly described in Schedule "B" hereunder, together with a share in all liberties, easements, profits, privileges, advantages, right and appurtenances whatsoever to the said Schedule "B" property and together with all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, at law or otherwise of the SECOND PARTIES TO HAVE AND TO HOLD the said Schedule "B" property hereby granted and conveyed by way of exchange unto and to the use and benefit of the FIRST PARTY, subject to payment of all taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

2. That in pursuance of the above and in consideration of the SECOND PARTIES conveying to the FIRST PARTY the property described in Schedule "B" hereunder, the FIRST PARTY does hereby grant and convey by way of exchange to "M/s.KCee Properties Private Limited" the fifth of the SECOND PARTIES herein, absolutely and forever the property more particularly described in Schedule "A" hereunder, together with all liberties, easements, profits, easements, privileges, advantages, right and appurtenances whatsoever

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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to the said Schedule "A" property and together with all the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever, at law or otherwise of the FIRST PARTY TO HAVE AND TO HOLD the said Schedule "A" property hereby granted and conveyed by way of exchange unto and to the exclusive use and benefit of "M/s KCee Properties Private Limited" being the fifth of the SECOND PARTIES herein, subject to payment of all taxes, assessments, rates, duties, now chargeable upon the same or which may herein after become payable in respect thereof to the local authority.

3. The first, second, third and fourth of the SECOND PARTIES hereby confirm and declare that the Schedule "A" property conveyed by way of exchange under this Deed shall be the exclusive property of "M/s.KCee Properties Private Limited" the fifth of the SECOND PARTIES herein and that the first, second, third and fourth of the SECOND PARTIES confirm that "M/s.Kcee Properties Private Limited" the fifth of the SECOND PARTIES herein shall have full power and absolute authority to own and convey the Schedule "A" property to its nominee/s without any reference whatsoever to the first, second, third and fourth of the SECOND PARTIES.

4. That each of the parties hereto mutually covenant with the other that:

i) That the parties have absolute right, full power and absolute authority to exchange their respective properties described in Schedule "A" and "B" hereunder.

ii) That the parties hereto may and shall at all times hereafter peacefully and quietly enter upon, occupy, possess and enjoy the Schedule "A" and "B" properties hereby exchanged to each other and receive the profits thereof and for their own use and benefit without any suit, eviction, interruption, claim or

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer

demand whatsoever from or by them the covenanting parties or their heirs, or any of them or any persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them.

iii) The said Schedule "A" and "B" properties are free from all encumbrances, claim, lien, and attachment of whatsoever nature.

iv) Each covenanting party and all the persons having or lawfully claiming any estate or interest whatsoever in the Schedule "A" and "B" properties exchanged by each other shall and will from time to time and at all times hereinafter at the request and cost of the other of them do and execute or caused to be done and executed such further and other acts, deeds, things, conveyances and assurances, whatsoever for the better and more perfectly assuring the said land and the flat hereby exchanged to each other.

v) The parties hereto shall indemnify and keep indemnified each other, against all actions, proceedings, claims, demands, costs, damages and expenses whatsoever, which either party may at any time incur, suffer or be put to by reason of any encumbrance, right, lien, demand or interest in or to or concerning the Schedule "A" and "B" properties hereby exchanged or any part thereof.

vi) The FIRST PARTY has handed over all original documents and records pertaining to the Schedule "A" property to "M/s.KCee Properties Private Limited" and the SECOND PARTIES have handed over photocopies of documents and records pertaining to the Schedule "B" property to the FIRST PARTY.

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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vii) The SECOND PARTIES have on this day handed over vacant possession of the Schedule "B" property to the FIRST PARTY, and the FIRST PARTY shall own and enjoy the Schedule "B" property, absolutely.

viii) The FIRST PARTY has on this day handed over vacant possession of the Schedule "A" property to "M/s.KCee Properties Private Limited" the fifth of the SECOND PARTIES exclusively, who shall own and enjoy the Schedule "A" property, absolutely.

ix) This Original Exchange Deed shall be with FIRST PARTY and the registered duplicate of this Exchange Deed shall be with "KCee Properties Private Limited" the fifth of the SECOND PARTIES herein.

SCHEDULE "A"

(Owned by the FIRST PARTY and exchanged with Schedule "B" property)

Property being LIG Flat "A" bearing Door No.112/1, measuring 645 Sq.ft. in the Ground Floor of Block No.23, situated at Ponnambalam Salai, K.K.Nagar, Chennai - 600078, together with 663.75 Sq.ft. undivided share in land of a total extent of 15930 Sq.ft. (as per PLR Extract) comprised in Old S.Nos.250/2B (part) and 248 (part), T.S.No.324/6, in Block No. 49 of Virugambakkam Town, Mambalam Taluk, Chennai District, the said flat bounded on the,

North by: Flat No.S23 B

South by: A.Lakshmanasamy Salai

East by: Ponnambalam Salai

West by : Block No.S-24

and appurtenant and common space enjoyable by the flat owners as sold by the Tamil Nadu Housing Board, situated within the Registration District of Chennai South and the Sub-Registration District of Virugambakkam.

- **Value of Schedule "A" property : Rs.77,90,000/-**

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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SCHEDULE "B"

(Owned by the SECOND PARTIES and exchanged with Schedule "A" property)

Apartment marked "N" measuring 1250 Sq.ft. (inclusive of common areas) on the Fifth Floor together with covered car park space for parking one car in the Stilt Floor of the building known as "KCEE CHAMPAKAM" situated at Block No.56, R.K.Shanmugam Salai and Dr.Lakshmanasamy Salai, K.K.Nagar, Chennai – 600078, and a 474 Sq.ft. undivided share in land of an extent of 7104 Sq.ft., (as per TSLR Extract), comprised in Old S.No.394/1 (part), T.S.No.39, in Block No.99 of Kodambakkam (Part 2) Town, Mambalam Taluk, Chennai District, the said land bounded on the,

North by : MIG Block No.57
South by: Dr.Lakshmanasamy Salai
East by : Bigger Plots
West by : R.K.Shanmugam Salai

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

- **Value of Schedule "B" property : Rs.77,80,000/-**

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

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- **Value of Schedule "A" property : Rs.77,90,000/-**
- **Value of Schedule "B" property : Rs.77,80,000/-**

In Witness Whereof the FIRST PARTY and SECOND PARTIES have signed this Exchange Deed on the day, month and year first above written.

For ACCEL PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

(FIRST PARTY)

(SECOND PARTIES)

WITNESSES:

1. J. Raghupathy
   S/o K. Janakiraman
   No. 14/1A,
   Bharathy Road, Extn,
   Shenoy Nagar, Ch-30

2. M. Arunajeo
   W/o M. Saravanan
   21 Sai Flat
   2nd School St
   Chennai - 600032

Drafted by



G.Cecilia Jayarani,
Advocate,
New.No115 (First Floor),
Luz Church Road,
Mylapore,
Chennai – 600004

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Registering Officer



ANNEXURE - I A

1. Description of the building:

a) Construction of the Structure	: Partly cement or lime & partly mud mortar
b) Depth of foundation	: above 4 feet
c) Thickness of walls	: 9''
d) Whether teakwood used through out	: No
e) Flooring	: Mosaic
2. Age of the Building	: 40 Years old
3. Extent of the Site	: 663.75 Sq.ft. undivided share
3 A. Value of the Site	: Rs.53,10,000/-
4. Built up area	: 645 Sq.ft

	G.F	F.F
R.C.C. Roof	645 Sq.ft	

5. Area of separate garage if any		:
6. a) Length of Compound wall if any		:
b) Length of barbed wire or chain or link fence		:
7. Well with diameter and depth		:
8. Is there a separate latrine or Septic tank		:
9. Elec. Installation	a) No. of points	:
	b) No. of Fans	:
	c) No of Elec. pumps	:
10. Market Value of the building and site.		: Rs.24,80,000/-
	Land Value	: Rs.53,10,000/-
	Total	: Rs.77,90,000/-

Date : 01.2.2024

Place : Chennai

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer

Schedule - B

ANNEXURE - 1 A

1. Description of the building :

a) Construction of the Structure	: Partly cement or lime & partly mud mortar
b) Depth of foundation	: above 4 feet
c) Thickness of walls	: 9``
d) Whether teakwood used through out	: No
e) Flooring	: Tiles
2. Age of the Building	: New Building
3. Extent of the Site	: 474 Sq.ft undivided share
3 A. Value of the Site	: Rs.37,92,000/-
4. Built up area	: 1250 Sq.ft (Super Built-up area)

	Fifth Floor
R.C.C. Roof	1250 Sq.ft (Super Built-up area)

5. Area of separate garage if any		:
6. a) Length of Compound wall if any		:
b) Length of barbed wire or chain or link fence		: -
7. Well with diameter and depth		: -
8. Is there a separate latrine or Septic tank		: -
9. Elec. Installation	a) No. of points	:
	b) No. of Fans	:
	c) No of Elec. pumps	:
10. Market Value of the building and site.		: Rs.39,88,000/-
Land Value		: Rs. 37,92,000/-
Land & Building Value		: Rs.77,80,000/-

Date : 01.02.2024

Place : Chennai

for KOLE PROJECTS PVT. LTD.

Managing Director

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Registering Officer

Duplicate (1)

P/ Virugambakkam/ 11 / 2024

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. 5,45,400/- Stamp Duty Paid (Rupees Five Lakh Fourty Five Thousand Four Hundred only) has been paid therefore.

Date. 01/02/2024

சார்பதிவாளர்
Sub [illegible]kam
[illegible] - 600 092

Presented in the office of the Sub Registrar of Virugam[illegible] ₹ 1 60,210/- paid at 11 27 AM on the 31/02/2024 by

Left Thumb



Additions 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:21424252fa86c9ea1b463abd6939596d980ae4 (Details from UIDAI : A T Natarajan C/O.A R T Iyer, 26-05-1940, xxxxxxxx9553)



Claim admitted by

Left Thumb



Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC 715215ab469f8552b5423cbf4f8b15e4b423b0 (Details from UIDAI : L Chandrasekaran S/O Lakshmikanthan, 1965, xxxxxxxx6245)



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1 / Registering Officer

Duplicate (1)

P/ Virugambakkam/ 11 / 2024

Claim Admitted by

Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:21219818ca49398d7f4d4366d3oca0bbaad934 (Details from UIDAI : L Chandrasekaran S/O Lakshmikanthan, 1965, xxxxxxxx6245)



1st day of February 2024

GOVINDARAJAN V

There is no difference between original and 1st duplicate

Compared by - Reader

Examiner

Date 01/02/2024

Sub Registrar

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Registering Officer

Duplicate (1)

R/Virugambakkam/Book-1/2187/2024

Registered as Number **R/Virugambakkam/Book-1/2187/2024**

Date. 28/03/2024

Virugambakkam

SUB REGISTRAR
VIRUGAMBAKKAM
CHENNAI-600 092.

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Registering Officer

CERTIFICATE

EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mambalam Town : Virugambakkam Ward :

Survey No. / Sub Division No.	Old Survey No.	Extent	Dry/Wet/Punjai/Puranjai/Poramboke	Source Of Irrigation and Class	If Double Crop, Nature of Composition	Class and Sort	Value per Acre		Extent by Town Survey			Assessment		Remarks	Name(s) in English (as per Patta)	Patta No.	Remarks
							Rs.	Paise	Hectares	Ares	Sq. Metres	Rupees	Paise	Reg No.			
: CC19-Virugambakkam (CC21)							0.00		0	14			00		V.C.BALAJI .., THIYAGARAJAN RAJAGOPAL .., SHYAMALA THYAGARAJAN .., SUBRAMANIAN .., V.VENKATALAKSHMI .., SRI .., J.PUSHPALATHA .., S.VALSAN .., K.LALITHA .., BABAJI JAGANNATH .., ANANTHA NARAYANAN THYAGARAJAN .., J.SUKANYA .., M.KUPPUSWAMY .., SHIVARAJ .., N.RAMAMURTHY .., B.S.PADMA .., SATISH .., A.SAMBAMOORTHY .., J.GANESAN .., C.VASUNDARA .., C.USHADEVI .., ARAVINTH .., SIDDHIYA NARAYANAN .., S.VINDHIA .., P.A.GOKUL SHANKARAN .., E.PARAMESWARAN .., M.YADHAVARAMAN .., HASEERIYA SAUDHARAN ..	Sort D	2023/CC/003/2018335/D OF 2023-..-16 LT 25.11.936 TK DT 16-12-2023

: The above is the subject matter of the Survey Land Register maintained in the Taluk.

Digitally Signed | 16-12-2023

Signed / Name : Balaji Bhaskar S

Seal / Designation : Manager

Place / Area : Virugambakkam / Mambalam, Greenways Road, C.O. / Chennai

Registering Officer

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Remarks :

1. [illegible] Virugambakkam [illegible] UR8/02/07/003/CC19/0049/[illegible]
   Some information / certificate details are generated from Digital records. This can be verified at the eservices portal https://eservices.tn.gov.in by giving the reference number UR8/02/07/003/001/CC19/[illegible]
2. [illegible] 16-12-2023 [illegible] PM [illegible]
   The certificate was issued on 16-12-2023 at 04:35:53 PM
3. [illegible] barcode [illegible] QR/UPRN [illegible]
   Plot with 23 [illegible] Code of Mobile [illegible] numbers and [illegible]

For KOVAI KAMARAJ & ASSOCIATES

E. Chandrasekaran

CERTIFICATE

EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Tiruvallur Taluk : Nanguneri Town : Kodambakkam (Part 2) Ward : -

S.No	Block Code and Name of Locality	Survey No. and Sub-Division No.	Municipal Door No.	Govt./Pattadar/Zamindar/Inam	Dry/Wet/Unassessed/Poramboke/Private Land etc.	Source Of Irrigation and Class	If Double Crop, Rate of Composition	Class and Sub-Division of Soil	Tenant	Rate per Acre/Hectare Rs.	Rate per Acre/Hectare Paise	Extent by Town Survey Hectare	Are	Sq. Meter	Assessment Rupees	Assessment Paise	Municipal Register	Adangal	How the holding is utilised	Remarks
1	Block [illegible]	[illegible] PT	56 A	[illegible]	[illegible]			C		0.00		0	0	60.0	-	0.00		[illegible]	Area	2021/0153 [illegible] Dt. 2021 07-07 TR [illegible] 07-07-2021

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

Web Generated / Digital Signature : 07-07-2021

[illegible] 58:43 PM [illegible]

Name / Designation : Taluk Deputy Tahsildar

இடம் / Place : [illegible] / Nanguneri, [illegible] / Chennai

The certificate [illegible] 07-07-2021 at 01:00:00 PM.

[illegible] Tahsildar [illegible] Nanguneri Taluk

Further [illegible] may search [illegible] concerned.

1. [illegible] http://[illegible] UEB/02/07/[illegible]

2. [illegible] 28-07-2021 [illegible] 01:58:33 PM [illegible]

3. [illegible] Search-20 barcode [illegible] 30/GPRS [illegible]

Document Verified Through Digital Signature

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

PROPERTY DETAILS

New Bill No:	LD-130-003268
Bill No:	LD-127-07655-005
Old Bill No:	08-128-0287-000
Parent Bill No:	N/A
Owner Name:	SHOWMYA NATARAJAN
Property Address:	112/1(923/A), Ponnambalam Salai, K.K.Nagar, Virugambakkam, CHENNAI - 600078
Correspondence Address:	112/1(923/A), PONNAMBALAM SALAI,MULL,K.K.NAGAR,VERUGAMBAKKAM,CHENNAI - 600078
Property Type :	Flats in Multi Storied Building
Mobile No:	9444187287

Floor details

Floor	Built-up Area in Sq.feet	Usage	Occupancy	Type of Construction	Year of Construct
Ground	445.0	Residential	Owner	Permanent	2020

Annual Value:	Rs. 88,227.00
Current Tax (HalfYear Tax + Late Penalty + Dishonor Cheque Penalty):	Rs. 1295.00
Current Tax Due (HalfYear Tax +	

Note: For any clarification required, please do not hesitate to contact 1913 and 044 - 2538 3614

CHENNAI Smart City Ltd | Online Services For VOTERS | Namma Chennai Google Play | Namma Chennai App Store

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Content Owner: Website: www.chennaicorporation.gov.in Phone No: 044-2538 6514, 044-2538 6917, 044-2538 7005
Website Information Manager: Web Wise, Tyagaraya Nagar, IT Cell, Anna Maligai, Greater Chennai Corporation, Chennai - 600 017
Site last reviewed on 1 Sept 2021 | 766 total visitors | Copyright © 2016, Greater Chennai Corporation. All rights reserved.
Best viewed in IE 11+, Chrome, Firefox

For KCER PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Works
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டைய சென்னை மாநகராட்சி சட்டம் 236 வது பிரிவின் படி)
(1919 MCMC Act Section 236)

கட்டிட அனுமதி எண்/Building Plan No		பெறப்பட்ட நாள்/Plan Submission No	
CCDA/WDCN10/000941/2022		PPNDIRD/C/349/2021 - 30/12/2021	
மண்டலம்/Zone	வார்டு எண்/Ward	அனுமதி நாள்/Approval Date	விண்ணப்பித்த நாள்/Application Date
N10	N131	03/02/2022	12/01/2022
பெறுபவரின் பெயர் மற்றும் முகவரி/Applicant name & address		M/S KCEE PROPERTIES PVT LTD REP BY Rs MANAGING DIRECTOR Mr L CHANDRASEKARAN GPA FOR Thiru C.C. Senthil Kumar & others, No 17 3rd Cross Street, West CIT Nagar, Chennai- 600 035	
கட்டிடத்தின் வகை/Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம்/Plot address		Door No:NEW No: 39, OLD No:56, A Block, No:69, Plot No:BLOCK 56, Survey No:T.S.No: 39, Kilpauk Kilpauk K.K. Nagar, K.K. Nagar, Kodambakkam, Chennai, 600078	
Building License Fee			179000
Road cut charges - CMWSSB SEWERAGE			78000
Road cut charges - CMWSSB WATER			78000
Road cut charges - TNEB			73000
Scrutiny Fees			600
Workers Welfare Board			245100
தொகை ரூ.காசு/Total (In Rs.)			642700

Amount (in words): Rupees Six Lakh Forty Two Thousands Seven Hundred Only

Payment Details:

DD Number:913320 Amount (In Rs.) 642700 Date: 25/01/2022 Bank: UNION BANK OF INDIA

மேலும் குறிப்பிட்ட நிபந்தனைகளுக்கு உட்பட்டு திட்ட அனுமதி வழங்கப்படுகிறது

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

அனுமதி வழங்கப்பட்ட நாள் 03/02/2022
Permit Valid upto 02/02/2027

Digitally Signed by K Sundararajan
Date 03-Feb-2022 (13:30:58)
Executive Engineer (T.P.)

For KCEE PROPERTIES P. LTD.

L Chandrasekaran
Managing Director

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Registering Officer

Chennai Metropolitan Development Authority

PLANNING PERMIT

(Sec 49 of T & C. P. Act 1971)

PERMIT No. 14475 Date of Permit 30-12-2021

PP/NHRB/361/2021 M/s. KCEE PROPERTIES PRIVATE LIMITED Rep by its M.D. Th. L Chandra-sekaran, GPA for Th. E C Smith Hameed

File No PP/CMDA/2/549/2021

Name of Applicant with Address .....Ditto.....

Date of Application 22.9.2021

Nature of Development: Layout/Sub-division of Land/Building construction/ ~~Change in use of Land/Building~~

Site Address Old Door No. 5 & 7, New Door No. 29, R.E. Shanmugam Salai, K.K. Nagar

Division No. Chennai Annexed in old S.No. 394/1A Part, T.S No. 39, Block No. 99 of Kodambakkam Village within the limits of MSL

Development Charge paid Rs. 24,000/- Challan No. B00 20547 Date 29/12/21

PERMISSION is granted to the ~~layout/sub-division of land/building~~ construction/~~change in use of land/building~~ according to the authorised copy of the plan attached hereto and subject to the condition overleaf.

3. The permit expires on .... 29-12-2026 ..... the building construction work should be completed as per plan before the expiry date. If it is not possible to Complete the construction, request for renewing the planning permit should be submitted to Chennai Metropolitan Development Authority before the expiry date. If it is not renewed before the said date fresh, Planning Permission application has to be submitted for continuing the construction work when the Development Control Rules that may be currently in force at that time will be applicable. If the construction already put up is in deviation to the approved plan and in violation of rules, Planning permit will not be renewed.

For MEMBER SECRETARY

29/12/2021

For KCEE PROPERTIES P. LTD.

L Chandrasekaran
Managing Director

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Registering Officer

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No. 1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

COMPLETION CERTIFICATE

From

The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road
Egmore, Chennai-600 008

To

1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002

2) The Managing Director, CMWSSB
No.1, Pumping Station Road,
Chindadripet, Chennai - 600002

Letter No.CMDA/CC/NHRB/C/409/2023 Dated: 13.10.2023

Sir,

Sub: CMDA – Enforcement Cell (Central-II) Completed construction of Stilt Floor + 5 floors Residential Building with 15 Dwelling Units availing Premium FSI at New Door No.29, Old Door No.56 A-D, R.K.Shanmugam Salai, K.K.Nagar, Chennai comprised in Old S.No.394/1A part, T.S.No.39, Block No.99 of Kodambakkam Village within the limit of Greater Chennai Corporation - Completion Certificate - Issued – Reg.

Ref:
1. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos.6912 & 6913/2019, dated 12.04.2019
2. CMDA Planning Permission No. PP/NHRB/367/2021, in Letter No. PP/NHRB/C/549/2021 dated 30.12.2021 in Planning Permit No. 14475.
3. TNRERA Registration for project in Reg. No.TN/29/Building/0221/2022 in file No.TNRERA/9613/2022, dated 21.06.2022
4. Completion Certificate application through online No. CMDA/CC/NHRB/C/409/2023, dated 07.09.2023.
5. This office letter even no. dated 29.09.2023 addressed to the applicant.
6. The applicant letter dated 06.10.2023, enclosing the remittance of the Additional DC and I&A charges vide CMDA Receipt No.BR024229, dated 03.10.2023.

****

This is to certify that **M/s.KCEE Properties Pvt.Ltd. Rep by its Managing Director L.Chandrasekaran (GPA) for Thiru.C.C.Senthil Kumar & Others** has Completed the construction of Stilt Floor + 5 floors Residential Building with 15 Dwelling Units availing Premium FSI at New Door No.29, Old Door No.56 A-D, R.K.Shanmugam Salai, K.K.Nagar, Chennai comprised in Old S.No.394/1A part, T.S.No.39, Block No.99 of Kodambakkam Village within the limit of Greater Chennai Corporation for which Planning Permission was accorded in reference 2nd cited. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

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Registering Officer

for KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

File No. TNRERA/ 9613 /2022

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN / 29 / Building / 0221 / 2022 dated 21.06.2022.

Latitude: 13° - 02' Longitude: 80° – 12'

Project Details & Address :

Stilt Floor + 5 Floors with 15 dwelling units at New Door No.29 , Old Door No.56 A-D , R.K.Shanmugam Salai , K.K.Nagar , Chennai. Comprised in Old S.No.394/1A pt , T.S No.39 , Block No.99 of Kodambakkam Village , Mambalam Taluk , Chennai District.

Planning Permission was issued by the Senior Planner / Area Plans Unit / C M D A / Chennai vide letter No. PP/NHRB/C/549/2021 dated 30.12.2021.

Building Permission was issued by the Executive Engineer (T.P.) / Greater Chennai Corporation / Chennai vide letter No. CEBA/WDCN10/00041/2022 dated 03.02.2022.

Applicant :

1. Thiru.C.C.Senthil Kumar
No.177 & 178 , 15th Street ,
Chowdhry Nagar , Valasaravakkam ,
Chennai – 600 087.

2. Tmt.Dulcie Priyadarshini
No.56 – B , Dr.Lakshmanasamy Salai ,
K.K.Nagar , Chennai - 600 078.

3. Thiru.N.C.Manickandan
No.177 & 178 , 15th Street ,
Chowdhry Nagar , Valasaravakkamm ,
Chennai – 600 087.

4. Tmt.T.Amudha
No.177 & 178 , 15th Street ,
Chowdhry Nagar , Valasaravakkamm
Chennai – 600 087.

5. Thiru.P.Raj Kumar
No.56 – D , Dr.Lakshmanasamy Salai ,
K.K.Nagar , Chennai – 600 078.

6. Thiru.N.C.Udhayakumar
No.177 & 178 , 15th Street ,
Chowdhry Nagar , Valasaravakkamm ,
Chennai – 600 087.

7. M/s. KCEE PROPERTIES PVT LTD
No.17 , Third Cross Street ,
West Cit Nagar , Chennai – 600 035.
Email id : kceepropertiespvtltd@gmail.com

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Registering Officer

2. This registration is granted subject to the following conditions, namely:-

(i) The promoter shall enter into an agreement for sale and construction agreement with the allottees as provided in 'Annexure A' of Rule 9.

(ii) The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act:

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

PROPERTY DETAILS	
Bill No:	09-131-03146-000
Old Bill No:	09-130-0484-000
Parent Bill No:	N/A
Owner Name:	N. CHIDAMBARAM
Property Address:	29/1(56-A), R.K. Shanmugam Salai , K.K.Nagar, K.K.Nagar, CHENNAI - 600078
Correspondence Address:	29/1(56-A), R.K. SHANMUGAM SALAI,NULL,K.K.NAGAR,K.K.NAGAR,CHENNAI - 600078
Property Type:	Flats in Multi Storied Building
Mobile No:	9940628239

Floor details

Floor	Built up area in Sq.feet	Usage	Occupancy	Type of Construction	Year of Construction
Head Room	87.0	Residential	Owner	Permanent	2018
Base 3	931.0	Residential	Owner	Permanent	1995
Ground	850.0	Residential	Owner	Permanent	2018
1st	480.0	Non Residential	Owner	Permanent	2010
1st	1.0	Residential	Owner	Permanent	2013

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

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Registering Officer

சென்னை மாநகராட்சி
CORPORATION OF CHENNAI
சுகாதாரத்துறை
DEPARTMENT OF HEALTH

Sl.No. CAD 031963

FORM-NO.6. படிவம் எண்.6
(See rule 8- விதி 8ஐப் பார்க்க)

DEATH CERTIFICATE/ இறப்பு சான்றிதழ்

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Corporation of Chennai of the State of Tamil Nadu, India.

கீழ்கண்ட தகவல்கள் தமிழ்நாடு, சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று கூறுங்கப்படுகிறது.

Zone / மண்டலம் :	09	Division / கோட்டம் : 128
Name / பெயர்	:	A. GLADYS DIAMOND.
Name of the Father / Husband தந்தை / கணவர் பெயர்	:	D.E. DIAMOND.
Permanent Residential Address நிலையான வீட்டு முகவரி	:	56-B, MIG BLOCK DR. LAKSHMANASAMY ROAD, K.K.NAGAR, CHENNAI-600078
Age / வயது	:	79 YEARS
Sex / பாலினம்	:	Female
Date of Death / இறந்த தேதி	:	13-MAR-07
Place of Death / இறந்த இடம்	:	56-B, MIG BLOCK DR. LAKSHMANASAMY ROAD, K.K.NAGAR, CHENNAI - 600078
Registration No./ பதிவு எண்	:	2007/09/128/52
Date of Registration/ பதிவு செய்த தேதி	:	02-APR-07
Date / தேதி : 02/04/2007		கையொப்பம் Signature of issuing authority Seal / முத்திரை

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Registering Officer

Assistant Health Officer / Registrar

(No disclosure shall be made of particulars regarding the cause of death as entered in the register except in accordance with the provisions of section 17(1) of the Act. See provisions of section 17(1) பதிவேட்டில் பதிவு செய்யப்பட்டுள்ள இறப்பின் காரணம் குறித்த விவரங்கள் சட்டத்தின் 17(1) பிரிவின் விதிமுறைகளின்படி தவிர வெளியிடப்படக் கூடாது)

For KCEE PROPERTIES P. LTD.

Chandrasekaran
Managing Director

வருவாய் துறை

வாரிசு சான்றிதழ்

நி.மு.பி.1. எண். D1/13292/2007

வரிசை எண் 554
Lombard Bldg. வட்டம்
சென்னை. 78
நாள் 27-04-2007

சென்னை 600078, 62, கோதண்டராமன் தெரு, ஏழுகிணறு அஞ்சல் அலுவலர்

கதவு எண் 56-B ல் வசித்து வந்த திருமதி/திரு. ஜி.சோஜன் மைக்கேல்

க/பெ. தன்னை திரு. ஜி.சோஜன் மைக்கேல் (தந்தை) 13-03-2007

அன்று இறந்து விட்டார் என்று தெரிய வருகிறது. அவருக்கு கீழ்க்கண்ட நபர்கள் வாரிசுதாரர்கள் ஆவார்கள்.

வ. எண்.	வாரிசுதாரர் பெயர்	வயது	உறவு முறை	திருமணம் ஆனவர் / ஆகாதவர்
01	திருமதி. ரூத்தி சேஷ (THT RUTH SESHA)	48	மகள்	திருமணமானவர்
	தீர்வை இறுதிக்கு ஆன செலவு மற்றும் இதர			

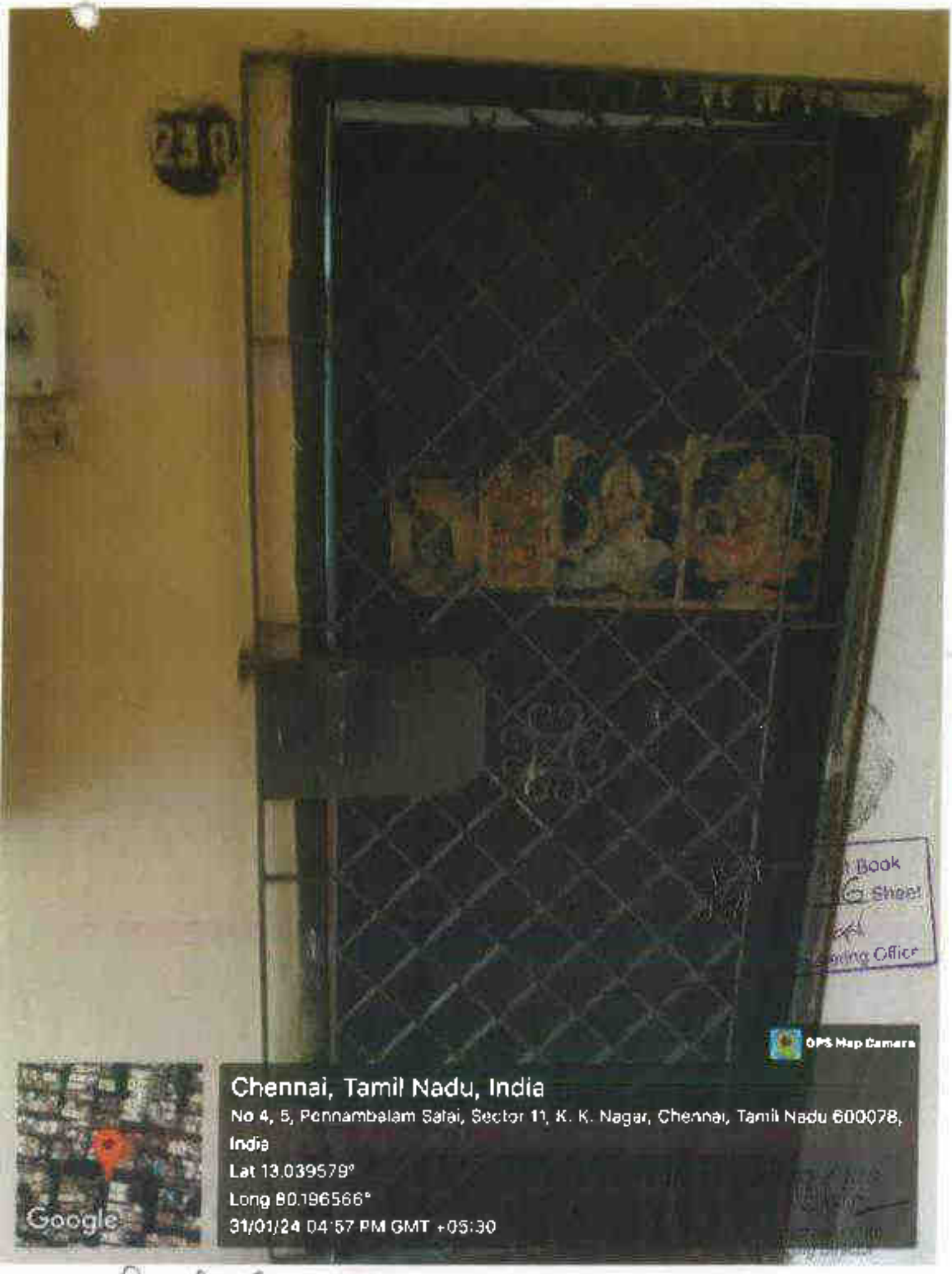
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Registering Officer

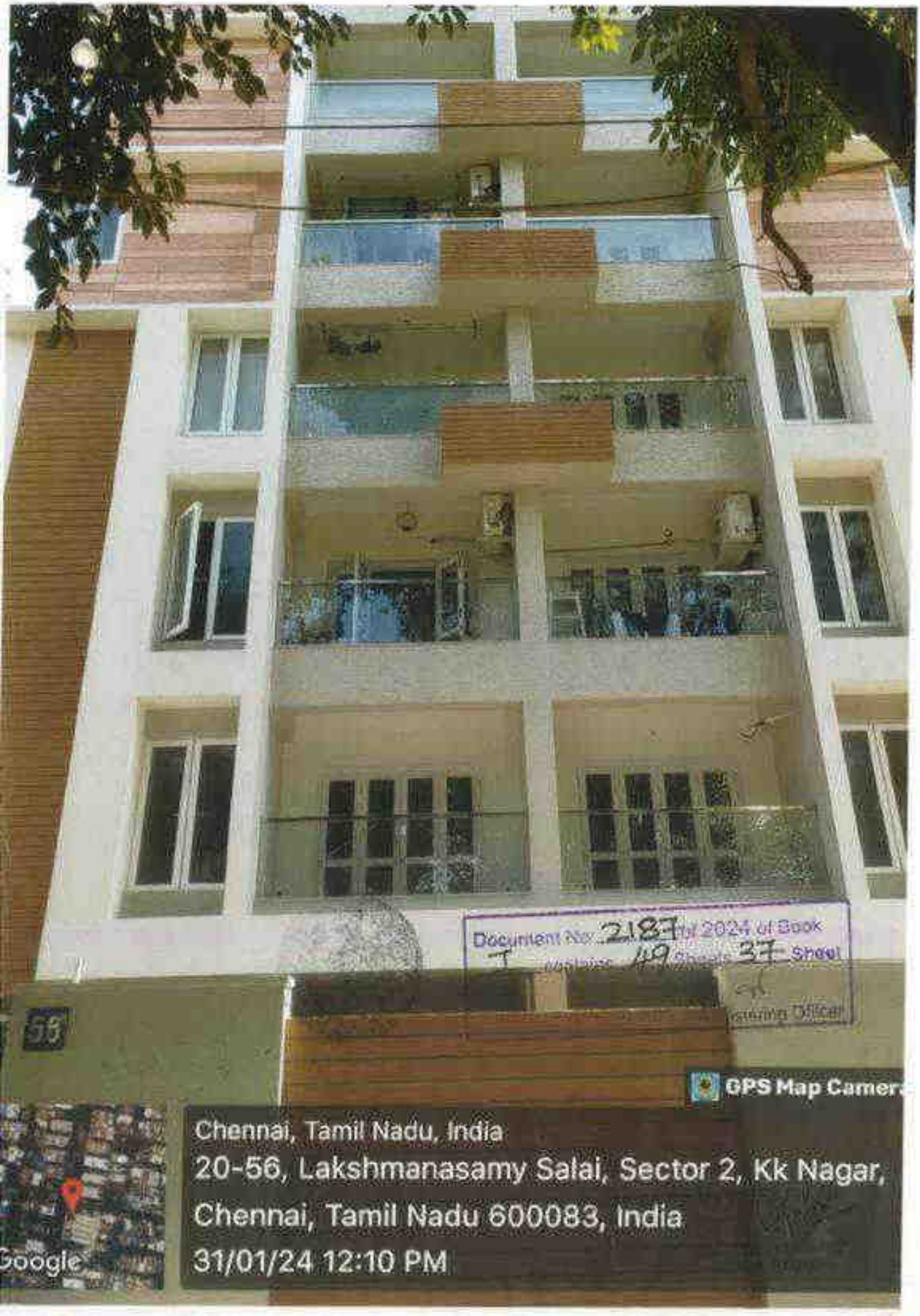
இச்சான்றிதழ் / [illegible] வழங்கப்பட்டது. [illegible]

For KEE PROPERTIES P. LTD.

L Chandrasekaran
Managing Director

TAHSILDAR
MAMBALAM GUINDY TALUK
CHENNAI-78


Book
Sheet
Office
GPS Map Camera
Chennai, Tamil Nadu, India
No 4, 5, Ponnambalam Salai, Sector 11, K. K. Nagar, Chennai, Tamil Nadu 600078, India
Lat 13.039579°
Long 80.196566°
31/01/24 04:57 PM GMT +05:30
Google


Document No. 2187 for 2024 of Book
I Volume 119 Pages 37 Sheet
GPS Map Camera
Chennai, Tamil Nadu, India
20-56, Lakshmanasamy Salai, Sector 2, Kk Nagar,
Chennai, Tamil Nadu 600083, India
31/01/24 12:10 PM
Google

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



SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms. M. S. Shanmuga Nathan

NO 27, Bharathi Road, S.F.,
Thyagarayanagar, Chennai-17.

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

Name	Dr. K. SIVA PRASAD
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	M.D., Reg.No. 34603 (TN)

Dr. K. SIVA PRASAD, M.D., D.G.O.
Senior Consultant
Apollo Hospitals, Chennai-6.
(formerly
Professor & Obstetrician,
Madras Medical College & Govt. Rajaji Hospital, Madurai)

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	
Date: (in words)	Thirty one. zero one. Two Thousand Twenty four

ID No. for Group 'A' officers should be their GPF 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.

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Sheets 38 Sheet
Registering Officer

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



---------- SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms. Mr. G.C. SEKHAR KUMAR

S/o Mr. N. CHIDAMBARAM, residing at No. 137 & 138, 15th Street, Chowdary Nagar, Valasaravakkam, Chennai - 600087

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

Name	Dr. Sriram Thanigai
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	MBBS MS ORTHO NO: 71317

Dr Sriram Thanigai
MBBS,MS(Ortho)
Consultant Orthopaedic Surgeon
Reg. No.71317

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Chennai
Date: (in words)	Thirty one January Two thousand twenty Four

ID No. for Group 'A' officers should be their CGHS 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.

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Registering Officer

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



SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms. Mr. M. L. Thavamkumar

S/O late. N. Chidambaram residing at Nos 198, 15th Street, Choolaimedu, Valayapathy Nagar, Kalyana Mandapam, Chennai - 94

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

Name	Dr. Sriram Thanigai
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	MBBS MS ORTHO NO: 71817

Dr Sriram Thanigai
MBBS.MS Orthol
Consultant Orthopaedic Surgeon
Reg. No. 71517

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Chennai
Date: (in words)	Thirty one January Two thousand twenty four

ID No. for Group 'A' officers should be their GPF No. / PAN Card No. / Aadhar No. / Voter ID

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Registering Officer

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



SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms. Mrs. DULCIE PRIYADARSHINI

W/o Mr. A. Stephen aged about 63 years residing at No. 56-A, D. Lakshman Street Jafar Khan Nagar, Chennai-78

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

Name	Dr. Sriram Thanigai
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	MBBS MS ORTHO NO: 71317

Dr Sriram Thanigai
MBBS,MS(Ortho)
Consultant Orthopaedic Surgeon
Reg. No.71317

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Chennai
Date: (in words)	Thirty One January Two thousand twenty four

ID No. for Group 'A' officers should be their GPF No. / PAN Card No. / Aadhar No. / Voter ID No.

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.

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Registering Officer

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



.....-- SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms. Mr. N.C. Vasudevan

S/o Mr. N. Chidambaram Hindu aged about 45 Years residing at No. 17A/2R 15th Street, Thyagaraya Nagar, Valasaravakkam, Chennai-87

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

Name	Dr. Sriram Thanigai
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	MBBS MS ortho NO : 71317

Dr Sriram Thanigai
MBBS,MS(Ortho)
Consultant Orthopaedic Surgeon
Reg. No.71317

Seal/Name of Regd. Medical Practitioner / 'A' Group officer

Place:	Chennai
Date: (in words)	thirty one January Two thousand twenty four

ID No. for Group 'A' officers should be their CPF 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.

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Registering Officer

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



T. Ananthan
SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms. Mrs. T. Ananthan

s/o late Chidambaram, Hindu, aged about 60 years residing at No. 77 2178, 15th street, Chowdry Nagar, Velachery, Chennai - 87

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

Name	Dr. Sriram Thanigai
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	MBBS MS ORTHO NO: 71317

Dr Sriram Thanigai
MBBS,MS(Ortho)
Consultant Orthopaedic Surgeon
Reg. No.71317

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Chennai
Date: (in words)	Thirty one January two thousand twenty four

ID No. for Group 'A' officers should be their GPF No. / PAN Card No. / Aadhar No. / Voter ID No.

The Medical practitioner / 'A' group officer should affix Photo of the individual and half of the signature should be on the photo and other half on this paper.

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



SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms. Mr. P. Rajkumar

S/O Mr. Ponnusamy Selvam, Hindu Aged about 48 years, residing at No 56-D, Dr. Lakshmanaswamy Salai, V.K. Nagar, Chennai - 78

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

Name	Dr. Sriram Thanigai
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	MBBS MS ORTHO NO: 71317

Seal No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Chennai
Date: (in words)	Thirty one January Two thousand twenty four

ID No. for Group 'A' officers should be their CPF No. / PAN Card No. / Aadhar No. / Voter ID No.

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.

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Registering Officer

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



P. Cauvery ---------- SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms. MS. P. CAUVERI

who mr. P.Pannir selvam, Hindu aged about 66 years, residing at no. 56-B, Dr. Lakshmanaswamy salai, k.k. Nagar, chennai-78

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

Name	Dr. Sriram Thanigai
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	MBBS., MS. (ORTHO) No. 71317

Dr Sriram Thanigai
MBBS,MS(Ortho)
Consultant Orthopaedic Surgeon
Reg. No.71317

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

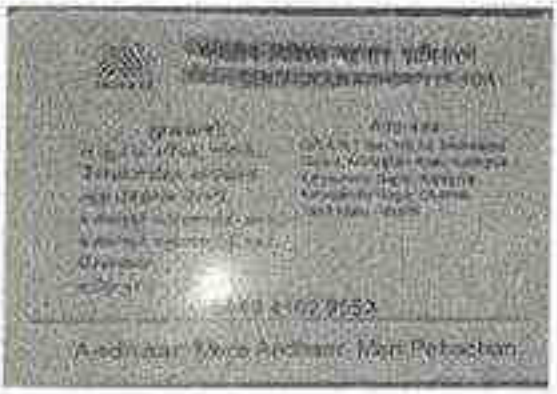
Place:	chennai
Date: (in words)	Thirty one January two thousand twenty four

ID No. for Group 'A' officers should be their CPF 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.

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இந்திய அரசாங்கம்
Government of India

L Chandrasekaran
DOB: 25/07/1965
MALE

7647 1093 6245

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

Address:
S/O Lakshmikanthan, NEW NO 2
OLD NO 18, P T Rajan Salai,
Kalaignar Karunanidhi Nagar,
Chennai,
Tamil Nadu - 600078

7647 1093 6245

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J. ரகுபதி

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M. Arumugam

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Registering Officer

CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building
No.1, Gandhi Irwin Road, Egmore, Chennai - 600 008.

BY RPAD

COMPLETION CERTIFICATE

From

The Member-Secretary
Chennai Metropolitan
Development Authority
"Thalamuthu-Natarajan Building"
No.1, Gandhi-Irwin Road
Egmore, Chennai-600 008

To

1) The Chairman, TANGEDCO,
Anna Salai, Chennai-600 002

2) The Managing Director, CMWSSB
No.1, Pumping Station Road,
Chindadripet, Chennai - 600002

Letter No.CMDA/CC/NHRB/C/409/2023 **Dated: 13.10.2023**

Sir,

Sub: CMDA – Enforcement Cell (Central-II) – Completed construction of Stilt Floor + 5 floors Residential Building with 15 Dwelling Units availing Premium FSI at New Door No.29, Old Door No.56 A-D, R.K.Shanmugam Salai, K.K.Nagar, Chennai comprised in Old S.No.396/1A part, T.S.No.39, Block No.99 of Kodambakkam Village within the limit of Greater Chennai Corporation - Completion Certificate - Issued – Reg.

Ref:
1. W.P (MD) No.8948 of 2019 & W.M.P. (MD) Nos 6912 & 6913/2019, dated 12.04.2019
2. CMDA Planning Permission No. PP/NHRB/367/2021, in Letter No. PP/NHRB/C/549/2021 dated 30.12.2021 in Planning Permit No. 14475.
3. TNRERA Registration for project in Reg. No.TN/29/Building/0221/2022 in file No.TNRERA/9613/2022, dated 21.06.2022
4. Completion Certificate application through online No. CMDA/CC/NHRB/C/409/2023, dated 07.09.2023.
5. This office letter even no. dated 29.09.2023 addressed to the applicant.
6. The applicant letter dated 06.10.2023, enclosing the remittance of the Additional DC and J&A charges vide CMDA Receipt No B00124229, dated 03.10.2023.

****

This is to certify that **M/s.KCEP Properties Pvt.Ltd. Rep by its Managing Director L.Chandrasekaran (GPA) for Thiru.C.C.Senthil Kumar & Others** has Completed the construction of Stilt Floor + 5 floors Residential Building with 15 Dwelling Units availing Premium FSI at New Door No.29, Old Door No.56 A-D, R.K.Shanmugam Salai, K.K.Nagar, Chennai comprised in Old S.No.396/1A part, T.S.No.39, Block No.99 of Kodambakkam Village within the limit of Greater Chennai Corporation for which Planning Permission was accorded in reference 2nd cited. The building was inspected and observed that the building has been completed as per approved plan and satisfies the Norms for issue of Completion Certificate prescribed in Rule 20(6) Annexure XXIII of TNCDBR 2019.

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Registering Officer

for KCEP PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

2. Accordingly Completion Certificate is issued for the above construction in **C.C.No.EC/Central-II/ 313/2023, dated: 13 -10-2023.**

3. This Completion Certificate is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. This provision does not cover the Structural Stability aspect of the building. As far as the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the connected Building Rules under the respective Local Body Act, 1920, such as Madras City Municipal Corporation Act, 1919, Tamil Nadu District Municipality Act, Tamil Nadu Panchayat Act. The Completion Certificate issued under Rule 20(6) Annexure XXIII of TNCDBR 2019 does not cover the Structural Stability aspect However, it is the sole responsibility of the Applicant/Developer/ Power Agent and the Structural Engineers/Licensed Surveyor/Architects, who has signed in the plan to ensure the safety after construction and also for its continued Structural Stability of the buildings

4. Further, the Completion Certificate issued is subject to outcome of the Hon'ble High Court order in the reference 1st cited (Also enclosed in the Planning Permission approval letter in

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Registering Officer

Yours faithfully,

12/10/23

for **MEMBER-SECRETARY**

Copy to:

1. **M/s.KCEE Properties Pvt.Ltd.**
   Rep by its Managing Director L.Chandrasekaran (GPA) for
   Thiru.C.C.Senthil Kumar & Others
   No.17, 3rd Cross Street,
   CIT Nagar,
   Chennai – 600035.
2. The Chairperson, TNRERA
   CMDA Tower-II (1st Floor),
   No.1-A Gandhi-Irwin Bridge Road,
   Egmore, Chennai-8.
   TNRERA Registration for project in Reg. No.TN/29/Building/0221/2022 in file No.TNRERA/9613/2022, dated 21.06.2022, valid up to 31.03.2024.
3. The Deputy Financial Analyst
   Finance Division, CMDA, Chennai
   (For Refund of Security Deposit for building, Display Board. SD for Building & SD for Display Board remitted in **Receipt No.B0020567, dated 20.12.2021**).
4. The System Analyst, Computer Cell, CMDA, (to update Webpage)

Note:

I. The Original Cash Receipt for the Security Deposit has been surrendered for refund by the applicant.

II. If any change in the name of Security Deposit payee an Indemnity Bond in the prescribed format along with NOC from the applicant are to be furnished.

File No: TNRERA/ 9613 /2022

TAMIL NADU REAL ESTATE REGULATORY AUTHORITY
REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(1)]

This registration is granted under section 5 of The Real Estate (Regulation and Development) Act, 2016 to the following project under project registration number

TN / 29 / Building / 0221 / 2022 dated 21.06.2022.

Latitude: 13^0 - 02' Longitude: 80^0 – 12'

Project Details & Address :

Stilt Floor + 5 Floors with 15 dwelling units at New Door No.29 , Old Door No.56 A-D , R.K.Shanmugam Salai , K.K.Nagar , Chennai. Comprised in Old S.No.394/1A pt , T.S.No.39 , Block No.99 of Kodambakkam Village , Mambalam Taluk , Chennai District.

Planning Permission was issued by the Senior Planner / Area Plans Unit / C M D A / Chennai vide letter No. PP/NHRB/C/549/2021 dated 30.12.2021.

Building Permission was issued by the Executive Engineer (T.P.) / Greater Chennai Corporation / Chennai vide letter No. CEBA/WDCN10/00041/2022 dated 03.02.2022.

Applicant :

1. Thiru.C.C.Senthil Kumar
No.177 & 178 , 15th Street ,
Chowdhry Nagar , Valasaravakkam ,
Chennai – 600 087.

2. Tmt.Dulcie Priyadarshini
No.56 – B , Dr.Lakshmanasamy Salai ,
K.K.Nagar , Chennai – 600 078.

3. Thiru.N.C.Manekandan
No.177 & 178 , 15th Street ,
Chowdhry Nagar , Valasaravakkam ,
Chennai – 600 087.

4. Tmt.T.Amudha
No.177 & 178 , 15th Street ,
Chowdhry Nagar , Valasaravakkam
Chennai – 600 087.

5. Thiru.P.Raj Kumar
No.56 – D , Dr.Lakshmanasamy Salai ,
K.K.Nagar , Chennai – 600 078.

6. Thiru.N.C.Udhayakumar
No.177 & 178 , 15th Street ,
Chowdhry Nagar , Valasaravakkam ,
Chennai – 600 087.

7. M/s. KCEE PROPERTIES PVT LTD
No.17 , Third Cross Street ,
West Cit Nagar , Chennai – 600 035.
Email id : kceepropertiespvtltd@gmail.com

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Registering Officer

2. This registration is granted subject to the following conditions, namely:

(i) The promoter shall enter into an agreement for sale and construction agreement with the allottees as provided in 'Annexure A' of Rule 9.

(ii) The promoter shall execute and register a conveyance deed and construction agreement in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;

For KCEE PROPERTIES P. LTD.
L.Chandrasekaran
Managing Director

(iii) The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the Act;

(iv) The registration shall be valid till 31.03.2024 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;

(v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under

(vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

(vii) The Registration is given based on the declaration given by you. The Registration of the Project does not amount to regularization of any violation of rules. If there is any violation/ deviation to the approved plan, it is the responsibility of the Promoter to get it regularized from the competent Authority and inform this Authority.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted here in, as per the Act and the rules and regulations made there under.

Project Bank Details:

Bank Name & Branch : HDFC Bank Ltd
Ashok Nagar Branch,
Chennai – 600 083.

Account Number : 5020 0010 9067 31

Dated : 21.06.2022.
Place : Chennai-8

Signature and seal of the Authorized Officer
Tamil Nadu Real Estate Regulatory Authority

ADVERTISEMENT IN ANY FORM SHOULD CONTAIN RERA REGISTRATION NUMBER AND WEBSITE ADDRESS OF THIS AUTHORITY (www.rera.tn.gov.in)

Additional Director (Operations) TNRERA, Chennai-8

sy.15 SMK

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Registering Officer

Registering Officer

1000Rs.



POM GUNASEKARAN
STAMP VENDER
MADRAS-600078

1991

DEED OF SALE FOR FLATS

THIS DEED OF SALE is executed at Madras on this the 8th day of September One thousand nine hundred and ninety two by the Tamil Nadu Housing Board, a body corporate, constituted by the Tamil Nadu Housing Board Act, 1961 (Tamil Nadu Act XVII of 1961), hereinafter referred to as 'THE ACT' having its office at 1st Floor, Shopping Centre, Ashok Nagar, Madras-600 083, hereinafter called 'the VENDOR', which term shall wherever the context so admits, mean and include, its successors and assigns, represented herein by its Allottee Service Manager Thiru. V. Thirunarayana, under the authority granted to him by the Board in this behalf by its Resolution No.7.05, dated 13.3.91 authorising him to

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K.K. NAGAR DIVISION
MADRAS - 600 083

Verified
24/07/2024

C. Rajagopalan

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K.K. NAGAR DIVISION
MADRAS - 600 083

3107

C. Rajagopalan

EXECUTION ADMITTED BY

C. Rajagopalan S/o K. Thiruvengadam,
Flat No 2-21/F - Pavaimanalam Salai
K.K Nagar No 78.

IDENTIFIED BY

M. Amirtalingam S/o Narayanaswamy H.5/B Kirtha Colony
(M. AMIRTALINGAM) Ashoke Nagar Madras - 600 083
K. Ramasamy S/o. V. Lakshmanaswamy pillai. 66. Lakshmanagar
Virugambakkam. Madras 600 092.

I have satisfied myself as to the
execution of this instrument
by/the M. Thiruvengadam Allotte Clerk
who is exempted from personal
appearance under section 88 (1)
of the Registration Act 1908.

Manager TNHB Kilpauk

11th September 1992

SUB REGISTRAR IN THE CADRE OF
DISTRICT REGISTRAR

3107/92

15th September 1992



1257
4-9-98

C. Rajagopalan
Madras-78

PON. GUNASEKARAN
STAMP VENDOR
MADRAS-600078

sign this instrument of sale on behalf of the Vendor, of the ONE PART, TO AND IN FAVOUR OF Thiru.C. RAJAGOPALAN son of Thiru. K. Chinnasami and aged about 45 years, residing at Flat No.S-24/B- Ponnambalam Salai, K.K.Nagar, Madras-78, 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.

2. WHEREAS the Vendor has sponsored some housing improvement and building schemes under the Act of acquiring vacant sites and putting up buildings thereon to consist of several flats, so that each such flat could be sold independ-ently and separately.

3. AND WHEREAS the Purchaser is one of those who had

C. Rajagopalan

ALLOTTING SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078



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4.9.92

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PON GUNASEKARAN
STAMP VENDOR
MADRAS-600078

made an application No. 7539 dated 7.5.77 to the Vendor for the allotment of such flat and has deposited with the Vendor under Receipt Nos. 40532 dated 11.5.77 a sum of Rs. 500/- only as Earnest Money.

4. AND WHEREAS the Vendor has, on the said application from the Purchaser, allotted a SLIG flat bearing No. B in Ground floor in the Building erected in Block No. S-24 at K.K. Nagar in Madras City and fully described in the Flat schedule hereto, hereinafter referred to as 'the Flat' to the Purchaser who has thereupon entered in to agreement dated 24.8.77 with the Vendor to Purchase the Flat on hire purchase system on the terms on conditions set out herein.

5. AND WHEREAS the Vendor has finalised the construc-tion of the Flat and has worked out the cost of Flat

C. Rajagopalan

ALLOTTING SERVICE ASSISTANT
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078



PON GUNASEKARAN
STAMP VENDER
MADRAS-600078

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 Rupees Thirty two thousand one hundred and fifty only(Rs.32,150/-) which the purchaser has paid in full.

6. AND WHEREAS the Purchaser has already remitted to the Vendor a sum of Rs.500/- Receipt No.40532, dated 11.5.77 and Rs.9000/- under receipt No.72059 dated 16.6.77 as and by way of earnest money deposit and 1/4th cost and has paid the balance of Rs.22,650/- on various dates under various receipt numbers whereby entire cost of the flat has been paid to the Vendor by the Purchaser.

ALLOTTED SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K.K NAGAR DIVISION
MADRAS - 600 083



1262
8-9-98.

PON. GUNASEKARAN
STAMP VENDER
MADRAS-600078

7. AND WHEREAS the Vendor has in every sale, transfer or lease of the flats under the present scheme imposed and indents in every such future transaction to impose the restrictions setforth in the Second Schedule hereto to the intent 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 the 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 abovesaid agreement for Sale and in consideration of the sum of Rs.Thirty two thousand one hundred and fifty only(Rs.32,150/-) paid by the Purchaser to the Vendor, as mentioned in paragraph 6 above, the construction cost

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K NAGAR DIVISION
MADRAS - 600 078



1263
7-9-92.

C. Kalyanaraman
Advocate-78

PON. GUNASEKARAN
STAMP VENDER
MADRAS-600078

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 or parcel of land where the building stands as shown in the plan annexed hereto and thereon coloured red together with the SLOW flat No.B in the Block No.B-24 at K.K. Nagar in Madras City fully described in the First Schedule hereto and being on the Ground floor of the building(including one half part in depth, of the joints between the floors of the flat and Ground floor of the

C. Rajagopalan

ALLOTTEE SERVICE MEN
TAMIL NADU HOUSING BOARD
K. K NAGAR DIVISION
MADRAS - 600 083



(7)

PON. GUNASEKARAN
STAMP VENDER
MADRAS-600078

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 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 installations, water and drainage connections, rights, easements and appurtenances of the ways, paths, liberties, advantages and privileges whatsoever belonging thereto in, to and upon the said property TO HAVE AND TO HOLD the said Flat and all the singular the rights, titles, interest, etc., in the property hereby conveyed, granted,

ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078



1865
A-9 9d.

Rajagopalan
Madras-78.

(8)

PON GUNASEKARAN
STAMP VENDER
MADRAS-600078

transferred and assigned into 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.

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 6.12.77.

ALLOTTER SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 083

C. Rajagopalan



12EE
11-9-92.

PON GUNASEKARAN
STAMP VENDER
MADRAS-600078

10. The Vendor does hereby covenant and declare that the Vendor has full and absolute right to convey, transfer and self 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 execute 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 covenants with the Purchaser as follows:

1) That the Vendor will require every person to whom the vendor shall hereafter transfer, grant or lease any flat comprised in the Building to covenant

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Advocate-28

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to observe the restrictions setforth in the 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 transfers, grants or leases shall be ineffectives to confer any rights on such lessees or transferees.

ii) That subject to contribution and payment as hereinafter provided, the Vendor will maintain, repair, redecorate and renew,

a) The main structure and in particular the roof, Chimney, stacks, gutters and rainwater pipes of the building.

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good condition and attend to the garden cultivation, and will pay the house-tax, cess and water rate assessed on the building but 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 buildings usually painted with two coats at least of good paint at least once every year.

iv) That the Vendor, as already agreed between the parties, agrees to vest the land on which the Building consisting of the flat described in the

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First Schedule hereunder is contained to a Housing Co-ope--rative Society as and when such a Society is formed by the owners of all flats and it is hereby agreed to by both the parties that such Co-operative Society shall hold the land jointly on behalf of all members to protect their rights and privileges.

12. The Vendor shall remain liable on the covenants on its part contained in this transcer so long as it shall remain owner of the rent charge hereby reserved but on transferring the said rent charge and appointing the trans--feree thereof to be trustee in its stead the Vendor shall case to be liable on the said covenants.

PURCHASER'S COVENANTS:

13. The Purchaser hereby covenants, so as to bind the

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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, 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

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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, 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.

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d) That so long as the Flat shall not be separately 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;

e) That the Purchaser will insure and keep insured the flat 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 practicably layout the insurance moneys in the repair, rebuilding or reinstatement of the flat;

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f) 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 the Purchaser and for which the Purchaser may be liable hereunder within three months after the giving of such notice.

g) That for the purpose of repairing any part of the buil- - ding and for the purpose of making, repairing, main- -taining, rebuilding, cleaning, lighting and keeping in order and good condition all sewers, drains, pipes cables, water sources, gutters, wires, partly struc- -tures or other conveniences belong to or serving or used for the building on and also for the purpose of

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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;

h) 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 purposes of taking over from the Vendor all the rights, duties and obligation of the Vendor agreed to under this Deed for the common benefit of the assignees, owners or tenants of these Flats in the Building.

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f) 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 the Purchaser and for which the Purchaser may be liable hereunder within three months after the giving of such notice.

g) That for the purpose of repairing any part of the buil- - ding and for the purpose of making, repairing, main- -taining, rebuilding, cleaning, lighting and keeping in order and good condition all sewers, drains, pipes cables, water sources, gutters, wires, partly struc- -tures or other conveniences belong to or serving or used for the building on and also for the purpose of

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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;

h) 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 purposesof taking over from the Vendor all the rights, duties and obligation of the Vendor agreed to under this Deed for the common benefit of the assignees, owners or tenants of these Flats in the Building.

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i) 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.

14. In the case of any dispute arising between the parties hereto the same shall be referred to the Secretary to the Government of Tamil Nadu, Housing Department, whose decision here on shall be final.

FIRST SCHEDULE - PROPERTY

All that piece and portion of the S.LIG flat No.B in the Ground floor of the Building in Block No.S-24 erected on the land in Town Survey No.250/2 Pt & 249/7 Pt., Virugambakkam Village at K.K. Nagar in Madras City flat measuring 0645 Sq.feet and the land being bounded on

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the North by : Flat No. S-24-A

the East by : Block No. 23

the South by : A.L. Mudaliyar Salai

and the West by : 20' Road

within the Sub-Registration District of Virugambakkam Village and Registration District of Chengalpattu M.G.R.

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

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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, rags, 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, loudspeaker 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 so as to be audible outside the Flat between the hours of 10.00 P.M. and 8.00 A.M.

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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 flower-box, 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.

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. The Vacant land around the Building terrace in which the flat mentioned hereunder in the first schedule is situate

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shall be held in common by the owners of all the flats in the said Building and the purchaser herein shall not be entitled to convert the said common land for his personal or exclusive use.

THIRD SCHEDULE

Easements, 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 purposes to go, pass and repass over and along the forecourt shown on the plan annexed hereto through and along the main entrances of the Building and the 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 other persons entitled the like right) with or without



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motor cars and other vehicles at all times by day or by night and for all purposes to go, pass and repass over along 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 and for the purpose of recreation and (as to the areas marked 'Parking' on the said plan for the parking of private motor-cars and motor-cycles only(but not for the purpose of playing games or for any other purpose) provided that any vehile parked in the area marked'Parking' may only be parked for temporary period and 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

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for the purpose of drying clothes.

5. The right (in common with all other persons entitled to the like right) to use the part of the premises for ~~t~~keeping a dust pin.

6. The right to subjecent and lateral support and to shelter and protection from the other parts of the building and from the site and roof thereof.

7. 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.

8. The right to the Purchaser with servants, workmen and others at all reasonable times on notice(except in the case of emergency).

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Deed and the fifth schedule of and to this transfer.

11. 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 provided that nothing herein contained shall oblige the Vendor to erect any such aerial.

12. Every internal wall separating the flat from an adjoining flat shall be a PARTY wall served medially.

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FOURTH SCHEDULE

Exceptions and Reservations:

1. There is expected 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 timesand notice(Except in case of

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emergency) to enter the flat for the purpose of carrying out their obligations under Clause 11 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 occupiers of the Building and to run wires connecting such aerial or aerials to the tele-vision receiving sets in the flats comprised in the Building.

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FIFTH SCHEDULE

Costs, 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 rainwaters 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,

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(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 and lighting the passages, landing, 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 forecourt garden way any other parts of the Building shown on the plan annexed hereto and thereon hatched red, coloured brown, coloured yellow and coloured green and electricity charges and charges in respect of water supply to the building, common light and for other common purposes.

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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 or any association of the owners

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ALLOTTEE'S SIGNATURE
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STAMP VENDOR
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of flat (Registered or not) herein
contemplated and shall be liable
to contribute as the said owners
may decide by majority such sums
to such period as they may decide
for the purpose of meeting expenses
common to the owners of flats

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including 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.

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7. Should the Purchaser default payment 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

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building if such insurance shall
in fact to 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 by

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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.

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IN WITNESS WHEREOF this Deed has been executed by the Tamil Nadu Housing Board represented herein by its Allottee Service Manager, Thiru.V. Thirunarayana, who has signed this Deed on behalf of the Board as per the authority granted to him by the Board.

C. Rajagopalan
(PURCHASER)

(VENDOR)
ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K NAGAR DIVISION
MADRAS - 600 083

In the Presence of Witnesses:

1) A. J. Seeru
Superintendent(F) Section,
K.K. Nagar Division/TNHB.,
M a d r a s - 600 083.

2)
Jr. Assistant(F) Section,
K.K. Nagar Division/TNHB.,
M a d r a s - 600 083.



PON SIVASEKARAN

a) to enter into and upon other parts of the Building for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains, watercourses, cables and wires with a little disturbance 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 part of the building subjacent or lateral support, shelter or protection to the Flat.

9. The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the Building or to be granted.

10. All the above easements, rights and privileges, are subject to and conditional upon the Purchaser's contri-buting and paying as provided in Clause 13(c) of the

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ALLOTTEE SERVICE MANAGER
TAMIL NADU HOUSING BOARD
K. K. NAGAR DIVISION
MADRAS - 600 078

500 Rs.



Rs500/-

V. SASIKUMAR

SETTLEMENT DEED

THIS DEED OF SETTLEMENT IS EXECUTED AT CHENNAI, on this 11.. day of MARCH 2002, by : Mr.V.A.MENON, Son of Mr.K.Sankara Menon, aged 64 years, residing at S.24-A, Ponnambalam Salai, K.K.Nagar, Chennai - 600 078, hereinafter called the 'SETTLOR' of the ONE PART.

TO AND IN FAVOUR OF

Mr.V.SASIKUMAR, Son of Mr.V.A.Menon, aged 37 years, residing at S.24-A, Ponnambalam Salai, K.K.Nagar, Chennai - 600 078, hereinafter called the 'SETTLEE' of the OTHER PART.

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Presented to the Office of the Sub Registrar at Virugambakkam and fees of Rs 10100/- Paid between the hours of ..... and ..... on the 1st March 2002 by

Document No 1132
2002 of Book 1
Contains 10 Sheets
1 Sheet

Sub-Registrar

EXECUTION ADMITTED BY



S/o. SANKARANGNON,
S-24-A, Ponnambalam Salai, K.K.nagar, Ch-78

IDENTIFIED BY

(PRABHA SASIKUMAR W/O V.SASIKUMAR)
S/24 A, PONNAMBALAM SALAI, K.K.NAGAR
MS-78

(K.MAHADEVAN, S/o.Late. R.KRISHNAN,
S-20-E, PONNAMBALAM SALAI, K.K.NAGAR,
CHENNAI-600078

1 MAR 2002

JOINT SUB-REGISTRAR
VIRUGAMBAKKAM

Registered as No 1132 of 2002
Book 1 Volume 1353 Pages 65 to 68

13th March 2002 Sub Registrar



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7.3.02

Rs 500/-

V. SASIKUMAR

T. KASTHURI BAI
S/o [illegible] 11727/91
VIRUGAMBAKKAM A.C. CHENNAI-92
P. NO. 3762231

The terms 'SETTLER' and 'SETTLEE' wherever occur shall mean and include their legal heirs, legal representatives, assignees, executors and administrators witnesseth:

WHEREAS the Settlor is the sole and absolute owner of the property situated at Virugambakkam Village, Mambalam Guindy Taluk, Chennai District, Ponnambalam Salai, K.K.Nagar, Chennai - 70, bearing Flat No.A, in the Ground Floor, of the building in Block No.S-24, comprised in Survey No.249/1 part & 250/23 part, measuring an extent of 1/3rd undivided share land in 645 sq.ft. together with flat measuring 645 sq.ft. having purchased by the SETTLOR from out of his self earned



V. SASIKUMAR

T. KASTHURI BAI
Stamp Vendor Lic. No. 11127/92
VIRUGAMBAKKAM, CHENNAI-92
Ph. NO. 3762231

funds from Tamil Nadu Housing Board, by way of registered sale deed, dated 30th day of August 1988, vide Document No.3478 of 1988, in Book No.1, Volume 257, Pages from 415 to 428, in the file of S.R.O.Virugambakkam, Madras.

WHEREAS the said V.A.MENON, (the Settlor herein) is in uninterrupted possession and absolute enjoyment of the same ever since the date of his said purchase.

WHEREAS the 'SETTLEE' Mr.V.SASIKUMAR is the Son of the 'SETTLOR' Mr.V.A.MENON and out of natural love and affection the 'SETTLOR' during his life time itself decided to make some SETTLEMENT in his favour.



V. SASIKUMAR

T. KASTHURI BAI
P. NO. 9764231

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WHEREAS the said SETTLOR Mr.V.A.MENON out of his free will, who is sound in mind and sound in health wanted to settle the schedule mentioned property in favour of his son the SETTLEE herein Mr.V.SASIKUMAR.

WHEREAS the SETTLOR, out of his free will, love and affection and with a view to make provision to the SETTLEE, has voluntarily decided to settle the SETTLOR's right over the schedule mentioned property and absolutely in favour of the SETTLEE in the manner more fully described in the schedule hereunder.

NOW THIS DEED OF SETTLEMENT WITNESS THAT:

1. IN pursuance of the above said decision of SETTLOR to voluntarily settle the schedule mentioned property in favour

500Rs.

INDIA NON JUDICIAL

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Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

1961

7-3-62

V. SASIKUMAR

P. NO. 3762231

of the SETTLEE. This SETTLEE V.SASIKUMAR is absolutely entitled to enjoy the schedule mentioned property.

2. This SETTLOR has this day handed over the vacant possession of the schedule mentioned property to the SETTLEE. The SETTLOR has also handed over the title deeds available in respect of the schedule mentioned property.

3. THIS SETTLEMENT is made out of SETTLOR 's own accord with free will, with sound mind and good health, and that he is capable of making this deed for settlement.

4. The SETTLEE shall peacefully and quietly possess and enjoy the schedule mentioned property forever with the right



1976

Rs 500/-

V. SASIKUMAR

KASTHURI & 31
Stamp Vendor L... No. 1422/92
VIRUGAMBAKKAM, CHENNAI-92
P. NO. 3762231

of disposition alienation, sale etc, together with the rents and profits occurring from any person including the SETTLOR.

5. The Settlor has signed the necessary Application for change of MES, CMWSSB, property tax and other items of the schedule property in the Revenue and other Records of Rights, maintained by the Government to the Name of the Settlee and the Settlor hereby undertakes to support the said application and other papers at any enquiry in connection with mutation and other proceedings.

6. The Settlor shall execute such documents and do all other acts necessary which may be required by the settlee for



1976 के 3-02

V. SASIKUMAR

Sastra University
Sastra Deemed University
VIRUGAMBAKKAM, CHENNAI-92
P. NO. 3765231

more effectivaly assuring the Settlee absolute ownership in the schedule property by virtue of this settlement and at the cost of the settlee.

The Settlement hereby made shall be irrevocable.

SCHEDULE OF PROPERTY

All that piece and parcel of residential flat situated at Virugambakkam Village, Mambalam Guindy Taluk, Chennai District, Ponnambalam Salai, K.K.Nagar, Chennai - 78, bearing Flat No.A, in the Ground Floor, of the building in Block No.S-24, comprised in Survey No.249/1 part & 250/2B part, measuring an extent of 1/3rd undivided share land in 645 sq.ft. together with flat measuring 645 sq.ft. and being



19764
7.3.02

V. SASIKUMAR

P. NO. 3762231

bounded on the

North by : S. L.I.G. Block S.22

East by : S. L.I.G. Block S.23

South by : S. L.I.G. Flat S.24-8

West by : 20 feet Road

The property situate within the Sub Registration District of Virugambakkam and Registration District of South Chennai.



5408
16.2.01

Rs.1-

GNANAM KARTHIKEYAN
[illegible] 4255/99
[illegible] Sch.
[illegible] Chennai-78.

V. SASIKUMAR

.9.

The present market value of the property is Rs.1,00,000/-.

IN WITNESS WHEREOF THE SETTLOR HAS SET HIS HAND AND SIGNED THIS DEED OF SETTLEMENT ON THIS THE DAY, MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES:

1. (Prabha Sasikumar)

2. (K. MAHADEVAN)

SETTLOR.

Drafted by

B. Mohan Kumar, B.Sc., B.L.
Advocate & Notary Public
123, Vannier Street, West K. Nagar
Chennai - 600 078. Tamilnadu, South India
Phone : 4726008

ANNEXURE 1-A

Stamp Act Market value Properties / Buildings Particulars of building to be furnished in Annexure Revised form - Instruction.

1. Description of Building
   (a) Construction of the Structure
   (b) Depth of foundation
   (c) Thickness of walls In Ground Floor
   (d) Whether teakwood used throughout Yes / No.
   (e) Flooring

Please denote by a tick (✓) mark the relevant involved in the following
Cement or Lime Mortar
partly cement or Lime, partly mud/morter
3 to 4 feet, above 4 feet
9" (-1-1½)

Mosaic Ordinary plastered

II. Age of the building 25 years

III. Extent of the site 1/3rd → 645 Sq feet

(a) Value of the site Rs

IV. Built up area : (Each type of construction involved in each floor)

NOTE : Area open to sky such as Court-yard etc. Should be deducted from built up area if any.

Floor	Madras Terrace roof	RCC Roof	Mangalore tile roof over flat tile	Mangalore tile roof plain	Mangalore tile roof over Ceiling tiles	Pantile roof over flat tiles	Pantile roof plain	A.C.C. Sheet roof
1	2	3	4	5	6	7	8	9
In Ground Floor		645 Sq Feet						
In First Floor								
In Second Floor								
In Third Floor								

V Area of seperate cargate and of Construction involved if any

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

VII. Is there a separate latrine or chain septic tank NIL

VIII. Well if any with diameter and depth

IX. Electrical installation
(a) No of points ✓
(b) No of fans —
(c) No. of electric motor pumpsets Common

X. Annual rental value..... Rs. 325/- np.

XI. The Executant's estimate of the Market value of the Building & Land Rs. 1,00,000/- np.

PLACE : Chennai

Date : 11.03.02

Executant



தமிழ்நாடு तमिलनाडु TAMILNADU

Z 360617

T. REVATHI
L No. 22/B3 2300
STAMP VENDOR
No. 53-A, M.T.H. ROAD,
VILLIVAKKAM, CHENNAI-49

04 MAR 2024

P. Leelavathy
Chennai

DEED OF RELEASE

This **DEED OF RELEASE** executed at Chennai on this 04th day of March, 2024 by

Mrs. J. PUSHPA LATHA, (Adhaar Card No. 7698 1157 2022), Wife of M. Janaki Raman, Daughter of Late. M. Devarajan, Hindu, aged about 44 years, residing at Plot No. 20, Annai Teresa Nagar, Madanankuppam, Kolathur, Chennai-600099 hereinafter called as **"RELEASOR",** which term shall wherever the context so permits or requires, mean and include the said Releasor herein, her heirs, successors, executors, administrators, legal representatives and assigns of the **ONE PART;**

TO AND IN FAVOUR OF

Mrs. P. LEELAVATHY, (Aadhar Card No.4683 0276 0250), Wife of P. Kamesh Babu, Daughter of Late. M. Devarajan Hindu, aged 42 Years, residing at No.98/27, Block AB, 1st floor, 1st Street, Anna Nagar, Chennai-600040

Document No. 1463 of 2024 of Book 1 contains 17 Sheets 1 Sheet
Registering Officer

J. Pushpalatha



தமிழ்நாடு तमिलनाडु TAMILNADU

Z 360618

P. Leelavathy
Chennai

T. Revathi
T. REVATHI
LIC 26/5000/2012
STAMP VENDOR
NO.56-A, 10TH ROAD,
VILLIVAKKAM, CHENNAI-49

04 MAR 2024

hereinafter called as **"RELEASEE"**, which term shall wherever the context so permits or requires, mean and include the said Releasee herein, her legal heirs, successors, executors, administrators, legal representatives and assigns of the **OTHER PART.**

WITNESSETH AS FOLLOWS:

WHEREAS the Releasor is the elder sister of the Releasee herein by relation.

WHEREAS originally one Mr. T.V. Srinivasan had purchased the flat measuring 645 Sq.ft bearing No. F of the second floor of the building in Block No. S-23, together with proportionate undivided share in the land compromising in Survey No. 250/2B(part) of Virugambakkam village from Tamil Nadu Housing Board by virtue of sale deed dated 26.02.1988 and the

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Registering Officer

J. Parthasarathy



தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 360619

T. Revathi

T. REVATHI
Lic No 21/83/2/00
STAMP VENDOR
No. 65/A, M.T.H ROAD,
VILLIVAKKAM, CHENNAI-49

P. Leelavathy
Chennai

04 MAR 2024

same was registered as Document No. 702 of 1988 at the office of Sub-Registrar, Virugambakkam, which is morefully described in the Schedule "A" property hereunder and herein after referred as "Schedule A property"

WHEREAS subsequently the said T.V. Srinivasan sold out the Schedule A property hereunder in favour of S. Natarajan by virtue of sale deed dated 28.07.1993 and the same was registered as Document No. 2250 of 1993 at the office of Sub-Registrar, Virugambakkam,

WHEREAS subsequently the said S. Natarajan sold out the Schedule A property to and in favour of Mrs. Gomathy Balasubramanian who is the Vendor of the Releasor and Releasee herein by virtue of sale deed dated 24.04.2000 and the same was registered as Document No. 1862 of 2000 at the office of Sub-Registrar, Virugambakkam,

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Registering Officer

J. Pushpalatha



தமிழ்நாடு तमिलनाडु TAMILNADU

Z 360620

04 MAR 2024

P. Leelavathy
Chennai

T. REVATHI
L.No. 20/83/2005
STAMP VENDOR
No. 93-A, N.T.K. ROAD,
VALLIYAKKAM, CHENNAI-49

WHEREAS subsequently the said Mrs. Gomathy Balasubramanian sold out the Schedule A property to and in favour of Mrs. J. Pushpa Latha , the Releasor herein and Mrs. P.Leelavathy the Releasee herein by virtue of sale deed dated 08.01.2020 and the same was registered as Document No. 139 of 2020 at the office of Sub-Registrar, Virugambakkam,

WHEREAS subsequent to the purchase of the above said Schedule A property, the Releasor and Releasee are in joint peaceful possession and enjoyment of the said property without any hindrance in any manner and they have got property tax assessment for the Schedule A Property in their name and obtained Metro Water and Sewerage Connection and Electricity Service Connection in their name and regularly paying property tax, metro water and sewerage tax and electricity consumption charges to the concerned authorities as on date.

Document No 1463 of 2024 of Book
I contains 17 Sheets 4 Sheet
Registering Officer

J. Pushpalatha



தமிழ்நாடு तमिलनाडु TAMILNADU

Z 360621

04 MAR 2024 P. Leelavathy
Chennai

T. Revathi
T. REVATHI
Lic. No. 20/2/2003
STAMP VENDOR
No. 38-A, M.T.H. ROAD,
VILLIVAKKAM, CHENNAI-49

WHEREAS the Releasor, in consideration of the natural love and affection she had and still has for the releasee is hereby releasing her all rights over ½ undivided share in the property in favour of the Releasee, which is morefully described in the Schedule B property hereunder.

WHEREAS the Releasee herein, the Releasor with the intention of ensuring the entire ownership right, title, interest and possession to pass on unto the Releasee immediately, hereby her any other claim, right, title, interest or demand she may have over the SCHEDULE B PROPERTY to and in favour of the Releasee herein and further confirms that her any other claim, right, title, interest or demand she may have over the SCHEDULE B PROPERTY shall totally extinguish as and from this day and the SCHEDULE B PROPERTY shall

Document No. 1463 of 2024 of Book I
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Registering Officer

J. Pushpalatha



தமிழ்நாடு தமிழ்நாடு TAMILNADU

04 MAR 2024 P. Leelavathy Chennai

Z 360623
T. Revathi
T. REVATHI
LIC. NO. 26/2N/2006
STAMP VENDOR
No. 33-A, M.T.H. ROAD,
VELLIVAKKAM, CHENNAI-49



தமிழ்நாடு தமிழ்நாடு TAMILNADU

Z 360622
T. Revathi
T. REVATHI
LIC. NO. 26/2N/2006
STAMP VENDOR
No. 33-A, M.T.H. ROAD,
VELLIVAKKAM, CHENNAI-49

04 MAR 2024 P. Leelavathy Chennai

totally immediately vest with the Releasee with all the right, title, interest, possession with all the rights to alienate or deal with the SCHEDULE B PROPERTY as he deems fit.

WHEREAS the Releasor hereby assures the Releasee that she shall also sign and execute any letter or form that may be required for the mutation of name in the revenue and Municipal Registry and transfer of Patta in favour of the Releasee or for such other purposes like Corporation Taxes, Electricity, etc.,

WHEREAS the Releasor hereby declared that in pursuance of the execution of the aforesaid release deed ,the Releasee herein is absolute owner of the schedule A property hereunder.

Document No. 1463 of 2024 of Book I contains 17 Sheets 6 Sheet
Registering Office

J. Purushothy



தமிழ்நாடு तमिलनाडु TAMILNADU

Z 360624

04 MAR 2024

P. Leelavathy
Chennai

T. Revathi

T. REVATHI
LICENSED STAMP VENDOR
No. 84-A, V TH ROAD,
VILLIVAKKAM, CHENNAI-49.

North by : S.L.I.G Block S-21

South by : S.L.I.G Flat S-3/E

East by: Ponnambalam Salai

West by : S.L.I.G Block No. S-24

and together with Electricity Service connection and its security deposit and situate within the Registration District of Chennai South and Sub-Registration District of Virugambakkam.

The Property Tax Assessment Number for the above said Schedule Property is No. 10-137-07510-000

SCHEDULE B PROPERTY
(Property hereby Released)

½ (50%) undivided share in the right, title and interest out of the total A schedule property as morefully described herein above.

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Registering Officer

J. Pushpalatha



தமிழ்நாடு तमिलनाडु TAMILNADU

04 MAR 2024 Praveshavathy Chennai

Z 360623

T. Revathi

T. REVATHI
LIC. [illegible]
STAMP VENDOR
No. 23-A, M.T.H. ROAD,
VILLIVAKKAM, CHENNAI-49

WHEREAS the Releasor herein further declares that this Release Deed shall come into effect from the date of execution of this Release Deed,

SCHEDULE A PROPERTY

All that piece and parcel of land and building, flat measuring 645 Sq.ft bearing No.6 (Corporation Door No. 112/6(23/F)) on the second floor of the building in Block No S-23, together with the 580.5 Sq.ft undivided share in the land comprised in Old Survey No. 250/2B (part), as per TSLR Extract, TS No. 324/6 Block No. 49, Mambalam Taluk, Chennai District Door No. 112/6, Ponnambalam Salai, K.K. Nagar, Chennai -600078 and bounded on the :

SITUATED AT "VIRUGAMBAKKAM VILLAGE"

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Registering Officer

J. Pushpalatha

Market value of the above mentioned Schedule B Property is Rs. 40,00,000/- (Rupees Forty Lakhs Only) and paid maximum Stamp Duty of Rs. 40,000/- for the same.

IN WITNESSES WHEREOF THE AFORESAID RELEASOR HEREIN HAS EXECUTED THIS RELEASE DEED BY AFFIXING HER SIGNATURE AND DELIVERED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

(RELEASOR)

WITNESSES:

1.

Mrs. D.BANUMATHI (Adhaar Card No.5817 9395 8978)
W/o M. Devarajan
No.98/27, Block AB, 1st floor, 1st Street,
Anna Nagar, Chennai-600040

2.

Mr.K.RAMESH (Adhaar Card No. 9588 7816 5312)
S/o Kaliappan
No.62, Kadambur, Kadambur PO,
Thoothukkudi District, Tamil Nadu – 628714

Drafted by:



K.MANIKANDAN
ADVOCATE
(En No: 487/2014)
No.5, 1st Floor, New Avadi Road
Villivakkam, Chennai – 600049
Mob: 8608856789

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Registering Officer

R/விருகம்பாக்கம்/புத்தகம்-1/1463/2024

2024 ஆம் ஆண்டு மார்ச் மாதம் 04ம் தேதி பி.ப. 04:32 மணியளவில் விருகம்பாக்கம் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,110/- செலுத்தியவர்

இடது பெருவிரல்





J. Pushpalatha

(C909488129/2)

கூடுதல் விபரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்

இடது பெருவிரல்





J. Pushpalatha

சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம் என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பீட்டு எண்

UKC 561565b9f95f95ac2b3430e61e92aab5ff0c73a5

(Details from UIDAI : J Pushpalatha M JANAKIRAMAN, 1980, xxxxxxxx2022)



2024 ஆம் ஆண்டு மார்ச் மாதம் 4ம் நாள்

SUB REGISTRAR
VIRUGAMBAKKAM
CHENNAI-600 092.

R/விருகம்பாக்கம்/புத்தகம்-1/1463/2024 என்னாகப் பதிவு செய்யப்பட்டது.

நாள். 04/03/2024
விருகம்பாக்கம்

SUB REGISTRAR
VIRUGAMBAKKAM
CHENNAI-600 092.

Document No. 1463 of Book 1 contains 17 sheets 10 Sheet

Registering Officer

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Manibalam Town : Virugambakkam Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt.Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Poramboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Assessment	Class and Sort of soil	Tax	Rate per Acre/Hectare		Extent By Town Survey			Assessment		Municipal Register	Adangal (UDS Details)	How the holding is utilised	Remarks
		Sub Division	Sub Division									Rs.	Paise	Hectare	Are	Sq. Meter	Municipal	Govt.				
1	Block . 0099- SRAMA>	324	6	248/1T	110		LOCKER	-	-	0-		0.00		0	14	98.0	-	320.00	-	V.C.BALAJI .., B.NARENDRAN .., N.VIDHYA .., THIYAGARAJAN RAJAGOPAL .., SHYMALA THYAGARAJAN ..., GAYATHRI SUBRAMANIAN .., S.VIJAYALAKSHMI .., SRIPRIYA SRIDHARAN .., PUSHPALATHA .., S.KALYANI .., P.VEERAVATHY .., K.LALITHA .., BALAJI DASARATHAN .., ANANTHA NARAYANAN THYAGARAJAN ..., J.SUKANYA .., K.KUPPUSWAMY ..., J.MURALI ..., N.RAMAMURTHAM .., B.V.PADMA .., SATISH ..., N.SAMBUMOORTHY ..., J.GANESAN .., L.VASUNDARA .., C.USHADEVI ...	฿LO	DT. 2023-12-16 17:26:51.986 TR DT: 16-12-2023

Document No. 1463 / 2023 contains 17 pages
Registered on 16/12/2023 12:24 of S.R.O.

S.No	Block/Code and Name Of Locality	Survey Number	Sub Field No.	S.No and Sub Division Letter	Municipal Door No.	Govt./Wakf, Inamdar, Estate, Tharam	Dry/Wet, Assessed, Poramboke, House-site	Source Of Irrigation and Class	If Double Crop, Rate of Composition	Class and Sort of soil	Tenure	Rate per Acre/Hectare Rs.	Rate per Acre/Hectare Paise	Extent By Town Survey Hectare	Extent By Town Survey Area	Extent By Town Survey Sq. Meter	Assessment Municipal	Assessment Govt.	Municipal Register	Adangal (WDS Details)	How the holding is classed	Remarks
																				N.JAYANTHI , , SHOWMYA NATARAJAN ... B.V.PADMA .., C A.GOWRI SHANKARAN ... E.PARAMESWARAN T.RAGHAVARDHAN .., HARIPRIYA SRIDHARAN ., V.SASIKUMAR , , G.VATHSALA .., N.L.VATSALA ,,		

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

டின் கையொப்பம் / Digital Signature : 26-12-2023
பெயர் / Name : Balaji Bharathi S
பதவி / Designation : Tahsildar
இடம் / Place : மாம்பலம் வட்டம் / Mambalam, சென்னை மாவட்டம் / Chennai

குறிப்பு / Remarks	
1.	இந்த சான்று, தகவல் / சான்றிதழ் தரவு கணினியில் பதிவு செய்யப்பட்டு பெறப்பட்டுள்ளது. இச்சான்றை https://eservices.tn.gov.in என்ற இணையதளத்தில் URB/02/07/003/001/0049/324/6 என்ற குறியீட்டு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளலாம். The above information / certificate details are generated from digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/02/07/003/001/0049/324/6
2.	இந்த தகவல்/சான்று 03-03-2024 அன்று 06:25:55 PM மணிக்கு அச்சிடப்பட்டது. The certificate was printed on 03-03-2024 at 06:25:55 PM
3.	கைபேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கலாம் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2023-24/ON/0954119**	**Receipt Date:**	**05-10-2023 17:15:43**
Name:	P.LEELAVATHY , J.PUSHPALATHA		
Address:	112/6(23/F), Ponnambalam Salai , K K Nagar, Virugambakkam, CHENNAI - 600078		
Payment Details:	Description:	Property Tax Bill Number: 10-137-07510-000/08-128-0992-000	
	Paid By:	P.LEELAVATHY , J.PUSHPALATHA	

Description Head of A/C	Amount (in Rupees)
II/23-24	1395.00
Property Tax Early Pay Incentive for II/23-24	(-) 51.00
Total:	1,344.00

Amount (in words): Rupees One Thousand Three Hundred Forty Four Only

Online Transaction Number: pay_MkVvORdsAoTYTn,Payment Dated: 05-10-2023

J. Pushpalatha

Document No 1463 of 2024 of Book 1 contains 17 Sheets 13 Sheet

Registering Officer


BLOCK-1, RAMANIYAM KAMADHENU,
Lakshmanaswamy Salai,
04 Mar 2024 04:53 pm
scattered clouds
30.0 °C
Google

आधार

Government of India

Unique Identification Authority of India

பதிவு எண்/ Enrolment No.: 0000/00734/75131

To

N SANKARAPAN

PLOT NO 20

ANNAI THERASA NAGAR

Kolathur

Thiruvallur Tamil Nadu - 600099

9094842712

உங்கள் ஆதார் எண் / Your Aadhaar No. :

7698 1157 2022

VID : 9145 5403 1308 0512

AADHAAR

தகவல் / INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

Unique Identification Authority of India

ADDRESS:
N SANKARAPAN, PLOT NO 20, ANNAI THERASA NAGAR, MADHANANDAPURAM, Kolathur, Thiruvallur, Tamil Nadu - 600099

7698 1157 2022

VID : 9145 5403 1308 0512

Document No. 1463 of 2024 of Book 1 contains 17 Sheets 15 Sheet

Registering Officer

J. Pushpalatha

आधार

Government of India

Unique Identification Authority of India

பதிவு எண்/ Enrolment No.: 0013/07001/20058

To
ச சகுந
D Sahunath
C/O: Leelavathi
98/27
All Block, 1st Street, 4th Avenue,
Shanthi Colony
Anna Nagar
Chennai Tamil Nadu - 600040
8148691665





உங்கள் ஆதார் எண் / Your Aadhaar No. :

5817 9395 8978

VID : 9161 6671 6758 9273

AADHAAR

தகவல் / INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Aadhaar is unique and secure
- Verify identity using secure QR code/offline XML/online Authentication
- All forms of Aadhaar like Aadhaar letter, PVC Card, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services
- Keep your mobile number and email id updated in Aadhaar
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent



ச சகுந
D Sahunath
பிறந்த நாள்/DOB: 16/05/1957
பெண்/ FEMALE



5817 9395 8978

VID : 9161 6671 6758 9273

Unique Identification Authority of India

Address:
C/O: Leelavathi, 98/27, All Block, 1st Street, 4th Avenue, Shanthi Colony, Anna Nagar, Chennai, Tamil Nadu - 600040



5817 9395 8978

VID : 9161 6671 6758 9273

Document No. 1463 of 2024 of Book 1 contains 17 Sheets 16 Sheet

Registering Officer

Government of India

Unique Identification Authority of India

பதிவேட்டு எண்/ Enrolment No.: 2968/13015/03358

To
முருகேசன்
Ramesh K
S/O: Kalappan,
62,
THANGAMMAL PURAM,
KADAMBUR,
VTC: Kadambur,
PO: Kadambur,
Sub District: Kovilpatti,
District: Thoothukkudi,
State: Tamil Nadu,
PIN Code: 628714,
Mobile: 9788029241

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9588 7816 5312

VID : 9116 3574 9870 6134

எனது ஆதார், எனது அடையாளம்

முருகேசன்
Ramesh K
பிறந்த ஆண்டு/ DOB: 01/01/1993
ஆண்/ MALE

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

9588 7816 5312

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல் / INFORMATION

- This Aadhaar letter should be verified through either online authentication by UIDAI-appointed authentication agency or QR code scanning using mAadhaar or Aadhaar QR Scanner app available in app stores or using secure QR code reader app available on www.uidai.gov.in.
- Aadhaar is unique and secure.
- Documents to support identity and address should be updated in Aadhaar after every 10 years from date of enrolment for Aadhaar.
- Aadhaar helps you avail of various Government and Non Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app to avail of Aadhaar services
- Use the feature of Lock/Unlock Aadhaar biometrics to ensure security while not using Aadhaar biometrics.
- Entities seeking Aadhaar are obligated to seek consent

முகவரி:
S/O: கலியப்பன், 62,
S/O: Kalappan, 62, THANGAMMAL PURAM,
KADAMBUR, Kovilpatti, PO Kadambur,
Thoothukkudi,

9588 7816 5312

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

Document No 1463 of 2024 of Book 1 contains 17 Sheets 17 Sheet

Registering Officer

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ் நாடு तमिलनाडु TAMILNADU

08/01/2020

Pushpalatha.

Leelavathy

BZ 289010

G. MANI
ST/MP VENDOR
L. No: 10166/85/84
Old No. 55/1, New No. 54, Arcot Road
Virugambakkam, Chennai-600 092

SALE DEED

This Deed of Sale is executed at Chennai on this 8th day of January, 2020;

BY

GOMATHY BALASUBRAMANIAN (PAN. AADPB5020E) daughter of Late M.R.Narayanan, wife of N.Balasubramanian, aged about 63 years, residing at Flat bearing No. S23-F, 2nd Floor, Ponnambalam Salai, K.K.Nagar, Chennai 600078, hereinafter referred to as the VENDOR;

TO AND IN FAVOUR OF

1.J.PUSHPALATHA (PAN.BQSPP9633D), wife of M.Janakiraman, aged about 39 years, residing at new No.13, old No.119, P Block, Agathiyar Nagar 27th Street, Villivakkam, Chennai 600049 and **2.P.LEELAVATHY (PAN ADEPL7644Q)**, wife of Kamesh Babu, aged about 38 years, residing at G1,

J Pushpalatha

P. Leela

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தமிழ்நாடு அரசு
பதிவுத்துறை
ஒப்புகைச்சீட்டு

பார்வைக்குறிப்பு விவரங்கள்

சார்பதிவாளர் அலுவலகப் பெயர்	விருகம்பாக்கம்
விண்ணப்ப எண்	SO1LANDVV2024030411256R0
பரிவர்த்தனை எண்	REG20240304079992
பரிவர்த்தனை நாள்	04/03/2024

விண்ணப்ப விவரங்கள்

விண்ணப்பதாரர் பெயர்	JLAVATHY
சேவை வகை	சார்பதிவாளர் அலுவலகத்தில் ஆவணம் பதிவு (புதியது)
கணினிக் கட்டணம் (₹)	800/-

தொகை செலுத்திய விவரங்கள்

வங்கியின் பெயர்	பாரத ஸ்டேட் வங்கி
வங்கிக்குறிப்பு எண்	CPADOZLRA5
பணம் செலுத்திய விதம்	இணைய வழி
செலுத்தப்பட்ட தொகை (₹)	800/-
தொகை செலுத்தும் நிலைப்பாடு	வெற்றி
தொகை செலுத்திய நாள்	04/03/2024

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்

கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

தமிழ்நாடு அரசு
பதிவுத்துறை
ஒப்புகைச்சீட்டு

பார்வைக்குறிப்பு விவரங்கள்

சார்பதிவாளர் அலுவலகப் பெயர்	விருகம்பாக்கம்
விண்ணப்ப எண்	301LANDVV2024030441145 40
பரிவர்த்தனை எண்	REG2024010407 88382
பரிவர்த்தனை நாள்	04/03/2024

விண்ணப்ப விவரங்கள்

விண்ணப்பதாரர் பெயர்	LEELAVATHY
சேவை வகை	சார்பதிவாளர் அலுவலகத்தில் ஆவணப் பதிவு (புதியது)
பதிவுக் கட்டணம் (₹)	1000/-
கணினிக் கட்டணம் (₹)	200/-
குறுந்தகடுக் கட்டணம் (₹)	100/-
ஆவண எழுத்தர் நலநிதி (₹)	10/-

தொகை செலுத்திய விவரங்கள்

வங்கியின் பெயர்	பாரத ஸ்டேட் வங்கி
வங்கிக்குறிப்பு எண்	CPADOYZNI 5
பணம் செலுத்திய விதம்	இணைய வழி
செலுத்தப்பட்ட தொகை (₹)	1031 0/-
தொகை செலுத்தும் நிலைப்பாடு	வெற்றி
தொகை செலுத்திய நாள்	04/03/2024

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हज़ार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

தமிழ்நாடு தமிழ்நாடு TAMILNADU

AH 582165

V.C. BALAJI

R.G. PALANI
STAMP VENDOR
L.No: 31/83/2000
148 Arcot Road, Kodambakkam
Chennai - 600 024

RELEASE DEED

THIS DEED OF RELEASE IS EXECUTED AT CHENNAI ON THIS 21st DAY OF JANUARY 2022, BY :

(1). SARADHA BALASUBRAMANIAN, (Having Passport No.491092125) aged about 57 years, Daughter of Late.V.Chandrasekaran and Wife of Mr.Balasubramanian at present residing at # 2795, EQUUS COURT, HERNDON, VA 20171, U.S.A. represented by her General Power of Attorney Agent Mrs.B.BHUVANESWARI (PAN AIVPB9167E) (AADHAAR NO.2247 2923 6539) aged about 53 years, wife of Mr.V.C.Balaji, and residing at S-23-E, Ponnambalam Salai, West K.K.Nagar, Chennai 600078, (which deed of Power was duly adjudicated under adj.no.65/2022, dated 12.01.2022, registered in the file of SRO Mylapore.

V. Vijayalakshmi

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Registering officer

Z/365/2022
(Corrected)

(2).Smt.VIJAYALAKSHMI (PAN AGZPV8617R) (AADHAAR NO.2539 6628 1617) aged about 61 years, Daughter of Late.V.Chandrasekaran and wife of Late.K.Vijayaraghavan, residing at J.K.VINAYAKA RESIDENCY, 6th Cross Road, Kaggadasapura, Bangalore North, Pin 560093,

(3)..Mr.LAKSHMIKANTHAN (PAN AEEPC5150R) (AADHAAR NO.6133 59826390) aged about 46 years, Son of Late.V.Chandrasekaran, and residing at HARE KRISHNA LAND, KARUPPUR, SALEM, SALEM 636012, hereinafter called the RELEASORS.

TO AND IN FAVOUR OF THEIR BROTHER

Mr.V.C.BALAJI (PAN AGJPB8460C) (AADHAAR NO.216435019220) aged about 54 years, Son of late.V.Chandrasekaran, and residing at NO.S23E, Ponnambalam Salai, West K.K.Nagar, Chennai 600078, herelnafter called the RELEASEE.

WHEREAS the schedule 'A' mentioned property was originally owned and possessed by Smt.C.LALITHA, wife of Late.V.Chandrasekaran, she was acquired the said property by way of settlement deed from her Son and the same has been registered under Settlement Deed document No.4759 of 2013, dated 31.07.2013, registered in the file of SRO Virugambakkam.

WHEREAS the above said Smt.C.LALITHA died intestate on 22.05.2016, leaving behind the following legal heirs viz.,

a. Smt.VIJAYALAKSHMI - Daughter
b. Smt.SARADHA BALASUBRAMANIAN - Daughter
c. Mr.BALAJI - Son
d. Mr.LAKSHMIKANTHAN - Son

V. Vijayalakshmi

C. Lakshmikanthan

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Registering officer

After the demise of the said Smt.C.LALITHA the said legal heirs along with myself inherit the said property (each having 1/4th share rights over the said property) ever since the date of legal heir ship certificate which was evidenced and issued by the Tahsildar, Thiruporur, under proceeding No.Pa.Mu.4560/2016/A4.

WHEREAS the above said SARADHA BALASUBRAMANIAN has executed a General Power of Attorney deed In respect of her 1/4th undivided share rights title interest over the said property to and in favour of Mrs.B.BHUVANESWARI (PAN AIVPB9167E) (AADHAAR NO.2247 2923 6539) aged about 53 years, wife of Mr.V.C.Balaji, and residing at S-23-E, Ponnambalam Salai, West K.K.Nagar, Chennaii 600078, (which deed of Power was duly adjudicated under adj.no.65/2022, dated 12.01.2022, registered in the file of SRO Mylapore).

WHEREAS the RELEASORS and the RELEASEE are In joint possession and absolute enjoyment of the said property ever since the date of legal heir ship (each having 1/4 share rights, title, interest over the said property) and has paid up to date taxes and outgoings dues related to the schedule 'A' property and ;

WHEREAS the joint possession of the above said schedule 'A' property is not conducive to the convenient enjoyment of the RELEASOR and RELEASEE, and the *RELEASORS does not desire to hold* the property jointly or any part thereof for themselves have agreed with the RELEASEE to RELEASE and relinquish their 3/4 (three /fourth) undivided share of land right, title and interest in the above said schedule 'A' property and the released property is more fully described in the schedule 'B' hereunder and hereby Release the same to and in favour of the RELEASEE **Mr.V.C.BALAJI,** for a consideration of purely love and affection.

V. Vijayalakshmi

C. Lakshmikanthan

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Registering Officer

NOW THIS DEED OF RELEASE WITNESSETH AS FOLLOWS:

1. In consideration of natural love and affection the RELEASORS hereby relinquish all their rights to release the schedule 'B' mentioned property viz., 3/4 (three/fourth) rights, title, interest over the schedule 'A' property in favour of the RELEASEE **Mr.V.C.BALAJI.**
2. From now onwards, the RELEASEE **Mr.V.C.BALAJI** shall have absolute right over the schedule 'B' mentioned property and the RELEASORS possession have been handed over to the RELEASEE.
3. The RELEASORS henceforth shall not have any right whatsoever over the schedule 'B' property.
4. The RELEASEE **Mr.V.C.BALAJI** hereafter can sell, mortgage, Settle, to raise any loan and to construct any building over the property and also to do any act over the schedule 'B' property.
5. The "RELEASORS" assure that there are no mortgages, encumbrances, charges, maintenance claims, trust, lien or lispendens or whatsoever over the schedule 'B' property.
6. The "RELEASORS" further assure that the "RELEASEE" shall at all times hereafter hold peacefully and quietly without any hindrance and enjoy the said property without any demand or claim by the "RELEASORS" or their legal heirs or her distance relatives or any person claiming under them.
7. The "RELEASORS" further agree that the "RELEASEE" may effect mutation of records in their name in the pubic registry as the owner of the property herein released.

THUS, the RELEASORS hereby admit, execute and relinquishes all their rights over the schedule 'B' mentioned property, whatever right, share, claim, charge they have handed over the schedule 'B' mentioned property in favour of the RELEASEE **Mr.V.C.BALAJI** absolutely without any conditions / restrictions for their right over the schedule "B" mentioned property.

V. Vijayalakshmi

C. Lakshmikanthan

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Registering officer

The above said RELEASORS and RELEASEE herein agree that this deed of RELEASE is irrevocable at any point of time whatsoever be the reason.

The Original document and other connected records related to the schedule 'A' property is handed over to the RELEASEE.

SCHEDULE 'A' PROPERTY

(TOTAL PROPERTY)

All that piece and parcel of the property situated at Flat No.E, in the Second Floor, in Block No.23, erected on the land in Survey No.250/2B part Virugambakkam Village, now Mambalam Taluk, Chennai District, Ponnambalam Sali, K.K.Nagar in Chennai City, flat measuring 645 sq.ft, together with 1/3rd undivided share in the land along with the TNEB service connection No.229-011-216, with deposits and property tax assessment New Door No.112/5, Old Door No.23-E, with deposits (Old Zone No.08, and No.128, Bill No.0991, Sub.No.000) and (new zone No.10, Ward No.128, Bill No.07537, Sub.No.000) and the land being bounded on the

NORTH BY : Flat No.23/F

SOUTH BY : A.L.Mudaliar Salai

EAST BY : Ponnambalam Salai

WEST BY : Block No.24

And the property situated within the Sub Registration District of Virugambakkam and Registration District of South Chennai.

Value of the schedule 'A' property is Rs.48,00,000/-

V. Vijayalakshmi

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Registering Officer

SCHEDULE 'B' PROPERTY

(PROPERTY HEREBY RELEASED)

3/4 (three/fourth) undivided share of land and building rights, title, interest over the schedule 'A' property hereby released to the RELEASEE.

Value of the released schedule 'B' property is Rs.36,00,000/-

IN WITNESS WHEREOF THE RELEASORS AND RELEASEE HAVE SET THEIR HANDS AND SIGNED THIS DEED OF RELEASE ON THIS DAY, MONTH AND THE YEAR FIRST WRITTEN ABOVE IN THE PRESENCE OF:

RELEASEE

V. Vijayalakshmi
C. Lakshmanan

RELEASORS

WITNESSES:

1.

(B.ARJUN) S/O.V.C.BALAJI, AGED 29 YEARS, NO.523E, PONNAMBALAM SALAI, WEST K.K.NAGAR, CHENNAI 600078 (AADHAAR NO.705238986254).

2.

(MOHAN) S/O.AYYASAMY, aged 36 years, No.116 Andiyappan Street, West Mambalam, Chennai 600033 (AADHAAR NO.961827574120)

Drafted By:



G.UMA THIRUMURUGU B.A.,B.L.,
ADVOCATE & NOTARY (Govt. of India)
Regn.No 10972, Dt.19.02.2015.
Er No: 481/1995.
No.124-C, Arcot Road, Virugambakkam
Chennai 600 092 Ph. 9489852633, 7667645759

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Registering officer

CERTIFICATE
EXTRACT FROM THE PERMANENT LAND REGISTER

District : Chennai Taluk : Mambalam Town : Virugambakkam Ward : -

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Hindu, Zamindar,Inam	Dry,Wet, Unassessed, Pramboke, 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 the land is utilised	Remarks
		Sur. Field	Sub Fld									Rs.	Paise	Hectare	Are	Sq. Meter	Municipal	Govt.				
1	Block : 0049- சென்னை 11 71வது வார்டு	324	2	248/249/250	15/16	ரயத்துவாரி	மனை			0-		0.00		0	6	33.0	-	0.00	-	[illegible]	[illegible]	SD/175/11-12/DT 20.10.11 TR DT: 02-01-2015

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

குறிப்பு / Remarks :

1.இந்த நகலுக்கான 18-01-2022 அன்று 11:58:53 AM [illegible] அனுப்பப்பட்டது.

The certificate was printed on 18-01-2022 at 11:58:53 AM.

V. Vijayalakshmi

C. Lakshmikanthan

மின் கையொப்பம் / Digital Signature - 02-01-2015

பெயர் / Name : Elavarasan M.

பதவி / Designation : Tahsildar

இடம் / Place - மாம்பலம் வட்டம் / Mambalam, சென்னை மாவட்டம் / Chennai

Document No. 3625 of 2022 of Book I, containing 24 Sheets

Registering Office

மேலும் விவரங்களை பெறவும் உறுதி செய்துகொள்ள வேண்டுமெனில் தாங்கள் வட்டாட்சியர் அலுவலகத்தை அணுகி உறுதி படுத்திகொள்ளவும்
Further Certificate confirmation and details, you may approch Tahsildar concerned.

குறிப்பு :

1. பெறுனர் தகவல் / சான்றிதழ் தகவல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இதற்கு தாங்கள் http://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/02/07/003/001/0049/324/2 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இந்த தகவல்கள் 18-01-2022 அன்று 11:58:53 AM நேரத்தில் அளிக்கப்பட்டது.
3. எவ்வித கோழுவில்லை2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

V. Vijayalakshmi
C. Lakshmikanthan

Document No 365 of 2022 in Book 1 contains 24 Sheets & Sheet

Registering officer

Greater Chennai Corporation

PROPERTY TAX RECEIPT

Receipt Scan Payment Scan

Receipt No:	**2021-22/ON/1081788**	**Receipt Date:**	**09-01-2022 09:04:48**
Name:	C LALITHA		
Address:	112/5(23-E), Ponnambalam Salai , K.K.Nagar, Virugambakkam, CHENNAI - 600078		
Payment Details:	Description: Property Tax Bill Number: 10-137-07537-000/08-128-0991-000 Paid By: C LALITHA		

Description Head of A/C	Amount (in Rupees)
I/20-21	405.00
II/20-21	405.00
I/21-22	405.00
II/21-22	405.00
Total:	**1,620.00**

Amount (in words): Rupees One Thousand Six Hundred Twenty Only

Online Transaction Number: 6083566683,Payment Dated: 09-01-2022

V Vijayalakshmi

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Registering officer

படிவம் 4
விதி 10(1) பாரக்க

Form No. 4
(See Rule 7)

தமிழ்நாடு அரசு
Government of Tamil Nadu

Municipal Administration & Water Supply Department
Tambaram Municipality / தாம்பரம் நகராட்சி

DEATH CERTIFICATE - இறப்பு சான்றிதழ்

(Issued Under Section 12(1) of the registration of Births and Deaths Act, 1969 and Rule 8 of Tamil Nadu Registration of Birth and Death Rules 2000)

This is to Certify that the following information has been taken from the original record of DEATH which is the register for DIVISION-W of TAMBARAM MUNICIPALITY of Taluk TAMBARAM of District KANCHEEPURAM of State TAMILNADU

இதகன, தகவல்கள் தமிழ்நாடு மாநிலம் காஞ்சிபுரம் மாவட்டம் தாம்பரம் வட்டம் தாம்பரம் நகராட்சி பிரிவு எண் 68 சேர்ந்த அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்றிதழ் வழங்கப்படுகிறது

Name / பெயர்	C. LALITHA
UID Number of Deceased/இறந்தவரின் ஆதார் எண்	XXXXXXXXXX
Name of Mother / தாயின் பெயர்	SEETHALAKSHMI,R
UID Number of Mother/ தாயின் ஆதார் எண்	XXXXXXXXXX
Name of Father / தந்தையின் பெயர்	T.R. RAMASWAMY
UID Number of Father / தந்தையின் ஆதார் எண்	XXXXXXXXXX
Name of Wife /Name of Husband/ மனைவி பெயர்/கணவர் பெயர்	V. CHANDRASEKARAN
UID Number of Wife/UID Number of Husband/ மனைவி ஆதார் எண்/கணவர் ஆதார் எண்	XXXXXXXXXX
Hours/Days/Months/Age/மணி/நாள்/மாதங்கள்/ வயது	76
Sex / பாலினம்	FEMALE
Date of Death / இறந்த தேதி	22-May-2016
Place of Death / இறந்த இடம்	CHRISTUDAS ORTHO SPL HOSPITAL DURAISAMI NAGAR, 9 TAF AGARAM ROAD, TAMBARAM EAST -600059
Permanent Residential Address of the Deceased / இறந்தவரின் நிரந்தர வசிப்பிட முகவரி	B-902,BRENT WOOD , HIRANANDANI UPSCALE, S/63, EGATTUR, OMR RAJIV GANDHI SALAI, CHENNAI 603103
Address of the informant / இறப்பின் தகவல் அளிப்பாளரின் முகவரி	B-902 ,BRENT WOOD, HIRANANDANI UPSCALE. S/63 , EGATTUR, OMR RAJIV GANDHI SALAI, CHENNAI 603103
Registration No / பதிவு எண்	009/2016/06/00051
Date of Registration / பதிவு செய்த தேதி	23/May/2016
Remarks(If any) /	
Date of Issue / தேதி	08/Jun/2016

Signature and Address Of issuing Authority
சான்றிதழ் அளிப்பவரின் கையொப்பம்

REGISTRAR OF BIRTH AND DEATH
TAMBARAM SPL. GR. MUNICIPALITY

No disclosure shall be made of particulars regarding the cause of death recorded against the entry in the register.
இறப்புபதிவேட்டில் எழுதப்பட்ட இறப்பின் காரணம் எனவும் இயல்குறிப்பில் வெளியிடப்படக்கூடாது
(See Provision to Section 17(1) - பிரிவு 17(1) -ன் கீழ் உள்ள நிபந்தனையின்படி)

ENSURE REGISTRATION OF EVERY BIRTH AND DEATH பிறப்பு / இறப்பு பதிவினை உறுதி செய்யவும்

Certificate No : DC/009/2016/0000346

Document No 365 of 2022 of Book I contains 24 Sheets 10 Sheet
Registering officer

ப.மு. 4560/2016/அ4
நாள். 6.01.2017

வட்டாட்சியர் அலுவலகம்,
திருப்போரூர்.

வருவாய்த்துறை

வாரிசுரிமைச் சான்றிதழ்
(Legalheirship Certificate)

(TNTC – 81A)

காஞ்சிபுரம் மாவட்டம், திருப்போரூர் வட்டம், நெ.12.கூகாட்டூர் கிராமத்தில் வசித்து வந்த திருமதி.லலிதா கூபெ சந்திரசேகரன் என்பவர் 22.05.2016 அன்று காலமாகிவிட்டார். அவருக்கு கீழ்கண்ட நபர்கள் வாரிசுதாரர்களாக உள்ளனர் என்று சான்று அளிக்கப்படுகிறது

வ.எண்.	வாரிசுதாரர்கள் பெயர்	உறவுமுறை	வயது	சமூகநிலை
1.	திருமதி.விஜயலட்சுமி	மகள்	55	மணமானவர்
2.	திருமதி சாரதா பாலகுப்பிரமணியன்	மகள்	52	மணமானவர்
3.	திரு.பாலாஜி.	மகன்	49	மணமானவர்
4.	திரு.பத்மிகாந்தன்	மகன்	40	மணமாகாதவர்
நான்கு (4) நபர்கள் மட்டும்				
காலஞ்சென்ற நபரின் கணவர் திரு.சந்திரசேகரன் என்பவர் 18.01.1998 அன்று காலமாகிவிட்டார்.				

குறிப்பு:இச்சான்று காலமானவரின் பெயரில் உள்ள நிலங்கள், சொத்துக்கள், மின் இணைப்பு பெயர் மாற்றம், அரசு நிவாரண நிதி, நலஉதவி, சமூக நலத்திட்ட உதவி, சேமநலநிதி, ஓய்வூதியம், வேலைவாய்ப்பு, வங்கி மற்றும் நிறுவனத்தொகை பெற மட்டும் வழங்கப்படுகிறது.

TAHSILDAR
THIRUPORUR

பெறுநர்
திரு.பாலாஜி
No.D-902, Brent Wood, Hiranandani
எண்.5/63, ஜி.கார்.ஆர். ராஜீவ்காந்தி சாலை,
ஏகாட்டூர் கிராமம்,
திருப்போரூர் வட்டம்.

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Registering office



V. Vijayalakshmi

C. Lakshmikanthan



Document No 265 of 2022 of Book I contains 24 Sheets 12 Sheet

Registering Officer

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாள / Enrolment No : 2726/50960/31743

To
Bhuvaneswari . B
மகேஸ்வரி பி
C/O: V C Balaji
523C,
PONAMBALAM SALAI,
WEST K K NAGAR,
[illegible] Kalaignar Karunanidhi
[illegible]

KF3589224451



உங்கள் ஆதார் எண் / Your Aadhaar No.

2247 2923 6539

எனது ஆதார், எனது அடையாளம்



மகேஸ்வரி பி
Bhuvaneswari . B
[illegible] / Female

Issue Date: 16/12/2013

2247 2923 6539

எனது ஆதார், எனது அடையாளம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று இருப்பிடத்திற்கு அல்ல
- பாதுகாப்பான QR குறியீடு/ ஆஃப்லைன் XML/ ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code / Offline XML / Online Authentication

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்
- பலவேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது.
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் முகவரி ஆதாரில் புதுப்பிக்கவும்.
- mAadhaar மொபைலுடன் பயன்படுத்தி உங்கள் சுயவிவர விவரங்களை எடுத்துச் செல்லுங்கள்
- 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.
- Carry Aadhaar in your smart phone – use mAadhaar App

Print Date: 16/12/2021

Address: C/O: V C Balaji, 523C
PONAMBALAM SALAI, WEST K K NAGAR,
Kalaignar Karunanidhi Nagar, Chennai, Tamil Nadu, 600078

2247 2923 6539

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

Document No 365 of 2022 of Book 1 contains 24 Sheets 13

Registering Office



13

V. Vijayalakshmi

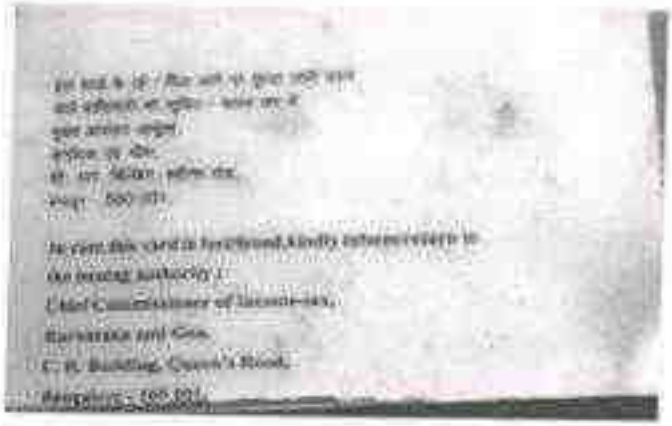


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Registering officer



V. Vijayalakshmi
C. Lakshmikantha



Document No 365 of 2022 of Book I
contains 24 Sheets 16 Sheet
Registering office

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு எண்/Enrollment No. 2726/50960/31743

To
Bhuvaneswaran . B
புவனேஸ்வரி ப
C/O: V C Balaji
523E
PONAMBALAM SALAI
WEST K K NAGAR
VTC: Kalaignar Karunanidhi Nagar, PO: Kalaignar Karunanidhi
Sub District: Chennai, District: Chennai,
State: Tamil Nadu, PIN Code: 600078
Mobile: 9962782409

35652244

KF3569234459R

உங்கள் ஆதார் எண் / Your Aadhaar No.

2247 2923 6539

எனது ஆதார், எனது அடையாளம்

Issue Date: 15/12/2015

புவனேஸ்வரி ப
Bhuvaneswaran B

2247 2923 6539

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று, குடியுரிமைக்கு அல்ல
- பாதுகாப்பான QR குறியீடு/ ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code / Offline XML / Online Authentication

- ஆதார் நாடு முழுவதும் செல்லுபடியாகும்
- பலவேறு அரசு மற்றும் அரசு சாரா சேவைகளை எளிதில் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
- mAadhaar செயலியைப் பயன்படுத்தி உங்கள் மொபைல் போனில் ஆதாரை எடுத்துச் செல்லுங்கள்

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Print Date: 28/01/2021

Address: C/O: V C Balaji 523E
PONAMBALAM SALAI, WEST K K NAGAR,
Kalaignar Karunanidhi Nagar, Chennai, Tamil Nadu, 600078

2247 2923 6539

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

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Registering Officer





V. Vijayalakshmi

C. Lakshmikanthan

Document No 365 of 2022 of Book I
contains 29 Sheets 14 Sheet

Registering Officer



13

V. Vijayalakshmi



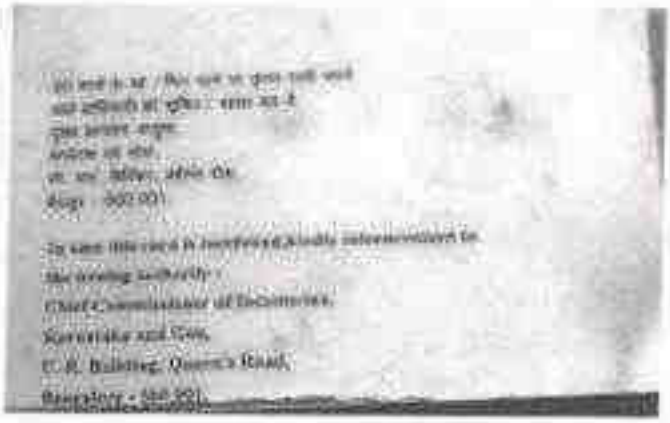
Document No 365 of 2022 of Book I contains 24 Sheets 15 Sheet

Registering Officer



V. Vijayalakshmi

C. Lakshmikanthan



Document No 365 of 2022 of Book I contains 24 Sheets 16 Sheet

Registering officer





V. Vijayalakshmi

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Registering Office



V. Vijayalakshmi

C. Lakshmikanthan

3



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Registering Office

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு எண்/Enrollment No. : 2728/50960/31745

To
V.C. Balaji
Gopi Uncle
C/O V Chandrasekaran,
520F,
PONNAMBALAM SALAI
WEST K K NAGAR
[illegible] Kalaignar Karunanidhi
Sub District: Chennai, District: Chennai,
State: Tamil Nadu, PIN Code: [illegible]
Mobile: [illegible]

35692245

KF356922484FI

உங்கள் ஆதார் எண் / Your Aadhaar No. :

2164 3501 9220

எனது ஆதார், எனது அடையாளம்



DOB: 16/12/2013
V.C. Balaji
[illegible]

2164 3501 9220

எனது ஆதார், எனது அடையாளம்

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று இருப்பிடத்திற்கு அல்ல
- பாதுகாப்பான QR குறியீடு/ ஆஃப்லைன் XML / ஆன்லைன் அங்கீகாரத்தைப் பயன்படுத்தி அடையாளத்தை சரிபார்க்கவும்

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication

- ஆதார் நாடு முழுவதும் செல்லுபடியாகும்
- மற்றவை அரசு மற்றும் அரசு சாரா சேவைகளை எளிதாகப் பெற ஆதார் உதவுகிறது
- உங்கள் மொபைல் எண் மற்றும் மின்னஞ்சல் ஐடியை ஆதாரில் புதுப்பிக்கவும்
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Print Date: 20/01/2021

Address: C/O V Chandrasekaran, 520F, PONNAMBALAM SALAI, WEST K K NAGAR, Kalaignar Karunanidhi Nagar, Chennai, Tamil Nadu, 600078

2164 3501 9220

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Document No 365 of 2022 of Book I
contains 2 Sheets 19 Sheet
Registering office

आधार

இந்திய அரசாங்கம்
Government of India

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு எண்/Enrollment No. 2728/59060/31746

To
Arjun . B
அர்ஜுன். ப
C/O: V C Balaji,
624E
PONNAMBALAM SALAI,
WEST K K NAGAR,
VTC : Kalaignar Karunanidhi Nagar, PO: Kalaignar Karunanidhi
Sub District: Chennai, District: Chennai,
State: Tamil Nadu, PIN Code: 600078,
Mobile: 9962782469

36992248



உங்கள் ஆதார் எண் / Your Aadhaar No. :

7052 3898 6254

எனது ஆதார், எனது அடையாளம்



அர்ஜுன். ப
Arjun . B

7052 3898 6254

எனது ஆதார், எனது அடையாளம்

V. Vijayalakshmi
C. Lakshmikanthan

Document No 365 of 2022 of Book I contains 24 Sheets 20 Sheet

Registering Officer

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No.: 2017/49211/14215

To
Gunasekar
Mohan
S/O Ayyasamy
116 AANDIYAPPAN STREET
West Mambalam
Chennai Chennai
Tamil Nadu, 600033
9566216167

MA679728523FT

உங்கள் ஆதார் எண் / Your Aadhaar No. :

9618 2757 4120

எனது ஆதார், எனது அடையாளம்

Gunasekar
Mohan
ஆண் / Male

9618 2757 4120

எனது ஆதார், எனது அடையாளம்

V. Vijayalakshmi
C. Lakshmanan
A. Nagar

Document No 365 of 2022 of Book I contains 24 Sheets 21 Sheet

Registering Officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S No 278 of 2022

I hereby certify that a sum of ₹ 24,000/- (Rupees Twenty Four Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs புவனேஸ்வரி residing at NO S23E, Ponnambalam Salai, West K K.Nagar, Chennai, Chennai, Tamil Nadu, India, 600078

Sub Registrar Virugambakkam
Date: 21/01/2022

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

Presented in the office of the Sub Registrar of Virugambakkam and fee of ₹ 4,500/- paid [illegible] on 21/01/2022 by

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(9962982409)

Additions as per recitals of document

Execution admitted by

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(9962982409)

Additions as per recitals of document
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No.
00000239c68d5ee338bb4a69bcf470d81c1e10f3

Execution admitted by

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V.Vijayalakshmi
877867

Additions as per recitals of document
Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDA[illegible]
0052[illegible]

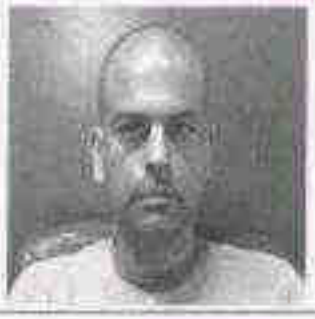
Document No. 365 / 2022 Book 1 Sheet 1 contains 24 Sheets 22 Sheet

Registering officer

Execution admitted by

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Additions as per recitals of document

identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :

00070673563 2ccfa1ca2429ab41f2111e917a242

Claim admitted by

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9042786130

Additions as per recitals of document

Identified By Witness 1

Left Thumb





9566190091

Mr. MOHAN Son of AYYASAMY No.116 Andiyappan Street, West Mambalam, Chennai, Chennai, Tamil Nadu India, 600033

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No :

004799902be55af15e0141ebbe1160e56fcc71ed

Identified By Witness 2

Left Thumb





9600021091

Mr. B ARJUN Son of BALAJI NO.S23E PONNAMBALAM SALAI, WEST K.K.NAGAR, CHENNAI Chennai, Tamil Nadu, India, 600078

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No :

00725451d64dbcbd0a844c2cbf70af0d68d48519

Document No 365 of 2022 of Book I contains 24 Sheets 23 Sheet

Registering officer

21st day of January 2022

P. PUNITHA
SUB REGISTRAR
In the Cadre of Dist. Registrar
SRO, Virugambakkam

Registered as Number R/Virugambakkam/Book-1/365/2022

Date: 21/01/2022
Virugambakkam

P. PUNITHA
SUB REGISTRAR
In the Cadre of Dist. Registrar
SRO, Virugambakkam

Document No 365 of 2022 of Book I contains 24 Sheets 24 Sheet

Registering officer

Government of Tamil Nadu

Registration Department

Acknowledgement

Reference Details

SRO Name	Virugambakkam
Application No.	S01LANDVV202201216399884
Transaction No.	REG202201216905819
Transaction Date	21/01/2022

Application Details

Applicant Name	BHUVANESWARI
Service Type	Document Registration (New) in SRO
Stamp Duty (₹)	24000/-
Registration Fee (₹)	4000/-
Computer Fee (₹)	400/-
CD Fees (₹)	100/-

Payment Details

Name of the Bank	SBI
Bank Ref. No.	CPABWOWO6
Payment Mode	Online
Amount Paid (₹)	28500/-
Payment Status	Success
Payment Date	21/01/2022

ஏதேனும் சந்தேகங்கள்/குறைகள் இருப்பின் கீழ்க்கண்ட வழிமுறைகளில் தெரிவிக்கலாம்	
கட்டணமில்லா தொலைபேசி எண்	1800 102 5174
மின்னஞ்சல் முகவரி	helpdesk@tnreginet.net

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் 494/2022

ஆவண எண் : R/ Virugambakkam/ BOOK-1/ 365 / 2022

திருமதி புவனேஸ்வரி அவர்களிடமிருந்து ₹ 28,500 ரூபாய் இருபத்தெட்டாயிரத்து ஐந்நூறு மட்டும் இணைய வழி RE2022012168215819 ₹ 28500 கீழ்க்கண்ட விவரப்படி பெறுங் கொளைப்பட்டது

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை முதலிரசீது சட்டம் பிரிவு 3(a)	24,000
2	பதிவுக் கட்டணம்	4,000
3	கணினிக் கட்டணம்	400
4	குறுந்தகடுக் கட்டணம்	100
	செலுத்தப்பட்ட மொத்தத் தொகை	28,500

21 JAN 2022

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு பாலாஜி இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

விருகம்பாக்கம் அலுவலகம்

நாள்: 21/01/2022

21/1/2022

பதிவு அலுவலர் கையொப்பம்

உருவாக்கப்பட்ட ஆவண வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	மைப்தேசி எண்	உருவாக்கப்பட்ட நாள்
ASMAFATHIMA (புதுமைக்கள்)	ASMAFATHIMA	9003030930	18-01-22 04:16:17 PM

1 அசல் ஆவணத்தைத் திரும்பப் பெறும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்

2 ஆவணதாரர்கள் தங்களின் சரியான மைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்

3 ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் மாதுகாப்பு கட்டணம் வசூலிக்கப்படும்

4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது அதன் ஒப்புகைச் சீட்டை தாங்களின் அசல் ஆவணதத்தைத் திரும்பப் பெறுமபோது கேட்டு பெற்றுக்கொள்ளவும்

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் முன்விருக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் செல்லாமல் இணையதளம் மூலம் சான்றிட நகலகள் விலைமங்க சாரறு விபரங்கள விண்ணப்பித்து பின்னஞ்சல் மூலம் சான்று பெறும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி. கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த கருத்துரிக்கைகள் அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

B. Narendran
Chennai

AG 844969

S.P. VELUSAMY
STAMP VENDER
LICENCE No.: 15/63/07
K.K. NAGAR, CHENNAI - 78.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI ON THIS 30th DAY OF MARCH 2012.

BY

Mr.D.VARADHARAJAN, Son of Mr.T.R.Deskan Hindu aged about 46 years, residing at No.AP-1088 69th Street 1st Sector K.K.Nagar Chennai-600 078, hereinafter called the **VENDOR** (AAOPV3051C) which term shall wherever the context so permits or admits mean and include his heirs legal representatives successors-in-interest executors, nominees administrators and assigns and the persons deriving title under them.

DOCUMENT No. 2094 of 2012
Book 1
Page 21

2094/2012

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EXECUTION ADMITTED BY

SUB REGISTRAR
A'BLE GROUP OF DISTRICT REGISTRARS
CHENNAI AND KANCHEEPURAM

2094

"Additions as Per the Recitals of This Document"

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CLAIM ADMITTED BY

SUB REGISTRAR
A'BLE GROUP OF DISTRICT REGISTRARS
CHENNAI AND KANCHEEPURAM

"Additions as Per the Recitals of This Document"

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IDENTIFIED BY

"Additions as Per the Recitals of This Document"

1. G. VENKATACHARI S/o S. VARADHARAJAN,
PLOT NO 919, 66TH STREET, 11TH SECTOR, K.K. NAGAR, CHENNAI-78



தமிழ்நாடு TAMILNADU B Narendran Chennai AG 844970

S.P. VELUSAMY
STAMP VENDER
LICENCE No.: 19/83/07
K.K. NAGAR, CHENNAI - 78.

<< 2 >>

TO AND IN FAVOUR OF

Mr.B.NARENDRAN, Son of Mr.D.S. Ban..prakash Hindu, aged about 28 years residing at 'Sai Sruthi', No.AP-311 First Floor, 40th Street, 6th Sector, K.K.Nagar, Chennai-600 078 hereinafter called the **PURCHASER** (AFUPN3522Q) which term shall wherever the context so permits or admits mean and include his heirs, legal representatives, successors-in-interest, executors, administrators, nominees and assigns and the persons deriving the title under them and WITNESSETH AS FOLLOWS:

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தமிழ்நாடு TAMILNADU

B. Narendran
Chennai

AG 844971

S.P. VELUSAMY
STAMP VENDER
LICENCE No.: 15/80/97
T.K. NAGAR, CHENNAI - 78.

-: 3 :-

WHEREAS the Vendor is the sole and absolute owner of the property being Tamilnadu Housing Board Flat bearing No.F, situated in the Second Floor of the premises Block No.S-24, Ponnambalam Salai K.K.Nagar, Chennai-600 078 Comprised in Survey No.249/7 Part and 250/2-B Part T.S No.324 Block No.49 of Virugambakkam Village, Mambalm - Guindy Taluk Chennai District Flat measuring 645 Sq.Feet together with Land measuring 1/3rd Undivided Share of land in 645 Sq.Feet, he having purchased the same from and out of his own funds from Mr.V.Lakshminarayanan, Son of Late R.Venkatarama Iyer, Under the Deed of Sale Dated 29.09.2010 registered as Document No.5295 of 2010, Book No.1 in the Office of the Sub Registrar of Virugambakkam, Chennai.

THUS the Vendor herein is duly seized and in absolute possession and in enjoyment of the schedule mentioned property more fully described in the schedule hereunder eversince the date of purchase.

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தமிழ்நாடு தமிழ்நாடு TAMILNADU

16865
30/5/12

B. Narendran
Chennai

AG 844972

S.P. VELUSAMY
STAMP VENDOR
LICENCE No.: 15/83/97
K.K. NAGAR, CHENNAI - 78.

<< 4 >>

WHEREAS the VENDOR has offered to sell the schedule mentioned property for a sale consideration of Rs 23 70,000/- (Rupees Twenty Three Lakhs and Seventy Thousand Only) free from all encumbrances.

WHEREAS the PURCHASER on the faith and representation of the Vendor that the Vendor has got good valid perfect and marketable title to the schedule mentioned property has agreed to purchase the schedule mentioned property for a sale consideration of Rs.23 70,000/- (Rupees Twenty Three Lakhs and Seventy Thousand Only) free from all encumbrances.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

THAT in pursuance of the aforesaid agreement and in consideration for the said sum of Rs 23 70 000/- (Rupees Twenty Three Lakhs and Seventy

B. Narendran

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU

AG 844973

1886
30/3/12

B. Narendran
Chennai

S.P. VELUSAMY
STAMP VENDOR
LICENCE No.: 15/83/97
K.K. NAGAR, CHENNAI - 78.

Rs 5.00

Thousand Only) paid by the Purchaser to the Vendor in the following manner.

a) A sum of Rs. Rs.10,61,348/- (Rupees Ten Lakh One Thousand Three Hundred and Forty Eight only) as advance paid by the Purchaser to the Vendor in order to clear the outstanding loan amount of Vendor at LIC Housing Finance Limited by way of Demand Draft No.005165, Dated 3.3.2012 issued by HDFC Bank K.K.Nagar Chennai, in favour of LIC Housing Finance Limited Loan A/c No.18400012053

b) A sum of Rs.13,56,652/- (Rupees Thirteen Lakhs Sixty Eight Thousand Six Hundred and Fifty Two only) paid by the Purchaser to the Vendor by way of Cheque No.[illegible], Drawn on ICICI Bank Adyar Branch Chennai Dated 30/03/2012.

Totalling in all Rs.23,70,000/- (Rupees Twenty Three Lakhs and Seventy Thousand Only) paid by the Purchaser to the Vendor as aforesaid

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Page No. 7
Total Pages: 21



தமிழ்நாடு तमिलनाडु TAMILNADU

B. Navendran
Chennai

16867
30/3/12

S.P. VELUSAMY
STAMP VENDER
LICENCE No. 18/B3/97
K.K. NAGAR, CHENNAI - 78.

<< 6 >>

at the time of execution of these presents the receipt of which sum the Vendor doth hereby admit, acknowledge and release the Purchaser from further payment thereof

The Vendor doth hereby sell, grant, convey, transfer absolutely and assign unto and in favour of the Purchaser the Property being Tamilnadu Housing Board Flat bearing No.F, situated in the Second Floor of the premises, Block No S-24, Ponnambalam Salai, K K Nagar, Chennai-600 078, Comprised in Survey No 249/7 Part and 250/2-B Part, T.S.No.324, Block No.49, of Virugambakkam Village, Mambalm Guindy Taluk, Chennai District, Flat measuring 645 Sq.Feet, together with Land measuring 1/3rd Undivided Share of land in 645 Sq.Feet, as morefully described in the Schedule hereunder together with all rights in common with the Co-owners, in respect of common areas and all rights, interest, title, claim of the Vendor into and upon the Undivided Share of land and the flat hereby

B. Navendran

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D. V

भारतीय गैर न्यायिक

पचास रुपये

रु.50

FIFTY RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

तमिलनाडु TAMILNADU

B. Narendran
Chennai

16866
30/3/12

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S.P. VELUSAMY
STAMP VENDOR
LICENCE No.: 15/85/97
K.K. NAGAR, CHENNAI - 78.

sold and conveyed TO HAVE AND TO HOLD the same with the Purchaser absolutely forever free from all encumbrances, with full power of alienation.

THE VENDOR HEREBY COVENANTS THAT:

a) Notwithstanding anything done, omitted or knowingly suffered to the contrary, the Vendor herein has good valid title and absolute power to convey to the Purchaser herein, the Schedule mentioned property and to hold the same in the manner aforesaid and that the Vendor and all persons claiming interest under him, at all times, at the request and cost of the Purchaser execute and register or cause to be registered all such acts, for further or morefully assuring the title to the said property to the Purchaser as aforesaid as may reasonably be required including peaceful, effective possession and enjoyment of the property

b) The Vendor doth hereby agrees that he will personally keep the Purchaser and his transferees and assigns indemnified and also out of his

B. Narendran

DOCUMENT No: 2094/2012 Page No: 9 Book: 1



தமிழ்நாடு தமிழ்நாடு TAMILNADU

B. Narendran
Chennai

S.P. VELUSAMY
STAMP VENDER
LICENCE No.: 15/53/97
K.K. NAGAR, CHENNAI - 78.

assets, against all actions proceedings or claims, or expenses, which the Purchaser or his transferees may be put to incur or be subject to by means of any encumbrances, charges interest or claim into upon the property conveyed herein which might be in any manner derogate from the absolute interest, title and rights hereby conveyed or by means of the breach by the vendor or any covenants, express or implied in relation to the conveyance of the property described in the schedule hereunder

c) The Vendor declares that the schedule mentioned property is free from encumbrances such as will trust, gift, settlement lien, adverse possession, mortgages charges, acquisitions, claims, attachment of Court, Tribunals Authorities of State or Central Governments lispendens or any easementary rights disposition whatsoever and that the Purchaser and his heirs, representatives and assigns may and shall enjoy the property without

B. Narendran

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BOOK No: 1
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தமிழ்நாடு TAMILNADU

B. Narendran
Chennai

16870
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S.P. VELUSAMY
STAMP VENDOR
LICENCE No.: 15/83/97
K.K. NAGAR, CHENNAI - 78.

<< 9 >>

any hindrance or obstructions either by the Vendor or his heirs, legal representatives, assigns in interest.

d) The Vendor further declare that all public charges taxes, outgoing, maintenance charges has already been paid in respect of schedule mentioned property and that if any demand is made for the period prior to the date of sale, the Vendor will pay the same However, the Purchaser shall pay the tax and other dues subsequent to the date of sale

e) The Vendor hereby covenants with the Purchaser that he has been in actual possession and enjoyment and except the Vendor no other persons has 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 any litigation or other proceedings pending before any court of law, Revenue Authority, Municipal, Panchayat, Tribunal or any other authority and the said property shall remain quietly entered into and taken upon the Purchaser without any

B. Narendran

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தமிழ்நாடு तमिलनाडु TAMILNADU

B. Narendran
Chennai

V 86 2216

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

interruption or disturbance by the Vendor or any other persons whomsoever claiming through or under the Vendor

f) The Vendor further covenants with the Purchaser that there are no suits, appeals, legal or petitions or any other proceedings pending before any court of law or any other authorities in which the property hereby conveyed or any portion thereof is an issue and that Vendor have done no act or omitted any act or has not entered into any agreement of sale or offered the Flat property hereby conveyed as security for performance of any agreement or arrangements whereby the property is in any way be affected in title, estate, possession or enjoyment of the purchaser by virtue of this Deed of Absolute sale.

g) The Vendor has given the vacant possession of the flat with all the electrical fittings, pipelines, fixtures etc., hereby conveyed on this date and

B Narendran

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D. V



தமிழ்நாடு तमिलनाडु TAMILNADU

B. Navandran
Chennai

16872/30/3/12

K 066247

S.P. VELUSAMY
STAMP VENDER
LICENCE No.: 15/63/12
K.K. NAGAR, CHENNAI - 78.

the purchaser shall at all times hereafter quietly and peacefully possess and enjoy the property free from all encumbrances and is entitled to enjoy the common amenities and pathways etc provided. He is also entitled to take steps for mutation of his name in the relevant revenue, Municipal Corporation, TNEB recorcs etc. and the Vendor agree, to sign in any documents in this regard

h) The Vendor hereby expressly declare that the sale of the property mentioned in the schedule hereunder is not affected by the provisions of the Tamilnadu Urban Land (Ceiling & Regulation) Act. 1978 and the sale of the property is not in violation of any other law.

i) The Purchaser as a matter of necessity shall and will enjoy the Undivided share of land hereby sold and conveyed in common and consistent with the rights and interest of the owners of the other undivided shares of land of all other persons lawfully entitled thereto and to use all the sewers, drains

B. Navandran

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D. V



தமிழ்நாடு TAMILNADU
B. Narendran
Chennai

S.P. VELUSAMY
STAMP VENDER
LICENCE No.: 16/90/97
K.K. NAGAR, CHENNAI - 78.

and water courses now in or upon hereafter to be erected and installed in the property conveyed or any other part thereof in common with the said owners and others and to permit freely to run and pass water through or along the same or any of them and share with the aforesaid owners and persons the cost of repairing and maintaining all such common sewers, drains and water course of the said flats and apartments and to use the same as aforesaid and in accordance with the rules and regulations by-laws and terms and conditions of the society/association.

j) The Purchaser shall not construct or cause to be constructed any other building or structure in the property conveyed or sold without the common consent in writing of the other flat owners in their block or apartments.

B. Narendran

D. V



தமிழ்நாடு तमिलनाडु TAMILNADU

B. Narendran
Chennai

S.P. VELUSAMY
STAMP VENDER
LICENCE No.: 19/93/97
K.K. NAGAR, CHENNAI - 78.

<< 13 >>

k) In short the Purchaser as a matter of necessity shall and will enjoy the property conveyed herein consistent with the rights and interests of the other Co-owners of the other undivided shares of land and other owners of the flats, in accordance with the flats scheme rules and regulations prevailing to live in harmony, friendship and peaceful Co-existence

l) The Vendor has handed over all the original of the relevant documents of the title deeds in respect of the schedule mentioned property, including the orginal registered Sale Deed, to the Purchaser

B. Narendran

2094/2012
15
21



தமிழ்நாடு TAMILNADU

B. Narendran
Chennai

S. VELUSAMY
STAMP VENDER
LICENCE No.: 15 / 83/97
K.K. NAGAR, CHENNAI - 78.

SCHEDULE OF PROPERTY

Property being Tamilnadu Housing Board Flat bearing No F, situated in the Second Floor of the premises, Block No.S-24, Ponnambalam Salai, Lakshmanaswamy Salai, K.K.Nagar, Chennai-600 078 Comprised in Survey No 249/7 Part and 250/2-B Part, T.S No 324, Block No.49, of Virugambakkam Village, Mambalm - Guindy Taluk, Chennai District, Flat measuring 645 Sq.Feet together with Land measuring 1/3rd Undivided Share of land in 645 Sq.Feet. Electricity with deposits, and all fittings and fixtures

BOUNDED ON THE

NORTH BY	:	S L I G.Flat No S-24/E,
SOUTH BY		A.L Mudaliar Salai 48 Feet Wide,
EAST BY	:	S L I G Block No S-23,
WEST BY		20 Feet Road (71 Street 11th Sector)

Sriarandhan

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तमिलनाडु TAMILNADU

B. Narendran
Chennai

S.P. VELUSAMY
STAMP VENDOR
LICENCE No.: 15/83/97
K.K. NAGAR, CHENNAI - 78.

<< 15 >>

THIS PROPERTY IS SITUATED WITHIN THE SUB REGISTRATION DISTRICT OF VIRUGAMBAKKAM AND REGISTRATION DISTRICT OF CHENNAI SOUTH.

MARKET VALUE OF THE PROPERTY HEREBY CONVEYED IS Rs 23,70 000/

IN WITNESSES WHEREOF THE VENDOR AND THE PURCHASER HAVE SIGNED THIS SALE DEED ON THIS THE DAY MONTH AND THE YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

PURCHASER

VENDOR

WITNESSES:

1. (V. VENKATACHARI)

2. (D.S. BANUPRAKASH)

DOCUMENT 3694 of 12 Book No. 1 Page: 21

Drafted By
A. RAMAKRISHNAN
DOCUMENT WRITER

ANNEXURE 1-A

Stamp Act Market value Properties / Buildings Particulars of building to be furnished in Annexure
Revised from · instruction

1. Description of Building	Please denote by a tick (✓) mark the relevant involved in the following
(a) Construction of the Structure	✓Cement or Lime Mortar
(b) Depth of Foundation	part cement or Lime, partly mud / mortar
(c) Thickness of Walls in Ground Floor	✓ to 4 feet, above 4 feet (1-1½)
(d) Whether teakwood used throughout Yes :	Yes
(e) Flooring	Mossic Ordinary Plastered

II. Age of the Building 24 years

III. Extent of the Site 1/3rd undivided Share of land in 645 Sq. Feet

(a) Value of the site Rs. 5,69,750/-

IV. Built up area : (Each type of construction involved in each floor)

NOTE : Area open to sky such as Court · Yard etc. Should be deducted from built up area if any.

Floor	Madras Terrace Roof	RCC Roof	Mangalore Tile Roof Over Flat Tile	Mangalore Tile Roof Plain	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								
In First Floor								
In Second Floor		645 Sq. Feet						
In Third Floor								

V. Area of seperate cargate and of Construction involved if any

VI. (a) Length of compound wall if any

(b) Length of barbed wire or chain or link fence — Common

VII. Is there a separate latrine or chain septic tank

VIII. Well if any with diameter and depth

IX. Electrical installation

(a) No. of Points 5

(b) No. of Fans Nil.

(c) No. of electric Motor Pumpsets ½ H.P. Common

X. Annual rental value Rs. Np.

XI. The Executants's estimate of the Market value of the Building & Land Rs. Np.

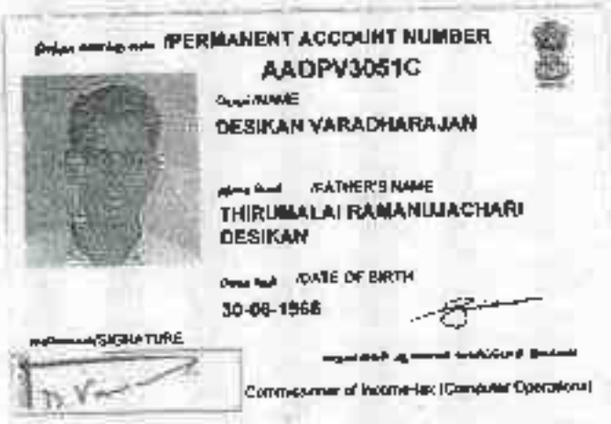
Land value : 5,69,750

Building value : 18,00,250

PLACE : S.R.O. Virugambakkam, Chennai - 600 092.

DATE :




/PERMANENT ACCOUNT NUMBER
AADPV3051C
/NAME
DESIKAN VARADHARAJAN
/FATHER'S NAME
THIRUMALAI RAMANUJACHARI DESIKAN
/DATE OF BIRTH
30-06-1966
/SIGNATURE
Commissioner of Income-tax (Computer Operations)

Varadhan

D. V


DOCUMENT
2094/12
19
21

5000Rs.



NO 11914
1.1.89

C Rs 5000/-

S. RAJU
STAMP VENDOR
T. NAGAR, MADRAS-600 017
Phone: 446858

SALE DEED FOR Rs.1,20,000/-

Verified
4/10-4-24.
24/07/2024

THIS DEED OF SALE executed at MADRAS, on this the 18th day of JANUARY 1989 BY Smt.SAKKUBHAI PANDURANGAM, aged 62 , Wife of Mr.V.E.Pandurangam, residing at 22/2, Singanna Chetty Street, Chintadripet, Madras-600 002, hereinafter called the " VENDOR " which term shall mean and include her heirs, legal representatives, executors, administrators and assigns of the ONE PART:

TO AND IN FAVOUR OF

Mrs.USHADEVI, aged 31, Wife of Mr.K.Raghu, residing at 69-A, R.K.Shanmugham Salai, K.K.Nagar, Madras- 78

Sakkubai Pandurangam ..2

91

Presented to the Office of the Sub Registrar of Purasaiwalkam on the 12th day of Jan 1989 at 12.35 P.M.

Paid Rs. 21/-

Sub Registrar

Sakkubai Pandurangam

Executed Acquitted By

Sakkubai Pandurangam w/o V.E. Pandurangam,
22/2, Singanna Chetty St. Chintadripet,
Madras. 2.

Identified By

P. Sridhar S/o Mr. V.E. Pandurangam, 22/2 Singanna St
(P. SRIDHAR) Chintadripet, Madras-600002

V.E. Pandurangam S/o Mr. V. Govindaram —do—

12th January 1989

Registered as No. 91 of 1989 at
Book I Vol 286 Pages 165 to 170

13th January 1989 Sub Registrar



15554
9.1.89

C. Vishwanathan
Reg

C.R. 36007

R. JAYALAKSHMI
STAMP VENDOR
2, SOUTH CHANDRAPAN STREET
T. NAGAR, MADRAS-600 017
Phone: 446852

and employed with State Bank of Travancore, Mount Road, Madras-600 002, hereinafter called the " PURCHASER " which term shall mean and include her heirs, legal representatives, executors, administrators, and assigns of the OTHER PART WITNESSETH:

WHEREAS the VENDOR is the absolute owner of the Schedule mentioned property having purchased the same from the Tamil Nadu Housing Board, a body corporate, constituted by the Tamil Nadu Housing Board Act 1961, (Tamilnadu Act XVII of 1961) having its Office at Ashok Nagar Shopping Centre, Madras-600 083, under a Deed of Sale dated 12.10.1988 registered as Document No.4277/1988 of Book 1, Volume 267, Pages 451 to 464 in the Registration Office at Virugambakkam and;

Sakkubai Pandurangam

..3



15555
9.1.89

C. Jayalakshmi
Madras.

Rs 1000/-
R. Jayalakshmi

R. JAYALAKSHMI
STAMP VENDOR
2, SOUTH USMAN PARK ST.
T. NAGAR, MADRAS-600 017
Phone 43

WHEREAS the Vendor has been in possession and enjoyment of the Schedule mentioned flat in S.No.249/7 Part and 250/2-B Part, at K.K.Nagar in 104, Virugambakkam Village, bearing Flat No.S-24E, in Second Floor at Ponnambalam Salai, K.K. Nagar, Madras- 600 078, and whereas the Vendor has decided to sell the flat hereby conveyed and the Purchaser has offered to purchase for a sum of Rs.1,20,000/-(Rupees One Lakh and Twenty thousand only) free from all encumbrances.

AND WHEREAS the Vendor has agreed to sell the schedule mentioned flat free from all encumbrances to the Purchaser for the said sum of Rs.1,20,000/-(Rupees One Lakh and Twenty thousand only).

Sakkubai Pandmangam ..4



R. JAYALAKSHMI
STAMP VENDOR
2, SOUTH [illegible] STREET
T. NAGAR, MADRAS-600 017
Phone: 446854

-1-

NOW THIS DEED OF SALE WITNESSETH:

That in consideration of the sum of Rs.1,20,000/- (Rupees One Lakh and twenty thousand only) paid by the Purchaser to the Vendor before the execution of these presents, (the cost of construction of flat together with the proportionate cost of la nd) the receipt of which sum the Vendor doth hereby acknowledge and acquit the Purchaser from the same the Vendor doth hereby sell, convey, transfer, grant, and assign unto the Purchaser, the undivided interest in all that piece and part of land wherein the building S24 stands and the flat described in Schedule hereunder and marked RED in the plan annexed hereto, together with all the rights in connection to the Purchaser by way of absolute sale of

Sadhvi Pantmagam ..5



1555/
9.1.89

R. JAYALAKSHMI
STAMP VENDOR
8, SOUTH CHANGARAN STREET
T. NAGAR, MADRAS-600 017

the property viz undivided interest in the piece and part of land in S.No.249/7 part, 250/2 part at 104,Virugambakkam Village, K.K.Nagar, Madras and the Flat No.S-24E, in Second Floor of the Building in Block No.S-24, Ponnambalam Salai, K.K.Nagar, Madras-78, described in the Schedule hereto being on the First Floor of the building (including one half part in depth of the joints between the floors of the flat and second floor of the flat above it and the internal an d 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 with the easements, rights in common and privileges and with all the fixtures, electrical installations, water and drainage connections, rights, easements, and appurtenances of the ways, paths,

Suddevhai Pandurangam ..6



C. Mythili
Mrs

(Rs 10000/-

R. JAYALAKSHMI
STAMP VENDOR
2, SOUTH CHAMIERAM STREET
T. NAGAR, MADRAS-600 017
Phone: 446888

liberties, advantages and privileges whatsoever belonging thereto in, to and upon the said property TO HAVE AND TO HOLD the said flat and all and singular the rights, title interest, etc., in the flat 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 whatsoever.

The Vend-or hereby assures and covenants with the Purchaser as follows:

1. The Vendor is the sole and absolute owner having a good and subsisting right and title to convey to the Purchaser the flat conveyed hereunder in the manner herein contemplated.

2. The Purchaser shall peacefully and quietly possess, enter into, retain, hold, use and enjoy the same as the

Sadakubai Parthasarathy

..7



15571
10.1.89

R. JAYALAKSHMI
STAMP VENDOR
2, SOUTH USMANPURAM STREET
T. NAGAR, MADRAS-600 017
Phone: 440250

Purchaser's own flat without any let or hindrance or interruption, cla im or demand by or from the Vendor or any other person or persons claiming in trust for the Vendor.

3. The Vendor hereby assure and declare that the said flat is not subject to any encumbrance, charge, attachment, lien, lispendens or whatsoever.

4. The Vendor at all times will indemnify and save harmless the Purchaser against all losses and damages that the Purchaser will be put to by reason of any encumbrance or defect in title to the property conveyed hereunder.

5. The Vendor shall bear all the arrears of taxes and rents and outgoings of Municipal, Revenue, Urban and other authorities in respect of this flat upto the date of this deed and the Purchaser shall bear the same thereafter.

6. The Purchaser shall use the flat only for residential purpose and shall not carry on any business or trade that may be nuisance to the owners of other flats.

Sadkuban Pandurangam ..8



15572
10.1.89

R. JAYALAKSHMI
ST
R. SOUTH CHITTARANJAN STREET
T. NAGAR, MADRAS-600 017
Phone: 446855

7. The Purchaser shall become a member in the society/ association formed by the owner of flats and observe and perform the terms and conditions by laws, rules and regulations that will be framed by majority of the members of the said society or Association. The decision by the majority of the members shall be binding on all the owners.

8. The Purchaser shall pay her share of the monthly maintenance charges in re-spect of common amenities like water tax, electric charges of pumpset and general lighting, whatchmen and cleaner's salary, as well as the share of periodical bulk expenses, like repairs, external colour washing, roads, staircases, compound walls etc., that will be determined by the proposed Society or Association.

9. The Purchaser as a matter of necessity shall and will enjoy the flat conveyed hereunder and the said flat in consistent with the rights and interest of the owners of the



R. JAYALAKSHMI
STAMP VENDOR
2, SOUTH DHANDAPANI STREET
T. NAGAR, MADRAS-600 017.
Phone: 446855

other flats lawfully entitled thereto and to use all sewers, drains and water courses now in or upon or hereafter to be created or installed in the said property or any part thereof in common with the said owners and other owners and to permit freely to run and pass water and soil through or along the same or any of them and share with the aforesaid owners and persons the cost of repairing and maintaining all such common sewers, drains, cables, wires, water courses and appurtenances thereof belonging and in good and tenable repair and conditions of the said flats and to use the same as aforesaid and or in accordance with the rules and regulations, bye laws and terms of the Society or Association, to be formed as aforesaid.

10. The Purchaser shall and will give to the owners of the other flats for the time being the necessary vertical, horizontal and lateral support for their flats and also a right of way over the common roads, staircases, passages, etc.

Saldanha Pandurangam ..10



15574
10-1-89

R. JAYALAKSHMI
STAMP VENDOR
6, SOUTH DRAVIDIAN STREET
T. NAGAR, MADRAS-600 017
Phone: 445858

11. The Purchaser shall not put up any additional construction of any sort over or orogind the space available ~~in and around the space available~~ in and around the flat, without prior permisaion of the Housing Board in writing.

12. The Vendor doth hereby covenant with the Purchaser that she, the Vendor has good title, power and authority to convey the flat hereby sold to the Purchaser and the Vendor has not done or omitted to do or knowingly suffered any deed or thing whereby the said flat is in any manner encumbered or affected in estate, title or otherwise or whereby the Vendor shall or may be prevented from conveying the flat absolutely to the Purchaser.

13. The Vendor doth hereby covenants with the Purchaser that she is the sole and absolute owner of the Flat hereby conveyed and that she has been in actual possession and enjoyment of the same and that no other person or persons have any manner of

Saikubai Pandurangam

..11



15575
10.1.89

C. Uthadevi
Mrs

R. JAYALAKSHMI
STAMP VENDOR
2, SOUTH DHANDAPANI STREET
T. NAGAR, MADRAS-600 017.
Phone 446084

right, title or interest whatsoever in or over the flat hereby conveyed and the same is not the subject matter of any litigation or other proceedings pending before any court of Law, Tribunal or authority.

14. The Vendor doth hereby further covenant with the Purchaser that the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said flat without any lawful eviction, interruption, claim whatsoever from or by the Vendor or from any one claiming from under or in trust for the Vendor and the Vendor shall indemnify and save harmless the Purchaser from any loss, damage or expenses on account of such claim or demand or encumbrances over the said flat.

15. The Vendor doth hereby further covenant with the Purchaser that she shall and will at all times and from time to time hereafter at the request and cost of the Purchaser do, execute

Sathkubai Pandmangam

..12



15576
10.1.89

E. Vijayalakshmi
Mrs.

Rs 200/-

R. JAYALAKSHMI
STAMP VENDOR
2. SOUTH USMAN ROAD STREET
T. NAGAR, MADRAS-600 017
Phone: 446859

and register or cause to be done, executed and registered all such acts, deeds and things for further and more perfectly assuring the said flat unto the Purchaser in the manner aforesaid as shall or may reasonably be required.

16. The Vendor further dovenants with the Purchaser that the Purchaser shall be entitled by virtue of this deed to effect mutation in the records of the Corporation Registry and Govt. Registry in relation to this flat in her name and also to transfer the Electricity connections in her name and the Vendor doth hereby covenant with the Purchaser to execute and sign all deeds that may be necessary in this regard.

The Vendor has this day put the Purchaser in vacant possession of the flat hereby conveyed.

Sakkubai Pandurangam

13...1



T. D. SRINIVASAN

.13.

The Vendor has this day delivered the Original of the sale deed dated 12.10.1988 (Document No.4277/1988) and all payments receipts given by the Housing Board and such others to the Purchaser.

S C H E D U L E

All that piece and portion of the Flat No.S 24-E in the Second Floor of the Building in Block No.S 24, erected on the land in Survey No.249/7 Part and 250/2-B Part at K.K.Nagar in 104, Virugambakkam Village Madras City, Flat measuring 645 sq.feet and the land bounded on ....

THE NORTH BY : S.L.I.G.Block No.S 22

THE EAST BY : S.L.I.G.Block No.S 23

THE SOUTH BY : S.L.I.G.Flat No.S 24/F, and

THE WEST BY : 20' Road,

within the Sub-Registration District of VIRUGAMBAKKAM and Registration District of SOUTH MADRAS.

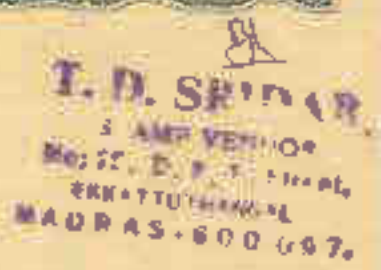
Sakkubai Pandurangan

..14



Paise 0-50





Market value of the property is Rs.1,20,000/-.

IN WITNESS WHEREOF the VENDOR has signed this DEED on this day, month and year first above written in the presence of :

WITNESSES:

1. D. E Pandurangan

Sakkubai Panduranga

VENDOR

2.

S. Mohan, B.A.B.L.
Advocate
No. 1, 13th Street, 4th Sector,
K. K. Nagar, Madras-600078

750Rs.



9631 S. Vijayalakshmi
Ms. 25
5.4.91

S. MANGALAM
Stamp Vendor
66, Murthy Street
West Mambalam
MADRAS-600 033

DEED OF SALE FOR FLATS

THIS DEED OF SALE is executed at Madras on this the Twelveth day of April one thousand nine hundred and ninety one by the Tamil Nadu Housing Board, a body corporate, constituted by the Tamil Nadu Housing Board Act, 1961(Tamil Nadu Act XVII of 1961), hereinafter referred to as 'THE ACT' having its office at 1st Floor, Shopping Centre, Ashok Nagar, Madras-600 083, hereinafter called 'the VENDOR', which term shall wherever the context so admits, mean and include, its successors and assigns, represented herein by its Executive Engineer & Administrative Officer, Thiru. A.M. RAMASAMY, B.E., under the authority granted to him by the Board in this behalf by its

Executive Engineer & Adm. Officer
Kalaignar Kanavunchi Nagar Dn.
Tamil Nadu Housing Board,
Madras-83.

Verified
4/10.4.91
2407/2034

S. Vijayalakshmi

Executive Engineer & Adm. Officer
Kalaignar Kanavunchi Nagar Dn.
Tamil Nadu Housing Board,
Madras-83.

1222

314/1991

I hereby Certify that the Proper
duties Stamp duty of Rs. 3.50
(Rupees three rupees fifty paise only)
has been levied in respect of this
instrument bearing S. No. 1294 of 1991
Reading of

Forwarded to the Office of the Sub Registrar
Mylapore-Tiruvallikeni and fee of Rs. 343
between the hours of 10 & 5

S. Vijayalakshmi

Executed & Admitted By

S. Vijayalakshmi W/o. S. Srinivasan,
S/24-D, Ponnambalam Salai,
K. K. Nagar (West)
Madras-78

Identified By

M. Valli D/o. V. Varadhan, 32, V. V. Koil street,
Sathya Gardens, Saligramam, Madras-93.

S. Sundar, S/o. R. Swaminathayar,
S-24/D, Ponnambalam Salai,
K. K. Nagar (West), Madras-78

I have satisfied myself as to the
execution of this instrument
by the executant from personal
appearance or as per section 32 (1)
of the Registration Act 1908.

Sub-Registrar

12 November 1991



S. Vijayalakshmi

9[illegible]
5.4.91

S. MANGALAM
Stamp Vendor
66 Mowbray Street
West Mambalam
MADRAS-600 033

resolution No 120 Date 25-4-81 authorising him to sign this instrument of sale on behalf of the Vendor of the ONE PART, TO AND IN FAVOUR OF/Tmt S. Vijayalakshmi wife of Thiru/S. Srinivasan and aged about 41 years residing at S/240 Ponnambalam Salai K.K. nagar, Madras-78 herein after called ' the PURCHASER', which expression shall, where 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 schemes under the Act for acquiring vacant sites and putting up buildings thereon to consist of several flats, so that each such flat could

S. Vijayalakshmi

Executive Engineer & Addl Officer
Kalaignar Karunanidhi Nagar Div.
Tamil Nadu Housing Board,
Madras-33.



S. Vijayalakshmi
W. M.

9633
5.4.91

(3)

S. Malgotam
S. MALGOTAM
Stamp Vendor
66 Mutthu Street
West Mambalam
MADRAS-600 033

be sold independently and separately.

3. AND WHEREAS the Purchaser is one of those who had made an application No 7578 dated 16.5.77 to the Vendor for the allotment of such flat and has deposited with the Vendor under Receipt No 40661 dated 16.5.77 a sum of Rs. 500/- only as earnest money.

4. AND WHEREAS the Vendor, has, on the said application from the Purchaser, allotted a flat bearing No D in first floor in the building erected in Block No 8/24 at K.K.Nagar in 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 26-8-77 with the Vendor to Purchase the

S. Vijayalakshmi

Executive Engineer & Addl Officer
Kalaignar Karunanidhi Nagar Dn.
Tamil Nadu Housing Board,
Madras-33.



S. Vijayalakshmi
W/o 78

9634
5.4.91

Flat on hire/outright purchase system on the terms on 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 Rupees Thirty two thousand one hundred and fifty.(Rs. 32,150/- only which the Purchaser has paid in full.

6. AND WHEREAS the Purchaser has already remitted to the Vendor a sum of Rs.500/- Rt No 40661/16-5-77 and Rs.9000/-under receipt No 76465/86265 dated 5-7-77/5-8-77 as and by way of earnest money deposit and 1/4th cost and has paid the balance of Rs.22,650/- on various dates under various receipt numbers whereby entire cost of the Flat

S. Vijayalakshmi

Executive Engineer & Ex-Officio
Kalaignar Kaconanidhi Nagar Dn,
Tamil Nadu Housing Board,
Madras-83.



S Vijayalakshmi
aged 32

9635
5.4.91

S. MANGALAM
Stamp Vendor
65, Muniry Street
West Mambalam
MADRAS-600 033

has been paid to the Vendor by the Purchaser.

7./ AND WHEREAS the Vendor has in every sale, transfer or lease of the flatsunder the present scheme imposed and intents in every such future transaction to impose the restrictions set forth in the Second Schedule hereto to the intent that any owners, transferes 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 the owners, transferees or occupiers for the other flats in the Building.

8./ NOW THIS DEED WITNESSETH that in pursuance of the abovesaid agreement for Sale and in consideration of the sum of Rs. Thirty two thousand one hundred & fifty (Rs.32,150/-) only paid by the Purcheser to the Vendor,

S. Vijayalakshmi



S. Vijayalakshmi
MS-78

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S. MANGALAM
Stamp Vendor
66 Murthy Street
West Mambalam
MADRAS-600 033

as mentioned in paragreph 6 above, the construction cost of the Flat to gether 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 obsolute sale hereby GRANT, CONVEY, TRANSFER AND ASSIGN unto the Purchaser the undivided interest in all that piece or parcel of land where the building stands as shown in the plan annexed hereto and thereon coloured red together with the Flat No. D in the Block No 8/24 at K.K.Nagar in Madras City fully described in the First Schedule here to and being

S. Vijayalakshmi

Executive Engi...
Kalaignar Kaunanidhi Nagar Div.
Tamil Nadu Housing Board,
Madras-78.



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on the First Floor of the building (including one half part in depth, of the joints between the floors of the flat and I floor of the flat above it and the internal and external walls between such levels whereever these walls happen to be common) and the roof of the said building so far as the same constitutes the roof of the Flat 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 instalations, water and drainage connections, rights easements and



S. Vijayalakshmi
No: 38

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appurtenances of the ways, paths, liberties, advantages and privileges whatsoever belonging thereto in, to and upon the said property TO HAVE AND TO HOLD the said Flat and all and singular the 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, freed from all encumbrances and charges whatsoever except the restrictions and undertakings given herein.

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

S. Vijayalakshmi

Executive Engineer & Adm Officer
Tamil Nadu Housing Board,
Madras-32.



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S. MANGALAM
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the date of taking over possession of the Flat by the Purchaser that is from 24-9-77.

10. The Vendor does hereby covenant 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 and at all times at the request and at the cost of the Purchaser do and execute 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 here by conveyed.

11. The Vendor hereby further covenants with the Purchaser as follows:-

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(i) That the Vendor will require every person to whom the Vendor shall hereafter transfer, grant or lease any flat comprised in the Building to covenant to observe the restrictions set forth in the 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 transfers, grants or leases shall be inoperatives to confer any rights on such lessees or transferees:

(ii) That subject to contribution and payment as hereinafter provided, the Vendor willmaintain, repair, redecorate and renew,

(a) the main structure and in particular the roof, chimney, stacks, gutters and rainwater pipes of the

Executive Engineer
Kalaignar Kavignar Nagar Divn
Tamil Nadu Housing Board,
Madras-33.



S. Mangalam
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Stamp Vendor
No. [illegible]
West Mambalam
MADRAS-600 033

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, landing and stair cases 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 aforsaid and as far as practicable keep the forecourt, garden, way and

S. Vijayalakshmi



S. Mangalam
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Stamp Vendor
60 Army Street
West Mambalam
MADRAS-600 033

other parts 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 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 coast at least of good paint atleast once every year.

(IV) That the Vendor as already agreed between the parties, agrees to vest the land on which the Building consisting of the flat described in the First Schedule

S. Vijayalakshmi



S. Vijayalakshmi

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hereunder is contained to a Housing Co-operative Society as and when such a Society is formed by the owners of all the flats and it is hereby agreed to by both the parties that such Co-operative Society shall held the land jointly on behalf of all its members to protect their rights and privileges.

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 transferee thereof to be trustee in its stead the Vendor shall cause 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

S. Vijayalakshmi

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar (P)
Tamil Nadu Housing Board
Madras-83.



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so that this covenant shall be for the benefit and protection of the Building and the other flats there in 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 person deriving title under her will at all times hereafter observe the restrictions setforth in the second schedule hereto.

(b) The purchaser and the persons deriving title under her 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 title

S. Vijayalakshmi

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Div.
Tamil Nadu Housing Board,
Madras-83.



S. Vijayalakshmi

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Senior Vendor
66 [illegible]
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under her 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 so long as the Flat shall not be separately 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:

(e) That the Purchaser will insure and keep insured the Flat against loss or damage by fire in the

S. Vijay Lakshmi

Executive Engineer & Sub Officer
Kilpauk Housing Colony Nagar Dn
Tamil Nadu Housing Board,
Madras-10.



S. MANGALAM
Stamp Vendor
65 Aiyothy Street
West Mambalam
MADRAS-600 033

full value thereof in the name of the Purchaser and the Vendor through the agency of the Vendor and when ever required produce to the Vendor the Policy or Policies of such Insurance and the receipt for the premium for the same and in the event of the Flat being damaged or destroyed by fire as soon as reasonably practicably layout the insurance moneys in the repair, rebuilding or reinstatment of the Flat;

(f) 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 wantsof repair of which notice in

Principal Engineer & Adm Officer
Tamil Nadu Housing Board,
Madras-83.



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writingshall be givenby the Vendor to the Purchase" and for which the Purchaser may be liable hereunder within three months after the giving of such notice:

(g) 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 and good condition all sewers, drains, pipes cables, water sources, gutters, wires, partly structures or other conveniences belonging to or serving or used for the Building on and also for the purpose of laying down, maintaining, repairing and testing drainage and waterpipes and electric wires and for similar purposes and also for the purposes of laying down, maintaining, repairing and testing drain age and waterpipes and electric wires and cables and

S. Vijayalakshmi

Executive Engineer & Adm Officer
Kalaingar Kaiyunnelbi Nagar Di-
Tamil Nadu Housing Board,
Madras-83.



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for similar purposes and also for the purposes 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 her share of the same;

(h) 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.

Tamil Nadu Housing Board,
Madras-83.



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(i) That the Purchaser will keep the Flat and all walls, sewers, drains, pipes cables, wires and appurtenances thereof belonging 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:

14 In the case of any dispute arising between the parties hereto the same shall referred to the Secretary to the Government of Tamil Nadu, Housing Department, whose decision here on shall be final.

FIRST SCHEDULE - PROPERTY

All that piece and portion of the Flat No. D in the First Floor of the Building in Block No. 4/24 erected on the land in Survey No. 249/7 Part & 250/2-3 Part at Virugambakkam

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Executive Engineer & Adm Officer
Kalaignar Karunanidhi Nagar Dn
Tamil Nadu Housing Board,
Madras-83.



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K.K. Nagar in Madras City flat measuring 645 Square feet and the land being bounded on

the North by : Flat No.S/24C

the East by : Block No.23

the South by : 48' Road

and the West by : 30' Road

within the Sub-Registration District of Virugambakkam and Registration District of Chengai Anna.

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.

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Executive Engineer & Addl. Officer
Madras-83.



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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, rags, refuse or other objectionable things or permit the same to be thrown into the sinks, baths, lavatories cisterns or waste to soil pipes in the Flat.

4. Not to play or use any piano, pianola, harmonium, gramphone, radio apparatus, wireless, loudspeaker, 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 so as to be audible outside the Flat between the hours of 10.00 p.m. and 8.00 a.m.

S. Vijayalakshmi

Executive Engineer & Addl Officer
Tamil Nadu Housing Board,
Madras-35.



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88 Thirty Feet Road
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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 flower-box, 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.

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.

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Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Div.
Tamil Nadu Housing Board,
Madras-83.



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West Mambalam
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8. The vacant land around the Building terrace in which the flat mentioned hereunder in the first schedule is situate shall be held in common by the owners of all the flats in the said Building and the purchaser herein shall not be entitled to convert the said common land for his personal or exclusive use.

THIRD SCHEDULE

Easements, 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 purposes to go, pass and repass over and along the forecourt shown on the plan annexed hereto hereto through and along the main entrances of the Building and the passages, landings and staircases leading to the Flat-

S. Vijayalakshmi

Executive Engineer & Adm Officer
Kalaignar Kaunanidhi Nagar Dn
Tamil Nadu Housing Board,
Madras-13.



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Sigma Warehousing
66 [illegible] Street
West Mambalam
MADRAS-600 033

2. Full right and liberty for the Purchaser and all persons authorised by the Purchaser(in common with all other persons entitled 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 to the like right) to use the forecourt and garden shown on the plan annexed hereto and for the purpose of recreation and(as to the areas marked'Parking' on the said plan for the parking of privats 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 area marked 'Parking' may only be parked for temporary period and not exceeding three hours continously at any one time.

S. Vijayalakshmi

Executive Engineer & Addl Officer
Kalaignar [illegible] Nagar
Tamil Nadu Housing Board,
Madras-33.



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4. The right(in common, with all other persons entitled to the like right) to use the part of the premises for the purpose of drying clothes.

5. The right(in common with all other persons entitled to the like right) to use the part of the premises for keeping a dust-bin.

6. 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.

7. 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, pipies and wires which now are/or may at any time hereafter be in, under or passing through the Building or any part thereof.



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8. 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, watercourses, cables and wires with a little disturbance 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 part of the Building subjacent or lateral support, shelter or protection to the Flat.



9. The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the Building or to be granted.

10. All the above easements, 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 Fifth Schedule of and to this transfer.

11. 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 provided that nothing herein contained shall oblige the Vendor to erect any such aerial.



12. Every internal wall separating the Flat from an adjoining flat 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 11 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 occupiers 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

Costs, 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 waters pipes of the building; (b) the gas and water pipes, drains and electric cables and wires in, under or upon the Building and enjoyed



S. MANGALAM
Stamp Vendor
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West Mambalam
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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 of used by the Purchaser in common as aforesaid, and(d) the boundary walls and fences of the Building.

2. The cost of cleaning and 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.

3. The cost of decorating the exterior of the Building.

S. Vijayalakshmi

Executive Engineer / Area Officer
Kotar...
Tamil Nadu Hou... Board,
Madras-81.



S. MANGALAM
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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 hatched red coloured brown, Coloured yellow and coloured green, and electricity charges and charges in respect of water supply to the building, common light 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 or any association of the owners of Flat (Registered or not) herein contemplated and shall be liable to contribute as the said owners may decide may decide by majority such sums at such periods as they may decide for the purpose of meeting expenses common to the owners of flats including 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 her share.



S. Vijayalakshmi
Executive Engineer
Kolaingarai Division
Tamil Nadu Housing Board,
Madras-33.

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 her anjoyment.

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.

S. Vijayalakshmi

Executive Engineer
Kolaingarai Division
Tamil Nadu Housing Board,
Madras-33.



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MADRAS-600 033

Executive Engineer
Tamil Nadu Housing Board,
Madras-33.

9. When any repairs, redecorations or renewals of any portion that is commonly enjoyed by all the allottees of the building 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.



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Stamp Vendor
59, Mursy Street
West Mambalam
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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 Engi-neer and Administrative Officer

S. Vijayalakshmi

Executive Engineer and Administrative Officer
Kilpauk Housing Unit-IV
Tamil Nadu Housing Board,
Madras-10.



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Stamp Vendor
66, Mowbray Street
West Mambalam
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Thiru. A.M. RAMASAMY, B.E., who has signed this Deed on behalf of the Board as per the authority granted to him by the Board.

(PURCHASER) (VENDOR)

S. Vijayalakshmi

In the presence of witnesses:

Executive Engineer (Civil)
Kilpauk Construction Division
Tamil Nadu Housing Board,
Madras-10.

1)

Superintendent(F)Section,
K.K. Nagar Division/TNHB.,
M a d r a s - 600 083.

2)

Assistant(F)Section,
K.K. Nagar Division/TNHB.,
M a d r a s - 600 083.

1000Rs.

INDIA NON JUDICIAL

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Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

14209 Lakshmi narayana

(Direct form 66) Deed of Sale for Flat

This Deed of Sale is executed at Madras on this the 24th day of August one thousand nine hundred and ninety three by the Tamil Nadu Housing Board, a body corporate, constituted by the Tamil Nadu Housing Board Act, 1961 (Tamil Nadu Act XXIII of 1961), hereinafter referred to as "THE BOARD" having its office at 1st Floor Shopping Centre, Anna Nagar, Madras-600 040, hereinafter called the Vendor, which term shall wherever the context so admits mean and include, its successors and assigns, represented herein by the Executive Engineer & Administrative Officer Thiru. D. CHANDRAPATHAM

Executive Engineer & Adm. Officer,
Kilpauk Housing Scheme,
Tamil Nadu Housing Board,
Madras-10.

Executive Engineer & Adm. Officer,
Kilpauk Housing Scheme,
Tamil Nadu Housing Board,
Madras-10.

(Verified by 10.4.94 2403/2024)

K. MANIVANNAN
STAMP VENDOR
LICENCE NO. 17/93
ANNA NAGAR, MADRAS-102.
PH: 447095

Sro-839/93

ENDORSEMENT UNDER SEC. [illegible]
41 AND 42 OF ACT XI OF 1899

Presented in the Office of the Sub Registrar of Vyasarpadi Kkam and fee of Rs. 353/- paid between the hours of 11 AM & 12 PM on the 26th day of November 1993 by

K. Lakshminarayanan
S/o K. Annamalai Chettiar
No. 5, Arcot Road, K.K. Nagar (Madras 78)

Sub Registrar's Office
Vyasarpadi
Date: 26-11-93

Sub Registrar & Ex-Officio
Deputy Commissioner of the Corporation
of Madras

Document No. 3757/93
Book No. 1
Contains 1 Sheets
Sheet

EXECUTION ADMITTED BY

Left thumb

K. Lakshminarayanan.

Smt. A. Krishnaswamy (Spouse)
Aged about
Hindu by religion
housewife
No. 5, Arcot Road, Madras 600078.

IDENTIFIED BY

D. Gopiraj

D. GOPIRAJ, S/o A. DAKSHINAMURTHY,
No 5, ARCOT ROAD, MADRAS-87.

K. Govindaraj S/o [illegible], 124,
Arcot Road, Vyasarpadi, M-52.

I have satisfied myself as to the execution of this instrument by the [illegible] from personal knowledge under section 58 (1) of the Registration Act 1908.

D. Arupa Rao, EE (Lo) TNHB,

K. Jayaraj Vijay

26th November 1993

SUB REGISTRAR IN THE CADRE OF
DISTRICT REGISTRAR

1000Rs.



Lakshmi Narayanan.

- 2 -

granted to him by the Board in this behalf by its Resolution No.120 Date 05.4.93 authorising him to sign this instrument of sale on behalf of the Vendor, of the one part, do and in favour of Thiru. K. Lakshmi Narayanan, Son/of Late A. Krishnaswamy (late) and aged about 51 years, residing at 3 34/2, Ponnambalam Salai, K.K. Nagar, Madras 78 hereinafter called 'the purchaser', which expression shall, where the context so admits, mean and include his/her heirs, executors, administrators and legal representatives, of the other part.

2 Whereas the Vendor has processed some housing improvement and building schemes under the Act of acquiring vacant sites and putting up buildings thereon to consist of several flats, so that each such flat could be sold independently and separately.

Executive Engineer, A.Hon. Officer,
Kalainar Kottam - Improvement Scheme,
Tamil Nadu Housing Board,
Madras 98.

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1000 Rs.



Lakshmi narayanan
- 3 -

K. KALYANI
STAMP VENDOR
No.21, 2nd Street,
T.NAGAR, MADRAS-17.
Ph: 442656

3. And whereas the purchaser is one of those who had made an application No.9823 dated 17-6-77 to the Vendor for the allotment of such flat has deposited with the Vendor under Receipt No.15366 dated 23-6-77 a sum of Rs.5000/- only as Earnest Money.

4. And whereas the Vendor has on the said application from the purchaser, allotted a flat bearing No. 8 in First Floor in the building erected in Block No. B 24 at K.K. Nagar in Madras City and fully described in the First schedule hereunder hereinafter referred to as 'the flat' to the purchaser and has thereupon entered in to agreement dated 24-8-77 with the Vendor to purchase the flat on hire purchase system on the terms or conditions set out here in.

Vide Lr. No.P2/58464/77, dt. 24.8.77.

Executive Engineer & Adm. Officer,
Koodalur Co-operative Housing Soc.
Tamil Nadu Housing Board,
Madras-83.

1000Rs.



Lakshmi Narayanan

K. KALYANI
STAMP VENDOR
Lic. No. 17/97
Nos. 11, 12 Govt.
T.NAGAR, Madras-17
Ph: 447088

3/8/93

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 premises' wherein the flat is a part stands, at Rupees thirty two thousand one hundred and fifty only (Rs.32,150/-) only which the purchaser has paid in full.

And whereas the purchaser has already remitted to the Vendor a sum of Rs.500 + 5000/- Rt No. 65566 Dated 23-6-77, and under receipt No.87784 dated 24-7-77 as and by way of earnest money deposit and 1/4th cost and has paid the balance of Rs. 25650/- on various dates under various receipt numbers whereby entire cost of the flat has been paid to the Vendor by the purchaser.

D. Lay
Executive Engineer & Adm. Officer
Regional Manager (In Charge)
Tamil Nadu Housing Board,
Madras-35.

Thiyagarajan

Ref. No: F2/18464/77 dt 29.8.1977.

75 Rs.



K. KALYANI
STAMP VENDOR
T.N. GOVT. MULAVR-17.
Lic. No. 447/96

7 And whereas the Vendor has in every sale, transfer or lease of the flats under the present scheme imposed and inserted in every such future transaction to impose the restrictions set forth in the Second Schedule hereto so the intent that any owner, transferee or lessee for the time being of any part of the building or any flats thereon may be able to enforce the observance of the said restrictions by the 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 aforesaid agreement for sale and in consideration of the sum of Rs. Thirty one thousand one hundred and fifty only (Rs.31,150/-) only paid by the purchaser to the Vendor as mentioned in paragraph 6 above, the

Executive Engineer (Land), Project,
Kalpakkam Industrial Estate,
Tamil Nadu Housing Board,
Madras 42.

50 Rs.



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Lalakshmi Narayanan

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K. Maniyappan
STAMP VENDOR
License No: [illegible]
WATRAP, Tamilnadu.

construction cost of the flat together with the proportionate cost of land on which the building is to be erected the receipt of which the vendor doth hereby acknowledge and of the words service, or maintenance charges hereinafter reserved and of the covenants on the purchaser hereinafter contained the vendor does by way of absolute sale hereby Grant, Convey, Transfer A/D Assign unto the purchaser the undivided interest in all that piece or parcel of land where the building stands as shown in the plan annexed hereto and thereon coloured red together with the flat No.C in the block No. 521 at K.K. Nagar, Madras in City fully described in the first schedule hereto.

And being on the first floor of the building including one half mark in depth, of the joint between the floors of the flat and first floor of the flat above it and the internal and external brickwork thereof which happen to be common.

Executive Engineer & Asst. Officer
Kalaignar Karunanidhi Nagar Unit
Tamil Nadu Housing Board
Madras-78

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50 Rs.



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and the roof of the said building so far as the same constitutes the roof of the flat also with the covenants, 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 installations, water and drainage connections, rights, easements and appurtenances of the ways, paths, liberties, advantages and privileges whatsoever belonging thereto, in, to and upon the said property TO HAVE AND TO HOLD the said Flat and all the singular the rights, titles, reversions etc, in the property hereby conveyed, granted, transferred and assigned into and use or the premises to be enjoyed by the purchaser for ever absolutely, free from all encumbrances and charges whatsoever except the restrictions and limitations given herein.

K. Muniyappan
STAMP VENDOR
License No: 272/83,
KATPAD, TAMILNADU.

Executive Engineer & Adm. Officer,
Kalpakkam Atomic Power Co.
Tamil Nadu Housing Board,
Madras-32.

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Executive Manager K.M.Y.

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Vendors covenants

9 The Vendor hereby covenants with the purchaser that any public charges, taxes and all other outgoing 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 24-9-77.

10 The Vendor does hereby covenants and declare that the Vendor has full and absolute right to convey, transfer and sell the said flat and in the manner above said 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 execute 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.

K. Muniyappan
STAMP VENDOR
License No: 272/93
WATRAP, TAMILNADU

Executive Engineer & Addl. Director.
Kalpakkam Environmental Protection Unit,
Tamil Nadu Housing Board,
Madras 90.

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 any flat comprised in the Building, to covenant to observe the restrictions setforth in the 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 transfers, grants or leases shall be ineffective and inoperative to confer any rights on such lessees or transferees.

(ii) That subject to contribution and payment as hereinafter provided, the Vendor will maintain, repair, redecorate and renew.

a) The main structure and in particular the roof, chimney, cracks, gutters and rainwater 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, 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 share that, case and extra rate assessed on the building but on the flat if separately assessed.

D. [illegible]
Executive Engineer & Adm. Officer.
Kalaignar Karunanidhi Nagar Dn.
Tamil Nadu Housing Board,
Madras-83.

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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 buildings usually painted with two coats at least of good paint at least once every year.

iv) That the vendor, as already agreed between the parties, agrees to vest the land on which the building consisting of the flat described in the First Schedule hereunder is contained to a Housing Co-operative Society as and when such a Society is formed by the owners of all flats and it is hereby agreed to by both the parties that such Co-operative Society shall hold the land jointly on behalf of all members to protect their rights and privileges.

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 said flats merely reserving 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/her will at all times hereafter observe the restrictions setforth in the second schedule hereto.

Executive Engineer & Adm. Officer
Kalaignar Karunanidhi Nagar Div.
Tamil Nadu Housing Board.
Madras-83.

d) The purchaser and the persons deriving title under him/her shall not put up any additional construction to the flat, without prior permission of the Housing Board in writing.

e) The purchaser and the persons deriving title under him/her 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.

f) That so long as the Flat shall not be separately 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.

g) That the purchaser will insure and keep insured the flat 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 the policy or policies of such insurance and the receipt for the last prerium for the same and in the event of the flat being damaged or destoyed by fire as soon as reasonably practically layout the insurance moneys in the repair, rebuilding or reinstatrent of the flat;

h) 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 the purchaser and for which the purchaser may be liable hereunder within three months after the giving of such notice.

Executive Engineer & Addl. Officer
Kalaignar Karunanidhi Nagar Dn.
Tamil Nadu Housing Board,
Madras-82.

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c) 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 and good condition all sewers drains, pipes cables, watercourses, gutters, wires, party structures or other conveniences belonging to or serving or used for the building or 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 default, the purchaser will pay his/her share of the same.

d) 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.

e) That the purchaser will keep the Flat and all walls, sewers, drains, pipes, cables, wires and appurtenances thereof belonging to and the Garage in good and tenable repair and condition, 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.

f) In the case of any dispute arising between the parties hereto this sale shall be referred to the Secretary to the Government of Tamil Nadu, Housing Department, whose decision here on shall be final.

Executive Engineer & Adm. Officer,
Kasinagar Perumandhagar Fin.,
Tamil Nadu Housing Board,
Madras-77

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FIRST SCHEDULE - PROPERTY

All that piece and portion of the flat No. C in the First floor of the Building in Block No. S 24 erected on the land in Survey No.250/2B part at K.K. Nagar in Madras City

Flat measuring 0615 Sq.feet and at the land being bounded on

the North by : Block No. S-22
the East by : Block No. S.23
the South by: Flat No. S-24 D
and the West by : 20-0' Road

within the Sub-Registration District of Virugambakkam and Registration District of South 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, rags, 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, gramophone, radio apparatus, wireless, loudspeaker 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

Executive Engineer & Addl. Officer,
Kasturbai Nagar Division No. III,
Tamil Nadu Housing Board,
Madras 20.

and/or occupiers of the other flats comprised in the Building so as to be audible outside the Flat between the hours of 10.00P.M. and 6.00 A.M.

5 No name, writing, drawing, signboard, plate or placed 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 permited by the Regulations of the Vendor and no clothes or other articles shall be hung or exposed outside the flat and no flower-box, 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.

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 The vacant land around the Building terrace in which the flat mentioned hereunder in the first schedule is situate shall be held in common by the owners of all the flats in the said Building and the purchaser therein shall not be entitle to convert the said common land for his personal or exclusive use.

THIRD SCHEDULE

Easements, 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 purposes to go, pass and repass over and along the forecourt shown in the plan annexed hereto through and along the main entrances of the Building and the passages landings and staircases leading to the flat.

2 Full right and liberty for the purchaser and all persons authorised by the purchase (in common with all other persons entitled the like right) with or without motor cars and other

Executive Engineer & Adm. Officer,
Kanniyakumari Nagar Dn.
Tamil Nadu Housing Board,
Nagercoil.

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.

4. 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 forecourt and garden shown on the plan annexed hereto and for the purpose of recreation and (as to the areas marked 'Parking' on the said plan for the parking of 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 area marked 'parking' may only be parked for temporary period and not exceeding three hours continuously at any one time.

5. The right (in common, with all other persons entitled to the like right) to use the part of the premises of the purpose of drying clothes.

5 The right (in common with all other persons entitled to the like right) to use the part of the premises for keeping a dust bin.

6. 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.

7. 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.

8 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 watercourses, cables and wires with a little disturbance as possible and making good any damage caused: and

Executive Engineer & Addl. Officer,
Kalaignar Karunanidhi Nagar Dn.
Tamil Nadu Housing Board.
Madras 83.

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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.

9 The benefit of the restrictions contained in the transfer and leases of the other flats comprised in the Building or to be granted.

10 All the above easements, rights and privileges are subject to and conditional upon the purchasers contributing and paying as provided in Clause 13 (c) of the Deed and the fifth schedule of and to this transfer.

11 The right (subject to the purchasers 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 provided that nothing herein contained shall oblige the vender to erect any such aerial.

12 Every internal wall separating the flat from an adjoining flat shall be a PARTY wall severed medially.

FOURTH SCHEDULE

Exceptions and Reservations:

1 There is expected 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 those set forth in paragraph 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 11 of this Deed

2 There is excepted and reserve absolutely out of this transfer the right to erect and maintain a television aerial on the roof of the building for the use of the occupiers 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

Costs, 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 rainwaters pipes of the building; (b) the gas and waterpipes, 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 and lighting the passages, landing, 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.

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 any other parts of the Building shown on the plan annexed hereto and thereon hatched red, coloured brown, coloured yellow and coloured green and electricity charges and charges in respect of water supply to the building common light and for other common purposes.

Executive Engineer & Adm. Officer,
Kalaignar Karunanidhi Nagar Dn,
Tamil Nadu Housing Board,
Madras 83.

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5 Expenses for maintaining and operating other common amenities provided or available in the building.

6 The purchaser undertakes to put all things in repair to keep and maintain or any proportion of the owners of flat (Any/Ground or both) herein contemplated and shall be liable to contribute as may be levied or paid for the purpose of meeting expenses common to the owners of flats including 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 payment of his or any common benefits or amenities the vendor or the co-operative society to be formed shall have the right to withdraw such benefits or amenities from his enjoyment.

8 The cost of insurance against third party risks in respect of the building or such development shall in fact be taken out by the vendor.

9 Where any structural repair or replacement of any service that is commonly enjoyed by all the owners of the buildings are carried out by the vendor, the vendor shall be entitled to charge on the expenses or costs thereof their actual and reasonable charges (including profit) in respect of such work.

10 In this agreement the word 'Building' shall include the garage.

11 Whereas Work of this deed has been executed by the Tamil Nadu Housing Board represented herein by its Executive Engineer and Administrative Officer Thiru. D. GURUPATHAM

Executive Engineer & Adm. Officer,
Kelambakkam Karunanidhi Nagar Div.
Tamil Nadu Housing Board,
Madras-03.

D. GURUPATHAM

Executive Engineer & Adm. Officer,
Kelambakkam Karunanidhi Nagar Div.
Tamil Nadu Housing Board,
Madras-03.

who has signed this deed on behalf of the Board as per the authority granted to him by the Board.

D. Gnanaprakasam

Executive Engineer & Addl. Collector Officer.

K.K.NAGAR DIVISION,

TAMIL NADU HOUSING BOARD.

Executive Engineer & Adm. Officer,
Kalaignar Karunanidhi Nagar Dn.
Tamil Nadu Housing Board.
Madras 83.

In the presence of witnesses

(1) [signature]

Section Officer,
K.K.Nagar Division,T.N.H.B.

(2) [signature]

Assistant, K.K.Nagar Division, T.N.H.B.



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KCee Properties Private Limited
Chennai - 83

V.RAMA
S.V.L. NO.1481/E/94
No.508, ANNA SALAI
CHENNAI-600035

JOINT DEVELOPMENT AGREEMENT

This Joint Development Agreement is entered into at Chennai on this 20th day of March 2024;

BETWEEN

1) **Mrs.J.SUKANYA,** wife of Mr.S.Chidambaram, Hindu, aged about 60 years, residing at 12337 Cape Code Dr, St Louis, MO 63146, USA, represented herein by her Power Agent **M/s.KCee Properties Private Limited**, constituted vide a Power of Attorney dated ..04.03.2024.., bearing Adj.No..109 of 2024.. in the office of the Sub-Registrar Virugambakkam;

1)
2) N.L. Vedavalli
3.i)
3.ii)
3.iii)
3.iv)
4) Soumya
5)
6) Balan B.V
7)
8.i)
8.ii)
8.iii)
8.iv)
9) Y.R.
10)
11)
12) D.Rajesh
13) Thakur
14) Mamta
15)
16)
17)
18.i)
18.ii)
19.i)
19.ii)
19.iii)
20)
21)
22)

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

2) **Mrs.N.L.VATSALA,** wife of Late G.Ramadurai, Hindu, aged about 80 years, residing at No.S.21/B, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

3) **(i) Mrs.SHYAMALA THYAGARAJAN,** wife of Late E.S.Thyagarajan, Hindu, aged about 77 years, residing at No.S.21/C, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

(ii) Mr.T.SATISH, son of Late E.S.Thyagarajan, Hindu, aged about 55 years, residing at Plot No.38, CRR Puram, Phase-3, Manapakkam, Chennai - 600125;

(iii) Mrs.GAYATHRI SUBRAMANIAN, wife of Mr.Subramanian and daughter of E.S.Thyagarajan, Hindu, aged about 52 years, residing at No.89/2, Vasantham Apartments, Ramanujam Street, 2nd Main Road, Alwarthiru Nagar Annex, Chennai - 600087;

(iv) Mr.ANANTHA NARAYANAN THYAGARAJAN, son of Late E.S.Thyagarajan, Hindu, aged about 49 years, residing at 720 Kirkland Cir B104 Kirkland, WA 98033, represented herein by his Power Agent **M/s.KCee Properties Private Limited,** constituted vide a Power of Attorney dated 20.03.2014 bearing Adj.No.108 of 2014., in the office of the Sub-Registrar Virugambakkam.;

4) **Mrs.S.KALYANI,** wife of Mr.Subramaniam, Hindu, aged about 80 years, residing at No.S.21/D, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

5) **Mr.J.MURALI,** son of Mr.Jagannadan, Hindu, aged about 57 years, residing at No.S.21/A, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

6) **Mr.J.GANESAN,** son of Mr.Jagannadan, Hindu, aged about 62 years, residing at Plot No.1177, 75th Street, 12th Sector, K.K.Nagar, Chennai - 600078;

7) **Mrs.B.V.PADMA,** wife of Mr.S.Kannan, Hindu, aged about 45 years, residing at No.27, 1st Street, Anandam Nagar, Ramapuram, Chennai - 600089;

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

8) **(i) Mr.N.RAMAMIRTHAM**, son of Late R.Natarajan, Hindu, aged about 71 years, **(ii) Ms.N.JAYANTHI**, daughter of Late R.Natarajan Hindu, aged about 64 years, **(iii) Mr.N.SAMBAMOORTHY**, son of Late R.Natarajan, Hindu, aged about 61 years, **(iv) Ms.N.VIDHYA**, daughter of Late R.Natarajan, Hindu, aged about 58 years, all residing at 873/C, Gayathri Enclave, Dr.Ramasamy Salai, K.K.Nagar, Chennai - 600078;

9) **Mr.T.R.PADMANABHAN**, son of Mr.Ramaiyengar, Hindu, aged about 81 years, residing at S.22/D, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

10) **Mr.C.A.GOWRI SHANKARAN**, son of Late C.V. Adi Narayanan. Hindu, aged about 58 years, residing at Shri Sakthi Illam, Old No.172, New No.40, Flat A.18, Fourth Floor, Big Street, Triplicane, Chennai - 600005;

11) **Mr.M.KUPPUSWAMY**, son of Late Mariappan, Hindu, aged about 73 years, residing at No.219, Ground Floor, 12th Street, Chowdry Nagar, Valasaravakkam, Chennai - 600087;

12) **Mr.BALAJI DASARATHAN**, son of late Dasarathan, Hindu, aged about 56 years, residing at Flat No.3A, 3rd Floor, White Spring Apartment, 27, Tatabad, 2nd Street, Sivananda Colony, Coimbatore - 641012

13) **Mr.E.PARAMESWARAN**, son of Mr.Ramakrishnan, Hindu, aged about 76 years, residing at S.23/C, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

14) **Mrs.K.LALITHA**,daughter of late S.Kalidasan, Hindu, aged about 74 years, residing at S.23/D, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

15) **Mr.V.C.BALAJI**, son of Late V.Chandrasekaran, Hindu, aged about 56 years, residing at S.23/E, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

1) 2) N.L. Vatsala. 3.i) 3.ii) 3.iii) 3.iv) 4) 5) 6) 7)

8.i) 8.ii) N. 8.iii) 8.iv) 9) Y.R. 10) 11) 12) D. 13) 14)

15) 16) P. 17) 18 i) Vatsala 18 ii) 19 i) 19 ii) 19 iii) 20) 21) 22)

For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

16) **Mrs.P.LEELAVATHY**, wife of Mr.Kamesh Babu, Hindu, aged about 42 years, residing at Old No.98, New No.27, AB Block, 1st Street, Anna Nagar, Chennai - 600040;

17) **Mr.V.SASIKUMAR**, son of Mr.V.A.Menon, Hindu, aged about 59 years, residing at S.24/A, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

18) (i) **Mrs.VATHSALA**, wife of Late C.Rajagopalan, Hindu, aged about 72 years, and (ii) **Mr.R.THIYAGARAJAN**, son of Late C.Rajagopalan, Hindu, aged about 39 years, both residing at D 301, Shreenath Heights, Sama - Savli Road, T.P.Scheme No.2, Vemali, Vadodara, Gujarat - 390008,

19) (i) **Mrs.L.VASUNDARA**, wife of Late K.Lakshmi Narayanan, Hindu, aged about 78 years, residing at S.24/C, Ponnambalam Salai, K.K.Nagar, Chennai - 600078;

(ii) **Ms.HARIPRIYA SRIDHARAN**, Hindu, aged about 26 years, and (iii) **Ms.SRIPRIYA SRIDHARAN**, Hindu, aged about 19 years, both daughters of Mr.Sridharan VG and residing at 17, Hobart Lane, Port Adelaide, South Australia 5015 and represented herein by their Power Agent **M/s.KCee Properties Private Limited**, constituted vide a Power of Attorney dated 09.04.2021 bearing Adj. No..120..of..2021., in the office of the Sub-Registrar Virugambakkam;

20) **Mrs.S.VIJAYALAKSHMI**, wife of Mr.S.Srinivasan, Hindu, aged about 74 years, residing at Old No.24, New No.30, Flat No.2, Sri Graba Flats, Thiyagaraja Street, T.Nagar, Chennai - 600017

21) **Mrs.USHA DEVI**, wife of Mr.Raghu, Hindu, aged about 66 years, residing at Karuthala Wariem, Chettupuzha, Ambakadan, Pullazhi, Arimpur, Trissur, Kerala - 680620

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For KCEE PROPERTIES P. LTD.

L.Chandrasekaran
Managing Director

22) **Mr.B.NARENDRAN**, son of Mr.D.S.Banuprakash Hindu, aged about 38 years, residing at Sy No.20/1, 2,3,5 and 21/1B, Uber verdant Phase II, B006, VarthurHobli, Doddakannelli Village, Bengaluru, Karnataka - 560035, hereinafter jointly called the OWNERS;

AND

M/s.KCEE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act 1956, having its registered office at No.8/19, First Floor, 2nd Street, Raghavareddy Colony, Ashok Nagar, Chennai - 600083, represented herein by its Managing Director Mr.L.Chandrasekaran, son of Mr.Lakshmikanthan, aged about 58 years, hereinafter referred to as the DEVELOPER.

The terms OWNERS and DEVELOPER shall, wherever the context so requires or permits, means and includes themselves, their respective legal heirs, executors, administrators, legal representatives and assigns.

WHEREAS the OWNERS and the DEVELOPER represent that they are the absolute owners in possession of their respective flats in Block Nos.S-21, S-22, S-23, and S-24, situated at Ponnambalam Salai, K.K.Nagar, Chennai 600078 and land of a total extent of 15930 Sq.ft, comprised in Old S.Nos.249/7 (part), 250/2A (part), 250/2B (part), Old S.No.248 (part), T.S.No.324/6, in Block No.49 of Virugambakkam Town, Mambalam Taluk, Chennai District, more fully described in Schedule "A" hereunder.

AND WHEREAS the DEVELOPER is the owner of Flat No.23A, in Block No.S-23 having acquired the same vide an Exchange Deed dated 01.02.2024 registered as Document No.४७८/२४ in the office of the Sub-Registrar Virugambakkam.

AND WHEREAS the OWNERS have decided to promote and develop the Schedule "A" land.

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

AND WHEREAS the DEVELOPER is a reputed Builder having rich and vast experience in the field of promotion, development and sale of residential apartments in the city of Chennai.

AND WHEREAS the OWNERS approached the DEVELOPER and requested the DEVELOPER to promote the property described in Schedule "A" hereunder, under a scheme of Joint Development.

AND WHEREAS the DEVELOPER agreed and offered to develop the property described in Schedule "A' hereunder in the manner stated below.

AND WHEREAS after mutual discussions the OWNERS and the DEVELOPER have finalized the terms of the proposed development and decided to reduce into writing as follows.

NOW THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS FOLLOWS:- CLAUSE-1 : PROPERTY TO BE DEVELOPED:

All that piece and parcel of land of a total extent 15930 Sq.ft as per the Extract from the Permanent Land Register (PLR), comprised in Old S.Nos.249/7 (part), 250/2A (part) and 250/2B (part) and Old S.No.248/(part), T.S.No.324/6 (as per PLR Extract)in Block No.49, of Virugambakkam Town, Mambalam Taluk, Chennai District together with buildings consisting of Block Nos.S-21, S-22, S-23 and S-24, comprising of 24 flats bearing Flat Nos. S.21A, S.21B, S.21C, S.21D, S.21E, S.21F, S.22A, S.22B, S.22C, S.22D, S.22E, S.22F, S.23A, S.23B, S.23C, S.23D, S.23E, S.23F, S.24A, S.24B, S.24C, S.24D, S.24E, S.24F, situated at Ponnambalam Salai, Virugambakkam, K.K.Nagar, Chennai - 600078, more fully described in Schedule "A" hereunder.

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For KCEE PROPERTIES P. LTD.

L Chandrasekaran
Managing Director

CLAUSE 2 : PROPOSED CONSTRUCTION

a. The OWNERS and the DEVELOPER agree that the property more fully set out and described in Schedule "A" hereunder shall be developed by demolishing the existing Old Flats in Block Nos.S21, S22, S23 and S.24 and constructing a new Residential building consisting of a total of 40 (Forty Only) new apartments in One Single block with Stilt & 5 (Five only) Floors constructed by and through the DEVELOPER in accordance with the Approved Plan in the manner set out hereunder:

- Total Built-up Area : 49600 Sq.ft. consisting of stilt + 5 (five) floors

  Built-up area to be constructed for the Owners

- 28250 Sq.ft. comprising of 23 (Twenty Three only) residential apartments each measuring 1240 Sq.ft. (inclusive of common areas) with one covered car parking space for each apartment (more fully described in Schedule "D" hereunder).
- Built-up area allotted to the Developer

  21080 Sq.ft. comprising of 17 (Seventeen only) residential apartments each measuring 1240 Sq.ft. (inclusive of common areas) with one covered car parking space for each apartment (more fully described in Schedule "E" hereunder).

b. The entire property of the OWNERS is more fully described in 'Schedule-A hereunder; the undivided share retained by the OWNERS is more fully described and referred to in this agreement as 'Schedule-B property'; the undivided share of land agreed to be conveyed by the OWNERS either to the DEVELOPER or its nominee(s) is described and referred to in this agreement as 'Schedule-C property'; the Apartments and the car parks allotted to the OWNERS are more fully described in 'Schedule-D hereunder and are referred to as "Owners Constructed Area" the Apartments and the car parks to be retained by the DEVELOPER or to be sold by the DEVELOPER to their nominees or buyers are more fully described in 'Schedule-E property' and are referred to as "Developer's

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For KCEE PROPERTIES P. LTD.

Constructed Area" and the Specifications agreed upon by the parties herein is more fully described in "Schedule-F" hereunder.

CLAUSE-3: DETAILS OF CONSTRUCTED AREA, UNDIVIDED SHARE AND MONETARY CONSIDERATION AND OTHER OFFERS OF THE DEVELOPER.

(a) UNDIVIDED SHARE OF THE OWNERS & DEVELOPER

In consideration of the OWNERS agreeing and accepting to convey to the DEVELOPER or its nominee/s a **6106.5 Sq.ft.** undivided share in the land described in Schedule "A" hereunder, said **6106.5 Sq.ft.** undivided share is more fully described in Schedule "C" hereunder and after retaining for themselves **9159.75 Sq.ft.** undivided share of land more fully and particularly described in Schedule "B" hereunder, the DEVELOPER agrees and accepts to construct and deliver to the OWNERS a total of 23 (Twenty Three only) Residential Apartments, with each apartment admeasuring 1263 Sq.ft. (inclusive of common areas) with 23 covered car park spaces, more fully and particularly described in Schedule "D" hereunder.

(b) Monetary Consideration

The DEVELOPER shall pay a sum of **Rs.1,00,000/-** (Rupees One lakh only)as monetary consideration to the each of the OWNERS (i.e. Owners of each flat) in the following manner:

(i) a sum of Rs.50,000/- (Rupees Fifty thousand only) to each of the OWNERS, at the time of signing this Joint Development Agreement.

(ii) a sum of Rs.50,000/- (Rupees Fifty Thousand only) to each of the OWNERS, at the time of the powers of Attorney by all the owners.

(c) BUILT-UP AREA OF THE OWNERS & DEVELOPER

The OWNERS are entitled to a total built-up area of **29049 Sq.ft.** comprising of 23 (Twenty Three only) residential apartments each admeasuring 1263 Sq.ft. (inclusive of common areas) with one covered car parking space for each apartment (more fully described in Schedule "D" hereunder).

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For KCEE PROP... P. Ltd.

(ii) The DEVELOPER is entitled to a total built-up area of 21471 Sq.ft. consisting of 17 (Seventeen Only) apartments, each apartment admeasuring 1263 Sq.ft.(inclusive of common areas) and 17 covered car park spaces, said apartments and car park spaces are morefully and particularly described in the Schedule 'E' hereunder.

(d) Rental Compensation

In addition to the above monetary consideration, the DEVELOPER agrees to pay a sum of Rs.20,000/- (Rupees Twenty Thousand only) per month as rental compensation to the OWNERS (i.e. owner/s of each flat). The said amount shall be payable from the date the OWNERS hand over vacant possession of the entire Schedule "A" property till the date of handing over possession of the new apartments (approx.24 months from the date of handing over possession of Schedule A Property).

(e) Goods and Service Tax (GST)

The DEVELOPER agrees to pay GST on behalf of the OWNERS for the new apartments constructed for the OWNERS as mentioned in Schedule "D" of this Agreement.

(f) Payment of Corpus Fund

The DEVELOPER shall pay a total sum of Rs.5,00,000/- (Rupees Five lakhs only) on behalf of all the OWNERS towards Corpus Fund to the building association for all the new apartments constructed for the OWNERS as mentioned in Schedule "D" of this Agreement. The DEVELOPER shall also pay Corpus Fund to the building association for the new apartments allotted to the DEVELOPER as mentioned in Schedule "E" of this Agreement.

Mrs.B.V.Padma (the Seventh of the OWNERS herein) who owns two flats is entitled to get the above benefits and offers for each flat separately.

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For KCEE PROPERTIES P. LTD.

L Chandrasekaran
Managing Director

CLAUSE-4 : POWER OF ATTORNEY

The OWNERS shall on receipt of all approvals and permits for construction of new building, and execute Powers of Attorney in favour of the DEVELOPER and register the same to enable the DEVELOPER to proceed not only all the acts, deeds and things connected with the development of Schedule "A" property but also empowering the DEVELOPER to convey by way of absolute sale a **6106.5 Sq.ft** undivided share in the land described in Schedule "A" hereunder in favour of the allottees of the DEVELOPER or its Nominee/s, said **6106.5 Sq.ft** undivided share which is more fully and particularly described in Schedule "C" hereunder.

The OWNERS hereby grant leave and license to the DEVELOPER to bring its men, material and equipment on to the land described in the Schedule A hereunder for construction of the proposed building on and with effect from the date of receipt of necessary plan approvals from the competent planning authorities by the DEVELOPER. The parties hereto specifically agree that notwithstanding the grant of leave and license as aforesaid, possession of the land described in Schedule A hereunder shall remain with the OWNERS until the OWNERS execute Sale Deed(s) conveying undivided shares in the Schedule "A" land to the purchaser(s) thereof.

CLAUSE-5: ARCHITECT, BUILDING PLAN AND APPROVALS

a. The architect, consultants, engineers, contractors and all other staff and workmen required for the Project shall be appointed by the DEVELOPER, at his own cost and expense to prepare drawings, plans, specifications and other related work for submission to CMDA/corporation and other authorities concerned for obtaining Approvals and for the purpose of construction and development of the Project. The DEVELOPER, through the architect, shall ensure that the Building Plan for the entire Project will be sanctioned and the Project will be developed in the manner as contemplated in this Agreement.

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7) Padma B.V.
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8.ii) N. Ramesh
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8.iv) Vidhya M
9) V.R. Subramanian
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12) D Pandey
13) Eshwaramma
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16) P. Jude
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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

b. If the OWNERS desire to offer their views about the Building Plan of the Project to the DEVELOPER, then both the DEVELOPER and OWNERS will jointly finalise the same after a meeting.

c. The DEVELOPER shall at its own cost and expense obtain all Approvals and Sanctions in the names of the OWNERS, from competent Authorities for Building Plan (Including available Premium FSI) required for the Project and shall develop and construct the building on the Schedule "A" land and complete the Project in accordance with CMDA's Sanctioned Building Plan. The DEVELOPER shall bear the expenses to be incurred for obtaining water, sewerage, and electricity connection for the "Owners Constructed Area" including Security, consumption and other deposits that may be required to obtain water, sewerage and electricity connection in respect of the "Owners Constructed Area" mentioned in Schedule "D" hereunder. The DEVELOPER further agrees that the OWNERS are entitled to one car parking space for each apartment allotted to the OWNERS.

CLAUSE-6 : CONSTRUCTION

a. The DEVELOPER shall commence the demolition of the existing buildings consisting of old flats after obtaining approval for the Demolition from the Competent Authorities.

b. The DEVELOPER shall construct the new Building with all internal and external services amenities facilities, fittings, fixtures, compound wall, compound gates, common area like lobby, staircase, and passages fully complying with and strictly adhering to the CMDA, and other statutory Authorities norms, rules and regulations.

c. The construction shall be in accordance with the specifications as shown in Schedule "F" and as per the Sanctioned Plan fully complying the rules and regulations of CMDA. and other statutory Authorities norms, rules and regulations.

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

d. The DEVELOPER shall be entitled to make additions and alterations in the construction as the DEVELOPER deems fit without materially affecting the entitlement of the OWNERS. The DEVELOPER shall have absolute discretion in matters relating to the method and design of construction with due intimation to the OWNERS.

c. The open terrace area above the Fifth Floor shall bear "**common terrace rights**" i.e. (for the free use of the OWNERS) of both of Schedule "D" property and the prospective nominees of the DEVELOPER who acquire Schedule "E" property.

CLAUSE-7 : RIGHT OF OWNERSHIP

a. The Owners Constructed Area (for residential purpose) more specifically mentioned in Schedule "D" hereunder shall be the absolute property of the OWNERS and they shall be entitled to peaceful possession and absolute enjoyment of the same with the right to sell, lease or otherwise dispose of the same or any part thereof along with the undivided share of the land mentioned in Schedule "B" hereunder and shall be entitled to all income, profits, capital appreciation and benefit of all kinds accruing, arising and flowing there from.

b. The DEVELOPER and or their Nominee or Nominees shall be entitled to hold or to sell, lease or otherwise dispose of their share of the constructed area (for residential purpose) mentioned in Schedule "E" together with their undivided share of land, morefully described in 'Schedule 'C' hereunder and they shall be entitled to all income, gains, capital appreciations and benefits of all kinds accruing, arising and flowing therefrom.

c. The DEVELOPER shall be entitled to enter into Agreement for Sale of the **6106.5 Sq.ft.** undivided share and the newly constructed apartment as mentioned in the Schedule-C and Schedule - E hereunder with such intending purchasers.

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

CLAUSE-8 : PROJECT SCHEDULE

(a) The DEVELOPER agrees to deliver possession of the Owners Constructed Area to the OWNERS within **20 months** from the date of the sanction and approval of the plan/s by the Chennai Metropolitan Development Authority (CMDA) and Corporation of Chennai, **with a grace period of 4 months.** In the event of any delay beyond the aforesaid time (24 Months), the DEVELOPER shall be liable to pay the Rental Compensation a sum of Rs.25,000/- PM for each Owner (Rupees Twenty five thousand only), till the handover of new apartment to the OWNERS.

(b) However, the DEVELOPER shall not incur any liability (Rent will not be paid to the Owners) for any delay in delivery of possession of the "Owners Constructed Area" by reason of Force Majeure events such as Government Restriction, Civil Commotion, Act of God or due to any injunction or prohibitory order, lock down or on any reasons which are not attributable to any negligence or any action or omission of the DEVELOPER.

(c) The time shall also stand extended in the event of such delays in obtaining completion certificate or power/water/ sewerage connections without any default or negligence on the part of DEVELOPER.

CLAUSE-9 : REPRESENTATIONS & WARRANTIES

I. The OWNERS represent and warrant as under:

a. The Fifth OWNER viz. J.Murali represents that his Flat No.21/E in Block No.S-21 has been mortgaged with the Indian Overseas Bank and the mortgage is still subsisting. The Bank by its NOC has stated that it has no objection in J.Murali relinquishing his 265.5 Sq.ft. undivided share in favour of the DEVELOPER;

The Sixteenth OWNER viz.P.Leelavathy, represents that her Flat No.F in Block No.23 has been mortgaged with the Indian Bank, and the mortgage is still subsisting The Bank by its NOC has stated that it has no objection in P.Leelavathy relinquishing her 265.5 Sq.ft undivided share in favour of the DEVELOPER.

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

b. The other OWNERS hereby confirm and declare that there is no mortgage, charge or any other encumbrances over their respective flats and that their properties are not the subject matter of any pending litigation, testamentary disposition, proceedings or attachments or maintenance, claims, decrees, awards, executions, acquisitions, notifications, Will or subsisting agreement for sale or other orders of Court or Courts of Justice or any cloud on title of any nature whatsoever and that the same has not been offered as security or collateral security to any individual or banks or financial institutions, etc. Court or Courts of Justice or to any other Revenue, Municipal, or Government or other Authorities. The OWNERS shall indemnify and keep the DEVELOPER indemnified against all loss, costs and damages incurred by the DEVELOPER on account of any encumbrances on the Schedule "A" property.

c. The OWNERS assure and confirm that they have not entered into any prior agreement for conveying the Schedule "A" Property and that this is the first Agreement they are entering for developing/conveying the Schedule "A" Property. The OWNERS undertake to keep the DEVELOPER fully indemnified against any loss or liability, cost or claim, actions or proceedings that may arise against the DEVELOPER on account of any defect in or want of title to the Property or on account of any delay caused at the instance of the OWNERS.

d. The OWNERS specifically declare and assure that the Schedule-A mentioned property is not subject matter of any recovery proceedings at the instance of Banks/Financial Institutions under the provisions of Recovery of Debts Due to Banks and Financial Institutions Act, 1993 and Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

e. The OWNERS have the right and capacity to enter into this Agreement and otherwise develop the Schedule-A mentioned land jointly with DEVELOPER as contemplated herein.

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

f. Except for the FIFTH OWNER & SIXTEENTH OWNER who have deposited their original title deeds with the Bank, the other OWNERS have in their possession all the original documents of title in respect of their flats and further state that they have not parted with the possession of the same to any third party to create any mortgage, charge or encumbrance or other interest or third-party rights of any nature whatsoever in respect of the same.

g. Except for the Fifth OWNER & SIXTEENTH OWNER, the other OWNERS shall hand over all the original title deeds pertaining to their respective properties to the DEVELOPER to be kept in trust and to be available for inspection as and when required by the prospective buyers or their Advocates. On completion of the project the original documents shall be handed over to the respective OWNERS.

h. There are no legal restraints, impediments in executing this Agreement.

i. This Agreement constitutes legal, valid and binding obligations.

j. During the pendency of this Joint Development Agreement, in the event the OWNERS sell their share of the built-up area in the building to be promoted on the Schedule "A" property, then they shall include the conditions imposed on them in this Agreement for Joint Development pertaining to the enjoyment of common areas, usage of apartment and all other aspects involving common enjoyment of the building to be constructed on the Schedule "A" property.

k. The OWNERS state that they are fully aware and are agreeable to the Apartment area and the undivided share allotted to them and shall not raise any objections over the same at a later date.

II. The DEVELOPER represents and warrants as under:

a. The DEVELOPER is duly established and existing legal entity and has full power and authority to enter into this Agreement.

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

b. There are no legal restraints, impediments in executing this Agreement.

c. This Agreement constitutes legal, valid and binding obligations and this Agreement is consistent with and in concurrence with the provisions of all the applicable laws.

d. The DEVELOPER is not in default under any agreement to which it is a party or by which it is bound and no litigation, arbitration or administrative proceedings are presently pending or threatened with default, litigation, arbitration or administrative proceedings, as the case may be, might materially affect its ability to enter into or to perform its obligations or both under this Agreement.

e. The DEVELOPER has satisfied itself that the Schedule-A mentioned land is capable of being developed in the manner provided for in this Agreement and shall not raise any issue or objection in respect of the same. The DEVELOPER has inspected the Schedule-A mentioned land and is aware of the area and terrain of the Schedule-A mentioned land.

f. The DEVELOPER has the necessary financial, organizational and managerial infrastructure and expertise required for carrying out the development and construction of the Project on the Schedule-A mentioned land as per this Agreement and for performance of all its obligations contained in this Agreement.

g. The DEVELOPER shall take utmost care and reasonable efforts to ensure that no damage shall be caused to the property of the neighbours to the Schedule -A property during the course of construction and development of the Project on the Schedule -A property and in the event of any damage is caused to the property of the neighbours of the Schedule -A property, the OWNERS shall not be held liable for any reason whatsoever and the DEVELOPER shall be solely liable to make good the damages incurred by such, only if such damages are proven to be caused by the DEVELOPER. The DEVELOPER also agrees to indemnify the OWNERS against any such loss, costs and expenses if any incurred by the OWNERS in the event of any damages as mentioned herein in this clause.

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

III. The representations and declarations made by each Party as recorded herein are true in all aspects and are made by each Party knowing that relying upon the said representations and declarations, the other Party has agreed to grant the right to participate in the Project to be developed on the Schedule-A mentioned land as set out in this Agreement.

CLAUSE-10 : POST COMPLETION OF PROJECT

After completion of the Project and the construction of the Apartments and the Building in accordance with this Agreement, the DEVELOPER shall (i) obtain completion certificate from the CMDA, copies of which shall be provided to the OWNERS for their records (ii) handover the possession of the OWNERS portions of the Building [illegible] to the OWNERS. The OWNERS/DEVELOPER's nominee or nominees shall use the apartments allotted to them only for residential purpose and they are not allowed to let it for any commercial purposes.

Possession of the undivided shares retained by the OWNES shall always remain with the OWNERS the DEVELOPER shall have no right or claim to any undivided share retained by the OWNERS.

CLAUSE-11 : HANDING OVER OF POSSESSION

The Owners Constructed Area shall be handed over to all the OWNERS at the same time in one stage and NOT separately on different dates.

CLAUSE-12 : ASSOCIATION

Upon construction of the building and the apartments and after taking over possession of the apartments, an Association of the Owners, shall be formed which shall frame terms, conditions, rules, bye-laws and regulations for the owners/residents of the apartments in the Building. Further, the entire Building to be constructed shall always remain under the control of the Apartment Owners Association to be formed. The DEVELOPER or the Purchaser or any other person and/or co-owner shall not construct any superstructure over

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2) N. L. Vatsala
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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

the terrace of the Building. The proposed purchasers of the apartments shall and will observe and perform terms, conditions, rules, bye-laws and regulations of the Association of owners. But the DEVELOPER is not responsible for forming the above Association and this clause is only suggestive and does not impose an obligation on the part of the DEVELOPER.

CLAUSE-13 : PAYMENT OF TAXES, DUTY AND CHARGES

a. GOODS & SERVICE TAX (GST)

The DEVELOPER agrees to pay GST on behalf of the OWNERS for the new apartments constructed for the OWNERS as mentioned in Schedule "D" of this Agreement.

b. The Stamp Duty, Registration Charges and Expenses

Expenses relating to preparation and execution of the Deeds of Conveyance and or other Documents relating to the apartment and the undivided share agreed to be conveyed to the DEVELOPER or its Nominee/s shall be borne by the DEVELOPER or its Nominee/s.

c. The OWNERS shall be liable to bear and pay all Taxes, Rates, and Cess and charges for Electricity and other Service and the out goings payable in respect of the "Owners Constructed Area" from the date of delivery of possession or on the expiry of one month from the date of service of a written notice by the DEVELOPER to the OWNERS that the apartment is ready for occupation. Obtaining property tax assessment for the new apartments shall not be the responsibility of the DEVELOPER but the DEVELOPER agrees to obtain mutation of property tax records in the name of the OWNERS, at the cost and expenses of the OWNERS. The DEVELOPER also agrees to guide, assist, help the OWNERS to obtain Property Tax assessment for the newly constructed apartments as described in Schedule "D" (viz. Owners Constructed Area). All expenses and cost incurred for the Property Tax assessment will be borne by the OWNERS for their respective Apartments.

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2) N. L. Vatsala
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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

CLAUSE-14 : MAINTENANCE CHARGES

a. The OWNERS will liable to pay maintenance charges towards maintenance of the newly constructed apartment to the DEVELOPER for each apartment allotted to the OWNERS as applicable and the DEVELOPER from the date of handing over possession of the new apartments to the OWNERS till handing over the maintenance to the Association.

b. If the OWNERS do not accept possession of the newly constructed apartments on account of their own convenience after the apartment is ready for occupation, then the OWNERS shall continue to pay maintenance charges.

c. If an association is formed by all the OWNERS, the DEVELOPER shall pay the maintenance for the "unsold flats" if any to such formed association.

CLAUSE-15 : PRODUCT DEFECT RECTIFICATION

a. The DEVELOPER shall rectify any structural defects with respect to the new apartments (normal wear and tear is exempted), within 2 years from the date of intimating the readiness to handover possession of the OWNERS Constructed Area. The said defects shall not be as the result of any commission or omission on the part of the OWNERS, any damages caused due to the acts of God or natural calamities or fire accidents, any willful or accidental damages caused, any damages caused due to tampering by the OWNERS.

b. The product defect rectification on the part of the DEVELOPER is applicable only in respect of a given product's installation, functioning, working and assembling. It does not apply to product's warranty. In case of product's warranty, the OWNERS shall get it rectified directly through the manufacturer/seller, for which the DEVELOPER shall provide the OWNERS with the necessary invoice for rectifying any defects in the product during warranty period.

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

CLAUSE-16 : ADDITIONAL REQUIREMENT OF THE OWNER/S & DEMAND BY OWNERS FOR SPECIFIC PRODUCT

a. If the OWNERS opt for a different product other than those specified in Schedule "F" then such product shall be supplied by the OWNERS or the difference in the amount between the cost of the product as agreed to be provided by the DEVELOPER and the one opted by the OWNER/S, shall be paid by such OWNER/S.

b. If the OWNERS prefer any additional requirement in their apartments, then the same shall be provided by the DEVELOPER only after approval of cost in writing, by the OWNERS. If any modification or rework to be made, then the expenses shall be borne by that OWNER/S only.

CLAUSE- 17: CHANGE IN ALLOTTED AREA

The OWNERS agree and accept that in the event the Statutory Authorities sanction and approve the Building Plan granting permission for construction of a lesser extent than for which the Plan has been submitted for approval and sanction, then the built-up area mentioned in Schedule "D" and Schedule "E" will proportionately get altered and final approved area (if there is any change in area from the area recorded in this Agreement), shall be recorded in writing separately.

CLAUSE 18 – Real Estate Regulation Act (RERA) REGISTRATION

The OWNERS and the DEVELOPER agree to have the proposed project registered under RERA and agree to abide by the terms and conditions imposed under RERA.

CLAUSE 19 – CONSTRUCTION AGREEMENT

Construction Agreements for the Owners Constructed Area shall be executed and registered and unregistered at the cost and expense of the respective Owner/s for the new apartments constructed for them.

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2) N. L. Vatsala.
3.i) Sylendra Thyagarajan
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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

CLAUSE 20 – PROJECT EXPENSES

(i) All relevant costs/expenses/liability related to the project till getting completion certificate & the handover of keys shall be borne by the DEVELOPER. The DEVELOPER shall be responsible for all claims, dispute. or liability that may arise between DEVELOPER with their nominees or any other parties.

(ii) The Owners at no point of time be liable to contribute any moneys for or towards the Construction of the Owners Constructed Area or any part thereof. The Owners shall also not be liable to pay any money to the Developer on account of any escalation in the cost of Construction of such areas.

(iii) The DEVELOPER shall be responsible for Third party liability / workmen insurance during the period of construction. The Developer hereby indemnifies and keeps the OWNERS indemnified in this regard.

CLAUSE-21 : BREACH OF AGREEMENT

In the event of breach of this agreement by either party, the aggrieved party is entitled to seek specific performance of this Agreement apart from the entitlement to recover all losses and expenses incurred as a consequence of such breach from the party committing Breach.

CLAUSE-22 : ARBITRATION

All disputes and differences between the parties hereto in connection with this Agreement and/or touching these presents and/or with regard to the interpretation of the provisions hereof or with regard to the rights, obligations or liabilities of any of the Parties hereto or any account or payment to be made hereunder or as to any other matter in any way relating to or touching or concerning, or arising under this Agreement or any part thereof or otherwise howsoever affecting the Parties hereto shall be referred to Arbitration of a Sole Arbitrator. Such an Arbitrator shall be appointed mutually by the parties herein. In case, parties could not concur, either party can approach the High Court of Madras for

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

appointment of Arbitrator under the provisions of the Arbitration and Conciliation Act, 1996. Venue of arbitration shall be Chennai and the language of arbitration proceedings shall be in English.

CLAUSE 23. JURISDICTION

The Courts in Chennai only and alone shall have jurisdiction with regard to any matter relating to or connected with this Agreement.

SCHEDULE-'A'

(Total Property)

All that piece and parcel of land of a total extent 15930 Sq.ft as per the Extract from the Permanent Land Register (PLR), comprised in Old S.Nos.249/7 (part), 250/2A (part) and 250/2B (part) and Old S.No.248/(part), T.S.No.324/6 (as per PLR Extract)in Block No.49, of Virugambakkam Town, Mambalam Taluk, Chennai District together with buildings consisting of Block Nos.S-21, S-22, S-23 and S-24, comprising of 24 flats bearing Flat Nos. S.21A, S.21B, S.21C, S.21D, S.21E, S.21F, S.22A, S.22B, S.22C, S.22D, S.22E, S.22F, S.23A, S.23B, S.23C, S.23D, S.23E, S.23F, S.24A, S.24B, S.24C, S.24D, S.24E, S.24F, situated at Ponnambalam Salai, Virugambakkam, K.K.Nagar, Chennai - 600078, the said land bounded on the,

North by: Block No.S.19 & Block No.S.20

East by: Ponnambalam Salai

West by: 71st Street, "11th Sector

South by: Dr.A.Lakshmanasamy Salai

Situated within the Registration District of Chennai South and Sub-Registration District of Virugambakkam.

SCHEDULE-'B'

(Undivided share retained by the OWNERS)

9159.75 Sq.ft. undivided share in the land described in Schedule "A" above.

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2) N.L. Vatsala
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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

SCHEDULE 'C'
(Undivided shares to be conveyed to DEVELOPER/ NOMINEE/S

6106.5 Sq.ft. undivided share in the land described in Schedule "A" above.

SCHEDULE "D"
(Built-up area and car parks allotted to the OWNERS)

Sl.N	Name/s	UDS	Built-up area	Floor	Apt. No	Car park space Covered
1.	J.Sulcanya	398.25 Sq.ft	1263 Sq.ft	Fourth Floor	403	One
2.	N.L.Vatsala	398.25 Sq.ft	1263 Sq.ft	First Floor	101	One
3.	1.Shyamala Thyagarajan, 2.Satish, 3.Gayathri Subramanian, 4.Anantha Narayanan Thyagarajan	398.25 Sq.ft	1263 Sq.ft	Second Floor	202	One
4.	S.Kalyani	398.25 Sq.ft	1263 Sq.ft	Second Floor	201	One
5.	J.Murali	398.25 Sq.ft	1263 Sq.ft	Fourth Floor	402	One
6.	J.Ganesan	398.25 Sq.ft	1263 Sq.ft	Fourth Floor	401	One
7.	B.V.Padma	398.25 Sq.ft	1263 Sq.ft	First Floor	108	One
8.	1.N.Ramamirtham, 2.N.Jayanthi 3.N.Sambamoorthy, 4.N.Vidhya	398.25 Sq.ft	1263 Sq.ft	Fourth Floor	405	One
9.	B.V.Padma	398.25 Sq.ft	1263 Sq.ft	Second Floor	208	One
10.	T.R.Padmanabhan	398.25 Sq.ft	1263 Sq.ft	Second Floor	207	One
11.	C.A.Gowri Shankaran	398.25 Sq.ft	1263 Sq.ft	Fourth Floor	408	One
12.	M.Kuppuswamy	398.25 Sq.ft	1263 Sq.ft	Third Floor	307	One
13.	Balaji Dasarathan	398.25 Sq.ft	1263 Sq.ft	First Floor	103	One
14.	E.Parameswaran	398.25 Sq.ft	1263 Sq.ft	Second Floor	204	One
15.	K.Lalitha	398.25 Sq.ft	1263 Sq.ft	Second Floor	203	One
16.	V.C.Balaji	398.25 Sq.ft	1263 Sq.ft	Third Floor	304	One
17.	P.Leelavathy	398.25 Sq.ft	1263 Sq.ft	Third Floor	303	One
18.	V.Sasikumar	398.25 Sq.ft	1263 Sq.ft	Fourth Floor	406	One
19.	1.G.Vathsala 2.Thiyagarajan Rajagopalan	398.25 Sq.ft	1263 Sq.ft	First Floor	105	One
20.	1. L.Vasudara, 2.Haripriya Sridharan, 3.Sripriya Sridharan	398.25 Sq.ft	1263 Sq.ft	Second Floor	206	One
21.	S.Vijayalakshmi	398.25 Sq.ft	1263 Sq.ft	Second Floor	205	One
22.	Ushadevi C	398.25 Sq.ft	1263 Sq.ft	Third Floor	306	One
23.	D.Narendran	398.25 Sq.ft	1263 Sq.ft	Fourth Floor	404	One

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For SCEE PROPERTIES P. LTD.

SCHEDULE "E"

(Built-up area and car parks allotted to the DEVELOPER)

SLN	Undivided share of land	Built-up area (inclusive of common area)	Floor	Flat Number	Car park space
1.	398.25 Sq.ft	1263 Sq.ft.	First Floor	102	One covered
2.	398.25 Sq.ft	1263 Sq.ft	First Floor	104	One covered
3.	398.25 Sq.ft	1263 Sq.ft.	First Floor	106	One covered
4.	398.25 Sq.ft	1263 Sq.ft.	First Floor	107	One covered
5.	398.25 Sq.ft	1263 Sq.ft.	Third Floor	301	One covered
6.	398.25 Sq.ft	1263 Sq.ft	Third Floor	302	One covered
7.	398.25 Sq.ft	1263 Sq.ft.	Third Floor	305	One covered
8.	398.25 Sq.ft	1263 Sq.ft	Third Floor	308	One covered
9.	398.25 Sq.ft	1263 Sq.ft.	Fourth Floor	407	One covered
10.	398.25 Sq.ft	1263 Sq.ft	Fifth Floor	501	One covered
11.	398.25 Sq.ft	1263 Sq.ft.	Fifth Floor	502	One covered
12.	398.25 Sq.ft	1263 Sq.ft.	Fifth Floor	503	One covered
13.	398.25 Sq.ft	1263 Sq.ft.	Fifth Floor	504	One covered
14.	398.25 Sq.ft	1263 Sq.ft.	Fifth Floor	505	One covered
15.	398.25 Sq.ft	1263 Sq.ft.	Fifth Floor	506	One covered
16.	398.25 Sq.ft	1263 Sq.ft.	Fifth Floor	507	One covered
17	398.25 Sq.ft	1263 Sq.ft.	Fifth Floor	508	One covered

SCHEDULE-F

SPECIFICATIONS

SOIL TEST:

- A COPY OF THE SOIL TEST SHALL BE FURNISHED TO OWNERS.

FOUNDATION:

- R.C.C. FRAMED STRUCTURE SHALL BE DESIGNED TO WITHSTAND EARTHQUAKE OF ZONE III BY LEADING STRUCTURAL CONSULTANT.
- GROUND/STILT FLOOR FLOORING - 2.5 FEET FROM ROAD LEVEL.

SUPERSTRUCTURE:

- R.C.C. COLUMNS AND BEAMS, ALL MAIN WALLS 9"AND PARTITION WALLS 4½" CONSTRUCTED USING BEST QUALITY BRICKS, PLASTER INNER WALLS BY DOUBLE WASH, M.SAND . SPONGE FINISH, OUTERWALLS - ROUGH FINISH.

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For KCEE PROPERTIES P. LTD.

DOORS AND WINDOWS:

- ALL THEDOORS AND WINDOW FRAMES ARE FULLY TEAK WOOD.
- THE MAIN DOOR WILL BE SOLID TEAK DOOR WITH POLISH AND ORNAMENTAL BORDER ALL ROUND TO DESIGN.
- ALL THE WINDOWS ARE UPVC WINDOWS WITH GLASS AND GRILLS ALL WINDOWS WILL BE PROVIDED WITH GRANITE SILLS.
- TIE INTERNAL DOORS ARE 32mm AMERICAN MOULDED SKIN DOORS WITH PAINT FINISH AND SS FITTINGS.
- TIE TOILET DOORS ARE FLUSH DOORS WITH CHEMICAL TREATMENT AND WATERPROOF PAINTED (LAMINATED) BOTH SIDE.
- MAGIC EYE FOR MAIN DOOR OF EACH FLAT.

KITCHEN:

- GRANITE PLAT FORM WITH SS SINK AND CERAMIC TILE DADO OF 2 FEET.
- SERVICE AREA WILL BE PROVIDED WITH PROVISION FOR VESSEL WASHING AND PROVISION FOR WASHING MACHINE.
- PROVISION FOR RO WATER PURIFIER. ONLY PLUMBING.
- LOFTS WILL BE PROVIDED AS PER CLIENTS REQUIREMENT.

FLOORING:

- LIVING /DINING /BED /KITCHEN WITH 4' X2' or 3'X3' VITRIFIED TILES OF KAJARIA/SOMANY BRANDS. BASIC COST OF THE TILE IS 70.00/SFT.
- BALCONY FLOORING WILL BE RUSTIC CERAMIC TILES OF 12"X 12" OF THE ABOVE BRANDS. BASIC COST OF THE TILE IS60.00/SFT
- ALL OTHER LOBBIES & STAIRCASE WITH POLISHED GRANITE SLABS AS PER THE ARCHITECT DESIGN.
- THE DRIVE-WAYS FINISHED WITH COLOURED INTERLOCKING PAVING BLOCKS.

DINING:

- SUITABLE HANDWASH WILL BE PROVIDED.

TOILETS:

- DESIGN TILE CONCEPTS AS PER ARCHITECT'S DESIGN. TILES WILL BE PROVIDED UPTO ROOF SLAB. BASIC COST OF THE TILE IS 60.00/SFT.
- ALL FITTINGS ARE JAQAUR OR EQUIVALANT BRAND FITTINGS. SHOWER WILL BE PROVIDED WITH DIVERTER.

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For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

- SANITARY FITTINGS OF HINDWARE/KHOLER BRANDS OR EQUIVALANT BRAND.
- CASCADE WALL MOUNTED CLOSET IN ONE BATHROOM.
- ONE GRANITE COUNTER BASIN AND ONE CONCEALED CLOSET.
- INDIAN CLOSET WILL BE PROVIDED AS PER CLIENT REQUIREMENT.
- PROVISION FOR WASH BASIN HAS TO BE PROVIDED IN SECOND BATHROOM.

PAINTING:

- OUTER PAINTING WILL BE APEX EMULSION PAINT OF TWO COATS.
- INNER PAINTING OF EMULSION OF NEROLAC/ASIAN/ICI/NIPPON OR EQUIVALANT BRAND WITH BIRLA CARE WALL PUTTY.
- THE MAIN DOOR AND FRENCH DOOR WILL BE POLISHED.
- THE TOILET/BED ROOM DOOR BOTH SIDES WITH PAINT FINISH.

ELECTRICAL:

- CONCEALED ELECTRICAL WIRING AND MODULAR SWITCHES OF MK/LEGRAND/CRABTREE SWITCHES OR EQUIVALANT BRAND.
- A.C. POWER POINTS FOR ALL THE BED ROOMS AND ONE IN LIVING.
- CABLES WILL BE FINOLEX/ANCHOR/HAVELLS OR EQUIVALANT BRAND.
- SUFFICIENT PANEL BOARD WITH GENERATOR CHANGE OVER.
- TV, TELEPHONE POINTS FOR ALL BED ROOMS AND IN LIVING/DINING.
- POWER POINT PROVISION FOR RO WATER PURIFIER.
- RMU UNIT ABB BRAND OR EQUIVALANT BRAND TO BE PROVIDED.
- PROVISION FOR SPLIT AC IN ALL 3 BED ROOMS.
- EITHERNET POINTS PROVISION FOR LIVING ROOM AND ALL BED ROOMS.
- ADEQUATE FAN & LIGHT POINTS AS PER ARCHITECT DESIGN/CLIENT NEEDS
- POWERPOINT IN BOTH THE BATHROOMS NEAR THE WASHBASIN.

WATER SUPPLY:

- ONE BOREWELL OF ADEQUATE DEPTH/ONE OPEN WELL OF 30 FEET DEPTH AND RCC SUMP (35000 lit) FOR METRO WATER OF ADEQUATE CAPACITY.
- ALL WATER STORAGE TANKS/SUMP WILL BE LAID TILES INTERNALLY FOR EASIER MAINTENANCE.
- OVERHEAD TANK WITH TWO COMPARTMENTS EACH (15000 lit) FOR WATER SUPPLY FROM THE BOREWELL/WELL AND FROM THE SUMP.

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For KCEE PROPERTIES P. LTD.

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Managing Director

- LADDER FACILITY FOR CLEANING THE TANK.
- BOREWELL, OPEN WELL LOCATED IN THE SET BACK AREA WILL BE RETAINED SUBJECT TO THE FOUNDATION DESIGN.
- WATER IRON REMOVER TO BE PROVIDE IF NECESSARY.

STAIRCASE:

- GRANITE FINISH STAIRCASE AND LOBBY WITH STAINLESS STEEL HAND RAIL.

PEST CONTROL:

- PEST CONTROL TREATMENT TO BE CARRIED OUT AS PER NATIONAL BUILDING CODE TO PROTECT FROM WHITE ANTS.

GENERATOR PROVISION:

- ADEQUATE DIESEL GENSET FOR ENTIRE BUILDING LIGHT AND FANS INCLUDING LIFT, AND MOTORS OF POWERICA/MAHINDRA BRAND OR EQUIVALANT BRAND.

LIFT:

- FULLY AUTOMATIC SS CABIN, 2 LIFTS, EMPEROR OR JOHNSON OR EQUIVALENT BRAND 8 PASSENGERS.

GRILL PROVISION:

- GRILLS FOR MAIN DOORS AND BALCONY USING POLISHED MS RODS EXCEPT FRONT SIDE.

SECURITY:

- VIDEO DOOR PHONE WITH ACCESS CONTROL FOR ALL APARTMENTS. CC TV IN STILT FLOOR AND FOR BOTH LIFTS.

TERRACE:

- WATER PROOFING &THERMAL INSULATION TILES WILL BE USEDWITH PROPER GRADIENT.
- SEATING PROVISION AS PER DESIGN.

BUILDING MAINTENANCE:

- FREE MAINTENANCE PERIOD FOR THE PRODUCTS IS 12 MONTHS.THE BUILDING WILL BE MAINTAINED TILL ASSOCIATION IS FORMED AND CHARGED FROM ALL FLAT OWNERS.

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For KCEE PROPERTIES P. LTD.

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Managing Director

- BUILDING MAINTANCE SUCH AS CRACKS, LEAKS AND MAJOR REPARIRS IN THE BUILDING STRUCTURE AND OTHER ALLIED WORKS IF ANY FOR 2 YEARS AT DEVELOPER'S COST.

PROVISION OF ANY FEATURES NOT INCLUDED IN THE ABOVE LIST WILL BE AT ADDITIONAL COST AND TO BE BORNE BY THE LAND OWNERS.

SALIENT FEATURES:

- **GRANITE ENTRANCE LOBBY.**
- **GRANITE FINISH STEPS WITH STAINLESS STEEL HAND RAIL.**
- **DESIGNER TOILET CONCEPTS.**
- **PEST CONTROL TREATMENTAS PER NATIONAL BUILDING CODE**
- **PUTTY FINISHED WALLS FOR ALL ROOMS.**
- **COMPLETE TOILET ACCESSORIES LIKE TOWEL RODS AND SOAP TRAYS.**
- **MODULAR SWITCHES.**
- **NAME PLATES FOR EACH FLAT.**
- **AUTOMATIC LIFT OF EMPEROR OR JOHNSON OR EQUIVALANT BRAND MAKE OF EIGHT PASSENGER CAPACITIES.**
- **BACKUP GENERATOR FOR MOTORS, LIFT AND COMMON LIGHTS AND**
- **CLOTHING LINE IN TERRACE.**
- **ASSOCIATION ROOM.**
- **SERVANT ROOM WITH DRIVERS TOILET.**
- **9" THICK PARAPET WALL.**
- CORRIDOR WIDTH 5 FEET
- **RCC OVER HEAD TANK OF ADEQUATE CAPACITY WITH TWO COMPARTMENTS.**
- **RAIN WATER HARVESTING SYSTEM AND STP - AS PER CMDA/RERA NORMS**
- **LOFTS WILL BE PROVIDED IN ALL BED ROOMS & KITCHEN.**
- **EV CHARGING IN CARPARKING AREA TO BE PROVIDED.(AS PER SITE CONDITION)**
- **NO COMMON WALL DESIGN**
- **SOLAR POWER PROVISION ONLY TO BE PROVIDED FOR COMMON AREA LIGHTING - TERRACE TO EACH FLOOR.**
- **IRON REMOVER TO BE PROVIDED IF NECESSARY.**
- **BOREWELLS WILL BE PROVIDED AS PER THE NEED.**
- **SUITABLE LANDSCAPING WILL BE PROVIDED.**

1)
2) N.L-Vatsala
3.i) Sujanda Thyagaraj
3.ii)
3.iii)
3.iv)
4) Kalyani
5)
6)
7)
8.i)
8.ii) N.L
8.iii)
8.iv)
9)
10)
11)
12) D. Mohan
13)
14)
15)
16) P.
17)
18.i) Vatsala
18.ii)
19.i) L. Viswanathan
19.ii)
19.iii)
20)
21)
22)

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

C. **IF ANY OTHER MINOR DIFFERENCES OR NEEDS TO THE LAND OWNERS IN THE QUOTE, WILL BE SOLVED AFTER MUTUAL DISSCUSSIONS.**

IN WITNESS WHEREOF THE OWNERS AND THE DEVELOPER HAVE SET THEIR HANDS AND SIGNATURES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

1)
2) N L Vatsala
3.i)
3.ii)
3.iii)
3.iv)
4)
5)
6)
7)
8.i)
8.ii) N.
9)
10)
11)
12) D.
13)
14)
15)
16) P.
17)
18.i) Vatsala
18.ii)
19.i) L. Vatsalakrishnan
19.ii)
19.iii)
20)
21)
22)

For KCEE PROPERTIES P. LTD.

L. Chandrasekaran
Managing Director

(DEVELOPER)

(OWNERS)

WITNESSES:

1. J.
2. M. Brijesh
BRIJESH. M
S23C, PONNAMBALAM SALAI
K.K. NAGAR
CHENNAI - 600078

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.