10019/2014

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AT 309880

S.SINGARAVELU.
STAMP VENDOR
No. 2, 4th Main Road, (Market)
NANGANALLUR, CHENNAI-61
I No. 4255 /@1 /05

30262

16 JUL 2014

Rajendran R.K.
No 4-F, NEE WING
GT Cholayil Residency
Rail Nagar Road
Koyambedu, Chennai-600 107

Original Doc Verified

SALE DEED FOR Rs. 14, 51, 000/-

THIS DEED OF SALE executed at Chennai on this 16th day of July 2014 by Mr. A.M.O HARIHARESWARA RAO, (I.D.-Driving License No: TN0520030005096, Cell No. 99624 16366), Son of Mr. A.M.O. Sreshty, Hindu, aged about 51 years , and residing at No. 3, Plot No :17, Thiruvalluvar Street, VGP Shanthi Nagar, Pallikaranai, Chennai-600 100; hereafter called the **VENDOR,** the Party of the FIRST PART which term shall wherever the context so admits, mean, and include himself, his heirs, legal representatives, administrators, executors, assigns or nominees, successors-in-interest and Office, and all person or persons deriving or claiming title through or under all or any of them as the case may be.

DOCUMENT No. & YEAR 10019/2014
Page No: 1
Total: Pages: 16

TO AND IN FAVOUR OF

Mr. RAJENDRAN. R. K. (I.D - Ration Card No : 01/W/0092469, Cell No.9840566308) , Son of Mr. R. Kuppuswamy, Hindu, aged about 50 years residing at No. 4F, Nee Wing, GT Cholayil Residency, Rail Nagar Road, Koyambedu, Chennai- 600 107 hereinafter called the **PURCHASER** the Party of the **SECOND PART** which term shall wherever the context so admits, mean, and include himself, his heirs, legal representatives, administrators, executors, assigns or nominees, successors-in-interest and Office, and all person or persons deriving or claiming title through or under all or any of them as the case may be **WITNESSETH.**

WHEREAS Originally the Property namely All that Piece and Parcel of Vacant House Site Plot No. 3 in Bharathi Nagar Part I, Approved Layout No.L.P/DTCP No.846/91,(Ref. No.54606/90 L.A) measuring an extent of 2585 Sq. Ft., Comprised in Survey No.339/1B as per Patta No.2577,New survey No.339/1B3B Situated at Adhanoor Village, Sriperumbudur Taluk, Kancheepuram District within the Civic Jurisdiction of Adhanoor Village Panchayath of Kundrathur Panchayath Union morefully and particularly described in the Schedule -A hereunder was purchased by Mrs. K. Devi from Mrs.Egathammal and others . Represented by their Power Agent Mr. M. Arasu in and by a Deed of Sale dated 26.11.1996 Registered as Document No.3502 of 1996 at Sub Registrar Office, Guduvanchery. Mrs. Devi who was in possession and enjoyment of the above mentioned Schedule "A" Property from the date of purchase duly recorded Patta in her name Patta No.2577 with New survey No.339/1B3B. Mrs. K. Devi in order to sell the Schedule -"A" mentioned property appointed Mr. P. Karunakaran as her Power Agent in and by a Deed of General Power of Attorney dated 30.11.2006 Registered as Document No.2603 of 2006 at Sub Registrar Office, Pallavaram.

DOCUMENT No. & YEAR 10019/2014 Page No: 2 Total: Pages: 16

WHEREAS Mr. P. Karunakaran as Power Agent of Mrs. K. Devi sold the schedule-A mentioned property in favour of Mr. K. Udayakumar in and by a Deed of Sale dated 10.01.2007 Registered as Document No.307 of 2007 at Sub Registrar Office, Guduvanchery.WHEREAS the VENDOR Mr. A.M.O Harihareswara Rao purchased the Schedule A mentioned property from Mr. K. Udayakumar in and by a Deed of Sale dated 05.12.2012 Registered as Document No.13779 of 2012 at Sub Registrar Office, Guduvanchery.

WHEREAS the **VENDOR** from the date of purchase of the schedule "A" mentioned property is in possession and enjoyment of the same obtained Patta in his name Patta No. 5709 with New Survey No. 339/1B3B and in order to develop the same into residential apartment building for himself and for prospective purchasers obtained Building Plan Approval from the Kundrathur Panchayath Union Vide Approval No. LP/DTCP/846/91has approached the PURCHAER who is a Builder.

WHEREAS the **VENDOR** represented that he is having indefeasible title, right, competence to deal with, and further has absolute Power & authority to convey the Schedule "A" Mentioned Property in full or in part and the **VENDOR** has offered to sell the **1292.50 Sq.ft. undivided share of land in the Schedule "A" mentioned Property** namely All that Piece and Parcel of House Site Plot No. 3 in Bharathi Nagar Part I, Approved Layout No.L.P/DTCP No.846/91,(Ref. No.54606/90 L.A) measuring an extent of 2585 Sq. Ft., Comprised in Survey No.339/1B as per Patta No.2577,New survey No.339/1B3B Situated at Adhanoor Village, Sriperumbudur Taluk, Kancheepuram District within the Civic Jurisdiction of Adhanoor Village Panchayath of Kundrathur Panchayath Union, which is morefully described in the B schedule hereunder for a total consideration of Rs. 14,51,000/ - (Rupees Fourteen Lakhs Fifty One Thousand Only) and the **PURCHASER** has agreed to purchase the said property free from all encumbrances for the said price of Rs. 14,51,000/ - (Rupees Fourteen Lakhs Fifty One Thousand Only).

DOCUMENT No. & YEAR 6019/2019 Page No: 3 Total: Pages: 16

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 14,51,000/ - (Rupees Fourteen Lakhs Fifty One Thousand Only) adjusted towards Construction Cost by the **PURCHASER** for the Residential Apartment of the **VENDOR** before the execution of this deed, the receipt of which adjustment sum the **VENDOR** doth hereby admit, acknowledge and acquit the **PURCHASER** from further payments and the **VENDOR** do hereby transfer, grant, assign, convey and sell unto the **PURCHASER** by way of absolute sale all that piece and parcel of **1292.50 Sq.ft. undivided share of land in the Schedule "A" mentioned Property** morefully and particularly described in the schedule "B" hereunder together with all rights to be owned, held, possessed and enjoyed by the **PURCHASER** as absolute owner as and from this date and forever free from all encumbrances of any kind whatsoever.

The **VENDOR** hereby covenants with the **PURCHASER** that he had paid all public charges, taxes, rent rates and all other out goings payable to the Government or Municipal, Revenue, Panchayat, Urban or other local authorities so far levied and accrued due in respect of the Schedule B mentioned property and if any found to be unpaid by the **VENDOR** at a later date the **VENDOR** agrees to pay the same from and out of their own funds and reimburse the **PURCHASER** if he is compelled to pay such arrears and hereafter the **PURCHASER** shall pay Revenue Kist, taxes, rent, rates and other charges for further amenities if claimed by the concerned authorities as and from this date of taking possession of the Schedule "B" mentioned Property by the **PURCHASER.**

The **VENDOR** represent to and assures the **PURCHASER** that there are no encumbrances, charges, claim, lien, mortgage, lispendence, attachments or any proceeding pending before any court, Tribunal, Government or other authority or any other let or hindrance on or relating to the Schedule "B" mentioned property, hereby conveyed so as in any manner or to any extent to detract from the full and absolute title hereby conveyed to the **PURCHASER.**

DOCUMENT No. & YEAR 10019/2014 Page No: Total: 4 Pages: 16

The **VENDOR** do hereby covenants and declares that the **VENDOR** has full and absolute title, right to convey, transfer and sell the Schedule-B mentioned property and the **PURCHASER** can enjoy the said property with full rights absolutely and the **VENDOR** shall and will from time to time and at all times at the request of the **PURCHASER** do and execute and cause to be done and executed all such acts, deeds and things as the **PURCHASER** may reasonably require at his cost for further and more perfectly assuring the title and right to the **1292.50 Sq.ft. undivided share of land in the Schedule "A" mentioned Property** morefully and particularly described in the Schedule "B" hereunder hereby conveyed.

The **VENDOR** has this day delivered vacant possession of **1292.50 Sq.ft. undivided share of land in the Schedule "A" mentioned Property** morefully and particularly described in the Schedule "B" hereunder hereby conveyed to the **PURCHASER** and the **PURCHASER** has taken possession of the same.

The **VENDOR** hereby covenant with the **PURCHASER** that the **PURCHASER** shall and may henceforth peacefully and quietly enter into, possess and enjoy the said **1292.50 Sq.ft. undivided share of land in the Schedule "A" mentioned Property** morefully and particularly described in the Schedule B hereunder hereby conveyed without any let, hindrance, interruption or disturbances from any person whomsoever.

The **VENDOR** has this day handed over all copies of the parent title Deeds of the Schedule "B" mentioned property to the **PURCHASER** and the **PURCHASER** has taken possession of the same.

DOCUMENT No. & YEAR 10019/2014 Page No: Total: 5 Pages: 16

The **VENDOR** further covenant with the **PURCHASER** that the **VENDOR** shall and will at all times hereafter indemnify and keep indemnified and save harmless the **PURCHASER** against all possible losses, claims, damages, cost and other kind of expenses or liabilities to which the **PURCHASER** may be put to incur, suffer by reasons of any defect, flaw or deficiency in title or any mistake in respect of the **1292.50 Sq.ft. undivided share of land in the Schedule "A" mentioned Property** morefully and particularly described in the Schedule "B" hereunder hereby conveyed.

WHEREAS the **VENDOR** do hereby declare and entrust that the Purchaser is at liberty to effect mutuation of his name in the public and revenue records viz., Municipality, Collector Office and other revenue authorities, etc., without reference to the **VENDOR** and the **VENDOR** undertakes to sign the forms and papers as and when required.

The **PURCHASER** shall have in common with all other co-owners and persons authorized by him the right to enter and use the undivided share in the land of Schedule "A" property.

SCHEDULE "A" OF THE PROPERTY.

All that Piece and Parcel of Vacant House Site Plot No. 3 in Bharathi Nagar Part I, Approved Layout No.L.P/DTCP No.846/91,(Ref. No.54606/90 L.A) measuring an extent of 2585 Sq. Ft., Comprised in Survey No.339/1B as per Patta No.5709,New survey No.339/1B3B Situated at Adhanoor Village, Sriperumbudur Taluk, Kancheepuram District within the Registration District of Kancheepuram and Sub Registration District of Guduvanchery and within the Civic Jurisdiction of Adhanoor Village Panchayath of Kundrathur Panchayath Union.

DOCUMENT No. & YEAR 10019/2014 Page No: Total: 6 Pages: 16

Measuring:-

East to West on the Northern Side	: 35 Feet
East to West on the Southern Side	: 35 Feet
North to South on the Eastern Side	: 72 Feet
North to South on the Western Side	: 75.75 Feet

Bounded on the:-

North By	: 30 Feet road
South By	: Approved layout
East By	: Plot No.4
West By	: Plot No.2

SCHEDULE "B" OF THE PROPERTY

1292.50 Sq. ft., undivided share of land in the schedule "A" mentioned property.

The Present Market Value of the Property is Rs. 14, 51,000/-

IN WITNESS WHEREOF THE SAID VENDOR HAS SIGNED THIS DEED OF SALE AND THE PUCHASER COUNTER SIGNED ON THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

PURCHASER. **VENDOR.**

Witnesses:

1. E. VENKATRAMAN S/o. ELUMALAI.
162, Pallavan Housing Society, Kodambakkam,
Ch-96

2. M.H. Noor Brahadeesh.
S/o A.M.O. Haribaheswara Rao
No.3, Thiruvalluvar Street,
Pallikaranai, Ch-100.

Draft By:

DOCUMENT No. & YEAR 10019/2018
Page No: 7
Total Pages: 16

BALAKRISHNAN, B.A.,B.L.,
ADVOCATE
Enrolment No. M.S. 1656/2011
Chennai-603 211.