1385/2020 TP/85950915/2020

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

BZ 081997

A. Manjula

1781
5/2/2020

39116570392

137/16

K. PARIMALA GANDHI
STAMP VENDOR
Licence No. D2/53421/80
83-A, Mannarsamy Koil Street,
Chennai - 600 012.

மாவட்டக் கருவூலம் நவ 14 2019 சென்னை-600035

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENNAI on this the **06th** day of **February 2020**

BY

Mr. Z. SELVIN PONNIAH (PAN NO. AAEPZ6497N) S/o Zachariah, aged about 69 years, residing at Door No.14/4, Ramakrishna Nagar 1st Main Road, Ernavur, Chennai 600 057, duly represented by his Power Agent (by virtue of a General Power of Attorney deed dated 21.02.2019 registered as Document No. 2158/2019 in Book-1 in the SRO, Guduvanchery) **Mr. V. JAIGANESH** (PAN No. AJJPV7879C) S/o Venkatesan, aged about 34 years, residing at Door No.25/68, Fathima Nagar, Nemilichery, Chrompet, Chennai 600 044, hereinafter called as the **VENDOR OF THE ONE PART.** (***The Principal Vendor is alive till date, and the General Power of Attorney Deed executed by the Principal is still in force)***

A. Manjula

(MANJULA)
PURCHASER

Document No. 1385 of 2020 of book 1 contains 15 Sheet 1

Registering officer

(V. JAIGANESH)
VENDOR
(Power Agent)

TO AND IN FAVOUR OF

Mrs. MANJULA, (Pan No. AOPPM5418M), D/o Mr. Venkatesan , aged about 35 years, residing at Plot No.37 Door No.8 SISI Colony, Sairam Street, Ullagaram, Chennai 600 091, hereinafter called as the **PURCHASER OF THE OTHER PART**

The terms **VENDOR** and **PURCHASER** wherever it may occur shall mean and include their heirs, legal representatives, executors, administrators and assigns.

WHEREAS the **VENDOR** is the sole and absolute owner of the bearing **Plot No.1185 measuring 875 Sq.ft., (Western Side)** situated in **"VEDACHALAM NAGAR"** layout (layout approved vide P.P.D. L.O. No. 190/92, dated 19.06.1992) comprised in Survey No.361/3, in No.112, **ADHANUR VILLAGE,** Sriperumpudur Taluk (Now Kundrathur Taluk), Kancheepuram District, who purchased the same from Ashok Leyland Employee's Co-operative House Construction Society Ltd., duly represented by its Special Officer Mr. S.Mohan by way of a Sale Deed dated 15.03.2005, registered as Document No.1729/2005, in Book-1, in the SRO, Guduvanchery. Subsequently the **VENDOR** obtained Patta No. 1188 in his name, as per patta new Survey No. 402/51, and ever since the **VENDOR** is in absolute possession and enjoyment of the schedule mentioned property with absolute power of alienation.

WHEREAS the **VENDOR** has represented **through his Power Agent** to the **PURCHASER** that he is the sole, absolute legal owner and competent to convey the property mentioned in the schedule hereunder and also assured the **PURCHASER** that there are no encumbrances whatsoever subsisting on the said property.

WHEREAS the **VENDOR through his Power Agent** subdivided the Schedule mentioned property as **PLOT No.1185 (Eastern Portion)** measuring **875 Sq. Ft., & PLOT No. 1185 (Western Portion)** measuring **875 Sq. Ft.,** by obtaining Sub-Division Plan Permission from the Block Development Officer (Village Panchayat), Adhanur Panchayat, Kundrathur Panchayat Union vide Sub-division Planning Permit No. 118/2019-2020, dated 15.11.2019).

A. Manjula

(MANJULA)
PURCHASER

(V. JAIGANESH)
VENDOR
(Power Agent)

Document No. 1385 of 2020 of book
1 contain 15 2 Sheet
Registering officer

WHEREAS the PURCHASER herein intended to construct a house to be constructed in the schedule mentioned property by M/s GMS CONSTRUCTION and entered into a Construction Agreement on 08.01.2020, registered as Document No. 1384 /2020 in Book-1, in the SRO, Guduvanchery.

And WHEREAS the **PURCHASER** on believing the representations and assurances, approached the **VENDOR** for purchase of Schedule mentioned property bearing **Plot No.1185 (Western Portion) measuring 875 Sq. ft.,** for a total sale consideration of **Rs.8,75,000/- (Rupees Eight Lakhs Seventy Five Thousand only)** free of all encumbrances and the **VENDOR** has agreed to the same.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS

1. In pursuance of the agreement between the **VENDOR** and the **PURCHASER**, the Power Agent of the **VENDOR** doth hereby admits and acknowledges the receipt of the sale consideration of **Rs.8,75,000/- (Rupees Eight Lakhs Seventy Five Thousand only)** from the **PURCHASER** by cash/cheque.

2. In consideration of **Rs.8,75,000/- (Rupees Eight Lakhs Seventy Five Thousand only)** paid by the **PURCHASER** to the Power Agent of the **VENDOR**, the receipt of which the **VENDOR** hereby admits, acknowledges and release the **PURCHASER** from further payment thereof,

3. The **VENDOR** doth hereby grant, convey, assign and sell to the **PURCHASER** by way of absolute sale of the said property, more fully described in the Schedule hereunder together with water, water course right, liberties, privileges, advantages, easements together with electrical installations, connections along with its deposits, rights, and privileges and all other rights whatsoever appertaining thereto and enjoy therewith all estate, right, interest, property claim, demand of the **VENDOR** herein upon the property TO HAVE AND TO HOLD unto the use of the **PURCHASER** for ever absolutely and free from all encumbrances.

A. Manjula

(MANJULA)
PURCHASER

V. Jaiganesh

(V. JAIGANESH)
VENDOR
(Power Agent)

Document No. 1385 of 2020 book
1 contains 15 3 Sheet

Registering officer

4. The **VENDOR** hereby covenant with the **PURCHASER** as follows:-

1. The **VENDOR** is the sole and absolute owner of the property hereby conveyed which is his self-earned property and that he has perfect right, title and interest to convey the said property to the **PURCHASER** in the manner aforesaid and no other person has got any right, title and interest to convey the said property to the **PURCHASER** 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 whereby he is hindered from conveying and transferring the same to the **PURCHASER**.

2. The **VENDOR** doth hereby declare that there are no encumbrance, lien trust, attachment, claim, charge, whatsoever which is subsisting on the said property and the said 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 Government authority.

3. The **VENDOR** doth hereby covenant with the **PURCHASER** that the **PURCHASER** shall and may at all times hereafter quietly and peacefully possess 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 **PURCHASER** against any loss that the **PURCHASER** may be put to by reason of any encumbrances, claim, demand, legal proceedings, charge, lien etc. in respect of the Schedule mentioned property.

4. The **VENDOR** doth hereby covenant with the **PURCHASER** 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 **PURCHASER** execute and register all such acts, deeds and things for further and more perfectly assuring the title of the **PURCHASER** in respect of the property hereby conveyed.

5. The **VENDOR** doth hereby covenant with the **PURCHASER** that he has this day handed over to the **PURCHASER** all copies of the parent documents of the title relating to the Schedule mentioned property.

A. Manjula

(MANJULA)
PURCHASER

V.O.J.

(V. JAIGANESH)
VENDOR
(Power Agent)

Docum... No 1385 of 2020 of book
1 contai... 15 4 Sheet
Registering officer

6. 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 **PURCHASER** that if any claim is made in this behalf, the **VENDOR** shall discharge the same out of his own funds and also hereby agreed to reimburse if the **PURCHASER** is compelled to pay taxes and other charges.

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

8. The **VENDOR** doth hereby declare and assure the **PURCHASER** that he will indemnify and will keep indemnified the **PURCHASER** against any loss or damage that the **PURCHASER** may be put to by reason of any kind of encumbrance over the property.

9. The **VENDOR** doth hereby declare that he has put the **PURCHASER** in possession of the Schedule mentioned property.

10. The **VENDOR** doth hereby covenant with the **PURCHASER** that he will sign and execute any letter or deed or form that may be required for the mutation of name in the revenue and Municipal Registry and transfer of Patta in favour of the **PURCHASER** for such other purpose.

SCHEDULE OF PROPERTY

All that piece and parcel of Vacant House site bearing **Plot No.1185 (Western Portion) measuring 875 Sq.ft., (81.29 Sq. Meter)** situated in **"VEDACHALAM NAGAR"** layout (layout approved vide P.P.D. L.O. No. 190/92, dated 19.06.1992, Sub-Division Planning Permit No. 118/2019-2020, dated 15.11.2019) comprised in Survey No.361/3, as per Patta No. 1188 new Survey No. 402/51, in No.112, **ADHANUR VILLAGE,** Kundrathur Taluk, Kancheepuram District, lying within the Registration District of South Chennai and Registration Sub-District of Guduvanchery,

A. Manjula

(MANJULA)
PURCHASER

Document No. 1385 of 2020 of book
..1..contains 15 ... 5 Sheet
Registering officer

(V. JAIGANESH)
VENDOR
(Power Agent)

BOUNDED ON THE:

North BY	:	23 Feet Road
South By	:	Plot No. 1199
East BY	:	Plot No. 1185 (Eastern Portion)
West By	:	Plot No. 1184

MEASURING

East to West on the Northern side	:	17 Feet 6 Inches
East to West on the Southern side	:	17 Feet 6 Inches
North to South on the Eastern side	:	50 Feet
North to South on the Eastern side	:	50 Feet

The Market Value of the property hereby conveyed is **Rs.8,75,000/-**

IN WITNESS WHEREOF THE VENDOR, AND PURCHASER ABOVE NAMED HAVE SET THEIR HAND AND SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

A. Manjula

(MANJULA)
PURCHASER

V. Jaiganesh

(V. JAIGANESH)
VENDOR
(Power Agent)

Drafted by
R. Manimegalai
R. MANIMEGALAI, M.Com.,L.L.B.,
Advocate
No.1, Pari Street, Kamarajapuram,
Nandhivaram, Guduvanchery-603 202
Mobile Nos: 9444295993 / 9940404178
Whatsapp No: 9790454576

WITNESSES:-

1. R. Kalpana.
R. Kalpana, W/o Rajesh
No.3, Rajarathinam 2nd Street
Ullagaram, Chennai 600 091
(PAN No. BDKPK3812N)

2. R. Mohanraj.
R. Mohanraj, S/o Rathinam
2/46, Vellalar Street, Thandalaiputhur
Pulivalam Road, Tiruchirapalli 621 217
(PAN No. BJLPM9623C)

Document No.1385 of 2020 of book
1 contains 15 6 Sheet

Registering Officer

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



Dr. S. RAJARATNAM, M.B.B.S.
Regd. Medical Practitioner
Reg. No. 33345
Deepam Hospitals, Tambaram

R. [signature] SIGNATURE OF THE INDIVIDUAL

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

2. [illegible] s/o. A. [illegible] address [illegible]-57
NO: 14/4 [illegible]

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

Name :	Dr. S. RAJARATNAM
Designation of Registered Medical Practitioner with Registered No. / 'A' *-group officer	Dr. S. RAJARATNAM, M.B.B.S. Regd. Medical Practitioner Reg. No. Deepam Hospital

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

Place : Chennai	
Date : (in words) 05. 02. 2020	Dr. S. RAJARATNAM, M.B.B.S. Regd. Medical Practitioner Reg. No. Deepam Hospital, Tambaram

ID No. for Group 'A' group 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.

Sd/- 02.02.2013
Inspector general of Registration

/By/Order/

for inspector general of Registration.

Document No. 1385 of 2020 of book
1 contains 15 7 Sheet

Registering officer

Scanned by CamScanner

RC NO : 37147/15 Dt : 16.10.15

R.F. III 30 மதுரை

நெம்பர் 11

காஞ்சிபுரம் மாவட்டம் திருப்பெரும்புதூர் வட்டம் கெ.112, ஆதனார் கிராமம்

மாதாந்திர கிஸ்தி

பட்டா எண். 1188

சகாரய்யா மகன்
Z. செல்வின் பொன்னையா

க்கு கொடுக்கப்பட்ட பட்டா

இந்தப் பட்டாவில் கண்ட தீர்வையைப் பக்கத்தில் கண்டிருக்கிற கிஸ்திப்படி மணியக்காரரிடத்தில் செலுத்த வேண்டியது. ஆனால் உத்திரவின்றி செய்த சாகுபடிக்கு விதிக்கப்பட்ட தீர்வையை அது விதிக்கப்பட்ட விவரம் உமக்கு தெரிவிக்கப்பட்ட தினத்திற்குள் செலுத்திவிட வேண்டியது.

பிரிவு 1 கைப்பற்றி நிலத்தின் புலவாரி விவரங்கள்

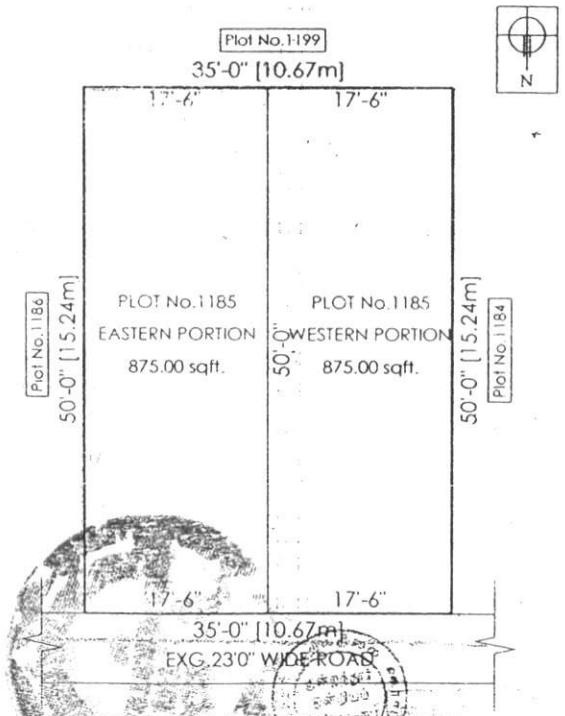
குறிப்பு : இந்தப் பட்டாவில் தாக்கலாகியிருக்கும் தீர்வை மேல் சாபடியின் பக்கூலின் சர்க்கார் வீதத்தின் ரொக்க விலையை மாத்திரம் காட்டுகிறது. மேற்படி நிலங்களில் உலோகங்கள் கண்டுபிடிக்கப்பட்டு வேலை நடத்தப்பட்டிருந்தால் அவைகளுக்காக ஜாஸ்தி தீர்வை செலுத்த வேண்டியதாக இருக்கும்.

வருஷமும் விவரங்களும்	புலத்தின் புதிய எண்	புலத்தின் பழைய எண்	கிராம நத்தம் விஸ்தீர்ணம்	கிராம நத்தம் தீர்வை		மொத்த தீர்வை		கிராம நத்தம் 10(1) சிட்டாவுடன் ஒப்பிட்டு சரிபார்க்கப்பட்டது ஷரா
			சதுரமீட்டர்	ரூ.	பை.	ரூ.	பை.	[illegible] 15×15
1425 -ம் பசலி கைப்பற்றி -லுள்ள பலன்கள்	402/51	361/3	0163	2	00	2	00	
மொத்தம்...			0163	2	00	2	00	மண்டல துணை வட்டாட்சியர் குன்றத்தூர்

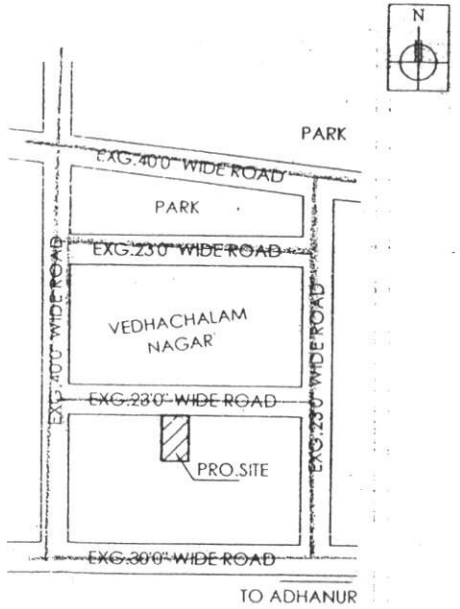
Document No. 1385 of 2020 of book
...contains 15 Sheet 8 Sheet
Registering officer

PLAN SHOWING THE PROPOSED SUB-DIVISION OF HOUSE SITE AT PLOT No.1185, VEDHACHALAM NAGAR, IN S.No.361/3 Part, AS PER PATTA NEW S.No.402/51, OF ADHANUR VILLAGE & PANCHAYAT, KUNDRATHUR PANCHAYAT UNION, SRIPERUMBUDUR TALUK, KANCHEEPURAM DISTRICT.

APPROVED LAYOUT: P.P.D / L.O No.190/92, DATED: 19/06/1992.



PROPOSED SUB-DIVISION PLAN.



KEY PLAN.

SCALE : NTS

AREA STATEMENT

SITE EXTENT:-		
	SQFT	SQMT
PLOT No.1185	1750.00	162.57
PLOT No.1185 EASTERN PORTION	875.00	81.28
PLOT No.1185 WESTERN PORTION	875.00	81.28
TOTAL	1750.00	162.56

SCALE 1:200 (1"=16')

COLOR INDEX

SITE BOUNDARY

PROPOSED SUB-DIVISION

EXISTING ROAD

OWNER SIGNATURE

LICENSED SURVEYOR

DESIGNED BY

M : 98405 56911
M : 83001 31113

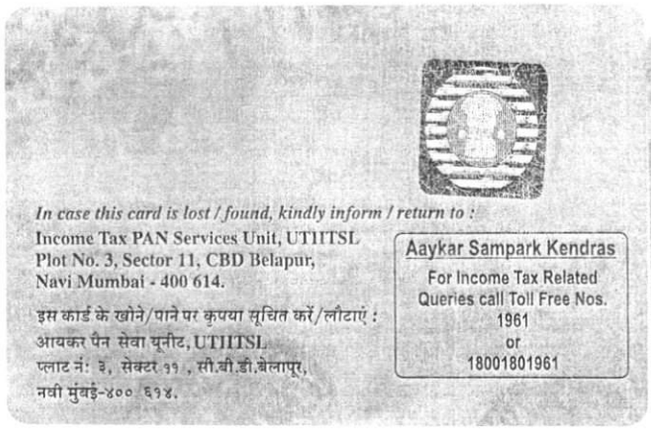
VISTA Designss

#68, HASTHINAPURAM MAIN ROAD
NEHRU NAGAR, CHROMEPET,
CHENNAI 44 PHONE 044-22235035
Email vistadesignss@gmail.com

VISTA 805 121019

Document No. 1385 of 2020 of book
...contains 15 sheet 9 sheet
Registering officer

A. Mujila



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनीट, UTIITSL
प्लाट नं: ३, सेक्टर ११, सी.बी.डी.बेलापूर,
नवी मुंबई-४०० ६१४.

Aaykar Sampark Kendras
For Income Tax Related Queries call Toll Free Nos.
1961
or
18001801961



V.07M

Document No. 1385 of 2022 of book
1 contains 15 sheets 10 Sheet

Registering officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MANJULA

VENKATESAN

14/09/1985
Permanent Account Number

AOPPM5418M

A. Manjula
Signature



30072014

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे – 411 016

If this card is lost / someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune – 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

A. Manjula

Document No 1385 of 2020 of book
../..contains 15 11 Sheet

Registering officer

A. Manjula



R. Mohanraj.

Document No 1385 of 2020 of book
..1..contains 15 Sheets 12 Sheet

Registering Officer

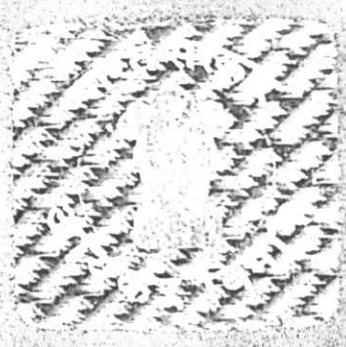
आयकर विभाग

INCOME TAX DEPARTMENT

सत्यमेव जयते

भारत सरकार

GOVT. OF INDIA



M KALPANA

MOHAN

06/06/1989

Permanent Account Number

BDKPK3812N



17092008

M. Kalpana

Signature

R. Kalpana.

Document No. 1385 of 2020 of book

contains 15 13 Sheet

Registering officer

R/Gooduvancheri/Book-1/1385/2020

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

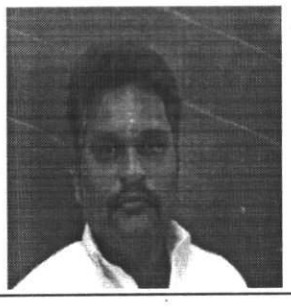
S.No 914 of 2020

I hereby certify that a sum of ₹ 61,150/- (Rupees Sixty One Thousand One Hundred and Fifty only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. மஞ்சுளா residing at Plot No.37 Door No.8 SISI Colony, Sairam Street, Ullagaram, Chennai 600 091, Kancheepuram, Tamil Nadu, India, 600091.

Sub Registrar: Gooduvancheri
Date: 06/02/2020

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 ₹ 35,330/- paid at 12:03 PM on the 06/02/2020 by

Left Thumb  	A. Mjula 9840342255 Additions as per recitals of document
Execution admitted by Left Thumb  	9094484076 Additions as per recitals of document
Claim admitted by Left Thumb  	A. Mjula Additions as per recitals of document

Document No. 1385 of 2020 of book
...contains 15 14 Sheet

Registering officer

Identified By

1. R. Mohanraj. Mr. R. MOHANRAJ Son of RATHINAM 2/46, Vellalar Street, Thandalaiputhur, Pulivalam Road, Tiruchirapalli 621 217, Thiruchirappalli, Tamil Nadu, India, 621217.

2. R. Kalpana. Mrs. R. KALPANA Wife of RAJESH No.3, Rajarathinam 2nd Street, Ullagaram, Chennai 600 091, Kancheepuram, Tamil Nadu, India, 600091.

6th day of February 2020

DILLI BABU N
Sub Registrar
Gooduvancheri

Registered as Number **R/Gooduvancheri/Book-1/1385/2020**.

Date: 06/02/2020
Gooduvancheri

DILLI BABU N
Sub Registrar

Document No. 1385 of 2020 of book
1 contains 15 sheets 15 Sheet
Registering officer