TP/59001955/2019 - 15

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Thiruvallur this 18th day of March 2019, By **Mr.V.VENKATAKRISHNAN** Son of Mr.Vijaragavan, residing at No.131/51, Shanmugarayan Street, Broadway, Chennai-600 001, represented by his General Power of **Attorney Agent Mr.P.THOMAS,** (Driving Licene No.TN0919980010121) Son of Mr.Paulpandian , aged about 39 Years, residing at No.AP1223 77th Street, 12th Sector, K.K.Nagar, Chennai-600 078, Appointed under a Deed of General Power of Attorney, registered as **Document No.10845 of 2018 of Book 1, dated 17.09.2018,** in SRO Thiruvallur. hereinafter called the 'VENDOR' which term shall wherever the context so admit, mean and include their heirs, executors, administrators, legal representatives and assigns:

TO AND IN FAVOUR OF

Mr.S.MAHARAJA, (Aadhar Card No.4574 13165045, Pan Card No.BDJPM2346G) Son of Mr.Serma Durai, residing at No.83/37, Barathiyar Street, Thiruchendur, Thoothukkudi-628 215, hereinafter called the 'PURCHASER' which term shall wherever the context so requires or permits shall mean and include his respective heirs, executors, administrators, legal representatives and assigns

WHEREAS the Vendor (principal) is the absolute owner of the schedule mentioned property **bearing Plot No.12 Southern Portion, With an Extent of 900 Sq.ft., out of 1800 Sq.ft., In the Layout Formed and Known As 'SRI RAM NAGAR ANEXE", Comprised in Survey No.286/4, 286/6Part, 287/3 287/4Part, 290/1Part, Panchayat Approval No.3/2006, Situated in No.89, PERUMALPATTU VILLAGE, Thiruvallur Taluk, Thiruvallur District,** belongs to the principal vendor **Mrs.B.Sudari,** Wife of Mr.Balasubramanian, represented by his General Power of **Attorney Agent Mrs.C.Vijaya,** Wife of Mr.Chinnaiya, residing at No.28/18, Anna Garden, Velacherry Main Road, Chennai-600 042, under a deed of Sale Document No.**1906/2008**, Book **1**, in the office of the sub-Registrar of Thiruvallur.

VERIFIED
DATE: 19/3/19
SUB REGISTRAR

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WHEREAS THE VENDOR (principal) TO MEET their family expenses offered to sell the property and more fully particularly described in the schedule hereunder for a sum of **Rs.4,23,000/- (Rupees Four Lakhs Twenty Tree Thousand only)** and the PURCHASER has agreed to purchase above said sale consideration of **Rs.4,23,000/- (Rupees Four Lakhs Twenty Tree Thousand only)**

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the above and in consideration of the sum of **Rs.4,23,000/- (Rupees Four Lakhs Twenty Tree Thousand only)** Paid by the PURCHASER to the VENDORS at the time of execution of these presents, the receipt of which VENDORS do hereby admit and acknowledge.

The VENDOR do hereby Assign, Convey, Grant, Sell, and Transfer by way of an absolute sale to and in favour of the purchaser all that Land more particularly described in the schedule hereunder together with all rights, titles and claim, interest thereto and therein and all the easements, and appurtenances belonging to or reputed to be belonging to the said land to HAVE AND TO HOLD the same unto the PURCHASER absolutely and for ever and free from all encumbrances. The VENDOR further covenants with the PURCHASER that the PURCHASER shall at all times hereafter quietly and peacefully possess and enjoy the same hereby sold without any let, hindrance, interruption from persons claiming through the VENDOR or any of those through whom the VENDOR derived title and that the said land hereby sold is free from all encumbrances and that there are no mortgages, charges, liens, attachments or other legal prohibitions, disentitling the VENDOR to sell the said land.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the VENDOR is the sole and absolute owner of the property hereby conveyed and that they are perfect right, title and interest over the said property 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 OR whereby they are not hindered from conveying and transferring the said property in favour of the said PURCHASER

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2. That there is 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 authority.

3. That PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the said property without any let or interruption or disturbance by the VENDOR or any Person or persons through whom the VENDOR derived the title and that the VENDOR shall sufficiently indemnify the PURCHASER against any loss that the PURCHASER may be put to by reason of any encumbrance, claim, demand, legal proceedings, charge, lien etc., in respect of the said property, hereby conveyed.

4. That the VENDOR will from time to time and at all times hereafter, at the cost of the PURCHASER, execute any applications, affidavits or documents that may be required for further and better effectuating the title in favour of the PURCHASER in respect of the property hereby conveyed.
5. That the PURCHASER shall be entitled by virtue of this deed to effect mutation in the records of the Municipal Registry and Government Revenue Registry in relation to the property in his name and also for transfer of the name in the records. The VENDOR doth hereby covenant with the PURCHASER that they would execute and sign all such deeds and documents that may be necessary or required in that behalf at the cost of the PURCHASER.

6. The VENDOR on this day handed over to the PURCHASER all Certified Copies of parent documents relating to the schedule mentioned property.
7. The VENDOR doth hereby declare that all taxes and other public charges payable in respect of the property hereby conveyed have been paid upto this day and further covenant with the PURCHASER that if any claim is made in this behalf, the VENDOR shall discharge the same out of their own funds and also hereby agrees to reimburse, if the PURCHASER is compelled to pay the taxes and other charges.

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8. 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, action or proceedings, by any person or persons at any time.

9. The VENDOR doth hereby declare and assure the PURCHASER that they shall indemnify and shall 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.

10. The VENDOR doth hereby declare that they on this day put the PURCHASER in possession of the property.

11. The Principal is Alive and the Power not been cancelled in still Now.

SCHEDULE

ALL THAT PIECE AND PARCEL OF VACANT site bearing Plot No.12 Southern Portion, With an Extent of 900 Sq.ft., out of 1800 Sq.ft., In the Layout Formed and Known As 'SRI RAM NAGAR ANEXE", Comprised in Survey No.286/4, 286/6Part, 287/3 287/4Part, 290/1Part, Panchayat Approval No.3/2006, Situated in No.89, PERUMALPATTU VILLAGE, Thiruvallur Taluk, Thiruvallur District, and in the Registration District of Kancheepuram, Sub-Registration District of Thiruvallur.

Bounded on the:

North by	**- Plot No.12 Part North Portion,**
South by	**- 24 Feet Road,**
East by	**- 24 Feet Road,**
West by	**- Plot No.11,**

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Measuring:

on the Northern side - 30 Feet,
Southern side - 30 Feet,
on the Eastern side - 30 Feet,
Western side - 30 Feet,

in total extent of 900 Sqft.
The present Market Value is Rs.4,23,000/-

IN WITNESS WHEREOF THE VENDOR ABOVE NAMED HAVE HEREIN SET HER HANDS ON THE DAY MONTH, YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF,

Purchaser

Vendor
(Power Agent)

WITNESSES:

1. (Damodhran) S/o. Ragavan No-7 Rajesh Salai Thiruvallur

2. R. Sathish Kumar S/o. K-Ramachandran No: 8 Alamel Annal Cross Manavalanagar Tiruvallur

Drafted by.

E.Ashokan,
L.No.A/28/KPM/2010.
Tiruvallur, [SATHISH]

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Registering officer

இந்திய அரசாங்கம்
Government of India



தாமோதரன் ரா
Damodharan R
பிறந்த நாள்/ DOB: 08/12/1953
ஆண் / MALE

4438 6300 0250

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்:
ராகவன், 7, ராஜாஜி சாலை,
திருவள்ளூர், திருவள்ளூர்,
தமிழ் நாடு - 602001

Address:
S/O: Ragavan, 7, Rajaji salai,
Thiruvallur, Tiruvallur,
Tamil Nadu - 602001

4438 6300 0250

help@uidai.gov.in

www.uidai.gov.in

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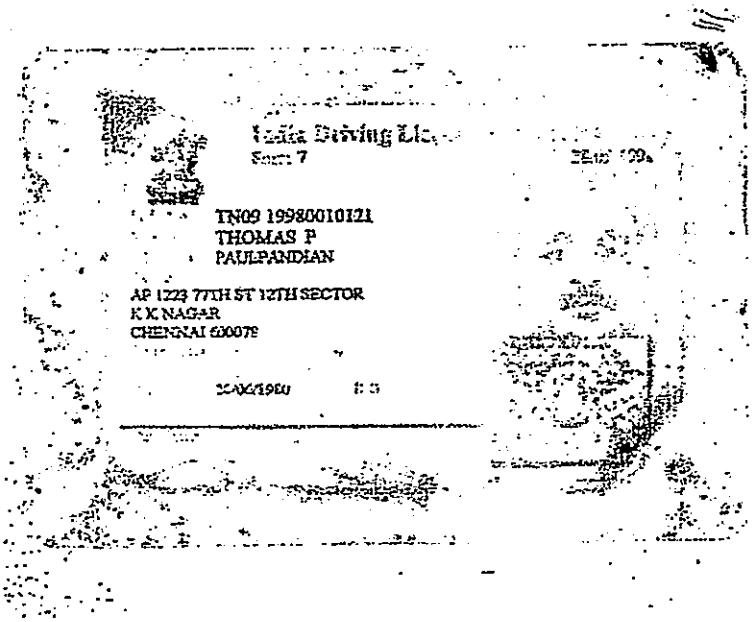
2 Contains 12 Sheet 6 Sheet
Registering officer

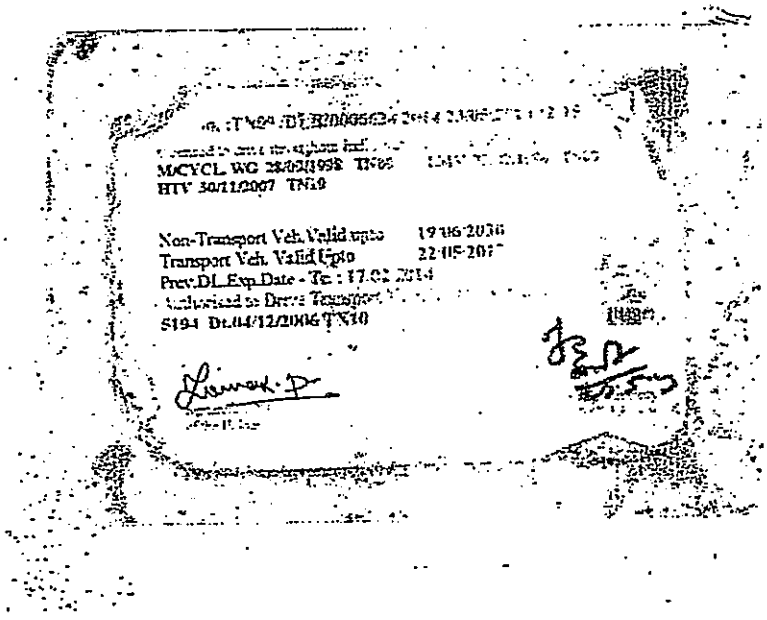


India Driving Lic...
Sheet 7

TN09 19980010121
THOMAS P
PAULPANDIAN

AP 1223 77TH ST 12TH SECTOR
K K NAGAR
CHENNAI 600078

20/06/1980



M/CYCL WG 28/03/1998 TN09
HTV 30/11/2007 TN19

Non-Transport Veh. Valid upto 19/06/2036
Transport Veh. Valid Upto 22/05/2017
Prev.DL.Exp.Date - Tr : 17.02.2014
Authorised to Drive Transport
5194 Dt.04/12/2006 TN10

Lamak. P.

Lamak. P.

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Registering officer

இந்திய அரசாங்கம்
Government of India

மகாராஜா சேர்மதுரை
Maharaja Sermadurai



பிறந்த தாள்-DOB: 27/07/1982
ஆண்மாள் / Male

4574 1316 5045

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

இந்திய தனிப்பட்ட அடையாள ஆணையம்
Unique Identification Authority of India

முகவரி: S/O: சேர்மதுரை, 83/37
பாரதியார் தெரு, திருச்செந்தூர்
திருச்செந்தூர், திருச்செந்தூர்
தூத்துக்குடி, தமிழ் நாடு, 628215

Address: S/O: Sermadurai, 83/37, BARATHIYAR STREET, TIRUCHENDUR, Tiruchendur, Tiruchendur, Thoothukkudi, Tiruchendur, Tamil Nadu, 628215

4574 1316 5045

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in

S. [illegible]

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Registering officer

இந்திய அரசாங்கம்
Government of India

சதீஷ்குமார் ர
Sathishkumar R



7983 8512 8719

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

Address: S/O:
Ramachandran, 8, ALAMEL
AMMAL CROSS STREET,
KANNAIYA NAGAR
MANAVALA NAGAR,
Vengathur, Manavalanagar,
Tiruvallur, Tamil Nadu,
602002

7983 8512 8719

R. Sathishkumar

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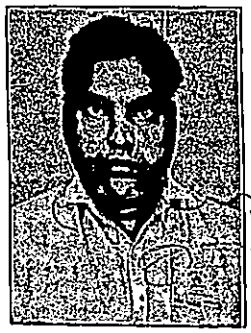
LIFE CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF DOCUMENTS BASED ON POWER OF ATTORNEY



Dr. P. Purushothaman, B.D.S., D. No. 1839
PADMAVATHY CLINIC
South Bazaar, Sevvapet Road, Pin : 602025.

.....SIGNATURE OF THE INDIVIDUAL

Certificate that the individual named Shri/smt./Ms

s/o. M. Venkatakrishnan
address S/o. Vijayagaran No. 131/51
Shanmugarayan Street, Broadway
Chennai - 600001.

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

Name:	
Designation of Registered Medical Practitioner with Registered No. A Group Officer	Dr. P. Purushothaman, B.D.S., DENTAL SURGEON, Regd. No. 1839 PADMAVATHY CLINIC South Bazaar, Sevvapet Road, Pin : 602025.

Practitioner /A group Officer Seal/ No of Regd

Place	Sevvapet Road
Date: In wards	18.3.2019.

ID No. for Group A group Officers should be their GPF No/PAN Card No./Aadhar No/ Votar 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

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R/திருவள்ளூர்/புத்தகம்-1/3195/2019

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2019ம் ஆண்டு வரிசை எண் 1759

No.83/37, Barathiyar Street, Thiruchendur,, தூத்துக்குடி, தமிழ்நாடு, இந்தியா, 628215-ல் வசிக்கும் திரு எஸ்.மகாராஜா என்பவரிடமிருந்து ₹ 29,610/- (ரூபாய் இருபத்தொன்பதாயிரத்து அறுநூற்று பத்து மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : திருவள்ளூர்
நாள்: 18/03/2019

சார்பதிவாளர் மற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு 41ன் படி ஆட்சியர்

2019 ஆம் ஆண்டு மார்ச் மாதம் 18ம் தேதி மு.ப. 11:11 மணியளவில் திருவள்ளூர் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ₹ 17,300/- செலுத்தியவர்.

இடது பெருவிரல்





S. M

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



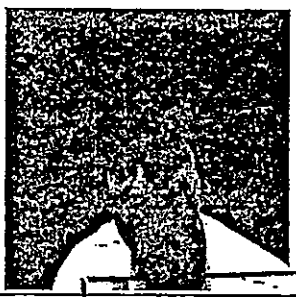


Kumar. P
8015033324

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்





S. M
9840389355

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

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Registering officer

R/திருவள்ளூர்/புத்தகம்-1/3195/2019

இன்னாரென்று நிரூபித்தவர்கள்

1. திரு சதீஷ்குமார் த/பெ ராமச்சந்திரன் எண்.8, அலுமேலுஅம்மாள் குறுக்கு தெரு, மணவாளநகர், திருவள்ளூர், தமிழ்நாடு, இந்தியா, 602002

2. திரு தாமோதரன் த/பெ ராகவன் எண்.7, ராஜாஜி சாலை, திருவள்ளூர், திருவள்ளூர், தமிழ்நாடு, இந்தியா, 602001

2019 ஆம் ஆண்டு மார்ச் மாதம் 18ம் நாள்

உமா சங்கரி
சார்பதிவாளர்
திருவள்ளூர்

R/திருவள்ளூர்/புத்தகம்-1/3195/2019 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 18/03/2019
திருவள்ளூர்

உமா சங்கரி
இணை சார்பதிவாளர்
திருவள்ளூர்

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Registering officer