SCANED 7046/2023

TP/148644565/2023




தமிழ்நாடு तमिलनाडु TAMILNADU

BD 458488

N. BALAMURUGAN
Chennai - 87

25/4/23

D. PRAKSON JOSE (Stamp Vendor
Lic.No.1347/B2/2021, Dt: 26.2.2021
No. 9, V.V. Nagar, Karanaipudhucherry
Guduvanchery - 603 202.

# SALE DEED

**THIS DEED OF ABSOLUTE SALE EXECUTED AT GUDUVANCHERY** on this 25th day of April 2023, by **(1) Mrs. V. PADMAVATHY alias DEEPA** (PAN: AGOPV4650M, Aadhaar Card No. 7776 7315 6148) daughter of Late Mr. R. Viswanathan – Late Mrs. V. Vidhyavathy and wife of Mr. J. Neelakandan, aged about 42 years, residing at No. A2, C Block, Gujan's Atriya Apartments, Ajjanoor Road, Bommanapalayam Pirivu, Vedapatti, Coimbatore – 641 007 and **(2) Mr. V. SUBRAMANIAN alias V. RAVI SHARAMA** (PAN: BQGPS1021Q, Aadhaar Card No. 6960 9951 1894) son of Late Mr. R. Viswanathan – Late Mrs. V. Vidhyavathy, aged about 39 years, residing at No. C Block, F12, 1st Floor, Navin's Kumarkottam, 16, Dr. Radhakrishnan Salai, Valasaravakkam, Chennai – 600 087, hereinafter called the **'VENDORS'** which term shall wherever the context so admits shall mean and include their heirs, executors, administrators, legal representatives and assigns of the **ONE PART:-**

Padmavathy J

1.

2.

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**PURCHASER.**

**VENDORS.**

**TO AND IN FAVOUR OF Mr. N. BALAMURUGAN** (PAN: BCKPB3248N, Aadhaar Card No. 6775 6726 8039) son of Mr. Natarajan, aged about 35 years, residing at Plot No. 12B, 6th Cross Street, Rajaji Annex Avenue, Valasaravakkam, Chennai – 600 087, hereinafter called the **'PURCHASER'** which term shall wherever the context so admits shall mean and include his heirs, executors, administrators, legal representatives and assigns of the **OTHER PART WITNESSETH:-**

**WHEREAS THE VENDOR** is the sole and absolute owner of the vacant house site, bearing Plot No. 185, measuring an extent of 2,988 square feet, comprised in Survey No. 344/4A, in the layout named 'M.G. Nagar – V', approved by CSAR/DTP-M-86-130/LP-105 and ROC., No. 2290/86 CSAR-4, situated in No. 193 Adhanur Village, Sriperumbudur Taluk, Kancheepuram District, they having jointly purchased the same from out of their own funds from M/s. Venus Enterprises represented by its Manager Mr. K.C. Bose son of Mr. C.I. Korah and the said **SALE DEED** was registered as **Document No. 1119/1986, Book 1, dated 1st day of December 1986, in the office of the Sub-Registrar of Guduvanchery** and the above said vendors are the sole and absolute owners and in uninterrupted possession and in enjoyment of the 'A' schedule mentioned property ever since from the date of purchase.

A separate patta was issued in favour of **(1) Mr. V. SUBRAMANIAN alias V. RAVI SHARMA and (2) Mrs. V. PADMAVATHY alias DEEPA, Patta No. 5653**, as per patta new sub-division **Survey No. 344/2**.

Padmavathy V

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**WHEREAS THE VENDORS** have offered to sell and the purchaser has agreed to purchase the 'B' schedule mentioned property, i.e., **496 square feet undivided share of land** out of 'A' schedule mentioned property, for a total sum of **Rs. 4,96,000/- (Rupees four lakhs and ninety six thousand only)** free from all encumbrances.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH THAT:-**

In pursuance of the above sale deed and in consideration of the sum of **Rs. 4,96,000/- (Rupees four lakhs ninety six thousand only)** by way of Online Transfer issued by Bank of Baroda, favouring vendor, by way of Housing loan to the purchaser on the 'B' schedule mentioned property.

The vendors declare:

(i) That the sale consideration mentioned above has been fully paid and acknowledges and acquit the purchaser from further payment for the said sale.

(ii) That they are the only owners of the property conveyed and is in absolute possession, occupation and enjoyment of the 'B' schedule mentioned property and none else have got right, title, power and interest to convey the property hereby conveyed.

(iii) That they hereby sell, convey, transfer, grant and assigns into the purchaser by way of absolute sale of the property mentioned in the 'B' schedule with all its right, liberties, privileges, advantages, easements, appurtenances and other apparent thereto and enjoyed there with all estate right, title and property or any part thereof to have and to hold the same.

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(iv) That there are no encumbrances over the properties and they agrees to indemnify the purchaser against all damages, losses, liabilities or expenses which the purchaser may suffer and incur by reasons of defects in title or by reasons of encumbrances.

(v) That dues in respect of taxes have been fully paid and that there are no arrears. If found the vendors undertakes to bear them.

(vi) That the documents xerox copies of the title deeds and other charges, receipts, documents are handed over to the purchaser this day and the purchaser are authorized to effect necessary mutations of names in all public registers such as local bodies, revenue records and etc, without any further reference to the Vendor.

(vii) That the possession of the 'B' schedule property is handed over to the purchaser this day and the purchaser shall at all times hereafter peacefully and quietly enter upon, possess and enjoy the said 'B' schedule property without any let or hindrance, objections or disturbances whatsoever from or by the vendors or any person or persons claimed under or in trust for them.

The construction agreement has been executed on 21.4.2023 between **(1) Mrs. V. PADMAVATHY alias DEEPA** and **(2) Mr. V. SUBRAMANIAN alias V. RAVI SHARAMA** in favour of the purchaser **Mr. N. BALAMURUGAN** son of Mr. Natarajan. **(Construction Agreement Document No.** 7045**/2023, Book 1, dated 25th day of April 2023, in the office of the Sub-Registrar of Guduvanchery)**

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## 'A' SCHEDULE
(Total property)

All that piece and parcel of vacant house site, bearing **Plot No. 185**, measuring an extent of **2,988 square feet**, comprised in Survey No. 344/4A, Patta No. 5653, as per patta new sub-division **Survey No. 344/2**, in the layout named **'M.G. Nagar – V'**, approved by CSAR/DTP-M-86-130/LP-105 and ROC., No. 2290/86 CSAR-4, situated at **No. 193 Adhanur** Village, Kundrathur Taluk, Kancheepuram District.

The Building Planning Permit Mu.Mu. No. 66/2012-2013, dated 3.7.2012, President, Adhanur First Grade Panchayat, Kundrathur Panchayat Union.

| | | | |
|---|---|---|---|
| **BOUNDED ON THE** | **NORTH BY** | : | Vacant Land, |
| | **SOUTH BY** | : | Plot No. 184, |
| | **EAST BY** | : | 30 Feet Road, |
| | **AND WEST BY** | : | Vacant Land. |

| | | | |
|---|---|---|---|
| **MEASURING ON THE** | **NORTH BY** | : | 85 Feet, |
| | **SOUTH BY** | : | 81 Feet, |
| | **EAST BY** | : | 34 Feet, |
| | **WEST BY** | : | 38 Feet. |

The above property situated within the **Kundrathur Panchayat Union Limits** and within the Registration District of **Chennai South** and Sub-registration District of **Guduvanchery**.

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## 'B' SCHEDULE

(Property hereby conveyed)

**496 square feet undivided share of land** in 'A' schedule mentioned property.

The market value of the 'B' schedule mentioned property is **Rs. 4,96,000/-.**

**IN WITNESS WHEREOF THE VENDORS AND THE PURCHASER HAVE SET THEIR HANDS AND SIGN ON THE DAY, MONTH AND YEAR, FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES:-**

1. Padmavathy Y
2. R. S. T.

**PURCHASER.** **VENDORS.**

**WITNESSES:-**

1. J. Neelakandan (Mr. J. Neelakandan) son of Mr. Jegannathan, Flat No. A2, Block C, Gujans Atriya, Ajjanoor Road, Bommanampalayam Pirivu, Vedapatti, Coimbatore – 641 007. (Aadhaar Card No. 3709 5183 2019)

2. S. Kajan (Mr. S. Kajan) son of Mr. Subramaniyam, No. 13/26, Sri Annai Plat F, Mettu Colony Street, Adambakkam, Chennai 600 088 (Aadhaar Card No. 6861 6070 6791)

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***Drafted by:-*** *Perciba Jose*, B.Com. B.L.,



**Advocate. Roll No. MS-2006/2016,**
**Almighty Associates,**
**No. 2, N.S.K. Street, Kamarajapuram,**
**Nandhivaram-Guduvanchery – 603 202.**
**Contact No. 9578555222**

R/Gooduvancheri/Book-1/7046/2023

## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5317 of 2023

I hereby certify that a sum of ₹ 33,720/- (Rupees Thirty Three Thousand Seven Hundred and Twenty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. நீ பாலமுருகன் residing at Plot No. 12B, 6th Cross street, Valasaravakkam, Chennai, Tamil Nadu, India, 600087.

Sub Registrar: Gooduvancheri
Date: 25/04/2023

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 ₹ 10,430/- paid at 01:01 PM on the 25/04/2023 by

Left Thumb





7358073173

Additions as per recitals of document

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Execution admitted by

Left Thumb





PadmaVathy V

9986720085

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:9555232e0a514fba84470eb64850d0d0b5bfa3

**(Details from UIDAI : Padmavathy Viswanathan Neelakandan Jegannathan, 08-05-1981, xxxxxxxx6148)**



Execution admitted by

Left Thumb





9444109431

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:015313072b1db31a7443958b7431a841792c3a



| | | |
|---|---|---|
| | (Details from UIDAI : Ravi Sharma V C/O: R Viswanathan, 20-11-1984, xxxxxxxx1894) | |
| Claim admitted by Left Thumb   | Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:2724160d724b36f71e43a9b3d8a36be113d531 (Details from UIDAI : Balamurugan Natarajan Natarajan, 24-06-1988, xxxxxxxx8039) |  |

25th day of April 2023

Ravindranath Sankar S
Sub Registrar
Gooduvancheri

Registered as Number **R/Gooduvancheri/Book-1/7046/2023**.

Date: 25/04/2023
Gooduvancheri



Ravindranath Sankar S
Sub Registrar

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Padmavathy V

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ಭಾರತ ಸರ್ಕಾರ
Unique Identification Authority of India
Government of India

ನೋಂದಾವಣಿ ಕ್ರಮ ಸಂಖ್ಯೆ / Enrollment No.: 1177/81112/01639

To
Padamavathy Viswanathan
2nd main
Bangalore North
Vimanapura
Bangalore North Bangalore
Karnataka 560017
9986720085

29/05/2013
648277341

MN648277341FT

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

**7776 7315 6148**

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ
Government of India



ಪದ್ಮಾವತಿ ವಿಶ್ವನಾಥನ್
Padamavathy Viswanathan
ಜನ್ಮ ದಿನಾಂಕ / DOB : 08/05/1981
ಸ್ತ್ರೀ / Female

7776 7315 6148

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ

Padmavathy V

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भारत सरकार
Government of India
Issue Date: 08/05/2013
Neelakandan Jegannathan
DOB: 08/03/1980
Male
3709 5183 2019
मेरा आधार, मेरी पहचान


भारत सरकार
GOVERNMENT OF INDIA
Kajan S
DOB: 29/06/1976
MALE
6861 6070 6791
ஆதார் -எனது ஆதார், எனது அடையாளம்.


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Print Date: 12/02/2022
Address: S/O A Jegannathan, Block C A2
Gujans Atriya, Aganoor Road,
Bommanampalayam Pirivu, Vedapatti,
Coimbatore, Tamil Nadu, 641007
3709 5183 2019
1947
help@uidai.gov.in
www.uidai.gov.in


भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA
AADHAAR
முகவரி:
தந்தை / தாய் பெயர்:
சுப்ரமணியம், 13/26 ஸ்ரீ
அன்னை பிளாட் எப், மேட்டு
காலனி தெரு,
ஆதம்பாக்கம், காஞ்சிபுரம்,
தமிழ் நாடு - 600088
Address:
S/O: Subramaniyam, 13/26 SRI
ANNAI PLAT F, METTU COLONY
STREET, Adambakkam,
Kancheepuram,
Tamil Nadu - 600088
6861 6070 6791
Aadhaar-Mera Aadhaar, Meri Pehachan

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