

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY  
RUPEES

INDIA

INDIA NON JUDICIAL



तमिलनाडु TAMIL NADU  
R. SARAVANA KUMAR  
R. GEETHA  
CHENNAI  
2839  
11/02/2011  
**DEED OF ABSOLUTE SALE**

62AA 479321  
M. S. Chandra Sekar  
M.S. CHANDRAMOULI  
STATIONER,  
LICHA 20047/09/BI  
NEW NO. 106, 1TH ROAD,  
TRIPPLICANE, CHENNAI-600 005.

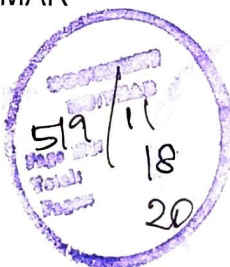
THIS DEED OF ABSOLUTE SALE executed at Chennai on this  
18<sup>th</sup> day of Feb 2011 by

(1) Miss. VAISNAVI PRIYA, aged about 23 years, D/o.Lakshmi and Sivanesan, (2) Mrs. LAKSHMI, aged 44 years, W/o. Sivanesan (3) Mr.S.VIGNESWARAN, aged 25 years, S/o.Laskhmi & Sivanesan, all are residing at No. 9, Thiruvallur Street, Kattankulathur, Chennai-603203, (Vide Registered General Power of Attorney 679/2010 dated 24-9-2010 registered in S.R.O. Alandur, Chennai), represented by their

R. SARAVANA KUMAR

R.GEETHA

R. Geetha



For M/s. MAHA FLATS

Sm/c. M. S. Chandra Sekar  
Managing Partner



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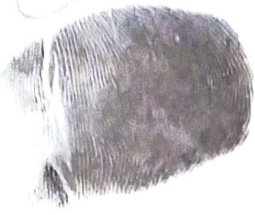
18 FEB 2011

Sub-Registrar

Presented in the office of the Sub Registrar at Alandur and Fee of Rs 2970/- Paid Between the hours of 2.3. And on the

18 FEB 2011

(LEFT THUMB)



SUB-REGISTRAR ALANDUR

R. Saravana Kumar  
Sh. M. RAMABAMY,  
Plot No: 2, 4<sup>th</sup> Street,  
Kannan Avenue,  
Old Perungalathur  
Chennai - 63.

Execution Admitted by Left Thumb

ELECTION ID: DAH 5A 9A 943



SUB-REGISTRAR ALANDUR

S.M.K. Mogamed Ali Jinnah  
S.M.K. Mogamed Ali Jinnah  
S/o. Late S.M. Koder.  
No, 336, Triplican high  
Road  
Chennai - 600 005.

Claim admitted by Left Thumb

Election ID: DK T1502475

R. Saravana Kumar (R. SARAVANA KUMAR) Sh. M. RAMABAMY, Plot No: 2, 4<sup>th</sup> Street  
Kannan Avenue, Old Perungalathur, Chennai - 63. (ID PROOF: ELECTION ID: DAH 5A 9A 943)

IDENTIFICATION VERIFIED THROUGH

519/u 19 20

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Power Agent Mr. **S.M.K. MOGAMED ALI JINNAH**, Managing Partner of **M/s. MAHA FLATS**, Son of Late S.M. Kader, Muslim, aged about 50 years, residing at No. 336, Triplicane High Road, Chennai-600005, hereinafter called the **VENDOR**.

AND

1) Mr. **R. SARAVANA KUMAR**, son of M. Ramasamy aged about 27 years, 2) **R. Geetha** D/o. P. Ravanam, W/o R. Saravana kumar aged about 23 years both are residing at plot no :- 2, 4<sup>th</sup> street, kannan avenue old perungalathur, Chennai-63, hereinafter called the '**PURCHASER**'.

  
R. SARAVANA KUMAR

  
R. GEETHA

For M/s. MAHA FLATS

  
Managing Partner



(LEFT THUMB)



R. Geetha.

W/o. R. Saravana Kumar,  
Plot No: 2, 4th Street,  
Kannan Avenue,  
old perungalathur,  
Chennai - 63.

Election ID: FZC3430865

IDENTIFIED BY

IDENTIFICATION VERIFIED THROUGH

A. Srinivasan [A. Srinivasan] S/o M. Arangan  
No: 109, Velkhan St, Adambakkam, CH-82

J. RAMESH S/o. T.K. JAYARAMAN  
No. 2, 4th Street, Kannan Avenue, old Perungalathur ch-63.

Difference between the Original and  
the Duplicate Nil.

Compared by { Reader, Examiner

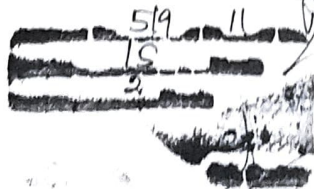
S.R.O. Alandur,

Date 18 FEB 2011

18th day of February 2011.

Sub Registrar

REGISTERED AS NO. 519 OF 2011  
BOOK  
DATE 18 FEB 2011 SUB REGISTRAR



The terms VENDORS and PURCHASER shall wherever it may occur  
presents unless repugnant to the context herein mean and include  
selves, all their respective heirs, executors, legal representative  
nistrator and assigns WITNESSETH:

WHEREAS THE PARTY OF THE FIRST PART represented that  
dule mentioned property was assigned to Mrs. LAKSHMI by Spt  
ldar Saidapet, as per collector proceedings A.Dis.No. 17166/1  
1 20-5-1989/TA/Spl/Assignment, Spt. Tahsildar Saidapet,  
007/1989 dt. 25-7-1989, comprised in Survey No. 128, mean

R. SARAVANA KUMAR

For M/s. MAHA FLA

Smt. P. P. S. Managing Partner

ETHA



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2291 sq.ft. Mrs. Lakshmi Settled the same to her daughter Miss. Vaisnavi Priya through settlement deed dt.2/Dec/2009, regd. as Doc. No. 2924/2009, registered in the Alandur Sub-Registrar Office, South Chennai.

WHEREAS ever since the date of acquisition, the VENDORS herein is in absolute possession and enjoyment without any let or hindrance.

WHEREAS the VENDORS herein to meet out their urgent requirement have decided to sell the Schedule-B property, measuring of an extent of **190** square feet of undivided share of Land, bearing No.12,

*R. Sarav*  
R.SARAVANA KUMAR

R.GEETHA  
*R. Geetha*

For M/s. MAHA FLATS

*Smile. P. Gamed Ari Pinnali*  
Managing Partner



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Dr. Ambedkar Street, Ratinapuram, Talakannacherry Village, No. 14, Tambaram Circle Kancheepuram District, morefully described in the Schedule 'B' hereunder and offered to sell the same to the PURCHASER herein, for a price of Rs2,85,000.(Rupees Two Lakhs Eighty Five Thousand only) and the PURCHASER has also agreed to Purchase the same for the said price and on the following terms and conditions morefully set out in detail hereunder in this Sale Deed.

**NOW THIS DEED OF ABSOLUTE SALE WITNESSETH** that in pursuance of what is agreed above and in consideration of the sum of

*P. Saravana*  
R.SARAVANA KUMAR

R.GEETHA

*R. Geetha*

For M/s. MAHA FLATS

*Sm. Mohamed Ali Pinnaw*

Managing Partner



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Rs2,85,000.(Rupees Two Lakhs Eighty Five Thousand only)PURCHASER to  
theVENDORSby Cheque No. 496019 , dated 22/01/2011, drawn on  
AXIS BANK , DR.RADHAKRISHNA Branch, eat the time of  
registration of the Sale deed, the receipt of which sum, the VENDORS do  
hereby admit, acknowledge and discharge the PURCHASER from further  
payment thereof, the VENDORS do hereby Sell, Transfer, Convey and  
Assign by way of absolute Sale to and unto the PURCHASER the Property  
measuring 190 sq. feet out of total extent of 2291 square feet, bearing  
morefully described in the Schedule 'B' hereunder, together with all

R. SARAVANA KUMAR

R.GEETHA  
R. Geetha

For M/s. MAHA FLATS

Smk. Mohamed Ali Finaidi  
Managing Partner

R. Saravana Kumar

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easements, privileges, liberties, tenements, advantages common ways and all estate, right, title, interest, benefits, claims, demands and whatsoever the VENDORS have on the upon the same **TO HAVE AND TO HOLD** the said property hereby Sold, Conveyed, Transferred and Assigned or expressed of intended so to be and every part thereof unto and to the use of the PURCHASER absolutely free from all encumbrances whatsoever and for absolute use, possession and enjoyment of the PURCHASER for ever.

The VENDORS do hereby covenant with the PURCHASER that the VENDORS have a perfect, lawful, absolute and good right and title to the

*R. Sarav*  
R.SARAVANA KUMAR

R.GEETHA  
*R. Geetha*

For M/s. MAHA FLATS

*Smt. M. Mahalingam*  
Managing Partner





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said property and is entitled to grant, convey and sell the same unto the PURCHASER with the full rights of ownership and that the said property shall at all times remain unto the PURCHASER and to be quietly enjoyed by the PURCHASER without any interruption or disturbance by the VENDORS or any other person or whatsoever claiming through to under them.

The VENDORS do hereby assure the PURCHASER that the property hereunder is free from any mortgages, charges, attachments or lispendens, prior agreement of sale, acquisition proceedings either by state or central and the Schedule A Property is free from all encumbrances.

R. SARAVANA KUMAR

R. GEETHA

For M/s. MAHA FLATS

*Smile. Rajendran*  
Managing Partner

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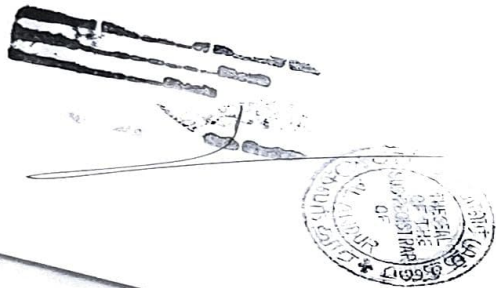
The VENDORS further covenant that all kists, quit rents and other revenues, taxes amenities and levies payable to the Government, Municipality or any other local authorities in respect of the Land have been paid upto date and if there is any amount due in respect of the above the VENDORS undertakes to pay the same. All such out goings and betterment tax, if any after the date of the sale shall be borne by the PURCHASER.

R. SARAVANA KUMAR  
*R. Saravana Kumar*

R. GEETHA  
*R. Geetha*

For M/s. MAHA FLATS

*M/s. Mohamed Ali Fimali*  
Managing Partner



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The PURCHASER shall not be entitled to claim partition for their share in the land described in the Schedule A mentioned hereunder and the same shall remain undivided and impartible.

The VENDORS undertakes to incorporate similar clauses in the Sale Deed of the other PURCHASER of undivided shares.

The VENDORS doth hereby covenant and agrees to defend the PURCHASER title at their own cost and to indemnify and keep harmless the PURCHASER against all losses, costs and expenses that he may incur or be put to by reason of any breach of covenants herein contained.

R. Sood  
R.SARAVANA KUMAR

R.GEETHA  
R. Geetha

For M/s. MAHA FLATS

M. Mohamed Ali Dhanu  
Managing Partner

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The VENDORS do further covenant and agree with the PURCHASER that they would from time to time and at all times hereafter at the request and cost of the PURCHASER, execute and register and cause to be done, execute and registered all such deeds, acts and things whatsoever for further and more perfectly assuring the title and possession of the PURCHASER.

The VENDORS do hereby declare and state with the PURCHASER that all prior title deeds and documents relating to the Purchase of the Land described in the Schedule-A hereunder are in their possession and

*R. Saravana Kumar*  
R.SARAVANA KUMAR

R.GEETHA  
*R. Geetha*

For M/s. MAHA FLATS

*Smt. R. Geetha*  
Managing Partner



12.

custody and the PURCHASER are given only the Xerox copies of the same and the same will be made available in the Office premises during working hours for the scrutiny and inspection by the PURCHASER of any one authorize by them on their behalf on due and sufficient notice in writing given to them.

**Declaration:** The VENDORS(S) and the PURCHASER(S) herein declare that the principal is / are alive and the General Power is still in force.

R. SARAVANA KUMAR

R.GEETHA  
R. Geetha

For M/s. MAHA FLATS,

**Managing Partner**

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SCHEDULE OF PROPERTY

All that piece and parcel of land in door No. 12, Dr. Ambedkar Street, Ratinapuram, Talakannacherry Village, No. 14, Tambaram Circle, Kancheepuram District, comprised in Survey No.128, measuring about 2291 sq.ft. bounded on the

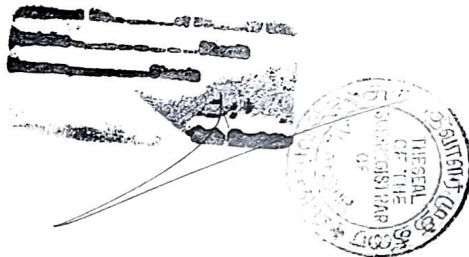
NORTH BY : Joseph House and Land  
SOUTH BY : Balam House and Land  
EAST BY : Dr. Amedkar Street  
WEST BY : P. Somu House and Land

*R. Sarav*  
R.SARAVANA KUMAR

R.GEETHA  
*R. Geetha*

For M/s. MAHA FLATS

*S. K. R. Ramesh*  
Managing Partner



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situate within the Sub-Registration District of Alandur, Registration District of South Chennai.

In all total measuring an extent of 2291 sq.ft. or thereabouts and situated within the Registration District of Chennai South and Sub-Registration District of Alandur..

**SCHEDULE 'B' PROPERTY**  
**(Undivided share hereby conveyed).**

All that piece and parcel of 190 sq.ft. undivided share in the Vacant Land forming part of Schedule 'A' mentioned property.

*R. Sarav*  
R.SARAVANA KUMAR

R.GEETHA  
*R. Geetha*

For M/s. MAHA FLATS  
*SMC. 1088000 Ali Jinnah*  
Managing Partner

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K. M  
ocate,  
336, 1



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The executant's Assessment of the market value of the property  
Rs2,85,000.(Rupees Two Lakhs Eighty Five Thousand only)

IN WITNESS WHEREOF the VENDORS represented by their Power  
Agent herein and PURCHASER has set their hands and signatures in this  
Deed of Absolute Sale on the day, month and year first above written in  
the presence of the following.

Witnesses:

1. *S. J. G. Manoj*  
911 RAMNATH ST WEST MAMMALAM.  
CHENNAI - 600033.

2. *J. Ramesh*  
NO. 2, 4th STREET  
KANNAN AVENUE  
OLD PERUNMALATHUR  
CH - 63.

For M/s. MAHA FLATS  
*S. M. K. Mogamed Ali Jinnah*  
Managing Partner  
VENDOR

*R. Saravana Kumar*  
R. SARAVANA KUMAR

*R. Geetha*  
R. GEETHA  
PURCHASERS

Drafted by:

*S. M. K. Mogamed Ali Jinnah*  
S.M.K. MOGAMED ALI JINNAH, B.SC., B.L.,  
Advocate,  
No. 336, Triplicane High Road, Chennai-600 005.





