

8174/2019

TP/65311041/2019



தமிழ்நாடு தமில்நாடு TAMILNADU G. PERUMAL

AD 809605

A. MAHALAKSHMI  
PERUMAL NAGAR  
PERUMBARKKAM  
CHENNAI - 100

017282 62/63  
19 JUN 2019

S. SINGARAVELU,  
STAMP VENDOR  
No. 2, 4th Main Road, (Market)  
NANGANALLUR, CHENNAI-64  
P. NO. 4755 / 04 / 05

### ABSOLUTE SALE DEED

This **SALE DEED** executed at Chennai on this 20<sup>th</sup> day of June 2019.

BY

**Mr. J. PARANTHAMAN (PAN CPHPP3864B)**, son of Mr. Janakiraman, aged about 66 years, residing at No. G-16 Engineering College Staff Quarters, Kotturpuram, Chennai 600 025, represented by his power agent **M/s VIJAY GRAND HOME DEVELOPER, represented by its proprietor Mr.A.C.JYOTHIPRAKASH (PAN AFWPJ7874A)**, son of Mr.S.A.Chaveriappa, aged about 38 years, having office at G1, 440 B, Mambakkam Main Road, Sithalapakkam, Chennai 600 126 (vide General Power of Attorney Deed dated 24.7.2014, Registered as document No.

G. Perumal  
A. Mahalakshmi

Document No. 8174/2019 of Book  
Contains 24 Sheets... 1 Sheet

Registering Officer

**VGH D**  
VIJAY GRAND HOME DEVELOPER  
Proprietor



**10688 of 2014** on the file of SRO Thiruporur), hereinafter called as the **VENDOR**, which term wherever the context so permits or requires shall mean and include his legal heirs, successors, executors, administrators, legal representatives and assigns of the one part;

### TO AND IN FAVOUR OF

**Mr. G. PERUMAL (PAN CSBPP0101N)**, son of Mr. R.Govindan, aged about 30 years and **Mrs. A. MAHALAKSHMI (PAN AWLPA0850H)**, wife of Mr. G.Perumal, aged about 28 years, both residing at No. 62/63, F1, Sekaran Parthenon, Perumal Nagar, Perumbakkam, Chennai 600 100, hereinafter called as **PURCHASERS**, which term wherever the context so permits or requires shall mean and include their legal heirs, successors, executors, administrators, legal representatives and assigns of the other part;

**WHEREAS** the **VENDOR** is the sole and absolute owner of the property vacant house site bearing Plot No. 116, Anna Palkalai Nagar Part II, measuring to an extent of 3273 square feet, comprised survey No.351/A, Patta No. 2022, as per Patta new sub-divided survey number is 351/2A1B of PADUR VILLAGE, Chenglepet Taluk, now Thiruporur Taluk, Kancheepuram District and lying within the Registration District of Chenglepet and Sub Registration District of Thiruporur (which is morefully described in the schedule A herein), he having purchased the same from Anna University Staff Co-operative House Building Society Limited, under sale deed dated 5.2.2008, Registered as **document No. 637 of 2008** on the file of SRO Thiruporur.

**WHEREAS** the **VENDOR** who absolutely possessed the schedule A mentioned property has offered to sell **401 square feet** of undivided

G. Perumal  
A. Mahalakshmi

Document No. 8174 of 2019 of Book  
Contains 24 Sheets... 2 Sheet

Registering Officer

**M G H D**  
IND HOME DEVELOPER  
Proprietor



share of land out of Schedule 'A' Property which is morefully and particulary described in the Schedule 'B' hereunder for a sale consideration of a sum of **Rs. 7,21,800/- (Rupees Seven Lakhs Twenty One Thousand Eight Hundred Only)** and the **PURCHASERS** has agreed to purchase the same, free from all encumbrances, charges and claims, etc.

**WHEREAS** the **PURCHASERS** has agreed to purchase the same out of their own funds and by availing loan from M/s LIC Housing Finance Limited, the Schedule 'B' Mentioned Property for the said sale consideration of sum of **Rs. 7,21,800/- (Rupees Seven Lakhs Twenty One Thousand Eight Hundred Only)** free from all encumbrances.

**NOW THIS DEED OF SALE WITNESSEETH AS FOLLOWS:-**

1. That in pursuant to the above said recitals the total sale consideration of **sum of Rs. 7,21,800/- (Rupees Seven Lakhs Twenty One Thousand Eight Hundred Only)** paid by the **PURCHASERS to the VENDOR** in the following manner.
  - a. **Rs. 21,800/- (Rupees Twenty One Thousand Eight Hundred only)**, being part of sale consideration paid by way of online transfer, by the Purchasers to Vendor.
  - b. **Rs. 7,00,000/-(Rupees Seven Lakhs only)** being remaining part of sale consideration paid by the M/s LIC Housing Finance Limited, on behalf of the **PURCHASER** herein, by way of Cheque bearing No. 845816, dated 31.5.2019, drawn at Axis Bank, Dr. Radhakrishnan Salai Branch, Chennai, infavour of Vendor herein, at the time of Registration of this sale deed.

G. N. N. N.  
A. N. N. N.

Document No. 8174 of 2019 of Book  
..... Contains 26 Sheets 3 Sheet

Registering Office

**VGH D**  
VEJAY GRAND HOME DEVELOPER  
Proprietor



The **VENDOR** hereby admits and acknowledges the receipt of entire sum and releases the **PURCHASERS** from further payment thereof, the **VENDOR** hereby conveys, transfers and sell the property more fully described in the schedule 'B' hereunder to the **PURCHASERS** absolutely, together with all ways, water, rights, liberties, easements and appurtenances, whatsoever, free from all encumbrances.

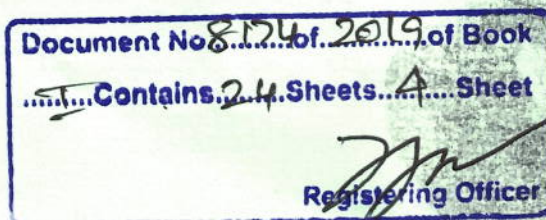
2. The **VENDOR** hereby assures and covenant with the **PURCHASERS**, that he is the absolute owner, having a good subsisting right and title to convey to the **PURCHASERS**, the said property described in Schedule 'B' hereunder.

3. The **PURCHASERS** shall hereinafter **have and to hold** the said Schedule 'B' mentioned property absolutely forever without any let, hindrance, interruption, claim, or demand, from the **VENDOR** or any other person whomsoever.

4. The **VENDOR** doth hereby covenant with the **PURCHASERS** that the property hereby conveyed is free from all encumbrances, charges, lien, lis-pendence, attachment, or any other obligations, and that the **VENDOR** has got full right, power, and authority, to convey the said property by way of absolute sale to the **PURCHASERS**.

5. The **VENDOR** further covenant that the property more fully described in the Schedule 'A' hereunder has not been assigned in favour of any partnership firm, trust, any other institution, or body, he not in any way disqualified from conveying the property more fully described in Schedule 'A' hereunder, and the **PURCHASERS** should peacefully and quietly enter into and upon the Schedule 'B' property hereby conveyed, free from any let or hindrance, from the **VENDOR** or anyone claiming through him.

G. P. Nune  
A. Mahalekh





6. The **VENDOR** doth hereby agrees and undertake to indemnify and keep the **PURCHASERS** indemnified from and against all loses, damages, costs, or expenses, that the **PURCHASERS** may be put to, sustain, or suffer by reason or of in consequence any defect, either in the title of the **VENDOR** or of any person through whom the **PURCHASERS** derives title to the property more fully described in the Schedule hereunder.
7. The **VENDOR** further covenant that he had paid all the taxes and other land revenues, taxes, till this date of sale.
8. The **PURCHASERS** shall not be entitled to claim partition of her respective share in the land described in the Schedule 'B' hereunder and the same shall remain undivided and importable.
9. The **VENDOR** reserves the right to retain or sell his remaining undivided shares in the Schedule 'A' Property to such other persons as he may decide and the **PURCHASERS** shall not in any manner question such right or retention, sale, transfer or conveyance to any person in any manner the **VENDOR** decides.
10. The **VENDOR** has this day handed over the vacant possession of the Schedule 'B' mentioned property to the **PURCHASERS**, whom from this day shall be entitled to be in possession of the same and enjoy the same forever, without hindrance or abstractions from any one by mutating the revenue records, property tax, electricity service connection and in all relevant records to their names.
11. The Construction agreement dated 2.6.2019, entered between **M/s VIJAY GRAND DEVELOPER (BUILDER) AND PURCHASERS** has been registered on this date vide document no. 8173 /2019 on the file of

G. Anu  
A. Mahalaksh

Document No. 8173 of 2019 of Book  
..... Contains .....  
..... Contains 24 Sheets 5 Sheet

**V G H D**  
VIJAY GRAND HOME DEVELOPER  
Proprietor



SRO Thiruporur and as per the said agreement the Builder agrees to construct Flat No. F2, in First Floor, measuring 802 square feet, along with one covered car parking bearing No. F2 in schedule A mentioned property.

### **SCHEDULE OF PROPERTY**

#### **SCHEDULE "A" PROPERTY (whole property):**

All that piece and parcel of the property bearing Plot No. 116 in ANNA PALKALAI NAGAR PART II, measuring to an extent of 3273 square feet, comprised survey No.351/A, Patta No. 2022, as per Patta new sub-divided survey number is 351/2A1B of PADUR VILLAGE, Chenglepet Taluk, now Thiruporur Taluk, Kancheepuram District and lying within the Registration District of Chenglepet and Sub Registration District of Thiruporur.

#### **Bounded on the:**

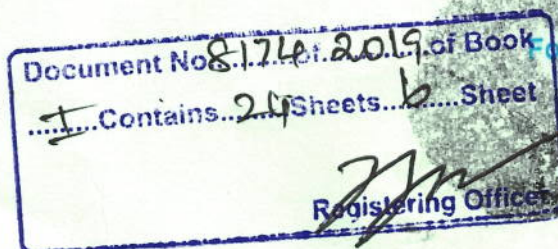
North by : Survey No.365/5C  
 South by : 24 feet Road  
 East by : Plot No. 117  
 West by : 40 feet road

#### **Measuring:**

East to West on the Northern Side : 60 feet  
 East to West on the Southern Side : 50 feet  
 North to South on the Eastern Side : 59 feet  
 North to South on the Western Side : 60 feet

In all admeasuring an extent of 3273 square feet vacant land and situated within the Registration District of Chenglepet and Sub-Registration District of Thiruporur.

G. P. M.  
 A. Mahalingam





**SCHEDULE "B" PROPERTY (Land hereby conveyed):**

**401 SQUARE FEET** Undivided share of land out of 3273 square feet in Schedule 'A' mentioned property.

The Market value of the property is **Rs. 7,21,800/-**

**IN WITNESS WHERE OF THE PARTIES HEREIN HAVE HITHERTO SIGNED THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.**

*G. Prakash  
S. M. K. K. K.*

**PURCHASERS**

For **VGHID**  
VIJAY GRAND HOME DEVELOPER  
*A. C. Srinivasan*  
Proprietor

**VENDOR**

**WITNESSES:**

1. G. Prakash (**Ms. G. PRIYANKA**), daughter of Mr. Govindan, No. 518/21, Thendran Nagar, Vannivedu Village, Walaja Taluk, Vellore District 632513.
2. G. Uma Devi (**Mrs. G. UMARANI**), wife of Mr. Govindan, No. 518/21, Thendran Nagar, Vannivedu Village, Walaja Taluk, Vellore District 632513.

**Drafted by:**

*RT*  
**G. PAVITHRA, B.A.B.L., (HONS.)**  
ADVOCATE  
"URVASI FLATS", Ground Floor,  
No. 15, Rajarathinam Main Road,  
Ullagaram, Chennai - 91 / Cell: 9841015119  
Enrolment. No. MS 1231/2007

