TP/25114882/2018



தமிழ்நாடு தமிழ்நாடு TAMILNADU

377
29.06.2018

Surya Prakash Lohia
&
Seema Lohia.

BM 999053

I. SARASWATHI
S.V.L. No.30 / B3 / 97
14, Mandapam Street, 1st Lane,
KILPAUK GARDEN,
CHENNAI-10. Cell: 9382699011

SALE DEED

THIS SALE DEED made and executed at Chennai on this 29th day of June 2018 ("**this Deed**")

BY

M/s. ANJLI INFRA HOUSING LLP, a Partnership Firm, Registered under the Limited Liability Partnership Act, 2008 [Act 6 of 2009], (PAN AASFA 7681 D) having its Registered Office at No.25, Barnaby Road, Kilpauk, Chennai-600 010, represented herein by its Authorised Signatory, **Mr. PRITESH B PATEL,** aged about 43 years, Son of Sri. Babubhai P Patel, hereinafter called the "**VENDOR**", which term shall wherever the context so permits or requires and wherever it occurs mean and include the designated partners for the time being of the LLP, and the heirs, executors and administrators of the last designated partner, or persons claiming through, under or in trust for them, of the **FIRST PART**;

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Registering Officer

Surya Lohia
Seema Lohia

For ANJLI INFRA HOUSING L.L.P.

Auth. Signatory / CEO / Partner

IN FAVOUR OF

1. Mr. SURYA PRAKASH LOHIA, (PAN AQHPS1787P) aged: 54 years, Son of Late Mr. Radheshyam Lohia, and **2. Mrs. SEEMA LOHIA** (PAN AUWPS9399G) aged: 51 years W/o Mr. Surya Prakash Lohia, both are residing at No. 16 Varisite Vista, Vasu St, Kilpauk, Chennai - 600 010, hereinafter called the **"PURCHASER/S"** which term shall wherever the context so permits or requires mean and include the said **PURCHASER/S,** his/her/their respective heirs, executors, administrators, legal representatives, assigns and person or persons claiming through, under or in trust for him/her/them of the **SECOND PART:**

WHEREAS:

I. Anjli Infra Housing LLP being the VENDOR herein is seized and possessed of, or otherwise well and sufficiently entitled, as the owner, to all those pieces and parcels of lands admeasuring in the aggregate 2.42 acres bearing Old Sy. No. 34/2 (part) (admeasuring 36.19 cents out of 42 Cents) and Old Sy. No. 37 (part) (admeasuring 2.064 acres out of Acres 2.19 Cents) and new combined T.S. No. 2 (part) now bearing New Sy. No. 2/2 situate, lying and being at Padi Village, Ambattur Taluk, Thiruvallur District and is more particularly described in **Schedule A** hereunder written and hereinafter referred to as the "**Larger Property**".

II. The VENDOR acquired the Larger Property (bearing T.S. No. 2 (part)) from one Asiatic Oxygen Ltd., under the Sale Deed dated 28.10.2010, registered as Doc. No. 3877/2010 with the office of the Sub Registrar of Assurances, Villivakkam.

III. Pursuant to the sale deed dated 28.10.2010, the name of the VENDOR is reflected in the Ambattur Town Survey Field Register issued by the Special Deputy Tahsildar and Zonal Deputy Tahsildar, Ambattur on 8.2.2011, under which Sy. Nos. 34/2 (part) and 37 (part) were combined and a new Sy. No. 2/2 being a house site admeasuring 9822 sq. mtrs (equivalent to 2.42 acres) was allotted.

IV. A portion (admeasuring 33.5 cents) from the Larger Property has been gifted to the local body concerned, vide two Gift Deeds both dated 02.08.2012, registered as Documents Nos. 3065 and 3066 of 2012, in the office of the Sub-Registrar, Villivakkam, for open space reservation (**OSR**) and for street alignment / public road. The Larger Property less the OSR and area for street alignment / public road admeasures 2 acres 8.5 cents and is more particularly described in **Schedule B** hereunder written and hereinafter referred to as the "**said Property**".

V. The said Property is proposed to be developed into a residential apartment complex known as "Ankur Palm Springs".

VI. The VENDOR (as the Developer) and PURCHASER/S has also executed an Agreement for Construction dated: 18.01.2013, under which the VENDOR has agreed to develop / construct an apartment for the Purchaser.

VII. In pursuance to the above, the VENDOR has offered to sell the said UDS to the PURCHASER herein for a total sale consideration of **Rs. 25,68,500/- (Rupees Twenty Five Lakhs Sixty Eight Thousand Five Hundred only)**, free from all encumbrances, demands and claims.

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THE SEAL OF THE SUB REGISTRAR VILLIVAKKAM

Lohia
Seema Lohia

For ANJLI INFRA HOUSING L.L.P.

Auth. Signatory / CEO / Partner

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH that in pursuance of the aforesaid and in consideration of the sum of **Rs. 25,68,500/- (Rupees Twenty Five Lakhs Sixty Eight Thousand Five Hundred only)** paid by the PURCHASER/S to the VENDOR herein, receipt whereof the VENDOR doth hereby admit and acknowledge and of and from the same and every part thereof, acquit and release the PURCHASER/S, the VENDOR do hereby grant, convey, sell, transfer and assign unto and by way of absolute sale unto the PURCHASERS, 467 Sq.ft. of undivided share, more fully described in the Schedule C written hereunder ("**the said UDS**") from and out of the said Property described in Schedule B written hereunder together with the advantages, ways, liberties, privileges, all rights of easements, liberties, common ways, sewer rights, TO HAVE AND TO HOLD THE said UDS free from all encumbrances absolutely forever to be enjoyed by the PURCHASERS along with other co-owners of the undivided shares of the said Property.

I. **COVENANTS OF THE VENDOR**:

The Vendor covenants with the Purchasers as follows:

1. The said UDS is free of encumbrances and the VENDOR has right, good title and interest to convey, sell, grant and assign the said UDS to the PURCHASER/S.

2. The VENDOR assures that they have not done or knowingly suffered or been party of privy to any act, deed or thing whereby or by means of which they have in any way, hindered from conveying and assigning the said UDS or any part thereof unto the PURCHASER/S.

3. The said UDS is not subject matter of any acquisition / requisition proceedings, court attachment, mortgages, charges, lien, demand or any other claim / dispute whatsoever.

4. The VENDOR has paid all taxes, kists, public charges, rates and other outgoings due to local bodies, revenue, and other authorities in respect of the said Property up to this date and the PURCHASER/S shall bear and pay the same hereafter in respect of the said UDS.

5. The VENDOR further hereby expressly consents for the transfer of entries in the relevant Government Registers and Records with respect to the said UDS.

6. The VENDOR hereby covenant with the Purchasers that all the original title deeds pertaining to the said Property are necessarily kept by the VENDOR since the said Property is being sold in undivided shares to various purchasers and hence the PURCHASERS have been furnished herewith the photo copies of the title deeds of the said Property.

7. The Vendor further covenants that on formation of an Association/Society, the Vendor shall deliver the original documents of title (relating to the said Property) to such organization / Association/ Society to hold the same for the benefit of all the owners of undivided interest forming part of the said Property.

II. **COVENANTS OF THE PURCHASER/S:**

The Purchaser/s hereby agrees and covenants with the Vendor that:

1. The PURCHASERS shall not be entitled to claim partition of their respective undivided share conveyed in said Property. The Purchasers shall enjoy the said Property along with other co-owners of the undivided share in the said Property with all rights in common and without any demarcation or distinction or exclusivity. The said Property and the said UDS shall always remain impartible and inseparable.

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Sobha
Seema Lohia

For ANJLI INFRA HOUSING L.L.P.

Auth. Signatory / CEO / Partner

2. The PURCHASERS shall at all times hereafter quietly and peacefully possess and enjoy the said UDS without any lawful let or interference or interruption, claim, demand whatsoever from or by the VENDOR or any person or persons claiming from or by the VENDOR or any person or persons claiming under or in trust for the Vendor.

3. The Purchasers shall not at any time carry on in the said Property and the said UDS, any activity which will be a nuisance, annoyance or danger to the owners/occupiers of the other portions of the said Property.

4. The Purchasers shall keep the common areas, open space, parking areas, passages, and all other common facilities in the building to be constructed free from obstructions or encroachments and in a clean and orderly manner.

5. The Purchasers shall reciprocate and recognize the rights of the owners of the other portions in the said Property.

6. The Purchasers shall not use the area allotted exclusively to any other person as a private garden, being a restricted common area for the exclusive use of the person to whom such exclusive allotment is made.

7. The Purchasers have inspected the title documents relating to the Larger Property and the planning permit and is satisfied regarding the same. The Purchasers have visited and inspected the Larger Property, the said Property, the said UDS and the surroundings and is satisfied regarding the location of the same and the surroundings.

8. The Vendor shall be at liberty to sell, transfer and / or deal with or dispose off the balance portion of the said Property and undivided right, title and interest in the said Property.

9. The Purchaser/s agree/s that the Purchasers shall only be entitled and have an undivided interest in the said Property (being the said UDS) and shall not have an interest in any other portion of the said Property.

10. The Purchasers shall duly and punctually pay the taxes and other dues to the government / local authorities in relation to the said UDS.

11. The Purchasers undertakes to bear the stamp duty and registration charges and all other costs, charges and expenses in relation to this Deed.

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Shobha
Seema Lohia

THE SEAL OF THE SUB REGISTRAR VALIVAKKAM

For ANJLI INFRA HOUSING L.L.P.

Auth. Signatory / CEO / Partner

SCHEDULE - A
(Description of the Larger Property)

All that piece and parcel of Vacant land comprised in the following Survey Numbers –

Sl.No.	Old Survey Number	New T.S.No.	Extent in Acres
1.	34/2 [part]	2 [part]	0.36.190 [out of 0.42 Acre]
2.	37 [part]	2 [part]	2.06.407 [out of 2.19 Acres]
		Total	**2.42.597**

Ward-I, Block No.12, in Padi Village, Ambattur Taluk, Thiruvallur District, bearing New Door No. 4, C.T.H. Road (formerly M.T.H. Road), Padi, Chennai 600 050, bearing Patta No.143, in all totally measuring an extent of 2 Acres and 42.597 Cents or thereabouts, and the said land bounded on the –

North by : Land originally comprised in Survey No.32/1 [part] and 37 [part] and currently comprised in T.S.No.2 [part] and M.T.H.Road
South by : Land originally comprised in Survey No.38
East by : Land originally comprised in Survey Nos.34/2 [part], 36 and 37 [part], and
West by : Land originally comprised in Survey No.304 and M.T.H.Road

Situated within the Registration District of Central Chennai and Sub Registration District of Villivakkam.

SCHEDULE - B
(Description of the said Property)

All that pieces and parcels of lands admeasuring in the aggregate 2 acres 8.5 cents (equivalent to 8457.41 sq. metres), from and out of the property described in **Schedule A** above, bearing Old Sy. No. 34/2 (part) and Old Sy. No. 37 (part) and new combined T.S. No. 2 (part) now bearing new Sy. No. 2/2 situate, lying and being at Ward-I, Block No.12, in Padi Village, Ambattur Taluk, Thiruvallur District, bearing New Door No. 4 C.T.H. Road (formerly M.T.H. Road), Padi, Chennai 600 050.

situated within the Registration District of Central Chennai and Sub Registration District of Villivakkam.

SCHEDULE - C
(Property hereby conveyed)

467 Sq. Ft. undivided share in the said Property described in Schedule B.

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Shahir
Seema Lohia

For ANJLI INFRA HOUSING L.L.P.

Auth. Signatory / CEO / Partner

IN WITNESS WHEREOF THIS SALE DEED HAS BEEN EXECUTED ON BEHALF OF THE PARTIES HERETO ON THE DAY, MONTH AND YEAR FIRST WRITTEN ABOVE

Land Value : Rs. 25,68,500/-

The Present Market Value : Rs. 23,46,675/-

SIGNED AND DELIVERED BY)
the VENDOR)
M/s. ANJLI INFRA HOUSING LLP,)
represented herein by its **Authorised**)
Signatory, Mr.PRITESH B PATEL)
)
In the presence of)
)
)

For ANJLI INFRA HOUSING L.L.P.

Auth. Signatory / CEO / Partner

AL KARTHICK
No.15, Thirumalaist,
Ayanavaram, ch-23

SIGNED and DELIVERED FOR)
PURCHASER/S)
By)
1. **Mr. SURYA PRAKASH LOHIA**)
)
)
)
)
)
2. Mrs. SEEMA LOHIA)

Slohia

Seema Lohia

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Registering Officer

In the presence of

A. CHANDRAMOHAN
T3/55, P.S. St
Pulliyanthoppu
Ch-12

THE SEAL OF THE SUB REGISTRAR

Drafted By:

R. CHELLADURAI, B.A., L.L.B.,
Advocate
Enroll No. MS1171/2014
50/3, Senthi Nagar Main Road,
Koratur, Chennai - 600 080.

R. CHELLADURAI, B.A., L.L.B.
Advocate
Enroll No. MS1171/2014
Senthi Nagar Main Road,
Koratur, Chennai - 600 080.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SURYA PRAKASH LOHIA

RADHASHYAM LOHIA

18/11/1963
Permanent Account Number
AQHPS1787P

Signature



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Registering Officer

THE SEAL OF THE REGISTRATION

Sheela

Seema Lohia

For ANJLI INFRA HOUSING L.L.P.

Auth. Signatory / CEO / Partner

R/வில்லிவாக்கம்/புத்தகம்-1/3493/2018

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2018ம் ஆண்டு வரிசை எண் 1663

No.16, Varisite Vista, Vasu Street, Kilpauk, சென்னை, தமிழ்நாடு, இந்தியா, 600010-ல் வசிக்கும் திரு SURYA PRAKASH LOHIA என்பவரிடமிருந்து ₹ 1,79,700/- (ரூபாய் ஒரு இலட்சத்து எழுபத்தொன்பதாயிரத்து எழுநூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : வில்லிவாக்கம்
நாள்: 29/06/2018

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2018 ஆம் ஆண்டு ஜூன் மாதம் 29ம் தேதி பி.ப. 12:07 மணியளவில் வில்லிவாக்கம் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 1,03,025/- செலுத்தியவர்.

இடது பெருவிரல்  	9940614077 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி
எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	9840-94459 கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி
எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்  	கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

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THE SEAL OF THE SUB REGISTRAR

R/வில்லிவாக்கம்/புத்தகம்-1/3493/2018

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





Leena Lohia

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

இன்னாரென்று நிரூபித்தவர்கள்

1. திரு N. கார்த்திக் த/பெ J நடராஜன் எண்.49/3, திருமலைராஜா தெரு, அயனாவரம்,, சென்னை, தமிழ்நாடு, இந்தியா, 600023

2. திரு A. சந்திரமோகன் த/பெ ஆதிமூலம் எண்.73/53, பார்த்தசாரதி தெரு, பெரம்பூர் பேரக்ஸ்,, சென்னை, தமிழ்நாடு, இந்தியா, 600012

2018 ஆம் ஆண்டு ஜூன் மாதம் 29ம் நாள்

sundharamoorthy s
சார்பதிவாளர்
வில்லிவாக்கம்

R/வில்லிவாக்கம்/புத்தகம்-1/3493/2018 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 29/06/2018
வில்லிவாக்கம்





sundharamoorthy s
சார்பதிவாளர்

SUB-REGISTRAR
VILLIVAKKAM

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Registering Officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SEEMA LOHIA
BALAKRISHNA KHEMKA
19/05/1967
Permanent Account Number
AUWPS9399G
Signature





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Registering Officer

Seema Lohia

THE SEAL OF THE SUB REGISTRAR

For ANJLI INFRA HOUSING L.L.P.

Auth. Signatory / CEO / Partner

India Driving Licence(Tamilnadu)

Form 7

DOI 09/10/2013



D.L. No TN01 20130010999
Name PRITESH B PATEL
S/D/W of BABUBHAI P PATEL
Address
NO 27 SWAPNALOK APTS
60 E.V.K SAMPATH ROAD VEPERY
CHENNAI 600007
Temp. Addr.

D.O.B. 24/07/1974 B.G.

Punishments

Licensed to drive throughout India. vehicles of the following descriptions

M/CYCL. WG 09/10/2013 TN01 LMV 09/10/2013 TN01

Non-Transport Veh. Valid upto **23/07/2024**



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Registering Officer

Signature & Seal of the Party

Sdohia

Seema lohia

For ANJLI INFRA HOUSING L.L.P.

Auth. Signatory / CEO / Partner

India Driving Licence (Temporary)
Form - 7

D.O.I. 05/12/2006

D.L. No. F/TN/001/022585/2006
Name KARTHICK N
S/D/W of J NATARAJAN
Address
O NO 15/3 N NO 49/3
THIRUMALAI RAJA ST
AYANAVARAM
CHENNAI-600023.
D.O.B. 24/02/1988 B.G :



Endorsement 1 2 3 4

Oral DL No. 22585/TN001/2006
Licensed to drive throughout India vehicles in the following description and valid upto
MCWG-05/12/2006/TN001

Signature/L.T.I. of the Holder

Asst Licensing Authority
Chennai (Central)

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Registering Officer

THE SEAL OF THE SUB REGISTRAR

भारत सरकार
GOVERNMENT OF INDIA



சந்திரமோகன்
Chandramohan
பிறந்த நாள்/ DOB: 02/06/1975
ஆண் / MALE

2064 0468 9418

எனது ஆதார், எனது அடையாளம்.

A. Chan.

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
தந்தை / தாய் பெயர்:
ஆதிமூலம், 73/53,
பார்த்தசாரதி தெரு, பெரம்பூர்
பேரக்ஸ், சென்னை,
தமிழ் நாடு - 600012

Address:
S/O: Adhimoolam, 73/53,
PARTHASARATHI STREET,
Perambur Barracks, Chennai,
Tamil Nadu - 600012

2064 0468 9418

MERA AADHAAR, MERI PEHACHAN

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THE SEAL OF THE SUB REGISTRAR