1555/2015



தமிழ்நாடு तमिलनाडु TAMILNADU

B-100/-

AY 077312

R Sudharsan, Learned

3697
24/6/2015

A. UNNAMALAI
L. No: 1284/B1/96
STAMP VENDOR,
COONOOR.

SALE DEED

THIS DEED OF SALE OF LAND PROPERTY made at Coonoor on this the 24th day of June 2015, BETWEEN, R.RAVIKUMAR, son of Late Shri.Rajagopal, aged about 54 years, residing at Door No.BD-1, Telecom Staff Quarters, Gray's Hill, Coonoor, The Nilgiris (I.D.Proof PAN Card No AEVPR1558P Mobile No. 9442082444), issued by the Government of India, Income Tax Department (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 Late Shri.Rajagopal, aged about 40 years, residing at 224, Reilly Compound, Coonoor -1, The Nilgiris, (I.D.Proof PAN Card No BSJPS4276E. Mobile No. 9443618244), 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.

(Document No / Year) 1555/2015
Page No. 1 Total Pages 14

WHEREAS the Vendor herein purchased 0-01.12 hectare or 1205 sq feet of land. in R.S.No.934/2A, T.S.No.B/32/1 Part of Coonoor Town, together with the building standing thereon, bearing Door No.224 (Old Door No.88) in Assessment No.7125 of Coonoor Municipality, from Shri.Benny M.Anthony @ Mundan Kurian Anthony Benny, son of Shri.M.O.Anthony, on 4th December 2006, under a registered sale deed, registered as document number 2188/2006, in the Office of the Sub-Registrar of Coonoor.

WHEREAS recognizing the ownership and possession of the Vendor herein, his name has been duly included in the relevant records, pertaining to the said property, as owner thereof.

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, free from encumbrances to the exclusion of all others.

WHEREAS the Vendor herein declares that the property conveyed hereunder is mortgaged with **Union Bank of India**, Coonoor Branch, for a sum of Rs.7,94,518 on the purchase of the said property by the Purchaser, he agrees to redeem the same by clearing the loan amount and taking it over to **Repco Home Finance**. KVB Coonoor Branch Cheque No 000381 through RTGS.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase **0- 01.12 hectare or 1205 sq feet of land,** in R.S.N0.934/2A, T.S.No.B/32/1 Part of Coonoor Town, together with the building standing thereon, bearing Door No.224 (Old Door No.88) in Assessment No.7125 of Coonoor Municipality, with all other legal incidents of ownership thereof, expressly including

(Document) 1555/2015
(Scanned)
Page No.
I.D. 2

things attached to the earth, more fully described in the schedule herewith for the total Sale consideration of Rs.12,05,000/- (Rupee Twelve Lakhs Five Thousand Only).

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs.12,05,000/- (Rupee Twelve Lakhs Five Thousand Only) paid by the Purchaser to the Vendor, into the home loan account with **Repco Home Finance**, Account No.1261860000551, 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 measuring **0-01.12 hectare or 1205 sq feet,** together with the building standing thereon, more fully described **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 assignees or transferees over all roads, passages, pathways and other rights of way, in particular the right to access the schedule detailed property from the Road on its northern side.

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**

1555/2015

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 hereby covenants that there is no restriction whatsoever under any law for the time being in force, which prohibits totally the conveyance of the schedule detailed property or which requires prior permission from any department or authority before such conveyance, neither is any special enactment applicable to it, so as to affect the marketability of its title or restrict the right of the Vendor to convey the schedule detailed property. The Vendor affirms that no other party has any right of way, easement or license or any other right, in, over, or in respect of the 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

1555/2015

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 panchayat 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.



SCHEDULE OF PROEPRTY:

Registration District	:	The Nilgiris
Registration Sub-District Taluk	:	Coonoor
Town and Municipality	:	Coonoor
Locality	:	Reilly Compound
R.S. No.	:	934/2A
T.S. No.	:	1 Part
Ward	:	B
Block	:	32
Extent Conveyed together with	:	0.01.12 hectare or 1205 sq.feet of land building standing thereon bearing Door No 224, (Old Door No.88)
Assessment number	:	7125
Electricity Service Connection No	:	226

BOUNDARIES:

NORTH	:	Road in T.S.No.B/32/16 of Coonoor Town
SOUTH	:	Permitted pathway in T.S.No.B/32/1 Part of Coonoor Town
EAST	:	Remaining portion of T.S.No.B/32/1 of Coonoor Town
WEST	:	Permitted pathway in T.S.No.B/32/1 Part of Coonoor Town

IN WITNESS WHEREOF the Vendor and the Purchaser hereto have hereunto signed and set their respective hands on this **Sale Deed of Land** at Coonoor on the day, month and year first above written before the following Witnesses:

1555/2015
Book 1
No. 6 Pages 14

Market Value of the Property Rs 12,05,000/=

SIGNED, SEALED AND DELIVERED
BY THE 'VENDOR' IN THE PRESENCE
OF THE FOLLOWING WITNESSES:

'VENDOR'

'PURCHASER'

WITNESSES

1. R. Ananda Kumar S/o. P. Rajagopal
Coonoor

2. R. SURENDRAN
S/o P. Rajagopal
Coonoor

Document Prepared by:

D.JAYAPRAKASH, B.A., B.L.,
Advocate,
COONOOR,
The Nilgiris.

1555/2015

7

STATEMENT OF VALUATION UNDER RULE-3(1) OF THE TAMIL NADU STAMPS PREVENTION OF UNDERVALUATION OF INSTRUMENTS RULES 1968

T.S.No	Extent	Nature of Property	Market Value as per the Executant's Assessment.
B/32/1 part	0.01.12 hect or 1205 sq.ft	Land	**Rs. 12,05,000/-**
			Rs. 12,05,000/-

COONOOR,
24-06-2015

(Revision 1555/2015 Road No. 8 Ingalla)

ANNEXURE 1A

I. Description of Building

(a) Construction of the Structure : Brick with Cement Mortar roof

(b) Depth of Foundation : 5feet

(c) Thickness of walls in ground floor : 3inches

(d) Whether teak wood used throughout : No

(e) Flooring :

II. Age of the Building : 45years

III. Extent of the site :

i. Value of the site : Rs. 1305000

ii. Value of the building : Rs. 100

IV. Built up area in Ground Floor : 588 sq feet

V. Area of separate garage if any & type of construction : Nil

VI. (a) Length of compound wall if any : 18 Running meters - Common

(b) Length of barbed wire, link fence : 4 feet diameter and 8 feet

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

1555/2015

X. Annual rental value :

XI. The executants assessment of the market value of the property : Rs.

COONOOR

SIGNATURE OF THE EXECUTANTS

1555/2015/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 544 of 2015

I hereby certify that a sum of Rs. 84300 (Rupees Eighty four thousand three hundred only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from SUDHARSAN residing at Coonoor

Coonoor
Date:24/06/2015

Signature of SUB REGISTRAR & Collector
Under Section 41 of the Indian Stamp Act.

SUB REGISTRAR
COONOOR

Presented in the Office of SUB REGISTRAR of Coonoor and fee of Rs. 12280 paid between hours of 5 and 6 on 24/06/2015 by

1 Left Thumb





Additions As per the recitals of the document

Execution Admitted by

1 Left Thumb





Additions As per the recitals of the document

(Document No. 1555 / 2015)
Page No. 10 Total Pages 14

Endorsement Sheet no. 1 of 2

Claim Admitted by

1 Left Thumb





Additions As per the recitals of the document

Identified by

1 Name : ; R. Arandakumar S/o P. Rajagopal, 22, Raily compound, e

2 Name : ; R. SURENDRAN S/o P. Rajagopal, Coonoor. BD-2 Telecom Qrs Groups Hill, Coonoor

24th day of June 2015

SUB REGISTRAR
Coonoor

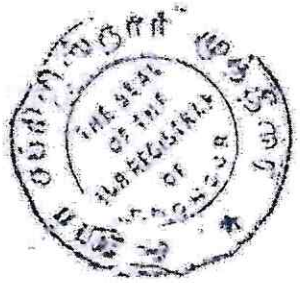
SUB REGISTRAR
COONOOR

Registered as No 1555 of 2015 of Book I

Date : 24/06/2015 SUB REGISTRAR
Coonoor

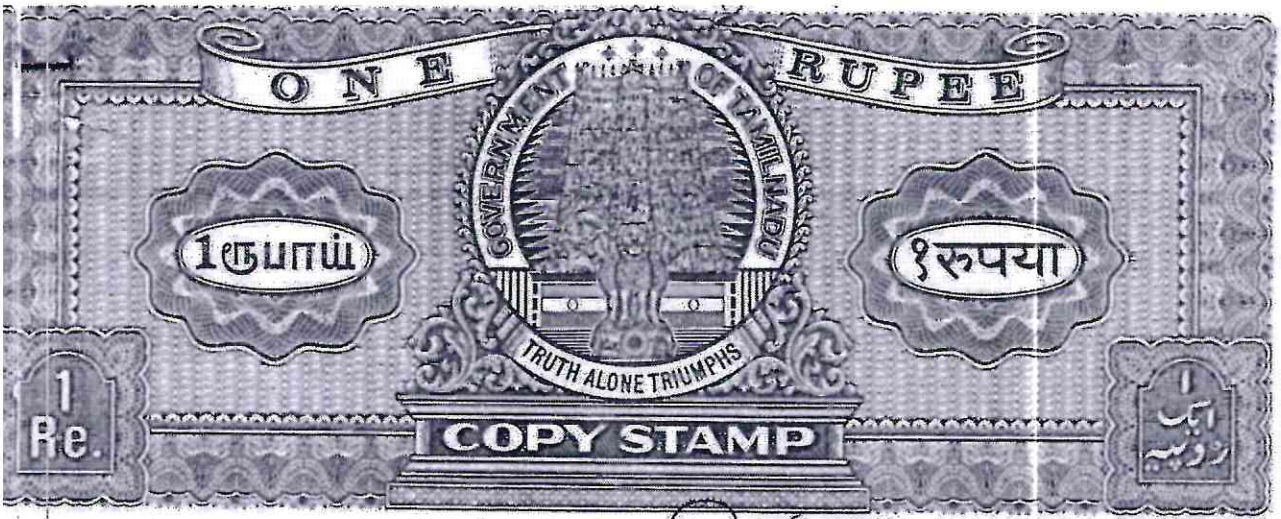
ச. கலைவாணி, பி.எஸ்சி.,
சார்பதிவாளர்







Endorsement Sheet no. 2 of 2



1416ம் பசலியில் நிலவரித்திட்ட குன்னூர் வட்டம் குன்னூர் நகரத்தில் செட்டில்மெண்ட் ஜமாபந்தி நடக்கும் சிட்டா

பட்டா எண் மு.தீ 1467

குடியத்தில் பதிவேயிலுள்ளவர்கள் (1)

திரு. இக. பொஜன் த/பெ. ககீகமல்லாகவுடர் (2)

திரு. பென்னி M. அந்தோணி த/ M.ஆ. அந்தோணி (3)

புலஎண்	விஸ்தீரணம்	தீர்வை
B/32/1	0.04.71	0.73

/உண்மைநகல்/

என்னால் தயாரிக்கப்பட்டது

MA

நாள் 25/10/06

Village Administrative Officer
COONOOR TOWN

(Document) No. / Year) 1555/2015
Page No.13
No.12 Pages 14

குன்னூர் நகரம்,

அனுப்பப்பட்டது 45/06 நாள் 19/06

DEPUTY TAHSILDAR
COONOOR

ZONAL DEPUTY TAHSILDAR
COONOOR.

India Driving Licence(Tamilnadu)

Form 7 DOI 23/01/2008

TN43 20080000208
SUDHARSAN R
RAJAGOPAL
110 GRACE HILL ROAD
OOR
ILGIRIS 643001
110 GRACE HILL ROAD
03/09/1976 B.G.:



LMV-NT 23/01/2008 TN43

Non-Transport Veh.Valid upto 02/09/2026



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

UDHARSAN R
RAJAGOPAL
3/09/1978
Permanent Account Number
ISJPS4276E



Signature/Left Thumb

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, यूटीआईटीएसएल,
प्लाट नं: 3, सेक्टर 11, सीबीडी बेलापुर,
नवी मुंबई-४०० ६१४.

1555/2015
10.18 Regd

/PERMANENT ACCOUNT NUMBER

AEVPR1558P



/NAME

RAJAGOPAL RAVIKUMAR

/FATHER'S NAME

PONNUSWAMY RAJAGOPAL

/DATE OF BIRTH

02-02-1961

/SIGNATURE

Commissioner of Income-tax(Computer Operations)

In case this card is lost/found,kindly inform/return to the issuing authority :
Commissioner of Income-tax,
67-A, Race Course Road,
Coimbatore - 641 018.

(Document Produced) 1555/2015
Total
No. 14 Pages 14