3 M P. Prasad

SCANNED

13968/2021

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

E 8 OCT 2021

E. Naresh Kumar
E. Radha Krishnan
Ch-58.

AR 104277

D. AKILAN
STAMP VENDOR No.7/B3/97
No.27, Ambedkar Nagar,
Kilpauk, Chennai - 600 010
Cell : 9840153687 / 8807968471

LOAN A/C NO: 140469416305

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai on this the 08th Day of OCTOBER 2021 by

Mr. C. PRASAD (Aadhaar No. 6904 7956 7134) aged about 42 years, son of Mr. K. Chellapillai residing at No. 22/49, Tirupathi Nagar First Main Road, Kolathur, Chennai-600 099, through his power agent Mr. A. MOHAN BABU (PAN : AKPPM0483J, Mobile No.9444074415) aged about 47 years, Son of late Mr. P. Ananthaiya carrying on business at Door No. 8, Plot No. 31, Valluvar Street, J.B. Nagar, Avadi, Chennai – 600 109, hereinafter Called the 'VENDOR' / POWER AGENT;

Naresh Kumar E

E

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Registering Officer

भारतीय गैर न्यायिक

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தமிழ்நாடு தமிலநாடு TAMILNADU E. Naresh Kumar
E. Radhakrishnan
Ch. 58.

AR 104278

D. AKILAN
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Kilpauk, Chennai - 600 010
Cell : 9840153687 / 8807968479

F 8 OCT 2021

2

TO AND IN FAVOUR OF

(1) Mr.E.NARESH KUMAR (PAN: AIYPN0464D, Mobile NO. 9791059280) Son of Mr.Eswar Raj, aged about 34 years, (2) Mr.E.RADHAKRISHNAN (PAN: CTAPR4168K, Mobile No 8220200207) Son of Mr.Eswar Raj, aged about 26 years, both are Residing at No.85, Gangai Street, ICF Colony, Athipattu, Ambattur, Chennai - 600058, hereinafter Called the 'PURCHASER/S';

(The terms Vendor and Purchaser/s shall, wherever the context so permits, mean and include their respective heirs, Successors, executors, administrators, legal representatives and assigns),

Naresh Kumar E

E.

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भारतीय गैर न्यायिक

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रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு TAMILNADU E. Nagesh Kumar / AR 104279

E. Radhakrishnan D. AKILAN

CL-58.

STAMP VENDOR No.7/B3/97

No.27, Ambedkar Nagar,

Kilpauk, Chennai - 600 010

Cell : 9840153687 / 8807968479

18 OCT 2021

WITNESSETH AS FOLLOWS:

WHEREAS all that piece and parcel of housing Plot bearing Plot No. 81 land measuring 2320 Sq.ft., comprised in Survey Nos. 698/1 Part, vide Avadi Town Survey Field Register as per Patta No. 2142, Ward No. D, Block No. 74, T.S.No. 2/4, property situated at "SRI DEVI VAISHNAVI NAGAR "N" STREET" presently "EASWARI STREET" of THIRUMULLAIVOYAL Village, Avadi Taluk, Thiruvallur District, was owned by the Mr. C. Prasad who is the principal hereinabove from his mother Mrs. C. Hemalatha in and by a deed of Settlement registered as dated 02.04.2019, Book No. 1, Document No. 4772 of 2019 in S.R.O. Ambattur, and he enjoyed the same without encumbrances to till date.

AND Whereas the Principal Mr. C. Prasad has appointed Mr. A. MOHAN BABU as his power agent by a General Power of Attorney dated 02.04.2019, Document No. 4798 of 2019, in S.R.O. Ambattur.

Nagesh Kumar E

E. Radhakrishnan

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Registering Officer

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU E. Rajesh Kumar E. Radha Krishnan Ch 58. AR 104280

D. AKILAN
STAMP VENDOR No.7/B3/97
No. 2, Ambedkar Nagar,
Kilpauk, Chennai - 600 010
Cell : 9840[illegible]87 / 8807968474

E-8 OCT 2021

AND WHEREAS the Vendor has obtained permit issued by Commissioner of Avadi city Municipal Corporation on behalf of CMDA, sub - divided into plots bearing Plot No. 81 measuring 2320 sq.ft., plan has been approved by the Commissioner of Avadi city Municipal Corporation on behalf of CMDA over the Schedule "A" mentioned land for construction of residential apartment to the purchaser.

And Whereas the Vendor herein who has agreed for the same has offered to sell the Schedule "B" mentioned property to the Purchasers herein and the Purchaser herein has agreed to purchase the same.

E. Rajesh Kumar

E. Radha Krishnan

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Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU E. Naresh Kumar AR 104281
E. Radha Krishnan
Ch-58.
8 OCT 2021

A. AKILAN
LICENSED STAMP VENDOR No.7/83/97
No. Ambedkar Nagar,
Kilpauk, Chennai - 600 010
Cell : 9840163687 / 8807968471

AND WHEREAS the vendor decided to sell the above said property which is more fully described in Schedule "B" hereunder, to the Purchaser hereinabove for a sum of RS.7,89,000/- (Rupees Seven Lakhs Eighty Nine Thousand Only). and the Purchaser/s also agreed to purchase the same for the said price.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

In consideration of the above said recitals and in consideration of RS.7,89,000/- (Rupees Seven Lakhs Eighty Nine Thousand Only). and on receipt of the same the VENDOR hereby unconditionally admit and acknowledge and release the PURCHASERS from any further payment, the VENDOR doth hereby grant, sell, convey, transfer and assign to the PURCHASERS shall be lawfully entitled to enjoy and possess all the common pathways and open areas, together with all rights, privileges, liberties, in any way appertaining thereto especially with the easement right to use common pathways in common and enjoy the above said property absolutely free from all encumbrances.

E. Naresh Kumar
E.

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தமிழ்நாடு तमिलनाडु TAMILNADU E. Nagesh Kumar
E- Radhakrishnan
Ch-58.

AR 104282

18 OCT 2021

D. AKILAN
STAMP VENDOR No.7/B3/97
No.37, Ambedkar Nagar,
Kilpauk, Chennai - 600 010
Cell : 9840253667 / 8807968476

The Vendor hereby covenant with the Purchasers as follows:-

a. **The Vendor is the absolute owner of the Schedule mentioned property hereby conveyed and that he has perfect right, title and interest to convey the said property to the Purchasers, in the manner aforesaid and no other person has got any right, title and interest to convey the said property to the Purchasers in the manner aforesaid, and the Vendor has not done or knowingly suffered any act, deed or thing whereby the said property is affected or impeached in estate, title or otherwise or hereby there are hindered from conveying and transferring the same to the Purchaser.**

Nagesh Kumar E

E.

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Registering Officer



தமிழ் நாடு तमिलनाडु TAMILNADU E. Ramesh Kumar
E. Radha Krishnan
CL. 58.
18 OCT 2021

AR 104283
D. ARULAN
LICENSED STAMP VENDOR No.7/B3/97
7, Vinayakar Nagar,
Kilpauk, Chennai - 600 010
Cell : 9840153687 / 8807968476

b. The Vendor doth hereby declare that is no encumbrance, lien trust, attachment, claim, charge, whatsoever which is subsisting on the said property and the Schedule mentioned property is not the subject matter of any litigation or proceedings and it is not charged in favour of any Court, Public, Revenue or other authority.

c. The Vendor doth hereby covenant with the Purchasers that the Purchasers shall and may at all times hereafter quietly and peacefully posses and enjoy the said property without any let or interruption or disturbances by the Vendor or any person or persons, through whom the Vendor derived the title and the Vendor shall sufficiently indemnify the Purchasers against any loss that the Purchasers may be put to by reason of any encumbrances, claim, demand, legal proceedings, charge, lien etc. in respect of the Schedule mentioned property.

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தமிழ்நாடு तमिलनाडु TAMILNADU

E. Naresh Kumar
E. Radha Krishnan
CH-58.

18 OCT 2021

AR 104284
D. AKILAN
STAMP VENDOR No.7/B3/97
No.27, Ambedkar Nagar,
Kilpauk, Chennai - 600 010
Cell : 9840253687 / 8807968474

d. The Vendor doth hereby covenant with the Purchasers that he and all persons lawfully and equitably claiming title will from time to time and at all times hereafter at the cost of the Purchasers execute and register all such acts, deeds and things for further and more perfectly assuring the title of the Purchasers in respect of the Schedule mentioned property hereby conveyed.

e. The Vendor doth hereby covenant with the Purchasers that he has this day handed over to the Purchasers all copies of the parent documents and relevant original documents of the title relating to the Schedule mentioned property.

f. The Vendor doth hereby declare that all taxes and other public charges payable in respect of the Schedule mentioned property hereby conveyed has been paid up to this date and further covenant with the Purchasers that if any claim is made in this behalf, the Vendor shall discharge the same out of his own funds and also hereby agrees to reimburse if the Purchaser is compelled to pay taxes and other charges.

Naresh Kumar E

E. Radha Krishnan

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தமிழ்நாடு TAMILNADU தமிலநாடு TAMILNADU

18 OCT 2021

E. Naresh Kumar
E. Radhakrishnan
Ch-58.

AR 104285

D. AKILAN
STAMP VENDOR No.7/B3/97
No.27, Ambedkar Nagar,
Kilpauk, Chennai - 600 010
Cell : 9840153687 / 8807968479

g. The Vendor doth hereby covenant with the Purchasers that the Vendor shall at his own cost defend any claim, suit or other proceedings that may be instituted in respect of the Schedule mentioned property hereby conveyed and save the Purchasers harmless against any loss or damage that may be incurred by the Purchasers in defending any suit, actions or proceedings by any person.

H. The Vendor doth hereby declare and assure the Purchasers that he shall indemnify and shall keep indemnified the Purchasers against any loss or damage that the Purchasers may be put to by reason of any kind of encumbrance over the Schedule mentioned property.

I. The Vendor doth hereby declare that he has put the Purchasers in possession of the Schedule mentioned property.

E. Naresh Kumar

E.

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भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

E. Naresh Kumar
E. Radha Krishnan
Ch-58.

AR 104286

D. AKILAN
STAMP VENDOR No.7/B3/97
No.27, Ambedkar Nagar,
Kilpauk, Chennai - 600 010.
Cell : 9840153687 / 8807968476

18 OCT 2021

J. The purchasers already entered into an Construction Agreement on 08.10.2021, Registered as Document No. 13966.....of 2021.

K. The Principal is alive and the Power is still in force.

SCHEDULE-A
(ENTIRE PROPERTY)

All that piece and parcel of housing Plot bearing Plot No. 81 land measuring 2320 Sq.ft., comprised in Survey Nos. 698/1 Part, vide Avadi Town Survey Field Register as per Patta No. 2142, Ward No. D, Block No. 74, T.S.No. 2/4, property situated at "SRI DEVI VAISHNAVI NAGAR "N" STREET" presently "EASWARI STREET" of THIRUMULLAIVOYAL Village, Avadi Taluk, Thiruvallur District, within the registration district of North – Chennai, Sub-Registration District of Ambattur and bounded on the :

E. Naresh Kumar

E.

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தமிழ்நாடு तमिलनाडु TAMILNADU

E. Naresh Kumar
E. Radha Krishnan

AR 104287

18 OCT 2021

L. AKILAN
LICENSED STAMP VENDOR No.7/B3/97
No.2 Ambedkar Nagar,
Kilpauk, Chennai - 600 010.
Cell : 9840153687 / 8807968475

NORTH BY : Plot No. 73
SOUTH BY : 20 Feet Road
EAST By : Plot No. 80
WEST BY : Plot No. 82

AND MEASURING:

Northern Side : 40 Feet
Southern Side : 40 Feet
Eastern Side : 59 Feet
Western Side : 57 Feet

Land measuring 2320 sq.ft.,

SCHEDULE "B"
(PROPERTY HEREBY CONVEYED)

471 Sq.ft., Undivided share out of schedule "A" mentioned property.

Naresh Kumar E

E. Radha Krishnan

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The Market Value of the Schedule "B" Property Rs. 7,89,000/-

IN WITNESS WHEREOF THE PRINCIPAL AND THE POWER AGENT HEREIN HAVE SIGNED THIS DEED IN THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

PURCHASER/S **VENDOR / POWER AGENT**

WITNESSES:

1. D. Bhagavathi

2. R. Sudha

Drafted By:-



S.RAGHU M.A.,B.L
(ADVOCATE)
No.5,Jayalalitha Street, Dobi Colony,
Kamarajapuram, Ambattur, Chennai
ENROLMENT No : M/S 86 OF 2015
Mobile No. 63822 79947

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THUMB CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF DOCUMENTS BASED ON POWER OF ATTORNEY



PADMAVATHI MATERNITY & GENERAL NURSING HOME Dr. V. USHARANI, M B B S. Regd. No. 49964. LIC Medical Officer 122-A, Regnills Road, Bharathi Nagar Chennai - 600 053

SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms. C D [illegible]

S/o Chidrg: [illegible] NO 22 20
15 Road Thirupathi Nagar
C-4-, Chenai-600053

Who has signed in my presence and whose photo has been attested by me, is alive, as on this date.

Name

Designation of Registered Medical Practitioner with Registered No./ 'A' group officer

PADMAVATHI MATERNITY & GENERAL NURSING HOME Dr. V. USHARANI, M B B S. Regd. No. 49964. LIC Medical Officer 122-A, Regnills Road, Bharathi Nagar Chennai - 600 053

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

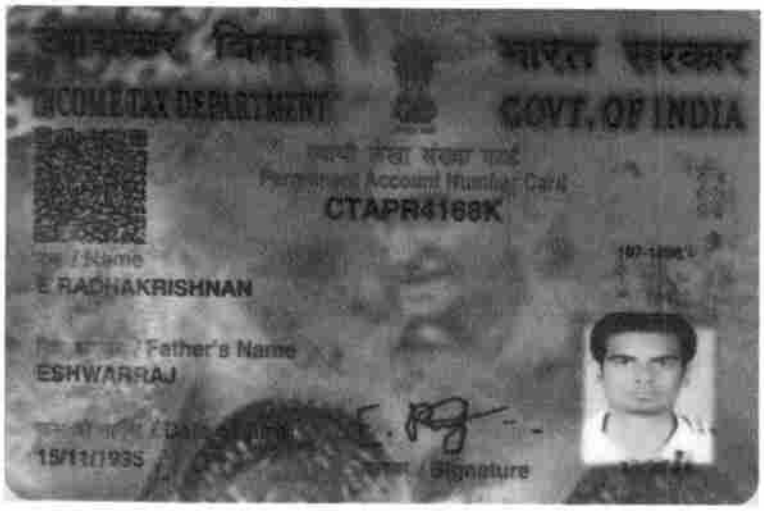
Place:

Date:
(in words)

ID No. for Group 'A' officers should be their GPF No. / PAN Card No. / Aadhar No. / Voter ID.

The Medical practitioner / 'A' group officer should attest the Photo of the individual and half of the signature should be on the page.

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भारत सरकार
GOVERNMENT OF INDIA



சத்தியசீலன் ராமலிங்கம்
Sathiyaseelan Ramalingam
பிறந்த நாள்/ DOB: 28/07/1989
ஆண் / MALE



7191 4789 2847

எனது ஆதார், எனது அடையாளம்.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர்:
ராமலிங்கம், 122/138,
காளியம்மன் கோவில் தெரு,
பட்டுக்கோட்டை தாலுக்கா,
பட்டுக்கோட்டை,
தஞ்சாவூர்,
தமிழ் நாடு - 614601

Address:
S/O Ramalingam 122/138,
KALIYAMMAN KOVIL STREET,
PATTUKKOTTAI TALUK,
Pattukkottai, Thanjavur,
Tamil Nadu - 614601

7191 4789 2847

MERA AADHAAR, MERI PEHACHAN

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R/அம்பத்தூர்/புத்தகம்-1/13968/2021

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2021ம் ஆண்டு வரிசை எண் 8445

ளளளளள, சென்னை, தமிழ்நாடு, இந்தியா, 600053-ல் வசிக்கும் திரு நரேஷ்குமார் என்பவரிடமிருந்து ₹ 49,730/- (ரூபாய் நாற்பத்தொன்பதாயிரத்து எழுநூற்று முப்பது மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : அம்பத்தூர்
நாள்: 08/10/2021

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2021 ஆம் ஆண்டு அக்டோபர் மாதம் 08ம் தேதி பி.ப. 05:36 மணியளவில் அம்பத்தூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 32,510/- செலுத்தியவர்.

இடது பெருவிரல்





9791059280

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





9444074415

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

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எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





E. [illegible] 8220200207.

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள்

1. D. [illegible] திரு பூபதி த/பெ தண்டபாணி திருமுல்லைவாயல், சென்னை, தமிழ்நாடு, இந்தியா, 600054

2. R. [illegible] திரு சத்தியசீலன் த/பெ ராமலிங்கம் பட்டுக்கோட்டை, தஞ்சாவூர், தமிழ்நாடு, இந்தியா, 614601

2021 ஆம் ஆண்டு அக்டோபர் மாதம் 8ம் நாள்

சிவகுமார் ஆறுமுகம்
சார்பதிவாளர்
அம்பத்தூர்

R/அம்பத்தூர்/புத்தகம்-1/13968/2021 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 08/10/2021
அம்பத்தூர்

சிவகுமார் ஆறுமுகம்
சார்பதிவாளர்

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