#### DEED OF SETTLEMENT

THIS DEED OF SETTLEMENT executed at AMBATTUR on this 29th June 2023, by **Mr.RAJAMANICKAM G,**, date of birth 6th September 1981,  **(PAN: ABSD2546T, Aadhar No: 8988 9561 230, Mobile No: 9874563258)** Son ofGOVINDAN, Male, aged about 41 Years, residing at 12C, Balliamman Kovil Lane, Ambattur taluk, Chennai, Tamil nadu - 600050represented by, #first\_person\_representer\_Title #first\_person\_representer\_Name, date of birth #First\_Person\_Representer\_DOB, **(PAN: -------------- , Aadhar No: -------------- , Mobile No: --------------)**#first\_person\_representer\_Relationship\_Title #first\_person\_representer\_Relationship\_Name, #First\_Person\_Representer\_Gender, aged about #first\_person\_representer\_Age Years, residing at #first\_person\_representer\_Address, #First\_Person\_\_Taluk taluk, #First\_Person\_representer\_District, #First\_Person\_Representer\_State - #first\_person\_representer\_Pincode **#First\_Person\_Title #First\_Person\_Name**, date of birth #First\_Person\_DOB,  **(PAN: -------------- , Aadhar No: --------------, Mobile No: -------------- )** #First\_Person\_Relationship\_Title #First\_Person\_Relationship\_Name, #First\_Person\_Gender, aged about #First\_Person\_Age Years, residing at #First\_Person\_Address, #First\_Person\_Taluk taluk, #First\_Person\_District, #First\_Person\_State - #First\_Person\_Pincode represented by, #first\_person\_representer\_Title #first\_person\_representer\_Name, date of birth #First\_Person\_Representer\_DOB, **(PAN: -------------- , Aadhar No: -------------- , Mobile No: --------------)**#first\_person\_representer\_Relationship\_Title #first\_person\_representer\_Relationship\_Name, #First\_Person\_Representer\_Gender, aged about #first\_person\_representer\_Age Years, residing at #first\_person\_representer\_Address, #First\_Person\_\_Taluk taluk, #First\_Person\_representer\_District, #First\_Person\_Representer\_State - #first\_person\_representer\_Pincode herein after referred to as the SETTLOR.

##### TO AND IN FAVOUR OF

**Mr.Virkarm** , date of birth 29th June 1993**, (PAN: SFRT5654Q, Aadhar No: 5689 5854 525, Mobile No: 745896352)** Son ofRAJAMANICKAM, Male, aged about 29 Years, residing at 12C, Balliamman Kovil Lane, AMBATTUR taluk, CHENNAI, TAMIL NADU - 600050 represented by, #Second\_person\_representer\_Title #Second\_person\_representer\_Name, date of birth #Second\_Person\_Representer\_DOB,  **(PAN: -------------- , Aadhar No: -------------- , Mobile No: -------------- )** #Second\_person\_representer\_Relationship\_Title #Second\_person\_representer\_Relationship\_Name, #Second\_Person\_Representer\_Gender, aged about #Second\_person\_representer\_Age Years, residing at #Second\_person\_representer\_Address, #Seond\_Person\_Representer\_Taluk taluk, #Second\_person\_representer\_District, #Seond\_Person\_Representer\_Representer\_State - #Second\_person\_representer\_Pincode **#Second\_Person\_Title #Second\_Person\_Name**, date of birth #Second\_Person\_DOB**, (PAN: -------------- , Aadhar No: -------------- , Mobile No: -------------- )** #Second\_Person\_Relationship\_Title #Second\_Person\_Relationship\_Name, #Second\_Person\_Gender, aged about #Second\_Person\_Age Years, residing at #Second\_Person\_Address, #Second\_Person\_Taluk taluk, #Second\_Person\_District, #Second\_Person\_State - #Second\_Person\_Pincode represented by, #Second\_person\_representer\_Title #Second\_person\_representer\_Name, date of birth #Second\_Person\_Representer\_DOB,  **(PAN: -------------- , Aadhar No: -------------- , Mobile No: -------------- )** #Second\_person\_representer\_Relationship\_Title #Second\_person\_representer\_Relationship\_Name, #Second\_Person\_Representer\_Gender, aged about #Second\_person\_representer\_Age Years, residing at #Second\_person\_representer\_Address, #Seond\_Person\_Representer\_Taluk taluk, #Second\_person\_representer\_District, #Seond\_Person\_Representer\_Representer\_State - #Second\_person\_representer\_Pincode hereinafter called the SETTLEE of OTHER PART

the terms, SETTLOR and SETTLEE, wherever the context so requires, shall mean and include their respective heirs, legal representatives, administrators and assigns;

WHEREAS the SETTLOR is the absolute owner in possession and enjoyment of tyuhhhhhhhhhhhhhhhh, more fully described Schedule of property and#property schedule , more fully described schedule of property ,, more fully described Schedule B,#property schedule , more fully described schedule of property

WHEREAS VENDORreceived, the Schedule property, from out of hishertheirown funds and savings, without any ancestral nucleus, from,RAJAMANICKAM vide Settlement Deed dated 2nd May 2018, registered as Doc. No. 654, in the office of the Sub-Registrar of AMBATTUR.

WHEREAS the SETTLOR have been in absolute, continuous, uninterrupted exclusive possession and enjoyment of the Schedule of property as “Absolute Owner” paying all taxes and other outgoings to the authorities concerned in his own right, ever since from the date of the acquisition.

**II- NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS**

The SETTLOR both hereby assure and covenant with the SETTLEE that he has got absolute right and interest to convey the Schedule Mentioned Property more particularly described in the Schedule hereunder and except the SETTLEE no one else has any manner of rights or title over the Schedule Mentioned Property.

THE SETTLOR has this day delivered vacant possession of the Schedule mentioned property to the SETTLEE herein, and put the SETTLEE in full physical possession thereof:

THE SETTLOR assures the SETTLEE that he had paid all the Taxes, Charges, Deposits, and demand for all the local Government authorities up to the date of the execution of the SETTELMENT.

THE SETTLOR hereby covenants that the Schedule Mentioned Property hereby is not Subject matter of any acquisition, proceedings and is not the subject matter of any Will, Gift, Settlement, Endowment Order or Orders of injunction passed by or undertaking given to any court of law.

THE SETTLOR assures THE SETTLEE is at liberty to cause the mutation of hishertheir name in the Corporation Registers, CMWSSB in hishertheir favour and as well as effect transfer of Electricity Connection to hishertheir name.

THE SETTLOR assures THE SETTLEE That till this date of Settlement, the property herein settled and transferred above is absolutely free from all kinds of encumbrances, charges, mortgages lien or lispendens, court attachments,

The SETTLOR further assures that the SETTLEE can deal with the schedule mention property in any manner as she prefers and she can mark lien, Mortgage, gift to anyone or sell the Schedule mention property to anybody as she desires, from this date.

The SETTLOR hereby signifies / gives hishertheir consent for transfer of Patta (Revenue Registry) and Assessments in the name of the settle and undertakes to sign and deliver such other necessary applications and forms to effectually carryout mutations in all Governmental records touching the under mentioned property.

The SETTLOR is entitled to have the name transferred/mutations done in respect of the under mentioned Property in hishertheir name, without any further reference to the settle inclusive of PATTA.

This Settlement is absolute and IRREVOCABLE.

###### Schedule of property

All that piece of parcel tyuhhhhhhhhhhhhhhhh

**Bounded on the: -**

North by: Wer

South by: Ujk

East by: Cvbn

West by: Op

**Measuring: -**

East to West on the Northern side:5

East to West on the Southern side:6

North to South on the Eastern side:8

North to South on the Western side:9

Total flat market value:- Rs.12,00,000/-

TNEB CONNECTION No:- with deposited amount

Property value: - Rs.12,00,000/-(Rupees twelve lakhs only)  
**IN WITNESS WHEREOF**, THE SETTLOR HEREIN HAS SIGNED ON THE DAY, MONTH AND YEAR WRITTEN ON THE FIRST PAGE OF THIS **DEED OF SETTLEMENT**.

**Witness**