17594/2021

TP/106779492/2021



தமிழ்நாடு तमिलनाडु TAMILNADU

Aston Constructions Pvt Ltd

23/11/21

AL 788980

R. SUGUNA

Stamp Vendor Ph.:27465534
No.8A, Narayanapuram,
No.6.Nandhivaram,
No.5.Guduvanchery-603 202.
L.No.1347/B2/CH(S)2021-18

SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED AT CHENNAI, ON THIS THE 23rd DAY OF NOVEMBER 2021,

BY

1. **Mrs. R. LAKSHMI**, (PAN No. ACDPL6675R) W/o (Late) Mr. R. Ramakrishnan, aged about 64 years; AND

2. **Mr. R. RAJANBABU**, (PAN No. AHHPR6154L) S/o (Late) Mr.R.Ramakrishnan, aged about 40 years;

both are residing at Old No.33, New No.20, Sarojini Street, T.Nagar, Chennai 600 017, and

N Meenakshi

For ASTON CONSTRUCTIONS PVT. LTD.

V.R

Authorised Signatory

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Registering officer

both are represented here by their **Lawful Attorney M/s ASTON CONSTRUCTIONS PRIVATE LIMITED**, (PAN: AAHCA0910D), a company incorporated under the provisions of The Companies Act, 1956, having its Registered Office at No.485, Pantheon Plaza, Pantheon Road, Egmore, Chennai – 600 008, by virtue of Power of Attorney dated 10.02.2015, registered as Document No.1778 of 2015, in the Office of the Sub Registrar, Guduvancherry, which company is represented by its **Authorised Representative Mr. Raghupathy (PAN: BLWPR8677Q)**, S/o Mr.Vijayakumar aged about 39 years,, vide Board Resolution dated 18.02.2020 hereinafter referred to as **VENDORS** (which terms shall, wherever the context so permits or requires, include their respective heirs, legal representatives, successors, nominees, administrators, executors and assigns).

TO AND IN FAVOUR OF

Mrs. N. Meenakshi, (PAN No. CHCPM6646M), W/o Mr. Nagarajan, aged about 40 years, residing at No. A7/11, 7TH Floor 'A' Block, LIG Apartment, TNHB Flat, Opp. to SRM Dental College, Bharathi Salai, Ramapuram, Chennai 600 089 (hereinafter referred to as **PURCHASER**, (which expression shall, wherever the context so permits or requires, shall include his/her/their heirs, legal representatives, executors, administrators and assigns)

WHEREAS:

1. The VENDORS are the absolute owners of all the piece and parcel of the properties admeasuring an extent of 8 Acres 55 cents, comprised in Survey Nos. 233/1, 233/2A (Part), 233/2B (Part), 234/1A & 283/1, situated at Mannivakkam Village, Chengalpattu Taluk, Kancheepuram District, which are morefully described in the Schedule 'A' hereunder, hereinafter referred to as SCHEDULE A PROPERTY.

2. Earlier, the properties comprised in Survey Nos. 233/1, measuring 84 cents, 233/2B (Part), measuring 1 Acre 20 cents (out of 2 Acre 75 cents), and Survey No. 283/1, measuring 4 Acres 59 cents, in all totally measuring 6 Acres 63 cents were originally owned by one Mr.R.Ramakrishnan, by virtue of two Sale Deeds dated 31.03.1984 & 05.09.1986, registered as Document Nos. 914 of 1984 & 385 of 1986, in the Office of the District Registrar of Madras South and Sub-Registrar, Guduvancherry, respectively.

3. The properties comprised in Survey No.233/2A (Part), measuring 1 Acre 41 cents (out of 2 Acres 75 cents), and Survey No. 234/1A, measuring 51 cents, in all totally measuring 1 Acre 92 cents were owned by Mrs.R.Lakshmi (i.e.) the Vendor No.1 mentioned hereinabove, by virtue of a Sale Deed dated 11.05.1990, registered as Document No.1472 of 1990, in the Office of the Sub Registrar, Guduvancherry, and by way of enjoyment of the common area and the lands appurtenant to the properties. The said Mr.R.Ramakrishnan died intestate on 29.3.2011 leaving behind his wife Mrs.R.Lakshmi, (i.e.) the Vendor No.1 mentioned hereinabove, his only son Mr.R.RajanBabu, (i.e.) the Vendor No. 2 mentioned hereinabove, and two daughters namely, Mrs.S.Uma Maheswari & Mrs.R.Nirmala, to succeed to his estates, that each were entitled to 1/4th share in the said 6 Acres 63 cents of land.

N Meenakshi

For ASTON CONSTRUCTIONS PVT. LTD.

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4. The said Mrs.S.Uma Maheswari, Mrs.R.Nirmala and Mrs.R.Lakshmi, (i.e.) the Vendor No.1 mentioned hereinabove, due to natural love and affection, subsequently executed a Settlement Deed dated 18.05.2011, registered as Document No.5367 of 2011, in the Office of the Sub Registrar, Guduvancherry, in favour of Mr.R.RajanBabu (i.e.) the Vendor No.2 mentioned hereinabove, in respect of their 3/4th undivided share in the said 6 Acres 63 cents of land, and had also handed over possession of the same to him.

5. Thus Mr.R.RajanBabu, (i.e.) the Vendor No.2 mentioned hereinabove, has become the absolute owner of the said extent of 6 Acres 63 cents of land and is in peaceful possession and enjoyment of the same, and Mrs.R.Lakshmi (i.e.) the Vendor No.1 mentioned hereinabove, continued to be in absolute ownership and possession of the balance extent of 1 Acre 92 cents of land.
6. Thus the VENDORS became the joint owners of the SCHEDULE A PROPERTY, and executed a General Power of Attorney dated 07.06.2012, registered as Document No. 1183 of 2012, in the Office of the Sub Registrar, Guduvancherry, in favour of M/s Aston Constructions Private Limited.

7. The VENDORS had surrendered as Open Space Reservation area, an area measuring about 3486.67 sq.mts (37,530 sq.ft), from and out of the SCHEDULE A PROPERTY, which area is more fully described in Schedule 'B' hereunder, hereinafter referred to as SCHEDULE B PROPERTY.

8. The VENDORS had surrendered an extent of about 1470.10 sq.mts (15,824 sq.ft), for Road and Road widening, from and out of the SCHEDULE A PROPERTY, which area is morefully described in Schedule 'C' hereunder, hereinafter referred to as SCHEDULE C PROPERTY.

9. Thus the VENDORS were left with an extent of about 29643.85 sq.mts (3,19,083.81 sq.ft) of land, from and out of the SCHEDULE A PROPERTY herein, which is morefully described in Schedule 'D' hereunder, hereinafter referred to as SCHEDULE D PROPERTY.

10. Subsequently, the VENDORS have cancelled the earlier Power of Attorney dated 07.06.2012, registered as Document No. 1183 of 2012, in the Office of the Sub Registrar, Guduvancherry vide Cancellation of Power of Attorney dated 30.01.2015 registered as Doc. No.1146 of 2015 in the Office of the Sub Registrar, Guduvancherry.

N Meenakshi

For ASTON CONSTRUCTIONS PVT. LTD.

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11. The VENDORS have once again appointed M/s Aston Constructions Private Limited as their lawful power of attorney and have executed Power of Attorney dated 10.02.2015 registered as Document No.1778 of 2015, in the Office of the Sub Registrar, Guduvancherry and the said Power of Attorney is still in force.

12. The VENDORS offered to sell **449 Sq. ft.,** Undivided Share in the SCHEDULE D PROPERTY, free from all encumbrances, and the PURCHASER based on such true and bonafide representation of the VENDORS, has come forward to purchase the said **449 Sq. ft.,** undivided share, which is morefully described in Schedule 'E' hereunder, and hereinafter referred to as SCHEDULE E PROPERTY, and undertakes to jointly enjoy the same along with the other co-owners of the SCHEDULE D PROPERTY, without seeking any right for partition of the same by metes and bounds.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. In consideration of the above recitals, and in consideration of the sum of **Rs.4,21,162/- (Rupees Four Lakhs Twenty One Thousand One Hundred and Sixty Two Only),** paid by the PURCHASER to the VENDORS, the receipt of which sum the VENDORS do hereby admit, acknowledge and release the PURCHASER from any further payment obligation, the VENDOR hereby give, grant, transfer, convey and sell to and unto the PURCHASER by way of absolute sale of the SCHEDULE E PROPERTY, together with all the rights, title, interests, easements over the same and on the roads, pathways, passages, appurtenances, etc., free from all encumbrances, mortgages, litigations and charges absolutely and forever.

2. The VENDORS hereby covenant with the PURCHASER that the VENDORS are absolutely entitled to the SCHEDULE E PROPERTY, morefully described hereunder, and that the VENDORS have absolute power to convey the same, and the VENDORS have not been a party or privy to any act, deed, thing by which the rights of the VENDORS have been affected, abridged or curtailed in any manner.

3. The VENDORS hereby further covenant with the PURCHASER that there are no charges, encumbrances, mortgages, attachments, acquisition proceedings or lispendens in regard to the property hereby conveyed, and the PURCHASER may peacefully and quietly enter into and upon the property hereby conveyed, free from any let or hindrance from the VENDORS, or anyone claiming through or under them.

N Meenakshi

For ASTON CONSTRUCTIONS PVT. LTD.

Authorised Signatory

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4. The VENDORS further covenant with the PURCHASER that the VENDORS shall indemnify and keep the PURCHASER indemnified harmless against any claim, loss, damages or costs that may be occasioned or caused to the PURCHASER on account of any encumbrance, claim or defect in title of the VENDORS to the property hereby conveyed.

5. The VENDORS further covenant with the PURCHASER that the VENDORS have paid all taxes, cess, outgoings and other charges due on the property hereby conveyed till the date of sale. The VENDORS undertake to indemnify the PURCHASER and keep the PURCHASER indemnified, in the event of the PURCHASER being called upon to pay any charge or demand in respect of the property hereby conveyed, up to the date of registration of this Deed.

6. The VENDORS hereby declare that the property hereby conveyed is not subject of any partition, arrangement or trust and has not been brought into any partnership or offered as security in any manner whatsoever.

7. The VENDORS further declare that the property hereby conveyed is not the subject matter of any suit, litigation or proceedings and is not charged or otherwise encumbered to any creditor, or any other statutory or Revenue Authority, or any other person in any manner whatsoever.

8. The VENDORS hereby covenant with the PURCHASER that the said property held by the VENDORS is within the ceiling limits and is not the subject of any land acquisition, land ceiling or other proceedings under any Act whatsoever. Further, there are no proceedings pending under the Land Reforms Act, Urban Land Ceiling Act, Income Tax Act, and Sales Tax Act or under any other enactment for the time being in force, regarding the said property.

9. The VENDORS hereby assure the PURCHASER that there are no tenants or other occupants in the property hereby conveyed and in the event of any claim being made by any persons, the VENDORS alone would be responsible for answering the same and the VENDORS have on this day, handed over peaceful and vacant possession of the SCHEDULE E PROPERTY, to the PURCHASER.

10. The VENDORS assure the PURCHASER that there are no other impediments whatsoever in conveying the SCHEDULE E PROPERTY to the PURCHASER.

N Meenakshi

For ASTON CONSTRUCTIONS PVT. LTD.

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11. The VENDORS have on this day handed over the copies of the title deeds and all other documents pertaining to the SCHEDULE E PROPERTY to the PURCHASER. The VENDORS undertake to produce the originals documents, for inspection by the PURCHASER or her nominees, as and when required.

12. The VENDORS further covenant with the PURCHASER that the VENDORS will, from time to time, and at all times, at the cost of the PURCHASER, do, execute and register, or cause to be done, executed and registered all such further acts, deeds or things as shall or may be required, for better assuring the title of the PURCHASER to the property hereby conveyed.

13. The VENDORS have on this day put the PURCHASER in lawful, peaceful and absolute possession of the property hereby conveyed, to hold occupy and enjoy the same absolutely and forever.

14. The VENDOR confirms and assures the PURCHASER, that the PURCHASER may effect mutation of the records pertaining to the SCHEDULE E PROPERTY in the name of the PURCHASER.

15. The Construction Agreement of the apartment for which the below mentioned SCHEDULE-E PROPERTY is being hereby conveyed has been registered on 23.11.2021 bearing Doc. No. 17590 /2021 in the Office of the Sub Registrar, Guduvanchery.

SCHEDULE OF PROPERTY

SCHEDULE 'A'
(Total Extent of Land)

All that piece and parcel of vacant lands admeasuring an extent of 8 Acres 55 cents, comprised in Survey Nos. 233/1, 233/2A (Part), 233/2B (Part) 234/1A & 283/1, situated at Mannivakkam village, Chengalpet Taluk, Kancheepuram District, lying within the Sub Registration District of Guduvancherry, and Registration District of Chennai South.

N Meenakshi

For ASTON CONSTRUCTIONS PVT. LTD.

Authorised Signatory

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ITEM - 1:

All that piece and parcel of vacant lands admeasuring 6.63 acres, situated at Mannivakkam Village, Chengalpet Taluk, Kancheepuram District and comprised as follows:

Sl. No.	Survey No.	Extent (in Acres)
1	233/1	0.84
2	233/2B (Part)	1.20 (out of 2.75)
3	283/1	4.59
TOTAL		**6.63**

ITEM 2:

All that piece and parcel of vacant lands admeasuring 1.92 acres, situated at Mannivakkam Village, Chengalpet Taluk, Kancheepuram District and comprised as follows:

Sl. No.	Survey No.	Extent (in Acres)
1	233/2A (Part)	1.41 (out of 2.75)
2	234/1A	0.51
TOTAL		**1.92**

The properties described hereinabove, are situated within the Sub Registration District of Guduvancherry, and Registration District of Chennai South.

SCHEDULE 'B'

(Area surrendered to CMDA towards Open Space Reservation)

All that piece and parcel of land measuring 3,486.67 sq.mts (37,530 sq.ft) from and out of the lands in SCHEDULE 'A' above, comprised in Survey Nos. 233/2A (Part), 233/2B (Part) and 283/1 (Part), situated at Mannivakkam village, Chengalpet Taluk, Kancheepuram District and lying within the following boundaries:

N Meenakshi

For ASTON CONSTRUCTIONS PVT. LTD.

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North By : Balance area of the land comprised in Survey No.233/2B (Part) and 283/1 (Part)

South By : Balance area of the land comprised in Survey No.233/2A (Part) and 283/1 (Part)

East By : Road Widening Area comprised in Survey No.283/1 (Part) and Balance area of the land comprised in Survey No. 283/1 (Part)

West By : Balance area of the land comprised in Survey No.233/2A (Part) and 233 /2B (Part)

and situated within the Sub Registration District of Guduvancherry, and Registration District of Chennai South.

SCHEDULE 'C'

(Area surrendered towards Road /Road widening)

ITEM – 1:

All that piece and parcel of land measuring 402.83 sq.mts (4336.026 Sq.ft), from and out of the lands in SCHEDULE 'A' above, comprised in Survey No.283/1 (Part), situated at Mannivakkam Village, Chengalpet Taluk, Kancheepuram District, and lying within the following boundaries:

North By : Road Widening Area in Survey No. 283/1 (Part)

South By : Property comprised in Survey No. 283/2

East By : Existing Panchayat Road

West By : Existing Panchayat Road

ITEM – 2:

All that piece and parcel of land measuring 136.17 sq.mts (1465.72 Sq.ft), from and out of the lands in SCHEDULE 'A' above, comprised in Survey No.283/1 (Part), situated at Mannivakkam Village, Chengalpet Taluk, Kancheepuram District and lying within the following boundaries:

North By : Balance Land comprised in Survey No.283/1 (Part)

South By : Existing Road Area in Survey No.283/1 (Part)

East By : Road Widening Area in Survey No.283/1(Part); detailed as ITEM – 3 herein below

West By : Property comprised in Survey No. 234/1B3

N Meenakshi

For ASTON CONSTRUCTIONS PVT. LTD.

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ITEM – 3:

All that piece and parcel of land measuring 931.10 sq.mts (10022 sq.ft), from and out of the lands in SCHEDULE 'A' above, comprised in Survey No.283/1 (Part), situated at Mannivakkam Village, Chengalpet Taluk, Kancheepuram District and lying within the following boundaries:

North By : Property comprised in Survey No.284

South By : Existing Road Area in Survey No.283/1 (Part)

East By : Existing Panchayat Road

West By : Balance land comprised in Survey No. 283/1 (Part) and Road Widening Area in Survey No. 283/1 (Part); detailed as ITEM – 2 hereinabove

and situated within the Sub Registration District of Guduvancherry, and Registration District of Chennai South

SCHEDULE "D"
(Residual Land Area)

All that piece and parcel of land admeasuring an extent of 29643.85 sq.mts (319083.81) sq.ft, from and out of the lands in SCHEDULE 'A' above, comprised in Survey Nos. 233/1, 233/2A (Part), 233/2B (Part), 234/1A & 283/1 (Part), situated at Mannivakkam Village, Chengalpet Taluk, Kancheepuram District, lying within the following boundaries:

North By :Property comprised in Survey No.227 (Part), 284, and the Open Space Reservation land described in Schedule 'B' above

South By :Property comprised in Survey No.234/1B, 283/2 and the Open Space Reservation land described in Schedule 'B' above

East By :Road Widening Area comprised in Survey No.283/1 (Part) and the existing Panchayat Road and the Open Space Reservation land described in Schedule 'B' above

West By :Property comprised in Survey No.227

and situated within the Sub Registration District of Guduvancherry, and Registration District of Chennai South.

N Meenakshi

For ASTON CONSTRUCTIONS PVT. LTD.

Authorised Signatory

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SCHEDULE 'E'

(Property hereby conveyed)

An undivided extent of **449 Sq. ft.,** of land, from and out of the total extent of land mentioned in SCHEDULE 'D' above, situated at Mannivakkam Village, Chengalpet Taluk, Kancheepuram District, and situated within the Sub Registration District of Guduvancherry, and Registration District of Chennai South.

PRESENT MARKET VALUE OF SCHEDULE 'E' PROPERTY IS Rs.4,21,162/-

IN WITNESSES WHEREOF, THE PARTIES HEREIN HAVE AFFIXED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

N Meenakshi

PURCHASER

For ASTON CONSTRUCTIONS PVT. LTD.

V. P

Authorised Signatory

POWER AGENT OF VENDORS

WITNESSES:

1.

S. Nagarajan, S/o Shanmugam
A7/11, 7th Floor, 'A' Block, LIG Apartment,
TNHB Flat, Bharathi Salai, Ramapuram, Chennai 600 089
(Aadhaar No. 2495 3505 2934)

2.

R. Ranjith, S/o Ramasamy
No.1/46, Santhu Mariamman Kovil Street,
Thimmanaickenpatty Post, Rasipuram Taluk,
Namakkal District 636 202
(Voter ID No. SXI0691584)



Drafted by:
R. Manimegalai

R. MANIMEGALAI, M.com.,L.L.B.,
ADVOCATE
No.1, Pari Street, Kamarajapuram,
Nandivaram, Guduvancherry-603 202
Mobile Nos: 9444295993 / 9940404178
Whatsapp No: 9790454576
Enrolment No. 314/2018

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Registering officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 13277 of 2021

I hereby certify that a sum of ₹ 28,500/- (Rupees Twenty Eight Thousand Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. என். மீனாட்சி residing at No. A7/11, 7th Floor, A-Block, LIG Apartment, TNHB Flat, OPP to SRM Dental College, Bharathi Salai, Ramapuram, Chennai, Tamil Nadu, India, 600089.

Sub Registrar Gooduvancheri
Date: 20/12/2021

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 ₹ 17,500/- paid at 05:26 PM on the 20/12/2021 by

Left Thumb





N Meenakshi
7305465991

Additions as per recitals of document

Execution admitted by
Left Thumb





V. P
9962891222

Additions as per recitals of document

Claim admitted by
Left Thumb





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Registering office

N Meenakshi

Additions as per recitals of document

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contains ___ Sheets ___ Sheet

Identified By

1. 7550162271

Mr. R. RANJITH Son of RAMASAMY No.1/46, Santhu Mariamman Kovil Street, Thimmanaickenpatty Post, Rasipuram Taluk, Namakkal District 636 202, Namakkal, Tamil Nadu, India, 636202.

2. 9[illegible]88820

Mr. S. NAGARAJAN Son of SHANMUGAM A7/11, 7th Floor, A Block, LIG Apartment, TNHB Flat, Bharathi Salai, Ramapuram, Chennai 600 089, Chennai, Tamil Nadu, India, 600089.

20th day of December 2021

ARUMUGANAVARAJ A
Sub Registrar
Gooduvancheri

Registered as Number **R/Gooduvancheri/Book-1/17594/2021**.

Date: 20/12/2021
Gooduvancheri

ARUMUGANAVARAJ A
Sub Registrar

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Registering officer

Aston

CERTIFIED TRUE COPY OF RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 18.02.2020 AT 11.00 AM AT THE REGISTERED OFFICE OF THE COMPANY.

"RESOLVED THAT Mr. Ragupathy, Son of Mr. Vijaykumar, aged about 38 years, be and is hereby authorized to sign agreements of sale, construction agreements and other related documents, sale deed, mortgage deed etc as may be required from time to time, and to appear on behalf of the company in Sub Registrar Offices across Tamilnadu, to sign, execute, admit and present all required deeds and documents for registration, rectification, adjudication, mortgage etc on behalf of the firm and all other documentation that may be required to convey proper title and to give special rights/ priviliges to the customer(s) of the project "Adinath Shantiniketan and Serene Adinath" comprised in S. Nos.233/1, 233/2A, 233/2B, 234/1A, 283/1 situated at Mannivakkam Village, Chengalpet Taluk, Kancheepuram District, ON BEHALF OF THE COMPANY".

//CERTIFIED COPY//

Place: Chennai

Date: 18.02.2020

For ASTON CONSTRUCTIONS PVT. (LTD)

P. J.

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Registering officer

SEAL THE SUB REGISTRAR

ASTON CONSTRUCTIONS (P) LTD.
T-2, 1st Floor, No. 31, Rajamannar Street, T. Nagar, Chennai - 600 017
T: +91-44-28151857 / 58 / 42127686 F: +91-44-28152595

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



R. Lakshmi ---------- SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms.

Mrs. R. LAKSHMI
W/o R. Ramakrishnan
No. 20, Sarojini Street, T.Nagar, Ch-17

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	

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

Place:	Chennai
Date: (in words)	Twentyth day of December two thousand twenty one

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 photo and other half on this paper.

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Registering officer

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



---------- SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms.

Mr. R. RAJAN BABU
S/o R. Ramakrishnan
No. 20, Sarojini Street, T. Nagar, Ch-17

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	

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Registering officer

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

Place:	Chennai
Date: (in words)	Twenty th day of december two thousand twenty one only

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 photo and other half on this paper.



N Meenakshi

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Registering officer



இந்திய அரசு
Government of India

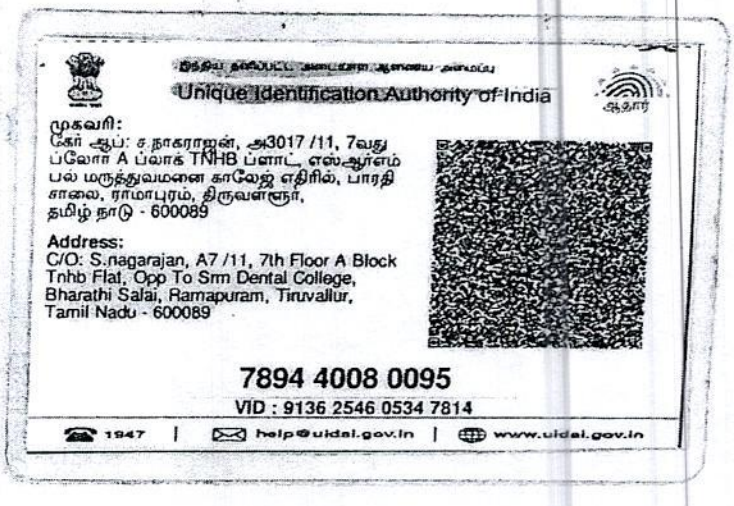
மீனாட்சி நா
Meenakshi N
பிறந்த நாள்/DOB: 12/12/1981
பெண்/ FEMALE

Issue Date: 05/04/2021

Download Date: 24/04/2021

7894 4008 0095
VID : 9136 2546 0534 7814

எனது ஆதார், எனது அடையாளம்



இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

முகவரி:
கோ/ஆப: எ.நாகராஜன், அ3017 /11, 7வது பலோர் A ப்லாக் TNHB ப்ளாட், எஸ்.ஆர்.எம் பல் மருத்துவமனை காலேஜ் எதிரில், பாரதி சாலை, ராமாபுரம், திருவள்ளூர், தமிழ் நாடு - 600089

Address:
C/O: S.nagarajan, A7 /11, 7th Floor A Block Tnhb Flat, Opp To Srm Dental College, Bharathi Salai, Ramapuram, Tiruvallur, Tamil Nadu - 600089

7894 4008 0095
VID : 9136 2546 0534 7814

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N Meenakshi

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Registering officer

இந்திய அரசாங்கம்

Government of India

பதிவு அடையாளம் / Enrollment No. : 1349/50648/01303

To
Ragupathy V
ரகுபதி வி
S/O Vijayakumar
13/3
Naidu Street
Kotturpuram
Kotturpuram Chennai
Tamil Nadu - 600085
9962841222

25/10/2013

KL438870492FT

43687049

உங்கள் ஆதார் எண் / Your Aadhaar No. :

6158 7791 5707

- சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India

ரகுபதி வி
Ragupathy V



DOB: 17/10/1982
Male

6158 7791 5707

- சாதாரண மனிதனின் அதிகாரம்

V. R

Document No. 1759 of 2014 Book
1 contains 21 Sheets 18 Sheet

Registering officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAGUPATHY

VIJAYAKUMAR

17/10/1982

Permanent Account Number

BLWPR8677Q

Signature



11012013

V.R

Document No. 14591 of 2024
1 contains 21 Sheets 19 Shee

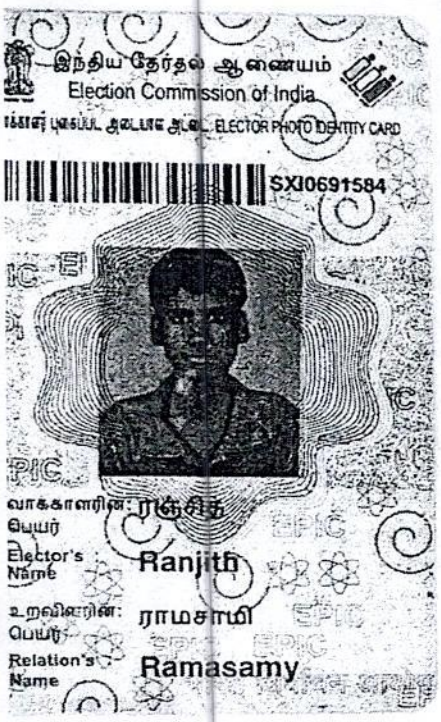
Registering officer

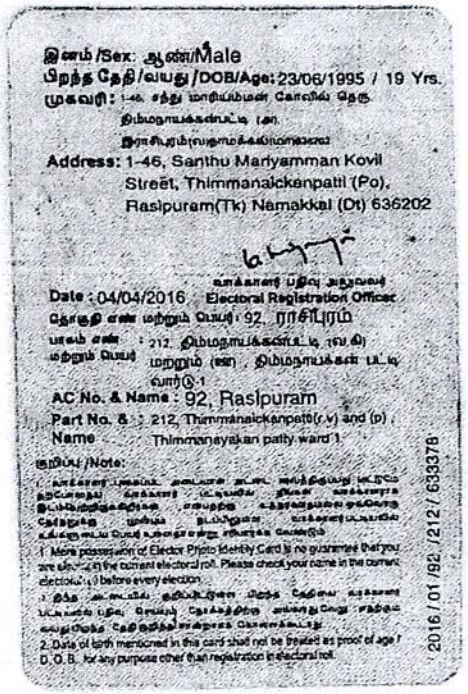


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1 contains 21 Sheets 20 Shee

Registering officer







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Registering officer

1000Rs.



R. Lakshmi Rs 1000/- Narayanamoorthy

P. NARAYANAMOORTHY,
Stamp Vendor,
ALANDUR, MADRAS

SALE DEED Rs.1,66,400/00.

THIS DEED OF SALE EXECUTED AT MADRAS, on this the 11TH DAY OF MAY 1990, by SIVAPRAKASA MUALIAR, son of Murugesa Mudaliar, Hindu, aged years, and residing at No.1, Mannivakkam Village, Chingleput Taluk, Chingleput District, hereinafter called the VENDOR which term shall wherever the context so requires mean and include all his legal heirs, legal representatives, executors, administrators, assigns etc., of the ONE PART:-

TO AND IN FAVOUR OF

Tmt. R.LAKSHMI, wife of Mr R.Ramakrishnan, Hindu, aged about 39 years, and residing at No.33, Sarojini Street, T.Nagar, Madras 17, hereinafter called the PURCHASER which term shall whenever the context require mean and include all her legal heirs, legal representatives, executors, administrators and assigns etc., of the OTHER PART:-

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AT 757141

Rajan Babu & Lakshmi

Ch-17

L. No. B7/108/11/Dt: 5-2-1
R.JAYALAKSHMI
STAMP VENDOR
5/2, South Chandapani Street,
T. Nagar, Chennai-600 017.

GENERAL POWER OF ATTORNEY

ON THIS DAY, THE 10TH DAY OF FEBRUARY 2015, AT CHENNAI, KNOW ALL MEN BY THESE PRESENTS THAT WE:

1. **Mrs.R.LAKSHMI**, Wife of Late R.Ramakrishnan, Hindu, aged 61 years;

2. **Mr.R.RAJAN BABU**, Son of Late R.Ramakrishnan, Hindu, aged 37 years, both residing at Old No.33, New No.20, Sarojini Street, T.Nagar, Chennai 600 017, hereinafter referred to as the "**PRINCIPALS**", do hereby appoint and retain: **M/s.ASTON CONSTRUCTIONS PRIVATE LIMITED**, a company incorporated under the Companies Act, 1956 and having the registered office at No.T2, First Floor, No.31, Rajamannar Street, T.Nagar, Chennai 600 017,

Orginal DOC Verified Sub registrar Guduvanchari

for ASTON CONSTRUCTIONS (P) LTD.

Authorised Signatory

R. Lakshmi

DOCUMENT No. & YEAR 1778/2015
Page No: 1
Total: Pages: 17

VERIFIED

Sale Deed

பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 19661/2021

ஆவண எண் : R/ Gooduvancheri/ BOOK-1/ 17594 / 2021

திருமதி என். மீனாட்சி அவர்களிடமிருந்து ₹ 46,000 (ரூபாய் நாற்பத்தாறாயிரம் மட்டும்) [இணைய வழி: REG202112206074042 ₹ 46000] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 1(h) படி)	28,500
2	பதிவுக் கட்டணம்	16,850
3	கணினிக் கட்டணம்	550
4	குறுந்தகடுக் கட்டணம்	100
	செலுத்தப்பட்ட மொத்தத் தொகை	46,000

சார்பதிவாளர் கூடுவாஞ்சேரி 20 DEC 2021

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு R. RANJITH இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

கூடுவாஞ்சேரி அலுவலகம்

நாள்: 20/12/2021

பதிவு அலுவலர் கையொப்பம்

சார்பதிவாளர் கூடுவாஞ்சேரி

உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
jananienterprises (குடிமக்கள்)	Meenakshi Sundaram	9940404178	05-11-21 11:11:10 AM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி
- இணையதளம் மூலம் பொது மக்களே ஆவணம் உருவாக்கும் வசதி
- இணையதளம் மூலம் வழிகாட்டி மதிப்பை அறியும் வசதி, கட்டிட மதிப்பை கணக்கிடும் வசதி
- இணையதளம் மூலம் முத்திரைத் தீர்வை, பதிவுக் கட்டணம் உள்ளிட்ட கட்டணங்கள் செலுத்தும் வசதி
- பொதுமக்கள் நலன் சார்ந்த சுற்றறிக்கைகள்/அரசாணைகள் பதிவுத்துறையின் இணையதளத்தில் பார்வையிடும் வசதி.