15194/2021 TR/1080 26203/2024

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU AH 907390

01 DEC 2021

தமிழ் மாநிலம்

S.NAVANITHAM (SV)
Ph:27455356
104, Mahalakshmi Nagar,
Guduvancheri-603202
L. No.17071 / B2 / 2014, Dt:20.4.2015

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENGALPATTU, ON THIS 14th DAY OF DECEMBER TWO THOUSAND and TWENTY ONE, BY:

1) Mr.T.SANJAY KUMAR, son of Mr.Tarachand and 2) M/s.KHAZANCHI JEWELLERS PRIVATE LIMITED (PAN:AABCK4583E) represented by its Director Mr.T.SANJAY KUMAR, (PAN:AARPS0553M) aged about 48 years, son of Mr.Tarachand, residing at No.63, Mulla Sahib Street, Sowcarpet, Chennai-600 079, hereinafter called THE VENDOR.

For KHAZANCHI JEWELLERS (P) LTD.

Authorised Signatory

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II

Scanning Process Completed



भारतीय गैर न्यायिक

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S.NAVANITHAM (SV)
Ph:27465356
104, Mahalaksh[illegible] Nagar,
Guduvanch[illegible]603202
L. No.17071 / B2 / 2014, Dt:20.4.2015

TO AND IN FAVOUR OF

D.TAMIL PREETHI, (PAN:BATPT9182J, Aadhaar Card No.8421 1399 2841) aged about 29 years, Daughter of Mr.Dharmalingam David, residing at No.30, Up Stairs, Rose Nagar, Palayamkottai, Tirunelveli-627 005, hereinafter called the PURCHASER of the OTHER PART;-

The terms VENDOR and PURCHASER, wherever the context so admits of permits shall mean and include themselves, their respective heirs, executors, administrators, legal representatives and assigns.

D.Tamil Preethi

For KHAZANCHI JEWELLERS (P) LTD.

Authorised Signatory

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Registering Officer

WITNESSETH AS FOLLOWS.

WHEREAS the Vendor is the sole and absolute Owner of the Vacant house site, bearing Plot Nos.1 and 2, To an extent of 8232 sq.ft., "L.S.S.VIJAY AVENUE" (Approved Layout D.D.T.C.P.No.9/2007) Comprised in Survey No.84/1 Part, situated at No.14 Perumattunallur Village, Chengalpattu Taluk, Kancheepuram District, which is more fully described in the schedule "A" hereunder, the Vendor having purchased same from Mrs.Malliga Mohan and by a Sale Deed dated on 07.06.2013 and registered as Document No.6224 of 2013 in Book No.1 in the Office of the Sub Registrar, Joint II Chengalpattu and Sale Deed dated on 07.06.2013 and registered as Document No.6222 of 2013 in Book No.1 in the Office of the Sub Registrar, Joint II Chengalpattu.

Whereas the VENDOR herein in continuous Uninterrupted possession and enjoyment of the said property which is more fully described in the Schedule "A" herein above with full power of alienation.

The VENDOR has offered to sell an Undivided Share of 413 sq.ft., land right, title and interest out of the total extent of 8232 Square Feet described in the Schedule A mentioned property which undivided share of land right is more fully and particularly described in the schedule B hereunder written and hereinafter be referred to as the sale property and the Purchaser has also agreed to buy the sale property for a net sale consideration of Rs.2,23,020/- (Rupees Two lakhs twenty three thousand twenty only) free from all encumbrances, for which sum the VENDOR have also agreed to convey the sale property unto the Purchaser free from all encumbrances.

For KHAZANCHI JEWELLERS (P) LTD.

Authorised Signatory

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Registering Officer

THE SEAL OF THE JOINT REGISTRAR II

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above said agreement and in consideration of the aforesaid sum of the Rs.2,23,020/- (Rupees Two lakhs twenty three thousand twenty only) paid by the Purchaser to the Vendor by a way of cash and the receipt of which sum the VENDOR doth hereby admit, acknowledge and acquit the Purchaser from any further payments whatsoever.

The VENDOR doth hereby sell, convey, grant, transfer and assign by way of absolute sale to and in favour of the Purchaser herein the sale property which is more fully and particularly described in the schedule B hereunder written, together with all other appurtenances whatsoever appertaining thereto, or reputed belong thereto or usually enjoyed therewith the said property and all to have and to hold the same as absolute owners with all powers of alienation, made free from all encumbrances, liens, trusts other claims, whatsoever.

THE VENDOR DOTH HEREBY FURTHER COVENANTS WITH THE PURCHASER:

a) Notwithstanding anything done, omitted or knowingly suffered to the contrary the VENDOR herein has good, valid title and absolute power to convey unto the Purchaser the sale property and to hold the same in the manner aforesaid and that the VENDOR will at all times execute and do all such acts for further or more perfectly assuring the title to the said property to the Purchaser as aforesaid as may reasonably be required including peaceful, effective possession and enjoyment of the sale property.

D. Tamil Rasy

For KHAZANCHI JEWELLERS (P) LTD.

Authorised Signatory

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Registering Officer

b) The VENDOR further agrees that they will indemnify the Purchaser for any loss or damages that may arise by reason of any defect in his title or claim by any or from any person or persons claiming to the legal or equitable interest in the property hereby conveyed.

c) The VENDOR shall at all times at the request or cause to be registered such acts, deeds and things for further or more effectively assuring the sale property unto the Purchaser as may be reasonably required.

d) The VENDOR further declares that the schedule A mentioned property is free from encumbrances such as Mortgages, charges, claims, attachments, lispendens or any testamentary disposition whatsoever and the Purchaser his heirs, their representatives and assigns may and shall enjoy the property without any hindrance or obstruction either by the VENDOR or their heirs, legal representatives, assigns in interest.

e) The VENDOR doth here by further declares, that all public charges, taxes, etc., have already been paid in respect of Schedule A mentioned property and that if any demand is made for the period up to this date of sale the VENDOR will pay the same. However, the Purchaser has to pay the public charges, taxes, etc., for the period of subsequent to the date of sale.

f) The VENDOR have this day handed over symbolic vacant possession of the sale property to the Purchaser along with the Xerox copies of relevant documents of title deeds in respect of the schedule A mentioned property on the date of Registration of this sale deed.

For KHAZANCHI JEWELLERS (P) LTD.

Authorised Signatory

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Registering Officer

g) The VENDOR covenant with the Purchaser that the land had been surveyed and the measurements, description of the land and the boundaries mentioned in the schedule A hereunder written are correct and that there are no encroachments in relation to any part of the property.

h) The Purchaser shall be entitled to effect mutation of their name in the Records of Municipal Registry and Government Revenue Records, by virtue of this sale deed and that the VENDOR doth hereby agrees that he will execute and sign all such documents that may be necessary in this behalf.

i) The Purchaser shall not be entitled to claim partition of the undivided share conveyed herein and the same shall remain impartible one.

SCHEDULE 'A' WHOLE PROPERTY

Item No.1

All that piece and parcel of vacant house site bearing Plot No.1, To an extent of 4312 sq.ft., "L.S.S.VIJAY AVENUE" (Approved Layout D.T.C.P.No.9/2007) Comprised in survey No.84/1 Part, Patta No.3135, As Per Patta in New Survey No.84/20, situated at No.14 Perumattunallur Village, Chengalpattu Taluk, Kancheepuram District, lying within the Registration Sub District Joint II Chengalpattu and Registration District of Chengalpattu.

For KHAZANCHI JEWELLERS (P) LTD.

Authorised Signatory

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Registering Officer

Bounded on the

North by : Vacant land

South by : Plot No.2

East by : Vacant land

West by : 40 feet road

Measuring:

East to West on the Northern Side – 98 feet

East to West on the Southern Side – 98 feet

North to South on the Eastern Side – 42 feet

North to South on the Western Side – 46 feet

To an extent of 4312 sq.ft.,

Item No.2

All that piece and parcel of vacant house site bearing Plot No.2, To an extent of 3920 sq.ft., "L.S.S.VIJAY AVENUE" (Approved Layout D.T.C.P.No.9/2007) Comprised in survey No.84/1 Part, Patta No.3136, As Per Patta in New Survey No.84/21, situated at No.14 Perumattunallur Village, Chengalpattu Taluk, Kancheepuram District, lying within the Registration Sub District Joint II Chengalpattu and Registration District of Chengalpattu.

For KHAZANCHI JEWELLERS (P) LTD.

Authorised Signatory

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Registering Officer

Bounded on the

North by : Plot No.1

South by : Plot No.3

East by : Vacant land

West by : 40 feet road

Measuring:

East to West on the Northern Side – 98 feet

East to West on the Southern Side – 98 feet

North to South on the Eastern Side – 40 feet

North to South on the Western Side – 40 feet

To an extent of 3920 sq.ft.,

In all total measuring an extent of Item 1 and Item 2 = 4312+3920= 8232 sq.ft.,

For KHAZANCHI JEWELLERS (P) LTD.

Authorised Signatory

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Registering Officer

SCHEDULE 'B' (SALE PROPERTY)

An Undivided Share of 413 sq.ft, land right, Title and interest in the schedule 'A' above mentioned property.

Construction Agreement Document No. 15193 /2021, Joint II S.R.O.Chengalpattu.

In Present Market Value of Rs.2,23,020/-

IN WITNESS WHEREOF THE PARTIES HEREUNTO SET THEIR HANDS AN SUBCRIBED THEIR SIGNATURE TO THIS DEED OF ABSOLUTE OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN, IN THE PRESENCE OF THE FOLLOWING WITNESSES:

For KHAZANCHI JEWELLERS (P) LTD.

Authorised Signatory

PURCHASER **VENDOR**

Witnesses:

1.

(A.Thiruvengadam) s/o R.Ammavasai
3/261, Pudhur South Street, Porasapattu,
Sankarapuram Taluk-606206.

2.

(G.Palani) s/o Ganesan
36/55, Pillaiyar Koil Street,
Kachanankuppam, Ambattur, Chennai.



Drafted by : S. DEVI
Advocate & Legal Consultant
Enrollment No. MS 427-2016
No.82A, NSK Street, Nellikuppam Road,
(Near Sub Registrar Office)
Cuddalore - 603 202.

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Registering Officer

THE SEAL OF THE JOINT SUB REGISTRAR II