SCANED

8371/2024 -1-

TP/182929124/2024



தமிழ்நாடு तमिलनाडु TAMILNADU

31 MAY 2024

ANGAYARKANNI

BF 747545

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Guduvancherry, Chennai - 603 202.

SALE DEED

THIS DEED OF SALE is executed at Guduvancherry on this the 31st day of May 2024 **BY**

Mr.S.FELIX SUDHIR ANTONY, (PAN:ABHPF0756E, AADHAR CARD NO:7273 7234 0010) S/o.Mr.Sabariyar Adimai, aged about 51 years and residing at No.2-91, Church Road, Manalikarai, Kalkulam, Kanniyakumari District – 629 164 hereinafter called the **"VENDOR"** of the **ONE PART.**

TO AND IN FAVOUR OF

Ms.ANGAYARKANNI .M (PAN:BRHPA6033Q, AADHAR CARD NO:58602264 5157), D/o.Mr.Mohan, aged about 44 years and residing at No.C-18, 2nd Floor, 3/148, Solai Apartment, Manapakkam, Mount Poonamallee High Road, Nandambakkam, Chennai – 600 089 hereinafter called the **"PURCHASER"** of the **OTHER PART.**

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தமிழ்நாடு तमिलनाडु TAMILNADU

31 MAY 2024 ANGAYARKANNI

BF 747546

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Lic.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Guduvancherry, Chennai - 603 202.

The terms 'VENDOR' and 'PURCHASER' shall, unless excluded by or repugnant to the context thereof, be deemed to mean and include themselves, their respective heirs, legal representatives, executors, administrators, and assigns.

WITNESSETH AS FOLLOWS:-

WHEREAS THE VENDOR are the sole and absolute owner of the land measuring to an extent of **403.50sq.ft.,** undivided share, 1004 Sq.ft., Build-up Area of vacant land out of the total extent of 4155Sq.ft., in the Plot No.56 in the Layout named known as "BALAJI AVENUE" Approval No:C.S.A.R/D.T.P.M-87-494/L.P./341, Comprised in Old Survey No.378/1A, Old Patta No.5380, New Patta No.9279 as per Patta New Survey No.378/7 and morefully described in "B" schedule mentioned property, situated at **NANDHIVARAM VILLAGE**, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District, and he having purchased the same from Mr.A.Velan,

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31 MAY 2024 ANGAYARKANNI

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STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Guduvancherry, Chennai - 603 202

S/o.Mr.Anaiyappan, under absolute Sale dated 21.08.2023 and registered as Document **No.14466/2023, Book 1, in the office of the Sub-Registrar of GUDUVANCHERRY.**

WHEREAS THE VENDOR after purchasing their respective undivided share of land contributed for the construction of flats building at the premises at **Apartment No.F1** in **First Floor,** measuring about 403.50 Sq.ft., Built-up Area 1004 Sq.ft., situated at **NANDHIVARAM VILLAGE**, Govindharajapuram, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District, in accordance with the agreement for construction entered Mr.Velan and Mr.Perumal, (M/s.AVP Promoters) and the above said VENDOR ever since the date of Sale as stated above is in absolute possession and enjoyment of the afore mentioned Property..

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தமிழ்நாடு तमिलनाडु TAMILNADU

31 MAY 2024

ANGAYARKANNI

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V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Guduvancherry, Chennai - 603 202.

WHEREAS the VENDOR are in need of funds to meet their family expenses and other investments, hence he offered to sell the Schedule mentioned property, bearing premises at **Apartment No.F1, First Floor,** measuring about Carpet area (or 1004 Sq.ft., Built-up Area) **403.50 sq.ft.,** undivided share out of the total extent of 4155 Sq.ft., with common area, (including One covered Car Parking) morefully described in the Schedule hereunder, for a sale consideration a sum of **Rs.61,25,000/- (Rupees Sixty One Lakhs and Twenty Five Thousand Only)** and the PURCHASER have agreed to purchase the above said property for the said price free of all encumbrances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. **Rs.1,00,000/- (Rupees One Lakh Only)** by way of online transfer.
2. **Rs.46,80,000/- (Rupees Forty Six Lakhs and Eighty Thousand Only)** paid by the way of Demand Draft bearing No:666277, Bank of Baroda, Avadi Branch, dated 31.05.2024 to the VENDOR.

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V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Guduvancherry, Chennai - 603 202.

3. **Rs.13,45,000/- (Rupees Thirteen Lakhs and Forty Five Thousand Only)** paid by the way of RTGS dated 31.05.2024 to be issued by the PURCHASER to the VENDOR herein including TDS on the schedule property.

to the Vendor on behalf of the PURCHASER on receipt of which sum the Vendor hereby admits and acknowledges, In all sale Consideration the PURCHASER has paid to the VENDOR in full settlement, the receipt of which sum the VENDOR hereby acknowledges and releases from any further payments this sale transaction. and acquit, release and discharge the PURCHASER from making any further payment towards the sale consideration and from all claims therefore, the VENDOR do hereby grant, transfer, assign, sell and convey by way of an absolute sale unto the PURCHASER and **403.50 sq.ft.,** undivided share of vacant land out of the

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31 MAY 2024 ANGAYARKANNI

BF 747550

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Gudu ancherry, Chenna - 603 202.

total extent of 4155 Sq.ft., in the Plot No.56 situated at **Flat No.F1,** in the **First FLOOR,** having Built-up Area 1004 Sq.ft., morefully described in "B" schedule mentioned property, situated at **NANDHIVARAM VILLAGE**, Balaji Avenue, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District, and Comprised in Old Survey No.378/1A, Old Patta No.5380, New Patta No.9279 as per Patta New Survey No.378/7 more fully described in the Schedule-A hereunder and hereinafter referred to as the Schedule-A Property, more fully described in the Schedule-B hereunder forming Part of Schedule-A hereunder and hereinafter referred to as the Schedule-B Property, together with the rights in common with other co-owners of their respective undivided shares, together with all things permanently attached thereto or standing thereon with ways, superstructures, erections, fixtures, trees, wells, water, water courses, fences, hedges, ditches, drains, rights, liberties, privileges, easements, profits, advantages, and appurtenances whatsoever in and to the Schedule-B

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BF 747551

31 MAY 2024 ANGAYARKANNI

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Gudu rancherry, Chenna: · 603 202.

property or any part thereof or belonging to or in any way appertaining thereto, or usually held or occupied therewith, or reputed to be belonging to or appurtenant thereto with all the estate, right, title and interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDOR into and upon the Schedule-B Property or any part thereof TO HAVE AND TO HOLD THE SAME unto and to the use and benefit of the PURCHASER absolutely and forever, free from all encumbrances, claims, demands, attachments and charges of all claims.

1. The VENDOR hereby covenant with the PURCHASER that the VENDOR have perfect, lawful, absolute and good right, exclusive title, interest, full power and authority to grant, convey, transfer and assign the Schedule-B Property unto the PURCHASER by way of sale, and the VENDOR have not done any act or been parties or privy to anything done or knowingly

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31 MAY 2024 ANGAYARKANNI

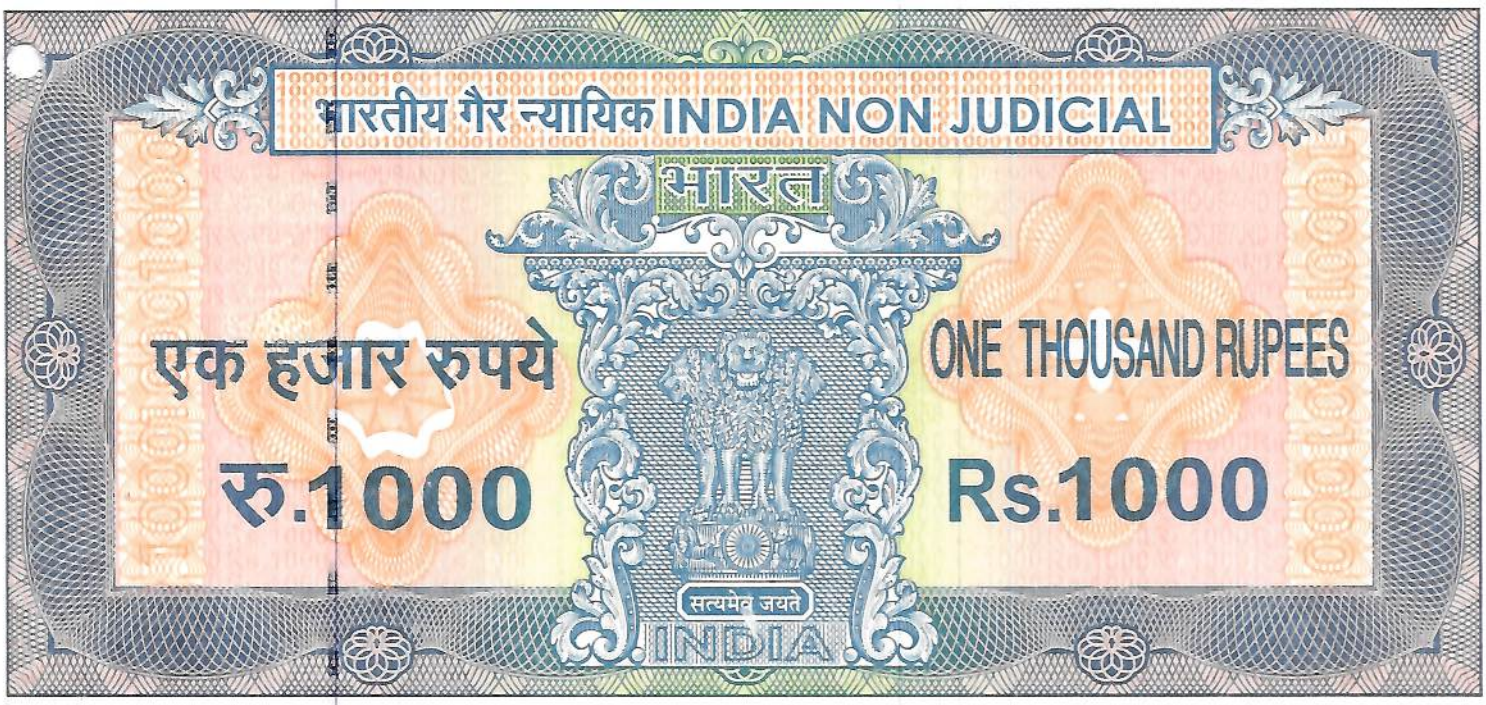
BF 747552

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Guduvancherry, Chennai - 603 202

suffered anything whereby their rights and title to sell and convey the Schedule-B Property to the PURCHASER may be affected / hindered in any manner.

2. The VENDOR hereby covenant with the PURCHASER that the VENDOR and all persons having or claiming any estate, right, title or interest in the Schedule-B Property or any part thereof by, from, under or in trust for the VENDOR or their heirs, executors, or administrators or any of them shall and will from time to time and at all times hereafter, upon any reasonable request and at the cost of the PURCHASER, do such lawful acts, and execute all such deeds and assurances whatsoever for better and more perfectly and fully assuring the title to the Schedule-B Property and every part thereof unto the PURCHASER as may be reasonably required by the PURCHASER.

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31 MAY 2024 ANGAYARKANNI

BF 747553

V. HEMAVATHI
STAMP VENDOR
L.No: 1347/B2/CHS 2021-11
17, Church Road, Nandivaram,
Guduvancherry, Chennai - 603 202.

3. The VENDOR hereby covenant with the PURCHASER that the Schedule-B Property is not subject to any encumbrance, will, settlement, charge, claim, demand, attachment or lien, and further the Schedule-B Property forming part of the Schedule-A Property is not the subject matter of any acquisition proceedings by the Government or any Public Body or adverse claim, demand or pending court litigation/proceedings whatsoever.
4. The VENDOR hereby agree to unconditionally and sufficiently save harmless and indemnify and keep indemnified the PURCHASER from and against all losses, damages, liability, costs and expenses, if any, that may be sustained or incurred by reason of any encumbrance, claim, demand, legal proceedings, charge, lien, etc. in respect of the Schedule-B Property or due to any defect whatsoever in the title to the Schedule-B Property or the VENDOR' right to convey the same.

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5. The VENDOR hereby covenant with the PURCHASER that the VENDOR shall be liable to pay all taxes, levies, assessment, outgoings and dues whatsoever in respect of the Schedule-B Property to the Government or any Local Authority due and payable up to the date of this Deed, and the PURCHASER shall be liable to pay all such taxes and charges that may become due and payable thereafter.

6. The VENDOR hereby declare that the PURCHASER shall be at liberty to get his name incorporated in all public/revenue records relating to the Schedule-B Property without any further reference to the VENDOR, however the VENDOR undertake to support all such application/s. The VENDOR according to the true intent and meaning of the presents have on this day handed over and placed the PURCHASER in constructive or symbolic possession of the Schedule-B Property with reference to the residential apartment / flat to be constructed for the PURCHASER, and the VENDOR hereby covenant with the PURCHASER that the PURCHASER shall at all times hereafter be entitled to enter into and upon, quietly and peacefully occupy or possess and enjoy exclusively the Schedule-B Property, as his absolute property with the rents and profits thereof, with appurtenances, without any suit, lawful eviction, any let or hindrance or obstruction or interruption or disturbance, claim or demand whatsoever by and from the VENDOR or from any person/s claiming through or under or in trust for the VENDOR or any of them.

7. The PURCHASER'S undivided share in the land shall remain joint for all times with other co-owners who acquire / have acquired ownership rights and interest in the land and common areas in the building complex to be constructed, it being declared that the interest is undivided and importable.

8. The PURCHASER shall bear and pay his proportionate share in the common expenses required to be paid by him with regard to maintenance of his flat by and for and on behalf of all the flat owners in the building to be constructed.

M. Roomjhi

Shedni

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9. The VENDOR have on this day delivered to the PURCHASER only the xerox copies of the documents of title and other supportive documents in their possession and power pertaining to the Schedule-B property. Depending upon the circumstances, the VENDOR will retain or handover the original title deeds relating to the land more fully described in the Schedule-A hereunder to the Flat Owners' Association on its formation or to one of the flat owners authorized by the other flat owners or as per their written instructions, after completion of the building project.

[TOTAL PROPERTY]

SCHEDULE –A

All that piece and parcel of landed property the bearing **Plot No.56** in the Layout named known as **"BALAJI AVENUE"** Approval No: C.S.A.R/ D.T.P.M-87-494/L.P./341, Comprised in Old Survey No.378/1A, Old Patta No.5380, New Patta No.9279 as per Patta New Survey No.378/7 and morefully described in schedule mentioned property, situated at **NANDHIVARAM VILLAGE**, Chengalpattu Taluk, Kancheepuram District at present Vandalur Taluk, Chengalpattu District.

Building approved Plot No.56A; Ka.Vu.No.22/2017-2018, Ka.Vu.No.235/2017, on 19.05.2017 executive officer, Nandhivaram - Guduvancherry Town Panchayat.

Building approved Plot No.56B; Ka.Vu.No.13/2017-2018, Ka.Vu.No.231/2017 on 31.05.2017 executive officer, Nandhivaram - Guduvancherry Town Panchayat.

BOUNDED ON THE :-

North by	-	23 Feet Road,
South by	-	Plot Nos.57 & 58;
East by	-	Vacant Land,
West by	-	40 Feet Road;

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MEASURING ON THE :-

North by	-	65 Feet
South by	-	73½ Feet
East by	-	60 Feet
West by	-	60 Feet

In all admeasuring 4155 Sq.ft.,

SCHEDULE – B

(Property hereby conveyed)

403.50 sq.ft., undivided share of vacant land out of the total extent of 4155 Sq.ft., in the Plot No.56 situated at **Flat No.F1,** in the **First FLOOR,** having Built-up Area 1004Sq.ft., with common area, (including One covered Car Parking, together with common Area (E.B.Connection No: 09-583-003-1796)

And lies within the Registration District of Tambaram and Sub Registration District of Guduvancherry.

The Market Value of the Property is Rs..61,25,000/-

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE PUT THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST MENTIONED HEREINABOVE.

PURCHASER **VENDOR**

WITNESSES:

1. K. [illegible]

Mr.K.Arunkumar, S/o.Karuppaiah, No.23, Manickavasagar Street, Arul Nagar, Nandhivaram Guduvancherry – 603 202.

2. P. [illegible]

Mr.Kishore Kumar Perumal, S/o.Perumal, No.267, GST Road, Chrompet, Chennai – 600 044.

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Drafted by.
P.THOMAS
Document Writter
D.W.L.No.6/CGL/99
No.45, South Mada Street,
Thirupporur-603 110.

ANNEXURE -1-A

Statement regarding particulars of the building mentioned in the document please note in the relevant item in the following from:

1. Description of building

a) Construction of the Structure	:	Cement
b) Thickness of walls in G.F.	:	9 1" 11/2"
c) Whether teakwood used throughout:		No
d) Flooring	:	Tiles
2. Age of building	:	5 Years
3. Extent of the site	:	403.50 sq.ft.,
a) Value of the site	:	Rs.12,25,000/-
4. Build of Area	:	1004 sq.ft.
	:	First Floor
R.C.C. Roof	:	1004 sq.ft.
5. Area of Separate garage of any	:	common
6. Length of compound wall if any:		common
7. Well	:	common
8 Is there a separate latrine Septick Tank	:	common
9. Annual rental value	:	Not Assessed
10. Land Value	:	Rs.12,25,000/-
Building Value	:	Rs.49,00,000/-
Total Market Value	**:**	**Rs.61,25,000/-**

SIGNATURE OF PURCHASER ***SIGNATURE OF VENDOR***

PLACE: Guduvancherry.
DATE :31.05.2024.

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சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration)

பதிவுத்துறைத்தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021
நாள்.07.02.2022

சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை எண்.W.P.No.22163/2018 உள்ளிட்ட வழக்குகள் மீதான தீர்ப்பாணை நாள்.27.01.2022

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தைஎழுதிக்கொடுப்பவர்களின் கையொப்பம்

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CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 6304 of 2024

I hereby certify that a sum of ₹ 4,19,750/- (Rupees Four Lakh Ninteen Thousand Seven Hundred and Fifty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Ms. அங்கயர்கண்ணி மோ residing at at No.C-18, 2nd Floorm 3/148, Solai Apartment, Manapakkam, Mount Poonamallee High Road, Nandambakkam, Chennai - 600 089, Chennai, Tamil Nadu, India, 600089.

Sub Registrar: Gooduvancheri
Date: 31/05/2024

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

Presented in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 1,24,120/- paid at 03:44 PM on the 31/05/2024 by

Left Thumb





M. Poonguzhali
9940468378

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Registering Officer

Additions as per recitals of document.

Execution admitted by
Left Thumb





Sudhir
9442309323

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:154479dfe31e16d03f4e5a8d25e8643fb6c79e (**Details from UIDAI : Felix Sudhir Antony S S/O: Sabariyar Adimai, 10-03-1973, xxxxxxxx0010**)



Claim admitted by
Left Thumb





M. Poonguzhali

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:2260954ee817ca34d64a2380614dca9145e5f4 (**Details from UIDAI : Angayarkanni . M Mohan,**



	1980, xxxxxxxx5157)	

31st day of May 2024

VAITHILINGAM V
Sub Registrar
Gooduvancheri

Registered as Number **R/Gooduvancheri/Book-1/8371/2024**.

Date: 31/05/2024
Gooduvancheri

VAITHILINGAM V
Sub Registrar

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M. Roomyarkanni

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Registering Officer



भारत सरकार
GOVERNMENT OF INDIA

பெலிக்ஸ் சுதிர் ஆண்டனி சபரியர்
அடிமை
Felix Sudhir Antony Sabariyar
Adimai
பிறந்த நாள் / DOB 10/03/1973
ஆண் / MALE

7273 7234 0010

எனது ஆதார், எனது அடையாளம்.



AADHAAR
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O சபரியார் அடிமை
எண் 2-91, தேவாலய
வளாகம், மணலிக்கரை,
கல்குளம், கன்னியாகுமரி,
தமிழ் நாடு - 629154

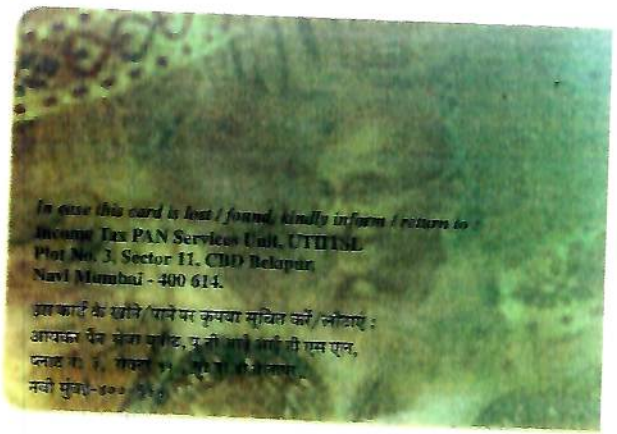
Address:
S/O Sabariyar Adimai, NO 2-91
CHURCH ROAD, MANALIKARAI
Kalkulam, Kanniyakumari,
Tamil Nadu 629154

7273 7234 0010

MERA AADHAAR, MERI PEHACHAN



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
FELIX SUDHIR ANTONY
SABARIARADIMAI
10/03/1973
Permanent Account Number
ABHPF0756E
Signature



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

आय कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई आई टी एस एल,
प्लाट नं. 3, सेक्टर 11, सी बी डी बेलापुर,
नवी मुंबई-400 614.

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Registering Officer

இந்திய அரசாங்கம்
Government of India



கிஷோர் குமார் பெருமாள்
Kishore Kumar Perumal
பிறந்த நாள் / DOB : 19/06/2003
ஆண்பால் / Male

6960 6921 6495

இந்திய அரசாங்கம்
Government of India

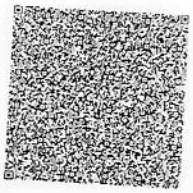
இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

பதிவு அடையாளம் / Enrollment No : 0000/00960/03838

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