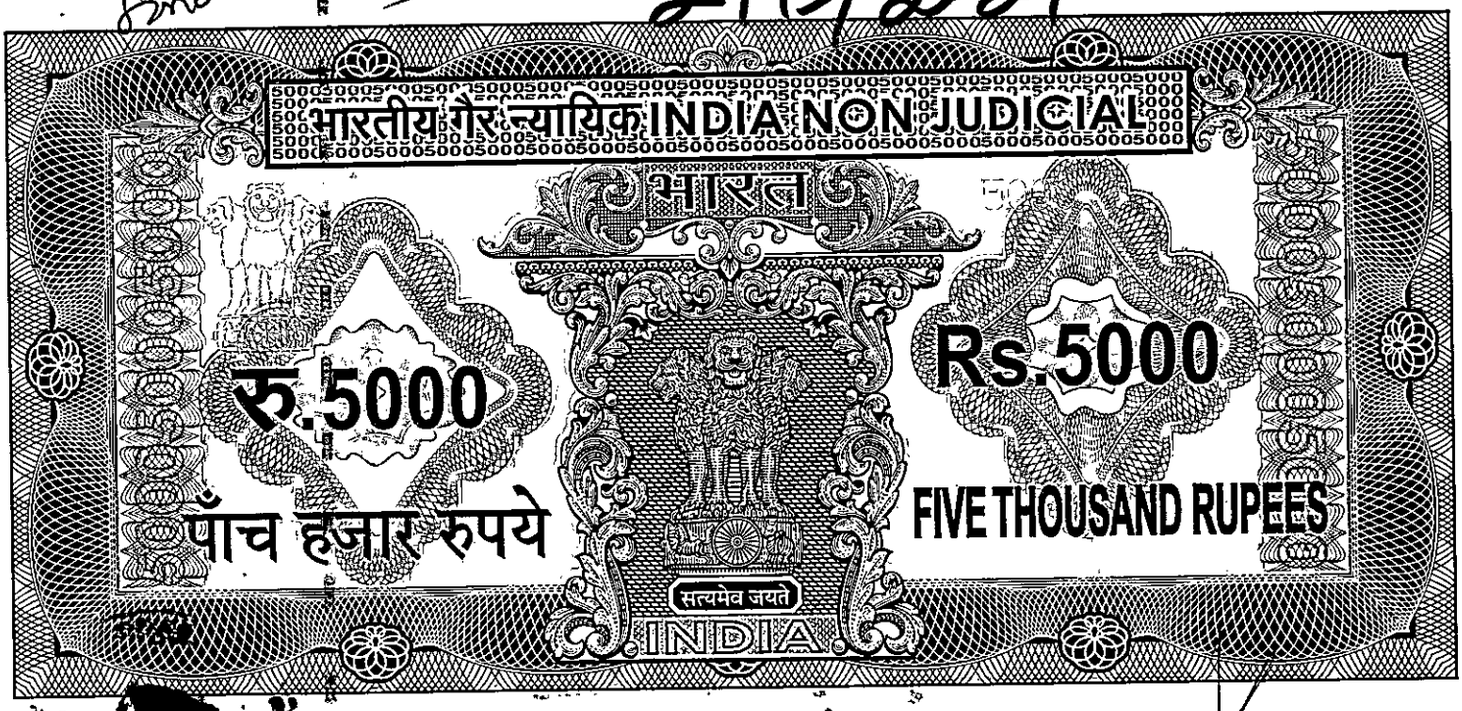
2943/2021




தமிழ்நாடு TAMILNADU

U 492444 U 492444

9 SEP 2021

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

2015

[1]

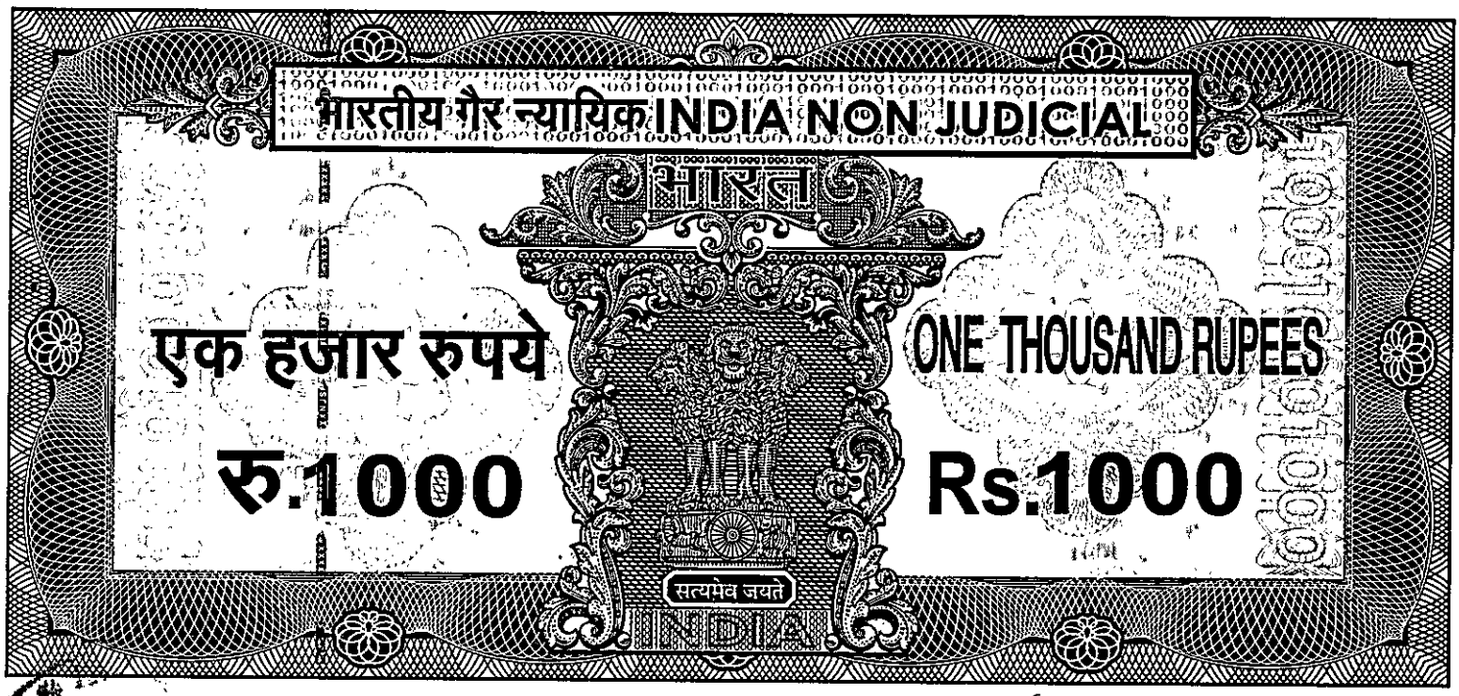
**SALE DEED**

**THIS DEED OF ABSOLUTE SALE** Executed at **CHENNAI on this the 09th day of SEPTEMBER 2021**

**BY**

**Mr.HARIKRISHNAN.V.S** (PAN No.AAYPH0793H) (Aadhaar No 269318579657), (Cell No.9597488800) Son of Late Sreeramulu, aged about 61 years, residing at No.B34, Karthikeyan Salai, Jawahar Nagar, Periyar Nagar, Chennai – 600082, represented by his duly constituted Power Agent **Mr.V.SARAVANAN**, (Aadhaar No.756998557020) (Cell No.9043014166) Son of Mr.Vijayarangam, aged about 47 years, residing at No.11, D (2) Muthumariamman Koil Street, Perambur, Chennai-600 082 (Appointed as power agent vide Document No.2499 of 2021, dated 11.08.2021, Book No.I, registered in the office of the sub-Registrar, Sembium), hereinafter referred as the **"VENDOR"**, which term shall mean and include wherever the context so requires his heirs, legal representatives, executors, administrators, and assigns

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தமிழ்நாடு तमिलनाडु TAMILNADU 08 SEP 2021

AH 609129

K. CHANDRASEKAR
Stamp Vendor
L.No: 1057-16/2017/2021
G1A, Singapore Plaza, Ground Floor,
164, Linghi Chetty Street,
Broadway, Chennai-600 001

[2]

**TO AND IN FAVOUR OF**

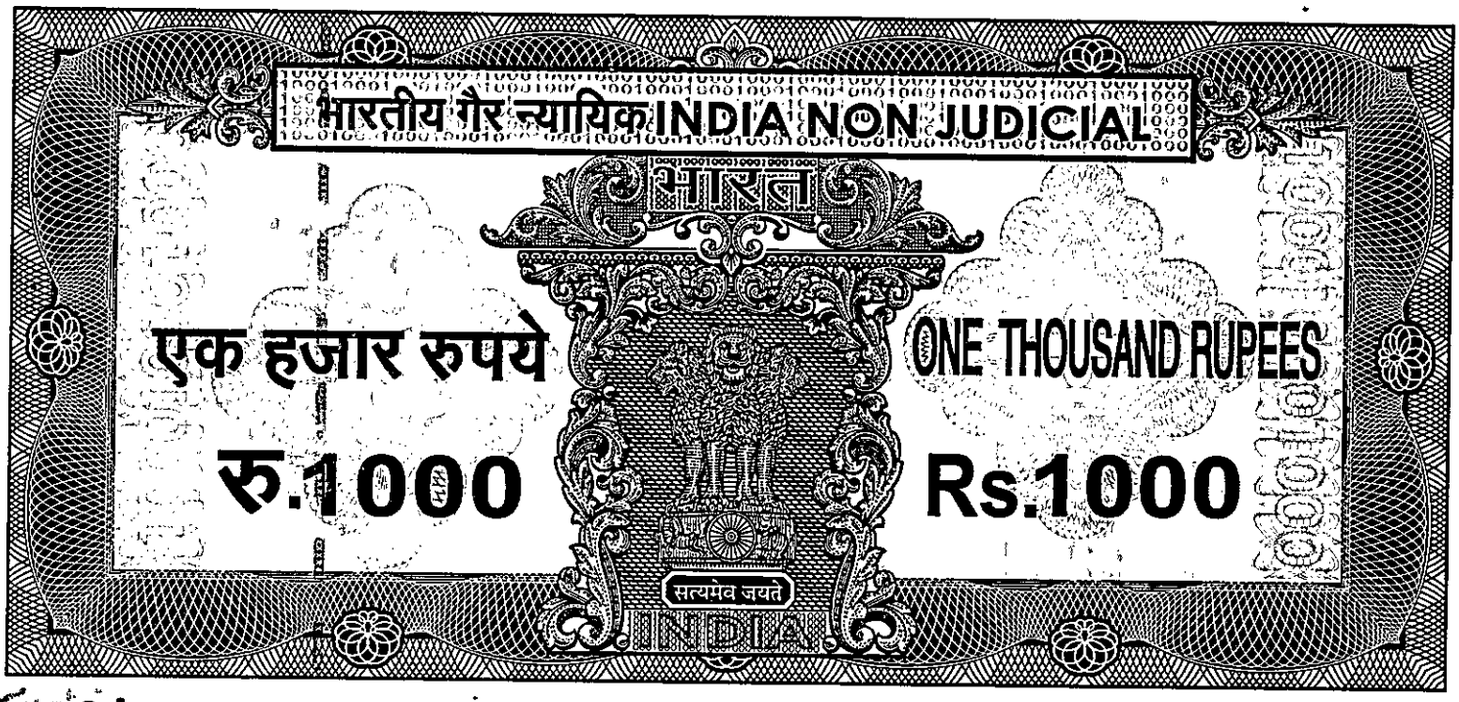
**Mr.R.VIJAYAKUMAR** (PAN.No.ACZPV2323A) (Aadhaar No.366295452010), (CELL No. 9840777765) Son of Ramadoss, aged about 46 years, residing at No 67/32, T.K.Mudali Street, Choolai, Chennai – 600 112, hereinafter referred as the **"PURCHASER"**, which term shall mean and include wherever the context so requires his heirs, legal representatives, executors, administrators, and assigns.

**WHEREAS** the **VENDOR** represented that he is the sole and absolute owner of the property morefully described in the Schedule hereunder which is a flat with undivided share of land.

**WHEREAS** the Principal Vendor had purchased the schedule mentioned property out of his own funds from BANK OF BARODA by way of Sale Certificate dated 07.07.2021, registered as Document No.2008 of 2021, registered in Book-1, in the Office of the Sub- Registrar Sembium.

**WHEREAS** the Principal Vendor had appointed **Mr.V.SARAVANAN**, Son of Mr.Vijayarangam, as his power agent vide Document No.2499 of 2021, dated 11.08.2021, Book No.I, registered in the office of the sub-Registrar, Sembium.

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தமிழ்நாடு तमिलनाडु TAMILNADU 08 SEP 2021 AH 609128

K.K. CHANDRASEKAR
Stamp Vendor
L.No: 1057-16/57/2021
G1A, Singapore Plaza, Ground Floor,
164, Linghi Chetty Street,
Broadway, Chennai-600 001



**WHEREAS** ever since purchase of the schedule property, the **VENDOR** is in absolute, continuous and undisputed possession and in enjoyment of the property morefully described in the Schedule hereunder in his own right, and;

**WHEREAS** the **VENDOR** represents that except him no one else has any right, title, claim, share, demand or interest over the said property which is described in the Schedule hereunder and that it is not the subject matter of any mortgage, charge, lien, lispendens whatsoever, and;

**WHEREAS** the **VENDOR** represent that he has good and marketable title to the said property which is described in the Schedule hereunder and that it is not the subject matter of any mortgage, charge, lien, lispendens whatsoever, and;

**WHEREAS** making such representations the **VENDOR** has offered to sell the schedule mentioned property for a sum of Rs. 48,00,000/- (Rupees Forty Eight Lakh only) to the **PURCHASER** free of all encumbrances and the **PURCHASER** agreed to buy the schedule property for the said consideration of 48,00,000/- (Rupees Forty

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Registering Officer




தமிழ்நாடு तमिलनाडु TAMILNADU 08 SEP 2021

AH 609130

K. CHANDRASEKAR
Stamp Vendor
L.No: 1057-16/2017/2021
G1A, Singapore Plaza, Ground Floor,
164, Linghi Chetty Street,
Broadway, Chennai-600 001



Eight Lakh only) free of all encumbrances, on the terms and conditions set forth hereunder:

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-**

That in pursuance of the aforesaid and in consideration of a sum of Rs. 48,00,000/- (Rupees Forty Eight Lakh only) paid by the PURCHASER to the VENDOR in the following manner;

(a) **Rs.5,00,000/- (Rupees Five Lakh only)** was paid to the vendor by way of Cheque bearing No.274854 dated 18.08.2021 drawn on ICICI Bank, Nungambakkam Branch

(b) **Rs.43,00,000/- (Rupees Forty Three Lakh only)** has been paid to the vendor by way of Demand Draft No.578204 dated 09.09.2021 drawn on Bank of Maharashtra, Mount Road Branch.

2. The **VENDOR** hereby covenants that they are the sole and absolute owner, in absolute possession and enjoyment of the property more particularly described in the Schedule hereunder and he has got full and marketable right, power and authority to convey to the **PURCHASER** the said property and declares that he has

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Registering Officer

got subsisting and unencumbered title to convey the property hereby conveyed and do hereby assures the **PURCHASER** that the property conveyed hereto is not subject to any encumbrances, charges, leases or agreement to sell, liens or any pending litigation, etc., and the **VENDOR** do hereby declare that all the applicable taxes, including but not limited to Property Tax, Corporation Tax, Water Tax, Electricity Charges and all other public charges including Chitta and Adangal in respect of the said Schedule mentioned property have been paid up to the date of sale hereof and further hereby undertakes to pay all taxes, outgoings in respect of the property hereby sold upto the date of this Sale Deed and any amount that may be found due by way of such taxes or other charges or outgoings for any period prior to this deed of sale, the **VENDOR** shall pay all such amounts due and in the event of the **PURCHASER** however being made liable to pay any such amount on all or any of these accounts, the **VENDOR** hereby undertakes to make good to the **PURCHASER** all such sums and the **VENDOR** do hereby undertakes to indemnify the **PURCHASER** always and at all times to the fullest extent and reimburse against all risks, losses or damages or claims or expenses that the **PURCHASER** may be put to on account of any defect in title in the property or any breach of any of the covenants, assurances, declarations and representations contained in this Sale Deed.

3. The **VENDOR** do hereby declare and assure the **PURCHASER** that the said Schedule mentioned property hereby conveyed is the absolute property of the **VENDOR** herein and that the **VENDOR** have every right to deal with the same in the manner hereby done and none other than them have any right, title, claim or interest in the said Schedule mentioned property. The **PURCHASER**, from this day, shall be entitled to peacefully and quietly possess and enjoy the property hereby conveyed and every part thereof without any interruption or claim or demand whatever from the **VENDOR** or his predecessors in title or by any person or persons lawfully or equitably claiming from, under or in trust for the **VENDOR**.

4. The **VENDOR** also covenants with the **PURCHASER** that he and every person having or claiming any estate, title or interest in the property hereby sold shall, from time to time, and at all times hereafter, at the request and cost of the

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Registering Officer

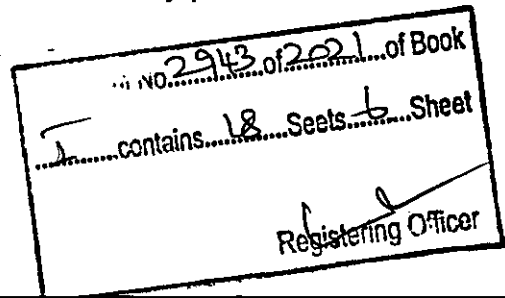
**PURCHASER**, execute and register or cause to be done, executed and registered all such acts, deeds, assurances, matters and things for the further and more effectively assuring the said property unto to the **PURCHASER** in the manner aforesaid as shall or reasonably may be required. The **VENDOR** shall at all times, at the request of the **PURCHASER** do or cause to be executed or registered all such acts, deeds and things as may be reasonably required for further and better assuring the title of the **PURCHASER** to the said Schedule mentioned property or any part thereof unto and to the use of **PURCHASER** absolutely and forever.

5. The **VENDOR** do hereby declare and covenant with the **PURCHASER** that the **VENDOR** sufficiently entitled to sell the Schedule mentioned property, that there are no suits, appeals or petitions pending in the court in which any question relating to the Schedule mentioned property is in issue, that there are no attachments, proclamations or orders on the Schedule mentioned property and the Schedule mentioned property has not been offered as security for the performance of any agreement (except as specifically stated herein) or arrangement whereby the property will in any way be affected in title, estate, possession or enjoyment of the **PURCHASER** by this day.

6. The **VENDOR** expressly covenant with the **PURCHASER** that the Schedule mentioned property is not bound by any past or present tax liabilities contracted by themselves in their individual capacity or in any other capacity and commit fully that in the event of any attachment or lien by the tax authorities over the Schedule mentioned property effected prior to the date of this sale, the **VENDOR** shall indemnify the **PURCHASER** against and compensate for any loss suffered thereby.

7. The **VENDOR** further represented to the **PURCHASER** that they have neither received any notice from any statutory bodies or authorities nor got any intimation about acquisition of the Schedule mentioned property or any part thereof. The property conveyed is not subject to any ceiling acts in force and agrees to keep the **PURCHASER** indemnified against any such future claims.

8. The **VENDOR** has this day put the **PURCHASER** in vacant possession of the property hereby sold.



9. The **VENDOR** has this day handed over all the title deeds pertaining to the property hereby sold to the **PURCHASER.**

10. The **VENDOR** and the **PURCHASER** hereby agree that the **PURCHASER** will own and enjoy the undivided share of land hereby sold and conveyed in common with the other co-owners in the land described in schedule 'A' hereunder.

11. The **PURCHASER** will become member of the Association of the owners of the undivided shares in the Schedule property for the purpose of peaceful possession and enjoyment of the schedule mentioned property sold under this Sale Deed.

12. The **VENDOR** hereby declares that the **PURCHASER** shall have the right to park their Car and two-wheelers in the area set apart for parking.

13. The **PURCHASER** agree to bear the consumption charges as per the bill for the common electrical energy that may be consumed for the common lights and common amenities along with the other flat owners.

14. The **VENDOR** and the **PURCHASER** hereby specifically agree that the **PURCHASER** will have the right to use the common passage, vacant common land, open terrace, etc., in common with the other flat owners.

15. The **PURCHASER** shall enjoy the property hereby sold in common with the other flat owners with the right to use the staircases, passages, open terrace, common areas, car parking areas, overhead tanks, water sumps, water supply lines, electrical supply lines, telephone lines, cable TV lines, gates and other common facilities, amenities, etc.

16. In all other respects, the **PURCHASER** will have equal rights and obligations with the other flat owners as is existing in flat system.

17. The **VENDOR** further declares that he has not been prevented from making this sale by any law for the time being in force and the **PURCHASER** shall be entitled to have mutation of records in the Corporation of Chennai, Chennai Metropolitan Water Supply and Sewerage Board, Tamil Nadu Electricity Board

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(including Transfer of Deposit), with the Taluk office and Revenue Department and in all local authorities and governmental authorities pertaining to the Schedule mentioned property.

## SCHEDULE OF THE PROPERTY

All that piece and parcel of **Flat bearing No.F-4** with a built up area of 901 sq.ft (plinth area of 831 Sq.ft and common right on stair case 70 Sq.ft) along with an undivided share of land measuring 538 Sq.ft out of 3892.50 Sq.ft situated at Old Door No.40, and New Door.23, Gopalapuram 1st street, Chennai – 600 082 comprised in Survey No.90/3B1(part), T.S.No.21/2, (part) Block No.3 of Peravallur village, Ayanavaram Taluk, Chennai District within the limits of Greater Chennai Corporation and bounded on the

North By : House and plot belonging to Mr.Ganesan,
South by : House and plot belonging to Ramakrishnan and Devaki ammal,
East By : Vacant plot belonging to Mariyammal,
West By : Gopalapuram 1st street.

Measuring:

| | |
|---|---|
| East to west on the northern side | : 91 feet, |
| East to west on the southern side | : 82 feet, |
| North to south on the eastern side | : 40 feet, |
| North to south on the western side | : 50 feet. |

and situated within the Registration District of Chennai North and in the Registration Sub–District of Sembium.

**Market Value of the Property : Rs.48,00,000/-.**

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Registering Officer

**IN WITNESS WHEREOF THE EXECUTOR AND PURCHASER HAVE SET THEIR HANDS AND PUT THEIR SIGNATURES ON THE 9TH DAY OF SEPTEMBER 2021**

**(PURCHASER)** **(VENDOR through POA)**

**WITNESSES :-**

1. **(SRINIVASAN** S/o. Maduraimuthu No.73/119, Nelvoyal Road, Perambur Chennai-11).

2. **(SHARANYA** D/o. Babu No.67/32, T.H.Mudali Street, Choolai, Chennai-112.)

**Drafted by :**



**S.SURESH, (E.No.2145/2020)**
ADVOCATE
No.53, Meenambalpuram, Mylapore. Chennai - 4 , Cell - 8220354907

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Registering Officer

# ANNEXURE 1 – A

## MARKET VALUE PROPERTIES/BUILDING PARTICULARS OF BUILDING TO BE FURNISHED

I. Description of Building / Please denote by tick (✓) marked the relevant involved in the following

| | | | |
|---|---|---|---|
| a. | Construction of Structures | Cement / Partly cement of Lime, Partly mud/mortar | |
| b. | Depth of foundation | / 3 to 4 feet ✓ | above 4 feet ✓ |
| c. | Thickness of Walls in Ground Floor | 5" | ( -1-11/2) ✓ |
| d. | Whether teakwood used through out | Yes | No ✓ |
| e. | Flooring | Ceramic Tiles | Ordinary plastered ✓ |

II. Age of the Building **19 Years**

III. Extent of the site 538 **Sq.ft. of UDS out of 3892.5 Sq.ft.**

**a)** Value of the land **Rs.11,00,000/-**

IV. Build up area : (Each type of construction involved in each floor)

| Floor | Madras A.C.C. Terrace sheet roof | RCC Roof | Mangalore tile roof over flat tiles | Mangalore roof plan | Mangalore tile roof over ceiling tiles | Pantile roof over tiles | Pantile roof plan | roof |
|---|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| | First Floor | | | 901 Sq.ft. | | | | |

V. Area of Separate garage and of Construction involved if any ---- Common

VI. a) Length of compound wall if any ---
b) Length of barbed wire or chain or link fence

VII. Is there a separate latrine or chain septic tank ---

VIII. Well if any with diameter and depth ---

IX. Electrical installation
a) No.of points **10**
b) No. of fans **5**
c) No. of electric motor pump sets **1**

X. Annual Rental Value .....Rs. - /-

The Executant's estimate the

**Market Value of the land** **Rs. 11,00,000/-**

**Market Value of the Building** **Rs. 37,00,000/-**

**Total** **Rs. 48,00,000/-**

Place : Chennai

Date : 09.09.2021

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Registering Officer

R/Sembiam/Book-1/2943/2021

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1870 of 2021

I hereby certify that a sum of ₹ 3,28,000/- (Rupees Three Lakh Twenty Eight Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. விஜயகுமார் residing at 67/32, T.K.MUDALI STREET CHOLAI CHENNAI, Chennai, Tamil Nadu, India, 600112.

Sub Registrar: Sembiam
Date: 09/09/2021

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

Presented in the office of the Sub Registrar of Sembiam and fee of ₹ 1,92,450/- paid at 04:16 PM on the 09/09/2021 by

Left Thumb





9840777765

Additions as per recitals of document

Execution admitted by

Left Thumb





9043014166

Additions as per recitals of document

Claim admitted by

Left Thumb





Additions as per recitals of document

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Registering Officer

Identified By

1. Mr. SRINIVASAN Son of MADURAIMUTHU 73.119 Nelavoyal road, perambur, Chennai, Tamil Nadu, India, 600011.

2. Sharanya.B Ms. SHARANYA Daughter of BABU 67.32 T K Mudhali street choolai, Chennai, Tamil Nadu, India, 600112.

9th day of September 2021

POOVARASI D
Sub Registrar
Sembiam

Registered as Number **R/Sembiam/Book-1/2943/2021.**

Date: 09/09/2021
Sembiam

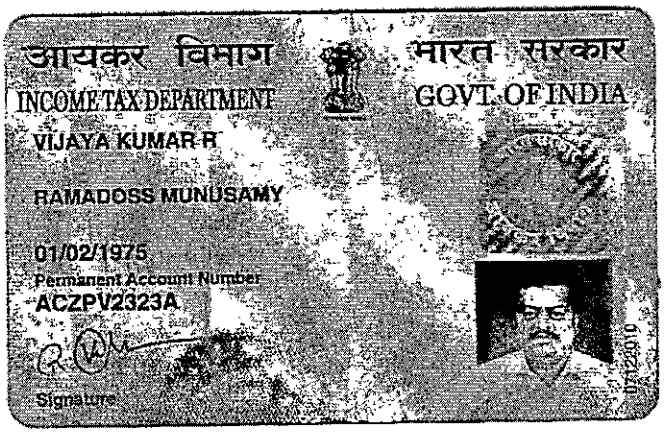
POOVARASI D
Sub Registrar

SUB-REGISTRAR
DISTRICT REGISTRAR CADRE
SEMBIAM, CHENNAI - 11.

THE SEAL OF THE REGISTRAR SEMBIAM

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Registering Officer




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Registering Officer

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம்/Enrollment No. : 1111/52002/05191

To
R. Vijayakumar
ரா. விஜயகுமார்
S/O: Ramadoss
67/32
T. K MUDALI STREET
CHOOLAI
Choolai
Choolai,Chennai
Tamil Nadu - 600112
9840777765

18/11/2013

KL790432099FT

79043209

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**3662 9545 2010**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய அரசாங்கம்
Government of India



ரா. விஜயகுமார்
R. Vijayakumar

பிறந்த நாள்/DOB: 01/02/1975
ஆண்/Male

**3662 9545 2010**

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Government of India

AADHAAR

தகவல்

- ஆதார் அடையாளத்திற்கான சான்று குடியுரிமைக்கு அல்ல.
- அடையாள சான்றை இணையதளம் மூலம் உறுதிப்படுத்திக் கொள்ளவும்.

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- ஆதார் நாடு முழுவதிலும் செல்லுபடியாகும்.
- வருங்காலத்தில் அரசு மற்றும் அரசு சாரா சேவைகளை பயன்படுத்திக் கொள்ள ஆதார் உதவிகரமாக இருக்கும்.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி: S/O: ராமதாஸ், 67/32
டி.கே. முதலி தெரு, சூலை, சூலை, சூலை
சென்னை, தமிழ் நாடு, 600112

Address: S/O: Ramadoss,
67/32, T. K MUDALI
STREET, CHOOLAI,
Choolai, Choolai, Chennai,
Tamil Nadu, 600112

**3662 9545 2010**

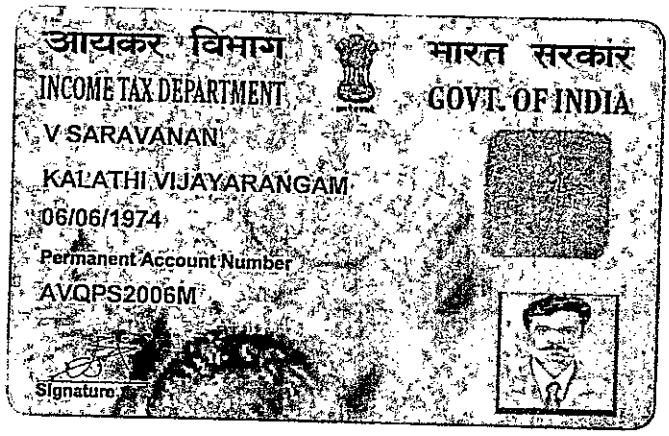
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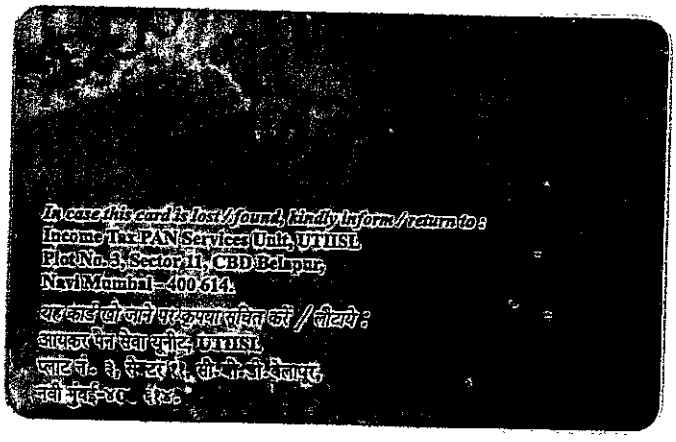
help@uidai.gov.in

www.uidai.gov.in

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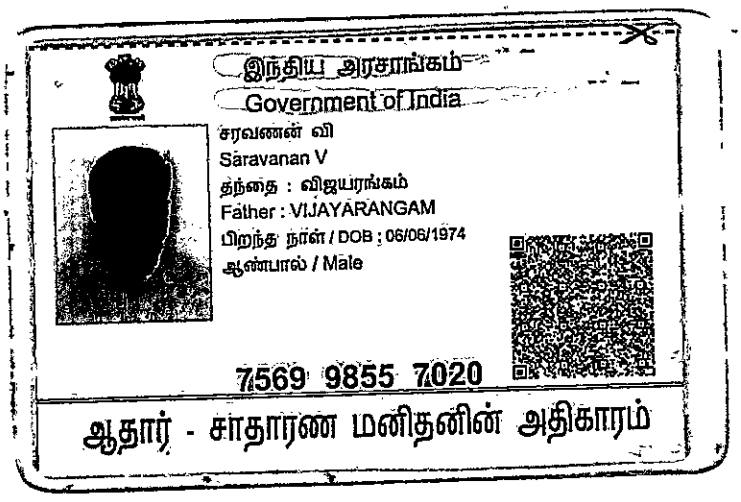
Registering Officer




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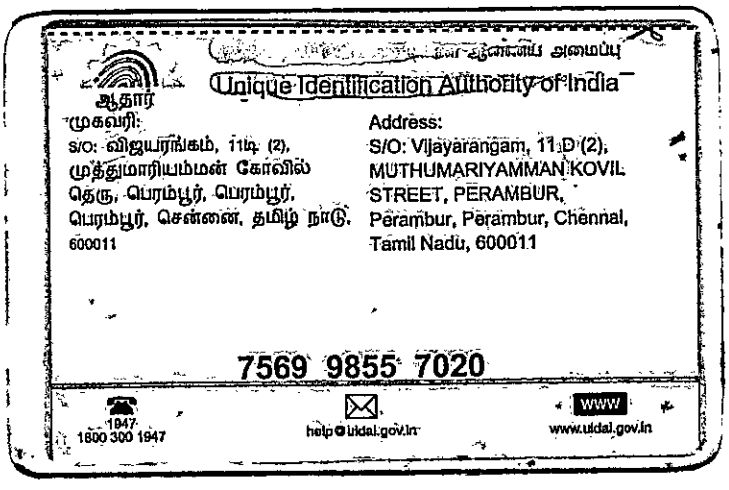


இந்திய அரசாங்கம்
Government of India

சரவணன் வி
Saravanan V
தந்தை : விஜயரங்கம்
Father : VIJAYARANGAM
பிறந்த நாள் / DOB : 06/06/1974
ஆண்பால் / Male

7569 9855 7020

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய தனித்துவ அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

ஆதார்

முகவரி:
S/O: விஜயரங்கம், 11டி (2),
முத்துமாரியம்மன் கோவில்
தெரு, பெரம்பூர், பெரம்பூர்,
பெரம்பூர், சென்னை, தமிழ் நாடு,
600011

Address:
S/O: Vijayarangam, 11 D (2),
MUTHUMARIYAMMAN KOVIL
STREET, PERAMBUR,
Perambur, Perambur, Chennai,
Tamil Nadu, 600011

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1800 300 1947

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Government of India



சீனிவாசன்
Srinivasan
பிறந்த நாள் / DOB : 10/03/1960
ஆண்பால் / Male

6369 3103 6379

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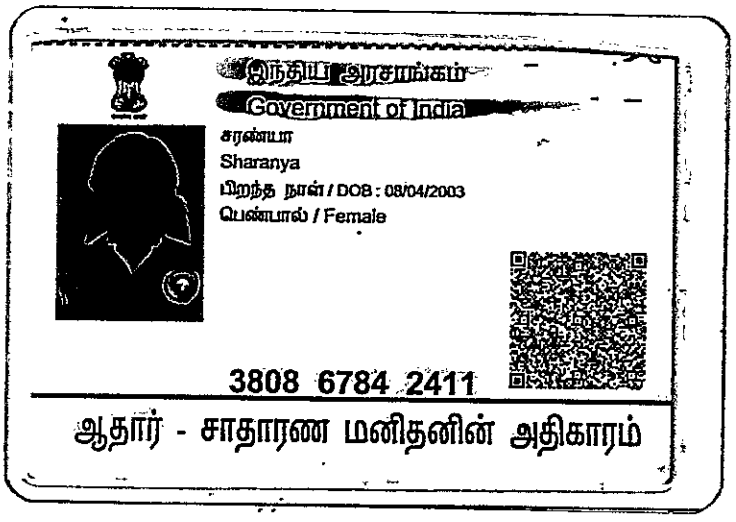
1947
1800 300 1947

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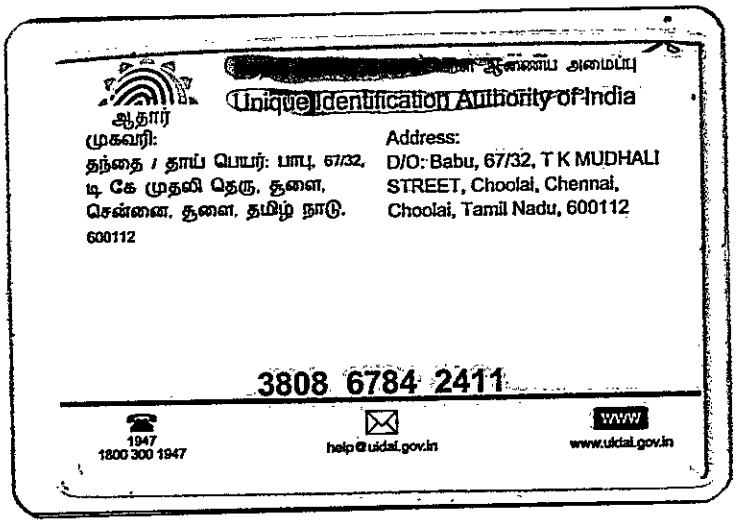
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