

SCANNED

7355/2024

TP/183929882/2024



தமிழ்நாடு தமிழ்நாடு TAMILNADU

11 JUN 2024

Anbarasan.A.

Subhasri Soma Sundaram

ch-53

AK 959668

D. AKILAN  
STAMP VENDOR No. 7/B3/9  
No. 27, Ambedkar Nagar,  
Kilpauk, Chennai - 600 011  
Tel: 9840153000 / 88079540

**SALE DEED**

THIS DEED OF ABSOLUTE SALE is executed at **CHENNAI** on this the 12<sup>th</sup> day of JUNE, 2024,

BY

**Mr.D.R. CHANDRAN, (AADHAAR NO: 4298 3242 5810, PAN: AOVPC6584N, MOBILE: 98404 38960),** Son of Mr. J. Duraisamy Iyer, aged about 74 years, residing at No. 17/C-92, Crescent Road, Thiruvengada Nagar, Ambattur, Chennai - 600053, hereinafter referred to as the **"VENDOR"** duly represented by their **GENERAL POWER OF ATTORNEY AGENT M/s. RAHUL ASSOCIATES,** represented by its Proprietor **Mr.R.R.SHRIDHAR (PAN: AASPS2246N, AADHAAR: 3272 4838 3094),** Son of Mr. R. N.Ramados, aged about 55 years, having Office at No. Old No.1403, New No.44, H-Block, 15<sup>th</sup> Main Road, Anna Nagar, Chennai - 600 040, constituted under a deed of **Power of Attorney dated 16.02.2023 and registered as Document No. 2155 of 2023** in the S.R.O. Ambattur, Chennai, herein after called the **POWER OF ATTORNEY AGENT,** which term shall wherever the context so permits or require mean and include his legal heirs, executors, administrators, legal representatives and assigns of the ONE PART: hereinafter called **'VENDOR'**

S. Subramanian

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RAHUL ASSOCIATES

R.R. Shridhar  
Proprietor



## TO AND IN FAVOUR OF


**1.Mr. ANBARASAN.A** (Aadhaar No. 5037 5665 6634, PAN: AVYPA1316N, Mobile No.86674 87219) son of Mr. Alagarsamy.M aged about 35 years and **2.Mrs. SUBHASRI SOMASUNDARAM** (Aadhaar No.3837 7004 8352, PAN. JEGPS5032P) W/o. Mr. Anbarasan.A aged about 31 years both are residing at Saravanaleya Flats, Flat No: AF1, Murugappa Reddy Street, Ambattur, Chennai - 600 053, hereinafter collectively be referred to as the "**PURCHASERS**", of the OTHER PART, which term shall wherever the context so permits or require mean and include their legal heirs, executors, administrators, legal representatives and assigns of the OTHER PART.

WHEREAS all that piece and parcel of land situated at **Plot No: C92** measuring an extent **4800 Sq.Ft.** together with building thereon, situated at **Thiruvengada Nagar**, Ambattur, Chennai - 600053, as per document comprised in **Survey Nos. 589/1part & 589/2part** and as per the latest Online Extract from the Town Survey Land Register comprised in Ward-B, Block No.5, **T.S. No. 71** of **Ambattur Village** & Taluk, Chennai District, Mr. J. Duraiswamy, son of Mr. E. V. Jagadeesa Iyer, purchased the Schedule Plot from the Ambattur Venkatapuram Co-operative Building Society Ltd., by way of a Sale Deed dated 16-04-1966, registered as Document No. 2434/1966 in Book-I, Volume-623, pages 197-202, in the office of the Sub Registrar, Sembiam.

*A. Anbarasan*  
*S. Subhri*

RAHUL ASSOCIATES

*R. R. R. R.*  
Proprietor

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**SCHEDULE - A****(Description of the Total Land)**

All that piece and parcel of land measuring an extent **4800 Sq.Ft.** bearing **Plot No: C92** together with building thereon situated at **Thiruvengada Nagar Crescent Road, Ambattur, Chennai - 600 053** and comprised in **Survey Nos. 589/1part & 589/2part** and as per Extract from the Town Survey Land Register **Old Survey No.589/25, T.S.No.71, Ward-B, Block No.5 of Ambattur Village, Ambattur Taluk, Chennai District**, bounded and measuring on the:


<b>DIRECTION</b>	<b>BOUNDARY</b>	<b>MEASUREMENT</b>
North By	Plot No. C93	100 Feet
South By	Plot No. C91	100 Feet
East By	Plot No. C89	48 Feet
West By	30 Feet wide Crescent Road	48 Feet

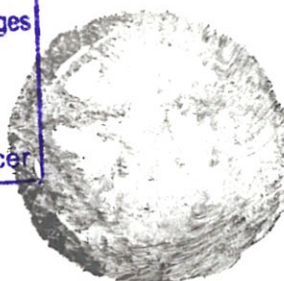
Situated within the Registration District of Chennai North & Sub Registration District of Ambattur.

*A. Anbarasa*  
*S. Sankar*

RAHUL ASSOCIATES

*R. H. H. H.*  
Proprietor

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**SCHEDULE - B**

**(Description of undivided share of land/plot which the Power Agent of the Promoter is entitled to sell)**

**4242.38 sq. ft.**, of undivided share together with title, rights and interest in the Schedule-A property mentioned supra.

**SCHEDULE-C**

**(Property conveyed under this Deed of Sale)**

**557.57 Square feet Undivided Share** of right, title and interest out of **4242.38 sq. ft.**, of undivided share of land that the Power Agent is entitled to sell from and out of the entire Schedule-A property described above.

**TOGETHER WITH**

**Apartment No. A4**, having carpet area of **1001.59 Square Feet**, and Super Built up area of **1462 Square Feet**, on the **Fourth Floor** in building named "**MAYURAAS NEST**" with one **Car parking** in the above mentioned schedule A property.

*S. Sankar*  
S. Sankar

RAHUL ASSOCIATES

*R. H. Shinde*  
Proprietor

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