Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



108/72

100 Rs

INDIA NON JUDICIAL

RS 100

ONE HUNDRED RUPEES

தமிழ் நாடு

3506
31/7/74
87/2
7087/2

SALE DEED FOR Rs.70,000/-

This deed of Sale executed at Coimbatore this 19th day of JULY, 1974 by (1) PL. PALANIAPPAN, son of NK. Palaniappa Chettiar, business, residing at Door No.11/81, Arunachalam Road, R.S. Puram, Coimbatore (2) NK. NAGAPPA CHETTIAR, son of PL. Nagappa Chettiar, Merchant, 89-B, Oppanakkara Street residing at Door No.15 in 2nd Street, Dr.Sivanantha Nagar, Coimbatore (hereinafter called "the Vendors", which term shall

Palaniappan

NK. Nagappa Chettiar .2

E.C. Period: 1.1.1985 to 31.10.2019

$70000
3786
3/3786
7 21

CERTIFICATE UNDER SECTION 41 OF THE
INDIAN STAMP ACT, 1899.

S. No. 87 of 1974

I hereby certify that a sum of Rs. 60 50/-
(Rupees Sixty and fifty paise only)
~~has been~~ stamp duty was levied under section
41 of the Stamp Act in respect of this instrument from
Raman Menon
residing at Gandhipuram
Sub-Registrar's Office, Gandhipuram
Date: 1.7.1974

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

Document No 2331/74 of 19..... of Book
1 Contains 20 Sheets
..... Sheet

Sub Registrar.

Presented in the office of the
Sub Registrar of Gandhipuram.
and fee of Rs 3.75 Paid
between the hours of 1 and 2 PM
on the 19th July 1974 by
K. Raman Menon

Execution Admitted By

Thalla Bhandan Gandhi
Alagha Gandhi Stamp
Def.

Palaniappan S/o Palaniappa chettiar
merchant Annadurai road R.S.Puram
Coimbatore

N.K. Nagappa Chettiar S/o Nagappa chettiar
merchant - Ottanchathiram Dist-Madurai

IDENTIFIED BY

2. K. Seetharaman Nair S/o Gopalan Nair Peelamedu. No 103, 5th cross
Gandhi Puram Coimbatore 12.

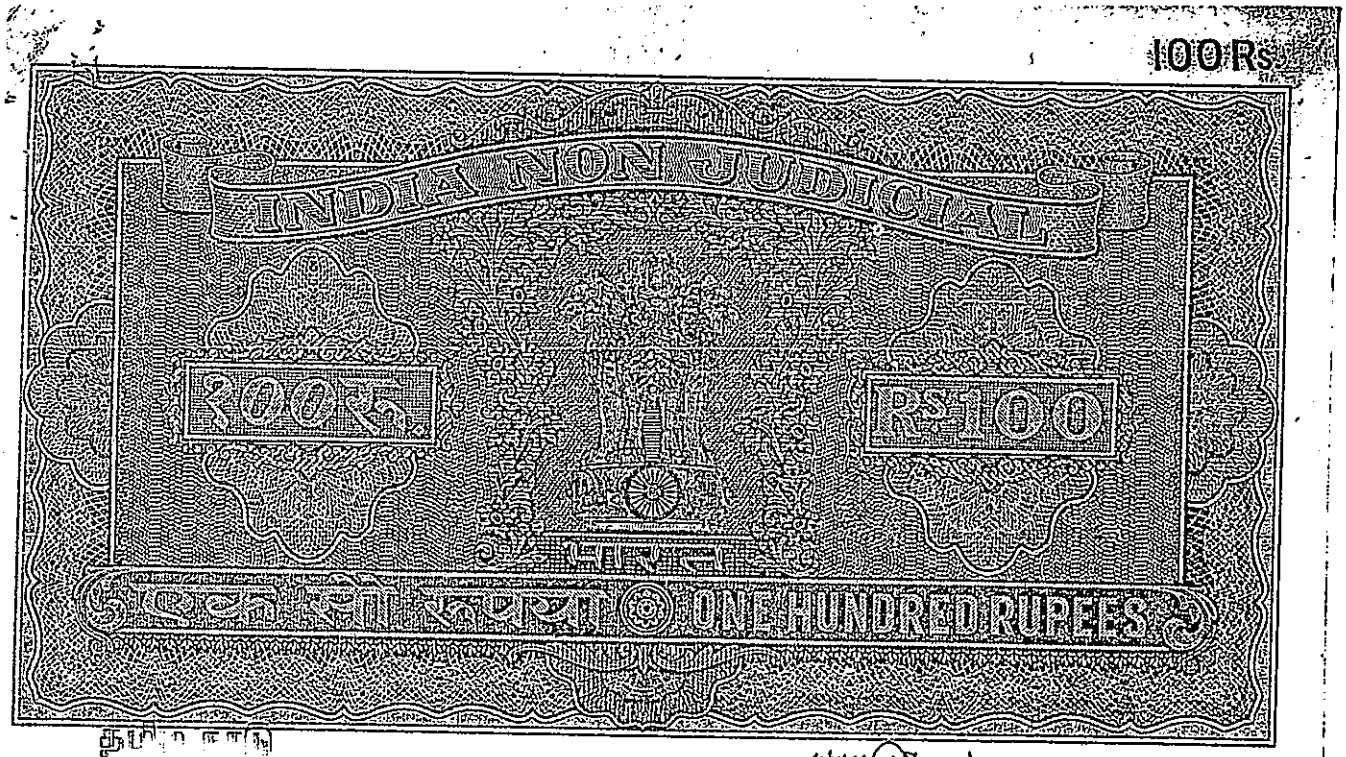
19th July 1974

Registrar.

257/391/397

* Registered as No 2331 of 1974 of
Book I volume 257 pages 391 to 397
2nd July 1974

Sub Registrar

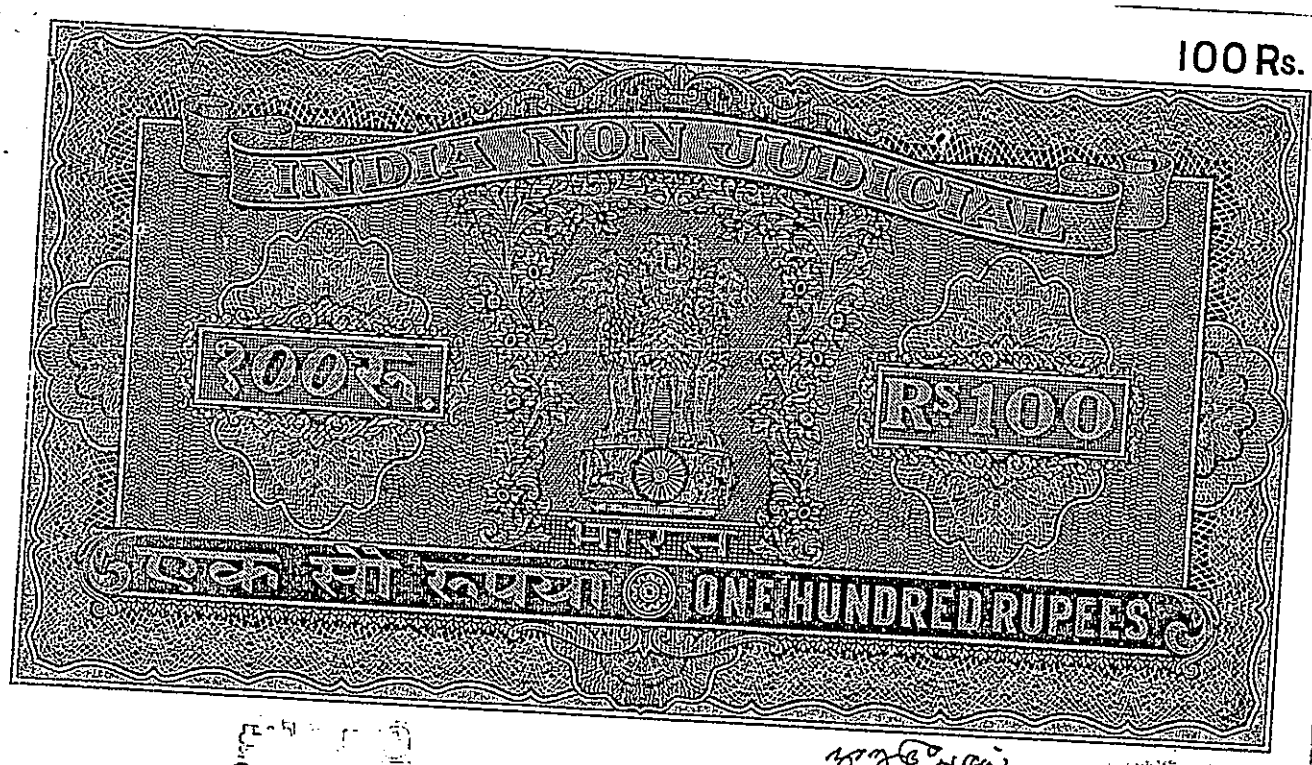


100 Rs

Page -2-

mean and include their heirs, executors, Administrators, legal representatives and assigns) in favour of Sri K. RAMAN MENON, son of P.Raman Menon, Manager, The Cochin Malabar Estates and Industries Limited, Race Course Road, Coimbatore (hereinafter called "the Purchaser", which term shall mean and include his heirs, executors, administrators, legal representatives and assigns) witnesseth as follows:

..3



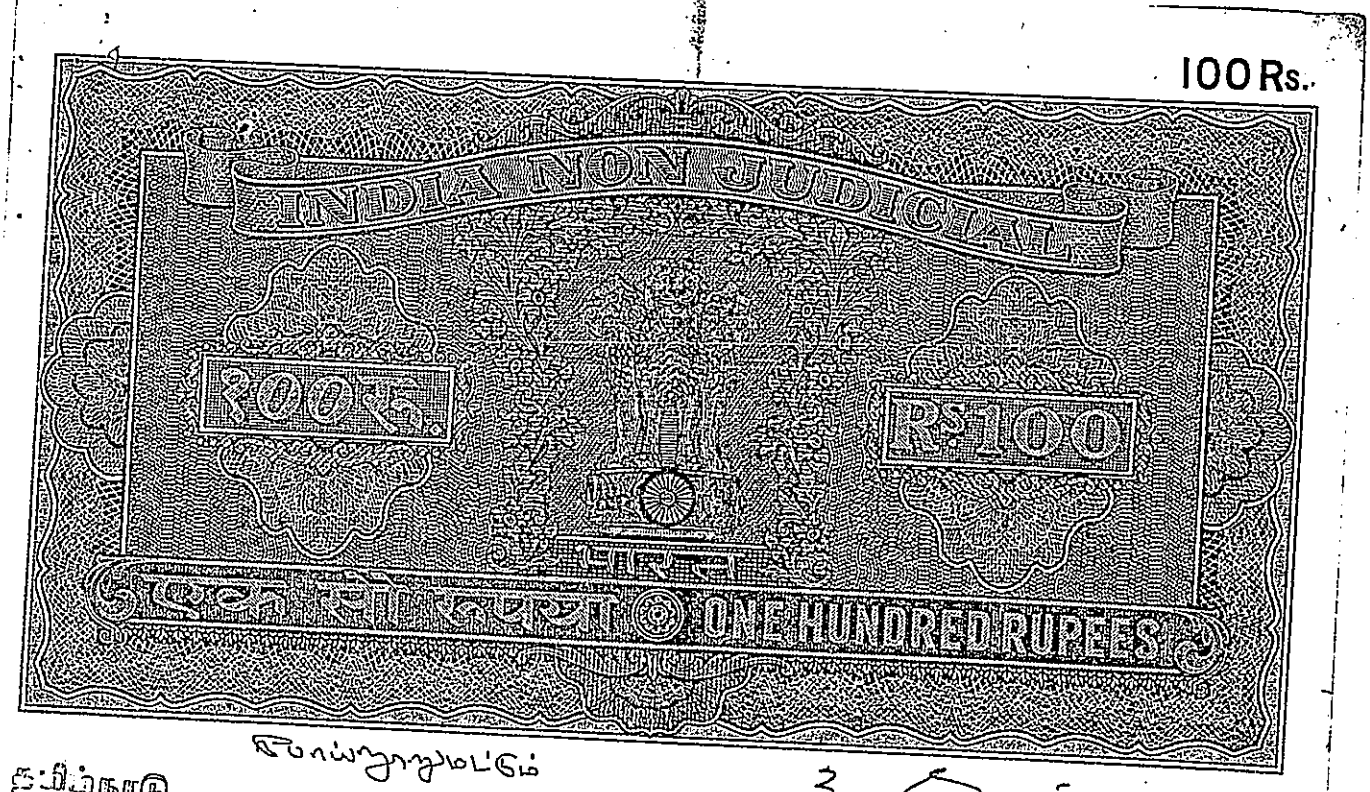
Page -3-

Whereas the undermentioned house site was purchased in the name of the vendor No.1 under the Sale Deed No.1252 of 1963 dated 5.3.1963 from Dr.Sivananda Nagar Co-operative House Building Society Limited with the money of vendor No.2 and a building was constructed in the above site by the vendor No.2 with his own money and all the accounts

Balaiappan

Mr. Nagappa Chettiar

..4



கோவைமாவட்டம்
K.R. மேனன்
கோவை

எம். எட்வின் சாமுவேல்,
முத்திரை விற்பனையாளர்,
சார் பதிவாளர் அலுவலகம்,
காந்திபுரம். கோவை-12.
Phone: 32315

நகல்
எண்....6379.....
நாள்...10.7.74...

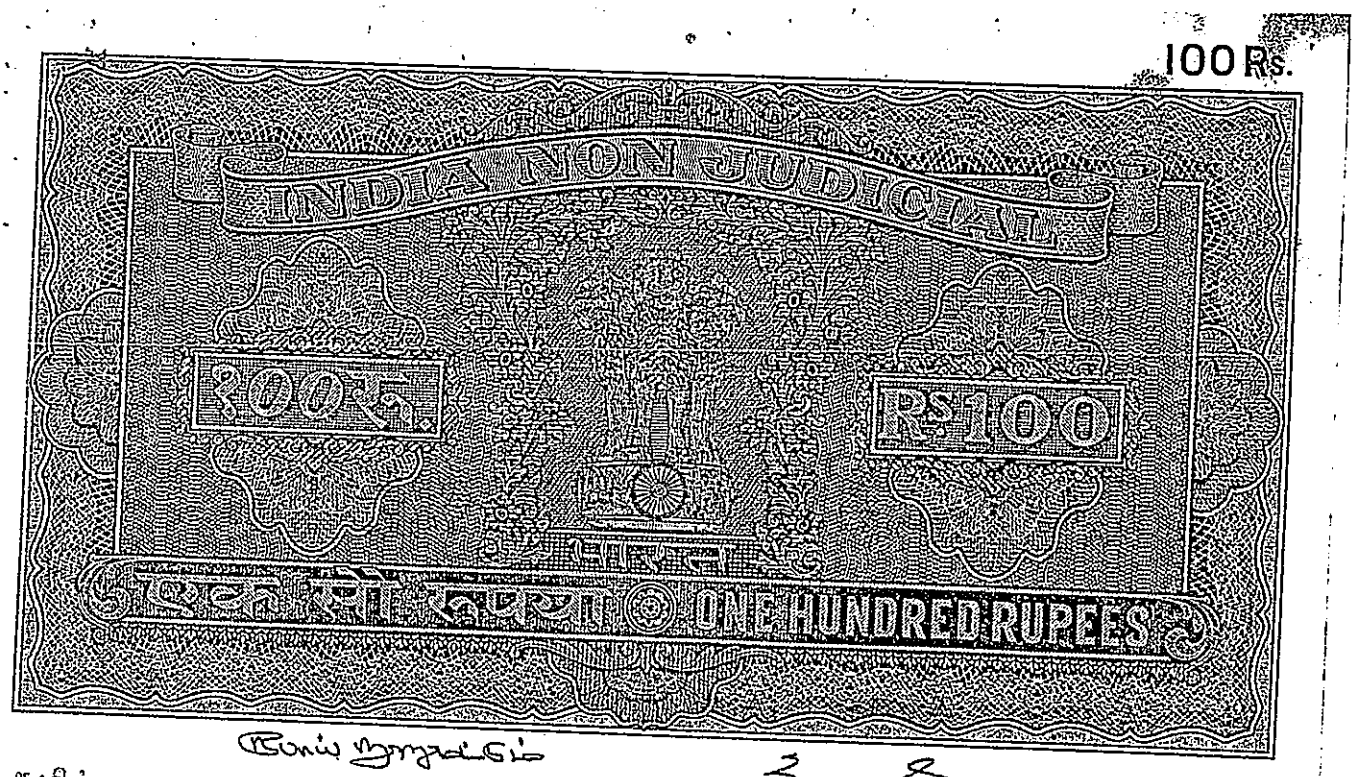
Page -4-

relating to the said property were maintained by the vendor No.2 and all the taxes due over the property were paid by him, whereas the under-mentioned property was mortgaged to the Co-operative Society by the Vendor No.1 (the ostensible owner) with the consent of the vendor No.2 (the real owner) and the mortgage amount was appropriated by the vendor No.2 and it was being repaid by the vendor No.2.

Palaniappan

V.V. Nagappa Chettiar

..5



100 Rs.

கோ. நாராயணன்
K. R. கோவை
கோவை

எம். எஸ். சீனிவாச சாஸ்திரி
முத்திரை வில்லை விற்பனையாளர்
சார் பதிவாளர் அலுவலகம்
காந்திபுரம், கோயம்புத்தூர்
போன்: 33215

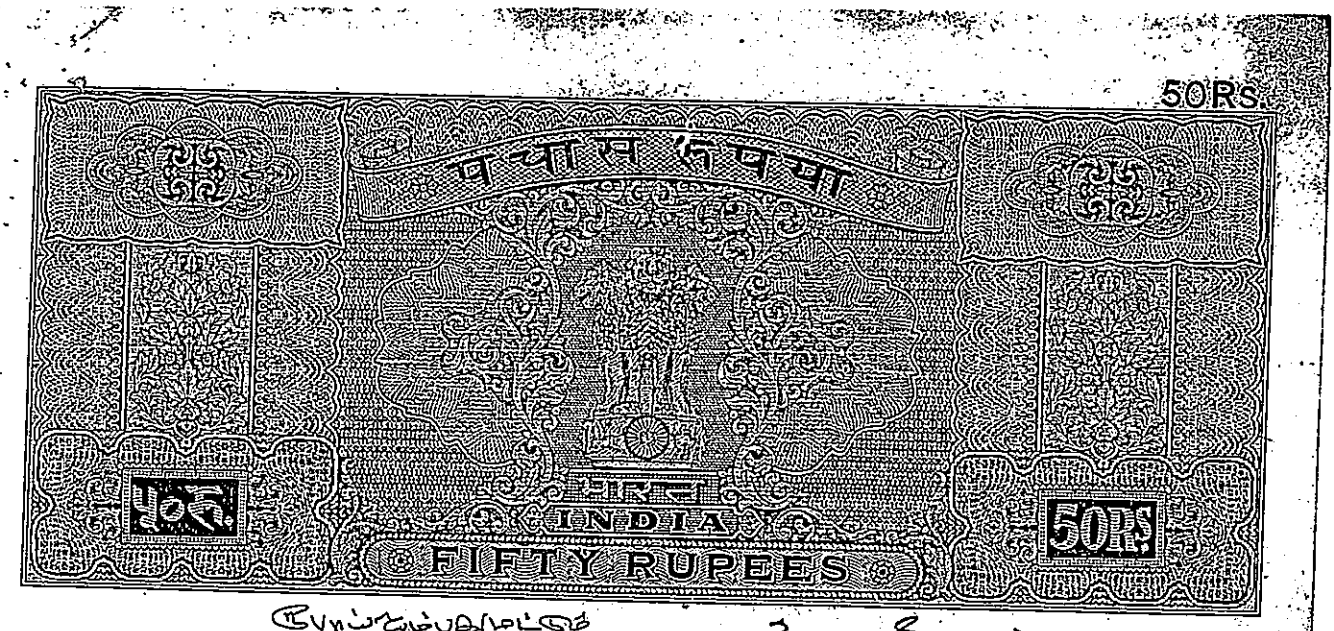
கை இருப்பு
6380
நாள் 10.7.74

Whereas the property is under the possession and enjoyment of the vendor No.2, whereas the vendors are thus absolutely entitled to the undermentioned property and whereas under the circumstances both the vendors have therefore agreed with the purchaser for the sale to the purchaser of the undermentioned property for a consideration of Rs.70,000/- (Rupees Seventy Thousand only).

Palaniappan

N.K. Nagappa Chettiar

..6



திருமதி
என் 6381
நாள் 10.7.74

K. R. மேனன்

எம். எட்வின் ஜெபராஜ்
முத்திரை விற்பனையாளர்
சார் பதிவாளர் அலுவலகம்,
காந்திபுரம், கோவை-12.
போன்: 32615

Page -6-

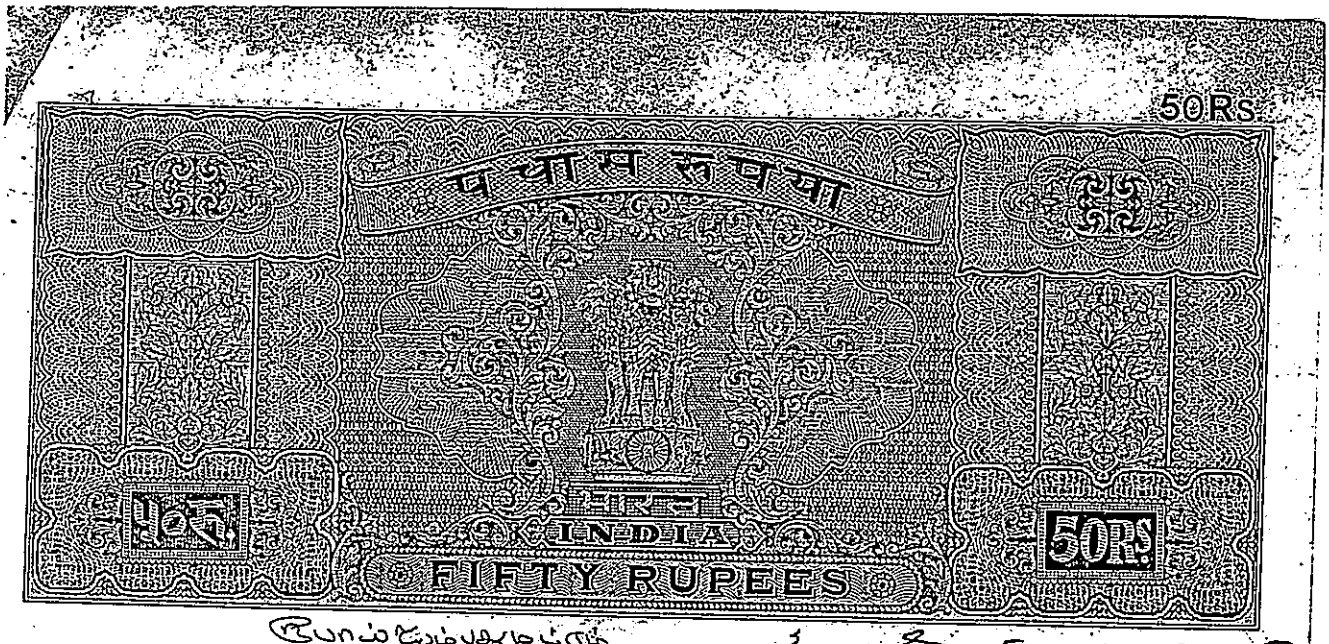
Now this Deed witnesseth as follows;

In consideration of the sum of Rs.70,000/- paid by the purchaser to the vendors as follows, viz.

Rs.10,000/- already paid to the vendors as advance on 20.4.1974 by a cheque No.851589 dated 20.4.1974 on the State Bank of India, Coimbatore

N.K. Nagappa Chettiar

..7



தமிழ்நாடு
எண் 6382
நாள் 10.7.74

கோவை கோபாலகிருஷ்ணன்
K.R.கோபால்
கோவை

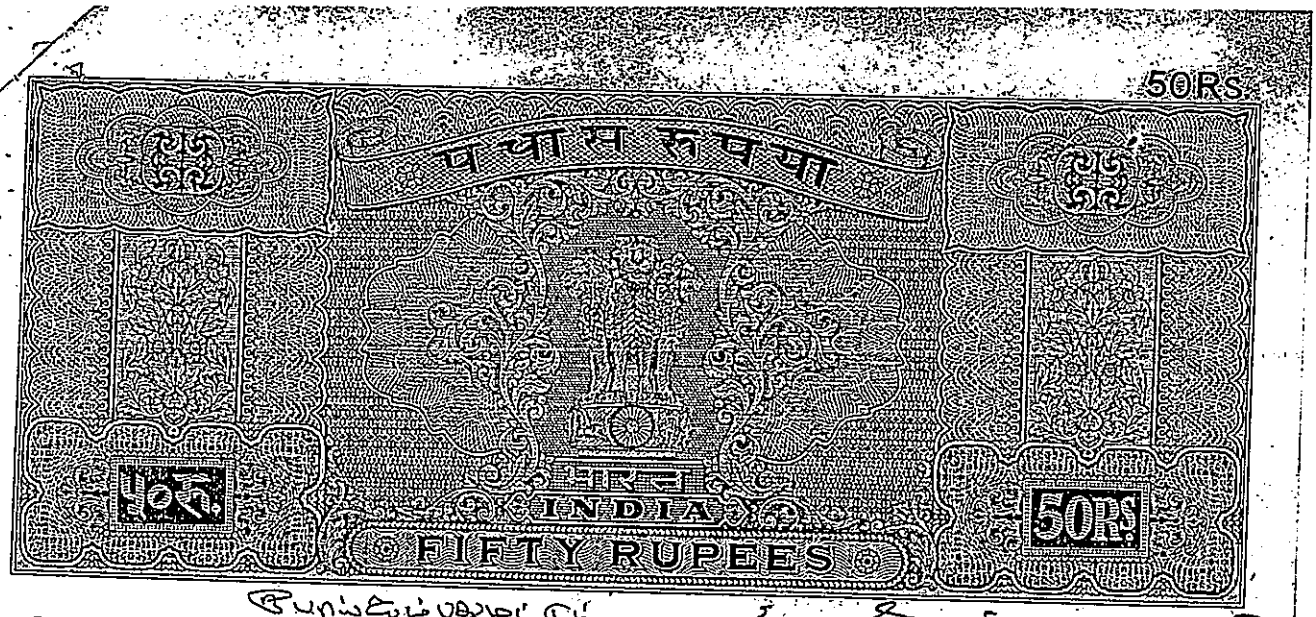
எம். எட்வின் தாமஸ்
முத்திரை விற்பனையாளர்,
சார் பதிவாளர் அலுவலகம்,
காந்திபுரம், கோவை-12.
போன்: 32315

Page -7-

Rs. 13,034.51 (Rupees Thirteen thousand and thirty four and paise Fiftyone only) to the Dr. Sivananda Nagar Co-operative House Building Society Ltd., Coimbatore towards and in full repayment of the Principal and interest due by the Vendors to the above Society and the sum of

Balamappan
Mr. Nagappa Chettiar

..8



தமிழ்நாடு
எண்....6,383
நாள்..10.7.74

K. R. மேனன்
கோவை

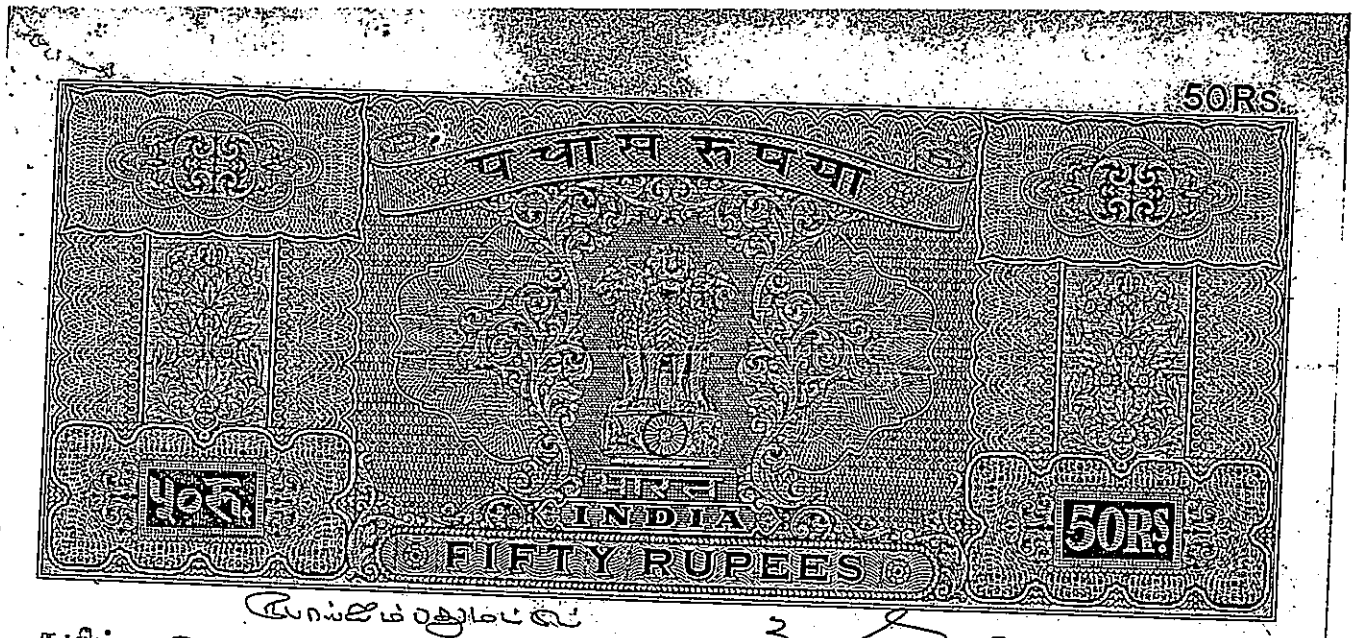
எம். எட்வின் சாமுவேல்,
முத்திரை விற்பனையாளர்,
சார் பதிவாளர் அலுவலகம்,
காந்திபுரம், கோ.வ-12.
போன்: 32715.

Rs.46,965.49 (Rupees Fortysix thousand nine hundred and sixty five and Paise Fortynine only) paid by the purchaser to the Vendors by Bank ~~draft~~ Pay Slip of Bank of India Coimbatore. No. M.T. 0988834 dated 18.7.1974.

Balamappan

Mr. Nagappa Chettiar

..9



கோயம்புத்தூர்

தமிழ்நாடு
எண் 6324
நாள் 10.7.74

K. R. கோவை

கோவை

3 [illegible]

எம். எட்வின் சாமுவேல்,
முத்திரை விற்பனையாளர்,
சார் பதிவாளர் அலுவலகம்,
காந்திபுரம், கோயம்புத்தூர்-12.
போன்: 32315.

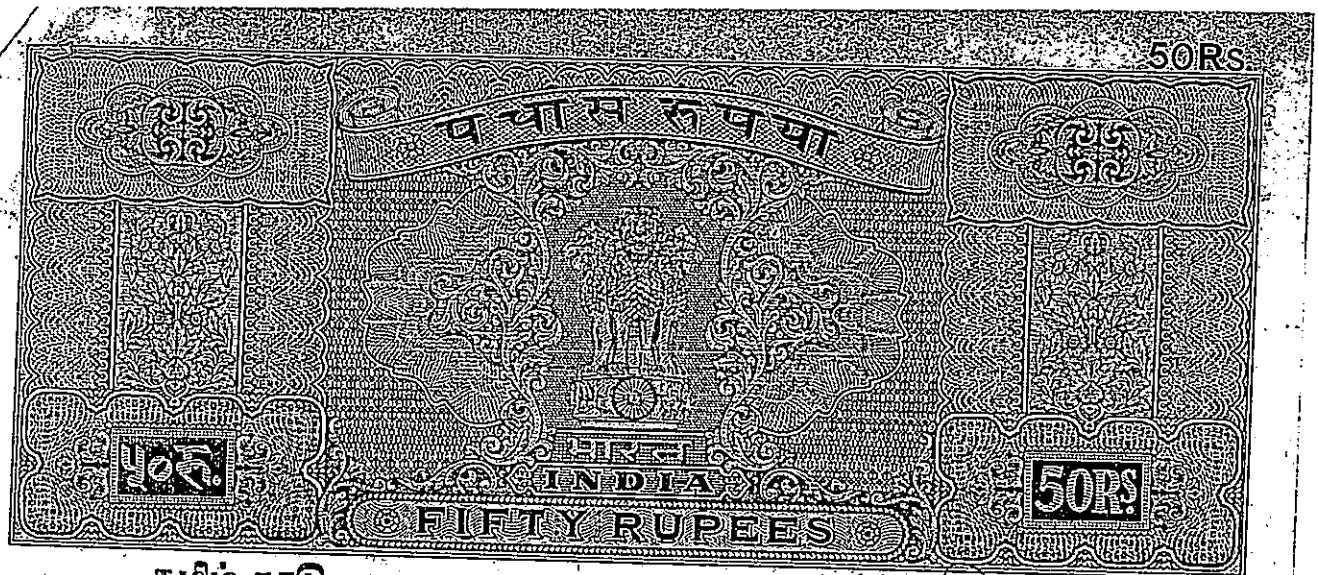
making in all the sum of Rs.70,000/- the receipt of which in the manner mentioned above the Vendors hereby acknowledge.

The Vendors hereby grant, convey, transfer and assign unto and to the use of the purchaser absolutely the said property more particularly described in the schedule hereunder

Velayudhappan

N.K. Nagappa Chettiar

..10



தமிழ் நாடு

ஐம்பது ரூபாய்.

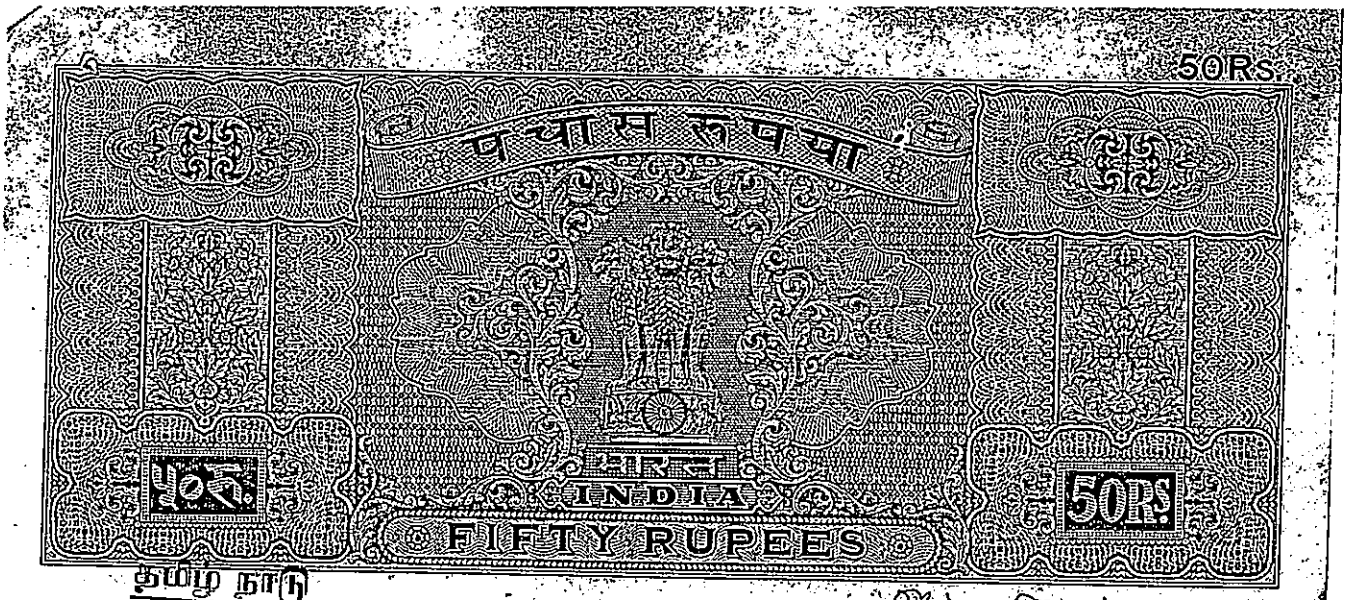
என்.....
நாள்.....
பெயர்.....

மு: பிரதாபன்,
முத்திரை வில்லை விற்பனையாளர்,
மாவட்ட நீதி மன்றம்
கோயம்புத்தூர்.

with all easements, advantages and privileges whatsoever and all rights, title and interest claim and demand of the Vendors in it and upon the said property hereby conveyed and assigned to the use of the purchaser absolutely for ever.

Pratapan

N.K. Nagappa Chettiar



தமிழ் நாடு

எண்.....
நாள்.....
பெயர்.....

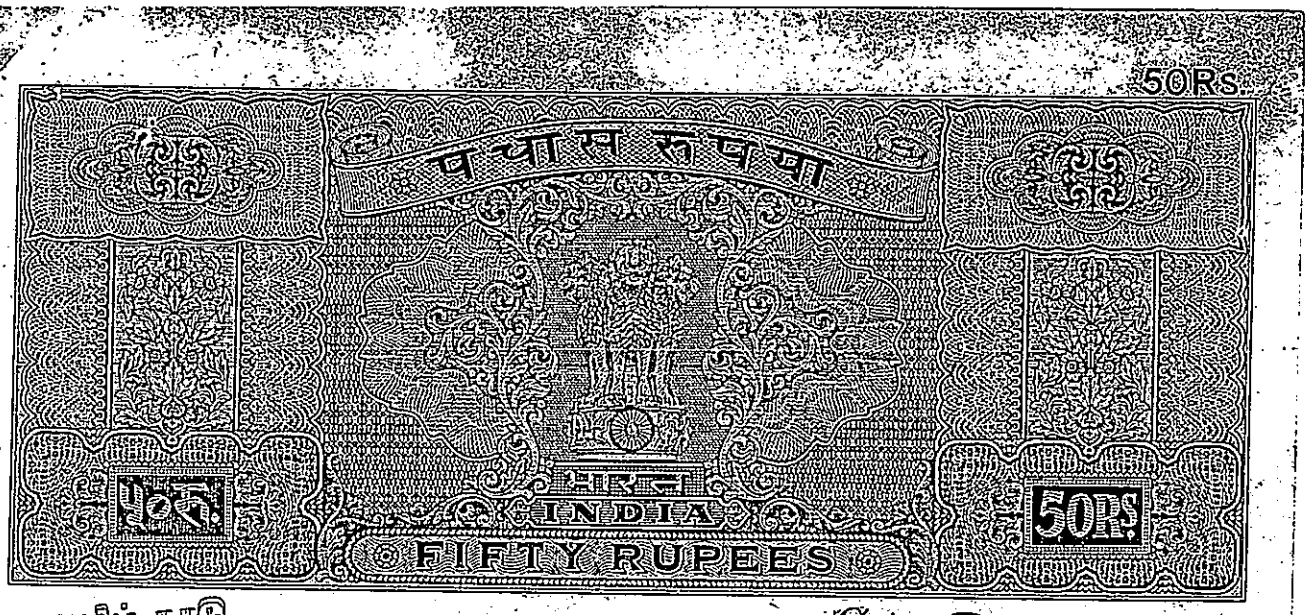
ஐம்பது ரூபாய்

மு. பிரதாபன்,
முத்திரை வில்லை விற்பனையாளர்,
மாவட்ட நீதி மன்றம்
கோயம்புத்தூர்.

And the Vendors hereby covenant with the purchaser that the Vendors have good right to sell, grant, convey and assign the schedule described property unto the purchaser in the above manner, that the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the property hereby conveyed

Velaiyappan

Mr. Nagappa Chettiar



தபால் தலை

எண்.....3070.....
நாள்.....10-7-74.....
பெயர்.....K.R.கோவிந்தராஜ்.....கோவைபுதூர்.

முத்திரை விற்பனையாளர்,
மாவட்ட நீதி மன்றம்
கோயம்புத்தூர்.

அய்யாயிரம்.

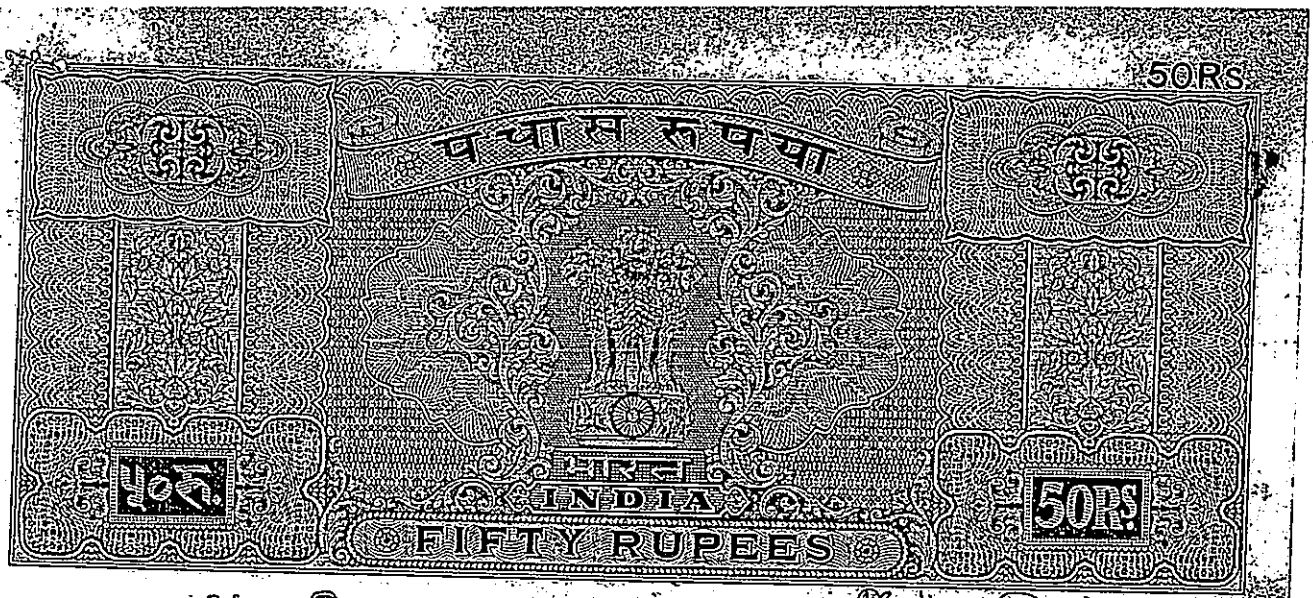
10 JUN 1974

without any manner of interruption and disturbance whatsoever from the Vendors or any person or persons claiming through or under the Vendors and that the purchaser shall be sufficiently indemnified by the Vendors against all defects in title, claims, attachment, demands, costs, damages, expenses and all Government and Municipal Taxes.

Balawappan

V.K. Nagappa Chettiar

..13



தமிழ் நாடு

என்....3021.....

நாள்.....10-7-92.....

பெயர்....K.R. கோவிந்தசாமி நாயுடு.

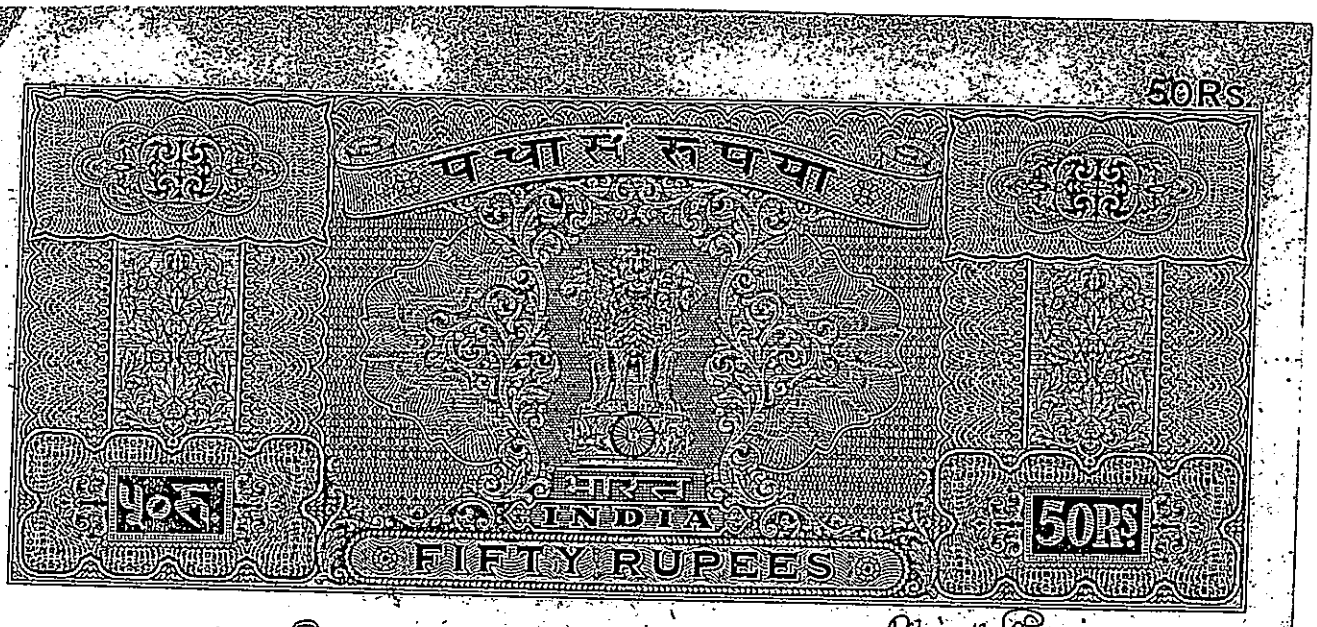
மு. நாராயணன்,
முத்திரை வில்லை விற்பனையாளர்,
மாவட்ட நீதி மன்றம்
கோயம்புத்தூர்.

The Vendors also hereby covenant with the purchaser that they have not done or suffered or been party or privy to any thing whereby the scheduled property hereby conveyed and assigned is or may be impeached, affected or encumbered in the title or otherwise or whereby the Vendors are in any way hindered from granting, conveying

Balaiappan

K.R. Nagappa Chettiar

..14



தமிழ் நாடு

என்..நி.எ 2.....
நாள்.....10-7-74.....
பெயர்.....K.R. வெ.எ.எ. வேலப்பச்செட்டியார்.

மு. [illegible] நாயர்,
முத்திரை வில்லை விற்பனையாளர்,
மாவட்ட நீதி மன்றம்
கோயம்புத்தூர்.

ஐம்பது ரூபாய்.

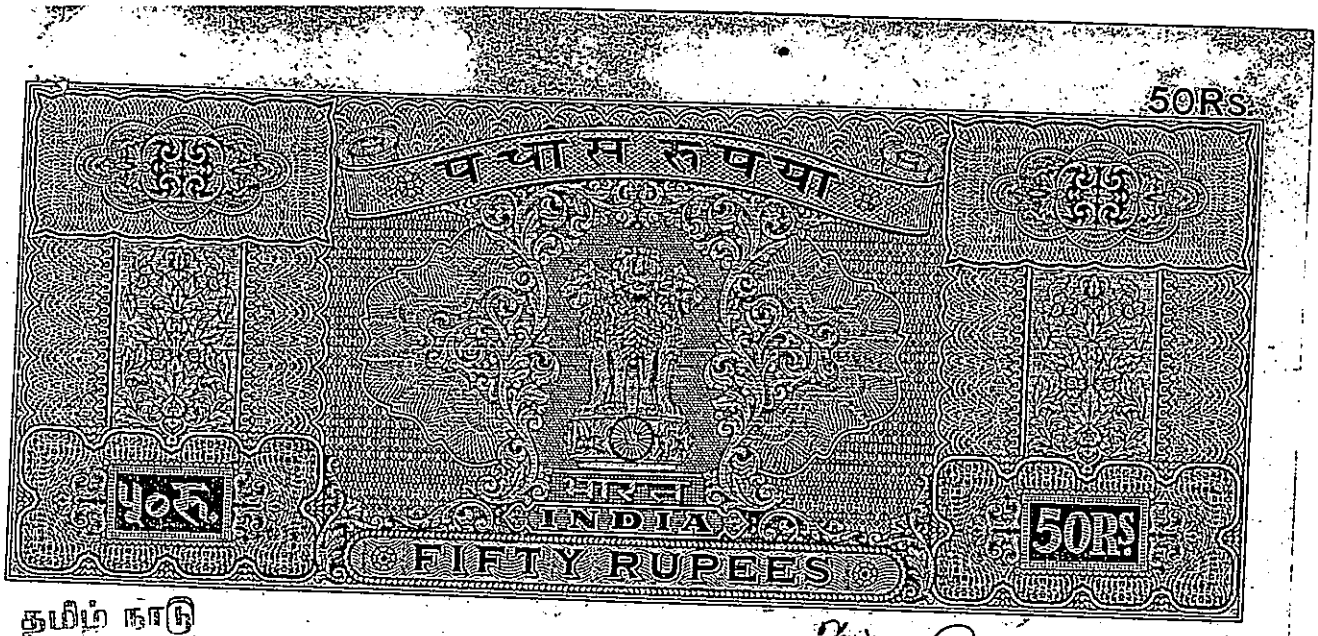
10 JUL 1974

or assigning the property and that the Vendors from time to time and at all times hereafter at the request and cost of the purchaser shall execute and register all such acts, deeds, and things whatsoever for further and more fully and perfectly assuring the security of the property hereby conveyed.

Velayappan

K.R. Nagappa Chettiar

..15



தமிழ் நாடு

எண்.....3073.....

நாள்.....16.7.74.....

பெயர்.....K.R. இளைஞர் கோபாலகிருஷ்ணன்.

மு. பிரதாபன்,
முத்திரை வில்லை விற்பனையாளர்,
மாவட்ட நீதி மன்றம்
கோயம்புத்தூர்.



Page-15-:

The Vendors undertake to pay the taxes of all kinds due on the property uptodate including urban Land Tax and Municipal Property Tax upto 30.9.1974.

Bhawappan

Mr. Nagappa Chettiar

..16

45Rs.



தமிழ்நாடு
எண்.6385
10.7.74

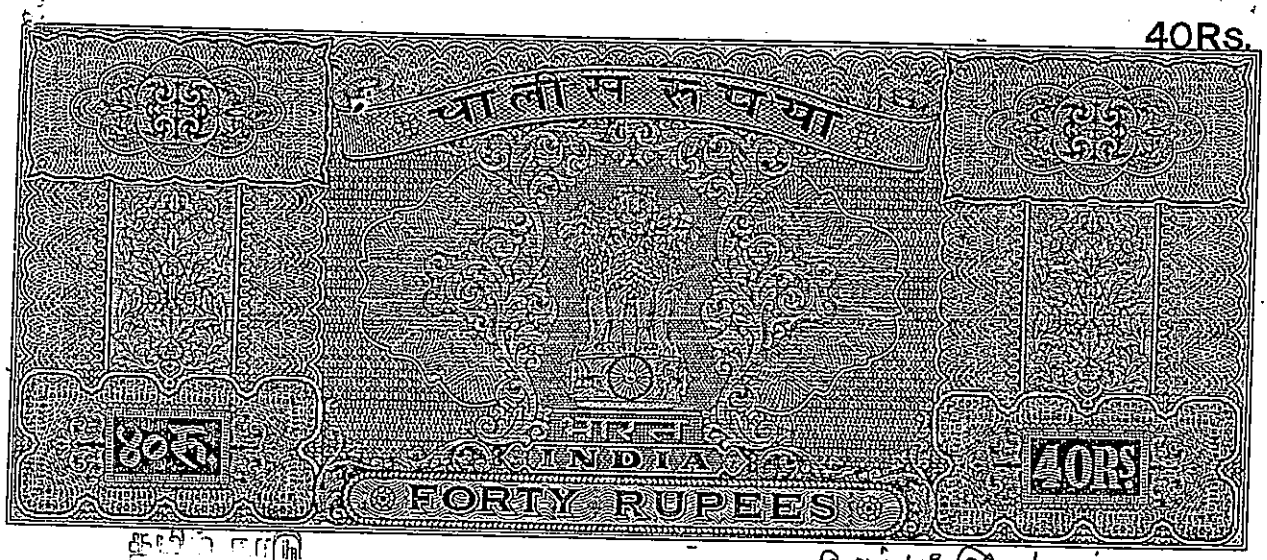
கோபுநாம்பதிவாளர்அலுவலகம்
K.R. மேனன்
கோவை

எம்.எஸ்.வின் சதுர்வேல்,
முத்திரை வில்லை விற்பனையாளர்
சார் பதிவாளர் அலுவலகம்,
கோயம்புத்தூர், கோ.எண் 12
போன்: 32315

The Vendors have put the purchaser in possession of the property hereby conveyed. The Vendors have handed over to the purchaser the Sale Deed in favour of the 1st Vendor in respect of the sale as title deed.

Palaniappan
N.K. Nagappa Chettiar

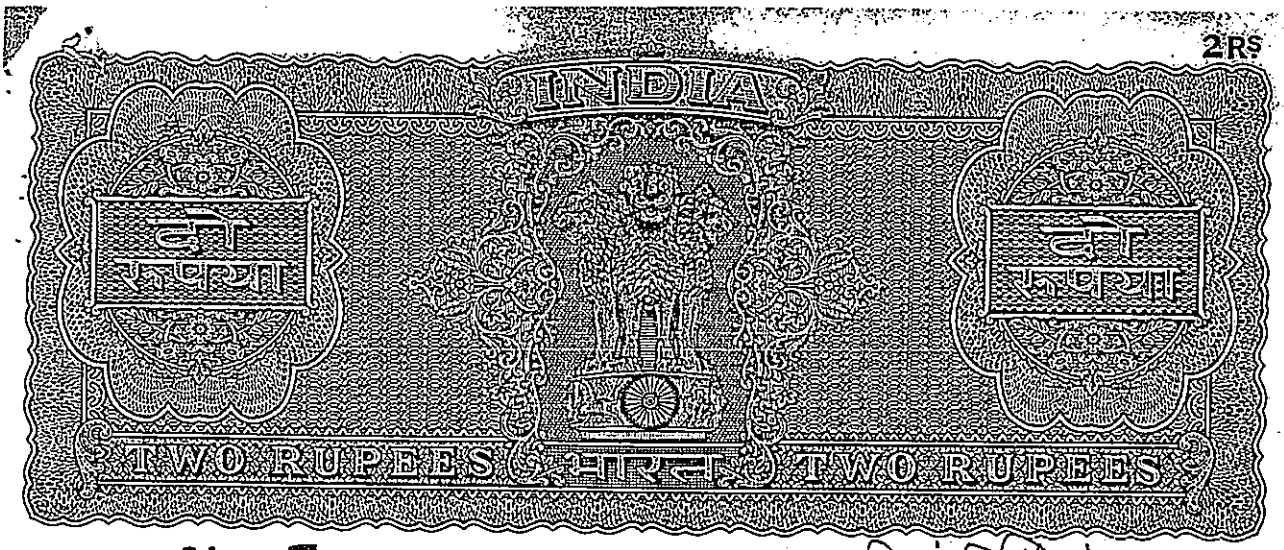
..17



SCHEDULE ABOVE REFERRED TO

Plot No.43 in the II Layout of the Doctor Sivananda Nagar Co-operative House Building Society Ltd., in Sanganur Village, Coimbatore Taluk in Coimbatore District, in the Registration District of Coimbatore, in the Sub-Registration District of Gandhipuram, and within the jurisdiction of Coimbatore Municipality Bounded on

Vedanayagam
Mr. Nagappa Chettiar



2RS

தமிழ் நாடு

எண்.....
நாள்.....
பெயர்.....

மு. [illegible]
முத்திரை வில்லை விற்பனையாளர்,
மாவட்ட நீதி மன்றம்
கோயம்புத்தூர்.

The East by site No.44, the West site No.42

The North by 40 feetRoad and South by T.S.No.57

in the middle Plot No.43 measuring

East to West on the North 50 feet

East to West on the South 50 feet

North to South on the East 112½ feet

North to South on the West 112½ feet admeasuring

5625 sq.feet or 12 cents and 398 sq.feet of house

site situated in T.S.Nos.11/56/2/A2 of Ward 11 and

G.S.No.232 of Sanganur Village and a R.C. terraced

building constructed thereon with front and back

Velaiappan

N.K. Nagappa Chettiar

..19..

INDIA 50 nP

पचास नये पैसे

FIFTY NAYE PAISE

தமிழ் நாடு

எண்.....

நாள்.....

பெயர்.....

மு: ...

முத்திரை வில்லை விற்பனையாளர்
மாவட்ட நீதி மன்றம்
கோயம்புத்தூர்.

Yard electric light fittings, compound walls on north and south sides, 2 flushout latrines, water tap and with all other appurtenances Door No. 14/15, Electricity S.C.No. 25338/IA, Municipal Assessment No. 21100.

The Market Value of the property is Rs. 10000/-

(1) Eluvappan

(2) M.K. Nagappa Chettiar

V E N D O R S

WITNESSES:

(1)

(2) K.M. Sheikh Mohamed

No. 103, Bharathi Street, Ramnagar, Coimbatore

ANNEXURE-IA.

1.	Description of the building	R.C.C. ROOFING
a)	Construction of the structure	LIME MORTAR
b)	Depth of Foundation	[illegible]
c)	Thickness of walls in ground floor	[illegible]
d)	Whether teakwood used throughout	[illegible]
e)	Flooring	ORDINARY PLASTERED
2.	Age of the building	10 YEARS
3.	Extent of the site	[illegible]
4.	Built up area (each type of the construction involved in each floor.	[illegible]
5.	Area separate garage if any and type of construction.	NIL
6.	a) Length of compound wall if any	[illegible]
	b) Length of barbed wire or chain or link fence	NIL
7.	Well if any with diameter and depth	NIL
8.	Isthere a separate latrine or septic tank	[illegible]
9.	Electrical installation a) No.of points b) No.of fans c) Electric motor pump set.	[illegible]
10.	Annual rental value	[illegible]
11.	The Executants estimate of the MARKET value of the building.	[illegible]

Date:

Signature of the Executant.



our services doesn't just end there

Buying & Selling Services

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

Legal & Documentation Services

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

Property Development & Approvals

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

NRI & Investment Services

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

Compliance & Special Services

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



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

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

Ownership, Compliance & Legal Verification

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

Zoning & Land Use Analysis

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

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

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

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate