भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU Rs. 100/-

R 504266

R. Sudharsan, Coonoor

H.S.BAASHAA
Stamp Vendor, L.No.10/94
COONOOR - 2

SALE DEED

THIS SALE is made on this the 12th day of September 2012, **BETWEEN**, **K.BOJAN**, son of Shri.Kakkamalla Gowder, residing at Araihatty Village and Post, in the District of Nilgiris, [Identified by Identity Card No.TN/18/126/0318356, issued by the Election Commission of India, issued by the Electoral Registration Officer, Coonoor Assembly Constituency], (hereinafter called "**THE VENDOR**" which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and assigns) of the One Part, **AND R.SUDHARSAN**, son of Shri.P.Rajagopal, residing at Door No.224, Reilly Compound, Coonoor, in the District of Nilgiris [Permanent Account No.BSJPS4276E], [Identified by the PAN Card, issued by the Government of India, Income Tax Department] (hereinafter called "**THE PURCHASER**" which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators and assigns) of the Other Part.

VENDOR.

PURCHASER.

(Document No / Year) 1852/2012 Total 15

WHEREAS Shri.Kuppathil Parameswaran, son of Shri.C.Sivaraman Nair, purchased an extent of 0.10 acre of land, in R.S.No.934/2A of Coonoor Town from Stanley Cuthbert O' Reilly, on 2nd December 1963, under a registered sale deed, registered as document number 1158/1963, in the Office of the Sub-Registrar of Coonoor.

WHEREAS the said Shri.Kuppathil Parameswaran settled an extent of 4.30 cents of land, in R.S.No.934/2A of Coonoor Town, upon his wife Smt.A.Parvathy, on 8th October 1968, under a registered Deed of Gift Settlement, registered as document number 1063/1968, in the Office of the Sub-Registrar of Coonoor.

WHEREAS the said Shri.Kuppathil Parameswaran constructed residential buildings on the remaining portion of the property belonging to him, which bear Door Nos.88 and 89.

WHEREAS the said Shri.Kuppathil Parameswaran conveyed an extent of 5.70 cents of land, in R.S.No.934/2A, T.S.No.1, of Ward "B", in Block 32 of Coonoor Town, together with the building standing thereon, bearing Door Nos.88 and 89, in Assessment No.2299 of Coonoor Municipality, to the Vendor herein, on 27th February 1995, under a registered sale deed, registered as document number 308/1995, in the Office of the Sub-Registrar of Coonoor.

WHEREAS the subject matter of sale under this deed is an extent of 2.97 cents of land, in R.S.No.934/2A, T.S.No.1, of Ward "B", in Block 32 of Coonoor Town, together with the building standing thereon, bearing Door No.89, New Door No.226, in Assessment No.2299 of Coonoor Municipality, which is morefully described in the schedule hereinbelow.

WHEREAS after the purchase of the aforesaid property under the aforesaid sale deed, the Vendor herein applied to the revenue authorities for mutation and effected the necessary changes in the revenue records describing him as the owner with possession of the aforesaid property.

WHEREAS the Vendor as absolute owner has been in open, continuous and uninterrupted possession and enjoyment of the schedule detailed property eversince he purchased the same under the aforesaid sale deed.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase **2.97 cents of land**, in R.S.No.934/2A, T.S.No.1, of Ward "B", in Block 32 of Coonoor Town, together with the building standing thereon, bearing Door No.89, New Door No.226, in Assessment No.7417, (Old Assessment No.2299) of Coonoor Municipality, more fully described in the schedule annexed hereto, for the total sale consideration of Rs.14,00,000/- (Rupees Fourteen Lakhs Only).

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs.14,00,000/- (Rupees Fourteen Lakhs Only), paid by the Purchaser to the Vendor, [a sum of Rs.7,00,000/- (Rupees seven lakhs only), is paid to the Vendor by Repco Home Finance Ltd., Coonoor Branch, on behalf of the Purchaser, through the housing loan availed by the Purchaser for purchase of the schedule mentioned property. The payment is made by Repco Home Finance vide Cheque dated 12.09.2012, bearing number 608163, drawn on The Karur Vysya Bank Ltd., Coonoor Branch and the sum of Rs.7,00,000/- (Rupees seven lakhs only), paid in cash], the receipt of which sum the Vendor hereby admits and acknowledges, the Vendor as absolute owner does hereby grant, convey, sell, transfer, assign and assure unto and to the use of the Purchaser and those claiming under him free from encumbrances, charges, decrees, claims, lien, arrears of rates and taxes, attachments, Court litigations, acquisition proceedings or defect in title whatsoever all that piece and parcel of land more fully described in the schedule annexed hereto, **TOGETHER WITH ALL** plants, bushes, fences, hedges, courtyards, areas, ways, compounds, paths, passages, waters, watercourses, sewers, ditches, drains, lights, liberties, easements, profits, privileges, advantages, rights, members, other legal incidents of ownership, including things attached to the earth and all other appurtenances whatsoever to the said piece and parcel of land, belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto, including all rights of way and passage for ingress unto and egress from the schedule detailed property, for the Purchaser, his tenants, servants, agents, guests and others authorized and generally any person claiming through or under the Purchaser including his assignee or transferee over all roads, passages, pathways and other rights of way.

AND ALL the estate, right, title, interest, claim or demand whatsoever of the Vendor into or upon the property conveyed hereunder and every part thereof in law and equity, **TO ENTER UPON AND TO HAVE, HOLD, OWN AND POSSESS** the same unto and to the use of the Purchaser and those claiming under him absolutely and forever together with title deeds, writings, muniments and other evidences of title. **AND** the Vendor does hereby covenant with the Purchaser that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the Vendor is now lawfully seized and possessed of the said property free from all encumbrances, charges, decrees, claims, lien, arrears of rates and taxes, attachments, Court litigations, acquisition proceedings or defect in title whatsoever and that the Vendor has full power and absolute authority to convey the said property to the Purchaser in manner aforesaid. The Vendor declares that he has not been a party or privy to any act, deed or thing whereby or by reason or means whereof the said property may be impeached in title or otherwise affected or whereby he is prevented from transferring or conveying the said property in the manner aforesaid. The Vendor hereby covenants that he has not entered into any agreement of sale in respect of the schedule detailed property with anyone else heretofore. The Vendor asserts that the title hereby conveyed and transferred to the Purchaser under this deed subsists in him. The Vendor affirms that no other party has any

schedule property or any part thereof and that the owners or occupiers of adjacent land or the public do not use or have any lawful access to any part of the schedule property for passing or re-passing between any point within the schedule property. The Vendor asserts that the structures standing on the schedule detailed property have been constructed in accordance with the law, after obtaining all requisite approvals and that there is no violation of any law or permission of any governmental, local regulatory authority or body or any party. The Vendor hereby further covenants with the Purchaser that the Purchaser is at liberty, without any further acts on the part of the Vendor to have his name mutated in all revenue and municipal records, pertaining to the schedule detailed property. The Vendor agrees that the power service connections and meter account shall also stand transferred into the name of the Purchaser herein and that neither the Vendor nor any other persons claiming through him will have any manner of right title or interest thereon.

AND the Purchaser may hereafter peaceably and quietly hold, possess and enjoy the said property without any claim or demand whatsoever from the Vendor or any person or persons claiming through or under him. **AND** further the Vendor covenants with the Purchaser to save harmless, indemnify, and keep indemnified the Purchaser and those claiming under him from or against all encumbrances, charges, and equities whatsoever. **AND** the Vendor further covenants that he shall at the request and cost of the Purchaser or those claiming under him do or execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed. The Vendor has this day put the Purchaser in actual physical possession of the property conveyed hereunder and the Purchaser and those claiming under him shall have the right to possess and enjoy the said property without any let or hindrance from the Vendor or any person claiming through or under him.

VENDOR.

PURCHASER.

SCHEDULE OF PROPERTY

Registration District	: The Nilgiris
Registration Sub-District	: Coonoor
Taluk	: Coonoor
Town and Municipality	: Coonoor
R.S. No.	: 934/2A
T.S. No.	: 1
Ward	: "B"
Block	: 32
Extent Conveyed	: 2.97 cents of land, together with the building standing thereon, bearing Old Door No.89, New Door No.226
Assessment number	: 7417 (Old Asst.No.2299)
Electricity Service Connection No.	: 421-010-404
Water Connection No.	: 2899
Street Name	: Railley Compound

BOUNDARIES

NORTH : Road

SOUTH : Road

EAST : Property belonging to Mr.Star

WEST : Property belonging to Mr.R.Ravikumar

VENDOR.

PURCHASER.

IN WITNESS WHEREOF, the Vendor and the Purchaser herein have signed this sale deed, at Coonoor, the day, month and year first above written in the presence of the following witnesses.

VENDOR.

PURCHASER.

WITNESSES:-

1. R. ANANDHAKUMAR S/o P. Rajagopal D.No. 60 Gray's Hill Bedford, Coonoor

2. R. VIJAYARAGHAVAN S/o P. RAJAGOPAL D/No. 60, Gray's Hill Bedford Coonoor.

DOCUMENT PREPARED BY:-

T. RAMACHANDRAN, B.A.,B.L.,
ADVOCATE, COONOOR.

STATEMENT UNDER RULE 3(1) OF THE TAMILNADU STAMPS (PREVENTION OF UNDER VALUATION OF INSTRUMENTS) RULES 1968.

Serial No.	Extent	T.S.No.	Nature of Property	Market Value as per Executant's Assessment
1.	2.97 cents	B/32/1 of Coonoor Town	Land and Building	Land Value Rs.12,94,920-00 Building Value Rs. 1,05,080-00 --- Total Value Rs.14,00,000-00 (Rupees Fourteen Lakhs Only)

1. 2.

COONOOR

SIGNATURE OF THE EXECUTANTS

ANNEXURE 1A

I. Description of Building	
(a) Construction of the Structure	: Mud with Cement mortar and Zinc Sheet with Mangalore tiled roof
(b) Depth of Foundation	: 4 feet
(c) Thickness of walls in ground floor	: 1-1/2 feet
(d) Whether teak wood used throughout	: No
(e) Flooring	: Cement Plaster
II. Age of the Building	: 50 years
III. Extent of the site	: 2.97 cents
i. Value of the site	: Rs.12,94,920-00
ii. Value of the building	: Rs. 1,05,080-00
IV. Built up area in Ground Floor	: 595.00 sq feet
V. Area of separate garage if any & type of construction	: Nil
VI. (a) Length of compound wall if any	: 200 running feet
(b) Length of barbed wire, link fence	: Nil
VII. Well if any with diameter and depth	: Nil
VIII. Is there a separate latrine or septic tank	: Yes
IX. Electric Installations	
(a) No of points	: 10 points
(b) No of fans	: Nil
(c) No of electric motor pump sets	: Nil
X. Annual rental value	: Rs.1,250-00
XI. The executants assessment of the market value of the property	: Rs.14,00,000-00

1. 2.

COONOOR

SIGNATURE OF THE EXECUTANTS

ONE RUPEE
1 ரூபாய்
GOVERNMENT OF TAMILNADU
TRUTH ALONE TRIUMPHS
1 روپیہ
1 Re.
COPY STAMP

1466 ம் பசலியில் நிலுவை ஜமீன்தார் குன்னூர
உட்பட்ட குன்னூர மேற்கு கிராமத்தில் அடையவேண்டிய
அரசாங்க மேல்வரி தீர்வை

பட்டியல் எண். 1467

குடும்பத்தில் பதிவுசெய்பவரின்
திரு. கே. மோகன தாஸ் கங்காவிலாசகவுடர் (2)
திரு. பென்ன M. அங்கநாண s/o M.C. அங்கநாண (3)

புலவரண்	நிலவரித்தீர்வை	தீர்வை
B/32/1	0:04.71	0.73

/உண்மைநகல்/

1853/2012
14.15

என்னால் தயாரிக்கப்பட்டது

25.10.06

Village Administrative Officer
COONOOR TOWN

25.10.06
வருவாய் ஆய்வாளர்.
குன்னூர் நகரம்.

அதன் B.Dis 450/06 நாள் 10-06

DEPUTY TAHSILDAR

THE SEAL OF THE JURISDICTION OF