

Serial 2548/18

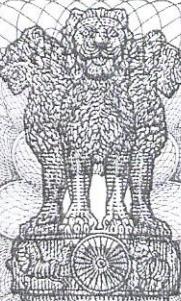
TP/2448762/2018

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमव जयते

ONE

HUNDRED RUPEES

भारत INDIA

INDIANON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

3515  
24/3/18

M. Vigneswaran  
Chennai

R. LAKSHMAN  
BN 627934

STAMPVENDOR  
LC No 6/772/B  
No 261, EVR RC  
AMINJIKARAI, CHENNAI

### SALE DEED

THIS DEED OF SALE is executed at Chennai on this the 15<sup>th</sup> day of MARCH 2018, BETWEEN Mrs. U. ANITHA, (PAN.AMKPA0218J), wife of Dr. Prabhu Radhan, aged about 33 years, residing at No. 5 & 7, Anusuya Street, Rangarajapuram, Kodambakkam, Chennai - 600 024, hereinafter referred to as "VENDOR" (which term shall mean and include their successors, respective heirs, executors, nominees, administrators, successors-in-interest, legal representatives and assigns) ONE PART.

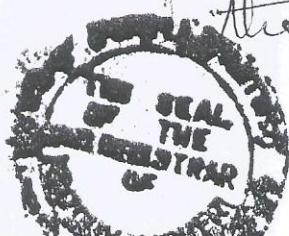
AND

Mr. M. VIGNESWARAN (PAN.AMYPV1446P, Mobile No.7667082719), son of Mr. N. Muruganandam, Hindu, aged about 28 years, residing at No. 6, Kothari Garden Extension, Vasantham Nagar, Avadi, Chennai - 600071, represented by his lawful Power of Attorney Agent Mr. N. MURUGANANDAM (PAN. CHFPM5128M, Mobile No.8124604847) son of Mr.P. Narayanaswamy, residing at No.10, 3<sup>rd</sup> Street, Bazaar Nagar, Avadi, Chennai - 600054, duly appointed and authorized to act as

N. Muruganandam

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such Power Agent in his name and on his behalf by a Power of Attorney dated 08.01.2018, attested by RAVINDRAKUMAR, Assistant Consular Officer, Embassy of India, Abu Dhabi UAE, and adjudication dated 24.01.2018, adjudication No.29 of 2018, adjudicated by Joint I Sub-Registrar, Saidapet, hereinafter referred as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or the context be deemed to mean and include its successors, respective legal heirs of its partners, executors, nominees, administrators, successors-in-interest, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Mrs. U. ANITHA is the absolute owner of **Plot No.18** measuring an extent of **2600 Square Feet**, comprised in **Survey Numbers 324/2 and 324/4**, situated at Adhanur Village, Sriperumbudur Taluk, Kancheepuram District, in the layout named as "**ANITHA TOWNSHIP**" now new named known as "**NOVA ATS**" approve vide approval No. சுதம்/நாடு - 85-16/ம.ப - 7, (CSAR/DTP/M-85-16/LP-7), having purchased along with larger extent of other survey numbers vide Sale deeds dated 11.10.2011 and 16.02.2012 registered as document numbers 11829 of 2011 and 3136 of 2013, SRO, Guduvanchery, having patta Nos. 5450 and 6082 which is more fully described as Schedule Property below hereunder.

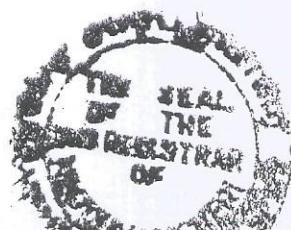
WHEREAS the VENDOR proposed to sell **Plot No.18**, measuring an extent of **2600 Square Feet** comprised in **Survey Numbers 324/2 and 324/4**, situated at Adhanur Village, Sriperumbudur Taluk, Kancheepuram District, more fully described in the Schedule hereunder for a total sale consideration of **Rs.46,80,000/- (Rupees Forty Six Lakhs And Eighty Thousand Only)**. The PURCHASER has agreed to purchase the same on terms and conditions enumerated hereunder.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

That in consideration of the aforesaid recitals, agreements and in consideration of the sum of **Rs.46,80,000/- (Rupees Forty Six Lakhs And Eighty Thousand Only)** paid by the PURCHASER to the VENDOR, in the following manner:-

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Notary Officer



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- a. Rs.2,00,000/- (Rupees Two Lakhs Only) by Cheque No.079653, dated 29.11.2017, drawn on Tamil Nad Mercantile Bank, Avadi, Chennai.
- b. Rs.9,92,964/- (Rupees Nine Lakhs Ninety Two Thousand Nine Hundred And Sixty Four Only) by Demand Draft No. 005501, dated 08.03.2018, drawn on Axis Bank Ltd., Avadi, Chennai.
- c. Rs.34,87,036/- (Rupees Thirty Four Lakhs Eighty Seven Thousand And Thirty Six Only) by Demand Draft No.807251, dated 09.03.2018, drawn on Axis Bank Ltd., being the receipt of which sum the VENDOR herein do hereby admit and acknowledge and acquit the PURCHASER from the payment of any further amount, the VENDOR does hereby grant, convey, sell, transfer and assign unto the PURCHASER, Plot No.18 measuring an extent of 2600 Square Feet comprised in Survey Numbers 324/2 and 324/4, situated at Adhanur Village, Sriperumbudur Taluk, Kancheepuram District, morefully described in Schedule hereunder, together with water, water courses, liberties, privileges, advantages, easements, paths, pathways, hedges, ditches, drains, commons, all rights and appurtenances to the same or any part thereof belonging to or in any manner appertaining or usually held or occupied therewith or reputed to belong to or be appurtenant thereto and all the estate, rights, title, interests, claims and demands whatsoever of the VENDOR to and upon the Schedule Property, and every part thereof TO HAVE AND TO HOLD the Said Property hereby sold, conveyed, transferred and assigned and every part thereof UNTO and to the use of the PURCHASER absolutely and forever, free of all encumbrances whatsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. The VENDOR has a clear, absolute and marketable title to the Said Property, that title hereby transferred subsists in his name and that he has power to transfer the same.

*M. Raghunathan*

*Shittu Pll*

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 Legalizing officer

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2. That the VENDOR has not done any act or he has been privy to any act by which it is in any manner prevented or hindered from conveying the Said Property or any portion thereof.
3. That the Said Property is free from encumbrances, charges, claims, liens, demands, rates and taxes whatsoever.
4. That the said property shall be quietly entered into and upon, held and enjoyed by the PURCHASER without any interruption, hindrance or disturbance by the VENDOR or any person claiming through them.
5. That the VENDOR shall indemnify and keep the PURCHASER harmless against all losses and damages howsoever occasioned to the PURCHASER due to any defect or deficiency in the title or possession of the VENDOR in respect of the said property or any part thereof.
6. That the VENDOR shall at the cost of the PURCHASER and when so required, do and execute or cause to be done or executed all such acts, deeds and things necessary for further and more fully and perfectly assuring the Said Property and every part thereof to the PURCHASER.
7. That there are no attachments over the Said Property or any part thereof by process of any Court or any of the Departments of State or Central Governments and that the Said Property is not the subject matter of any suit, petition or other proceedings in any Court.
8. That the VENDOR has paid all the rates and taxes, rents, fees, kisth and levies payable to the Government or Municipal Corporation in respect of the Said Property and undertakes to discharge the arrears if any found to be due, till the date of sale.
9. The VENDOR has delivered to the PURCHASER possession of the said property and copies of all title deeds relating thereto.
10. The VENDOR has retained the original title deeds as they relate also to the other portions in the entire property mentioned below.
11. The VENDOR hereby expressly consent for the mutation and transfer the entries in the relevant Government Registers and Records with respect to the Schedule Property hereby conveyed.

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**SCHEDULE PROPERTY**

All that piece and parcel of vacant Residential Plot No.18 measuring an extent of **2600 Square Feet** comprised in Survey Numbers 324/2 and 324/4, having approval number vide No. கெடும்/நூலைஸ் - 85-16 / மப - 7, (CSAR/DTP/M-85-16/LP-7), in the layout named as "**ANITHA TOWNSHIP**" now new named known as "**NOVA ATS**", situated at **ADHANUR VILLAGE**, Sriperumbudur Taluk, Kancheepuram District within the Sub - Registration District of Gugduvanchery and Registration District of Chennai South. Delineated and coloured RED in the plan annexed herewith.

**BOUNDED ON THE:**

North by : 40 Feet Wide Road  
 South by : Plot No. 15A  
 East by : Plot No. 17  
 West by : Plot No. 19

**MEASURING:**

East to West on the Northern side	- 40 Feet
East to West on the Southern side	- 40 Feet
North to South on the Eastern side	- 65 Feet
North to South on the Western side	- 65 Feet

Admeasuring in all **2600 Square Feet** or thereabouts.

**The Market Value of the Property is Rs.46,80,000/-**

IN WITNESS WHEREOF THE PARTIES HAVE SIGNED ON THE DAY, MONTH AND YEAR FIRST HREREIN ABOVE WRITTEN.

**VENDOR****WITNESSES:**

1)   
 K. Baskar &/o. Kalidoss  
 NO:33/11, Abdulla St  
 Choolaimedu ch-94

**POWER AGENT OF THE PURCHASER**

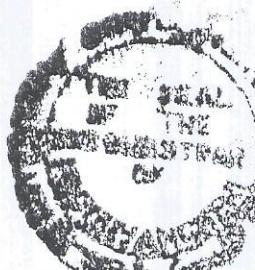
2)   
 B. BACHANDRAN &/o. S. Baskar  
 NO:5/2, A.V. K St Pattalam ch-72

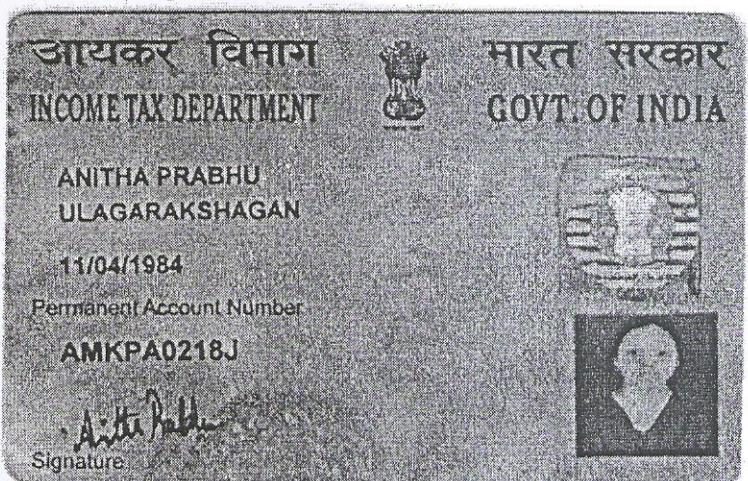
Drafted by :

R. Kavitha Lakshmi B.A.B.L.M.H.R.,  
 Advocate 1452102  
 Women Lawyers Association  
 High Court Buildings,  
 High Court, Chennai - 600 104.

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Registering Officer



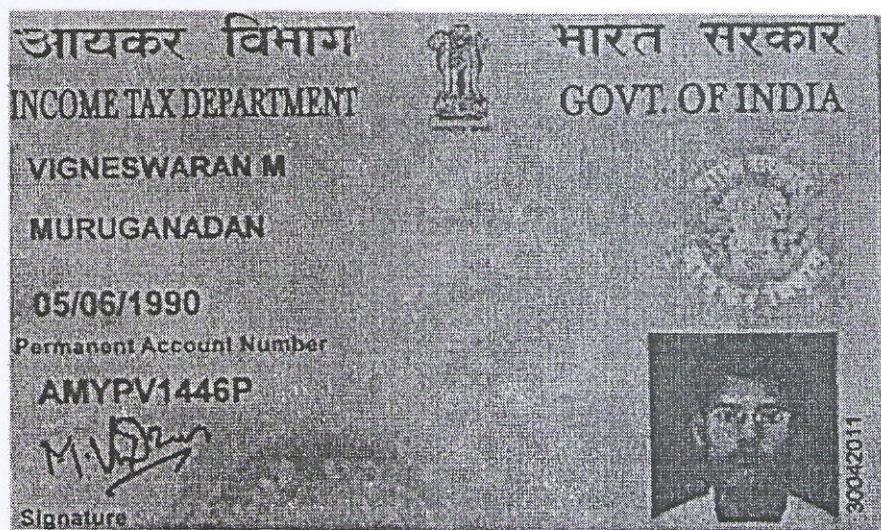


Anitha Prabhu

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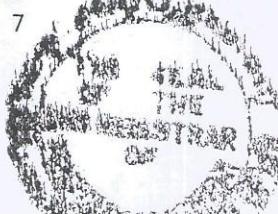


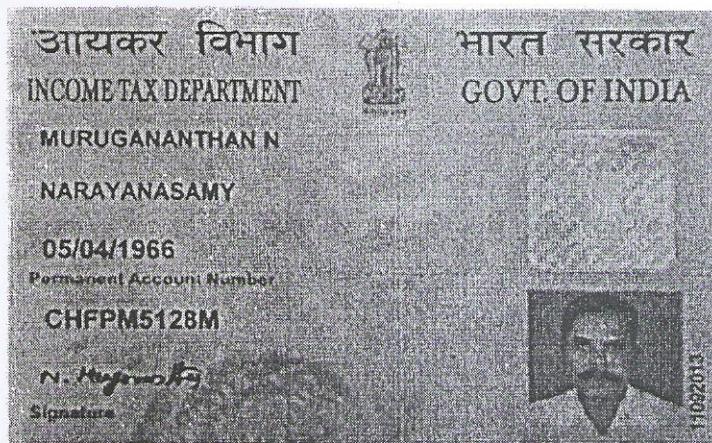


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N. Narayanasamy

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Registering officer



இந்திய அரசாங்கம்  
Government of India



பெயர்:  
Gaskar K  
பிறந்த நாள் / மலை : 15/06/1970  
குவைபால் / Malu

3449 7231 2688

எனது எதுவு, எனது அடையாளம்

Unique Identification Authority of India

பெயர்:  
கஷ்டி / தாய் ஓய்யு  
கலைஞர், 33/11, அப்புவூர்  
நெடு, குகலைமடு, குகலைமடு,  
கிராமத் துறைமுடு, தமிழ்நாடு, 600094

Address:  
S/O. Kalidoss, 33/11, ABDULLA STREET, CHOOLAIMEDU, Choolaimedu, Chennai, Choolaimedu, Tamil Nadu, 600094

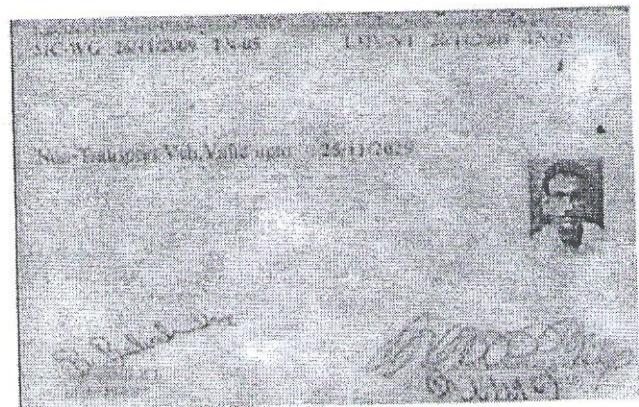
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Registering officer



## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 799 of 2018

I hereby certify that a sum of ₹ 3,27,500/- (Rupees Three Lakh Twenty Seven Thousand Five Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. N MURUGANANDAM residing at No.10, 3rd Street, Bazaar Nagar, Avadi, Chennai, Tiruvallur, Tamil Nadu, India, 600054.

Sub Registrar: Gooduvancheri  
Date: 15/03/2018



Signature of Sub Registrar and Collector under Section  
41 of the Indian Stamp Act **SUB REGISTRAR  
GUDUVANCHERY**

Presented in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 1,87,480/- paid at 12:33 PM on the 15/03/2018 by

Left Thumb



N. M. Muralidhar  
8124604847

Additions as per recitals of document

Execution admitted by

Left Thumb

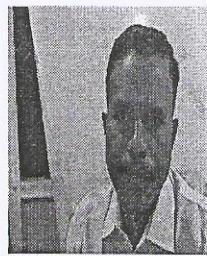


Shittu PK  
9944719294

Additions as per recitals of document

Claim admitted by

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N. M. Muralidhar

Additions as per recitals of document

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Identified By.

1. (Signature)

Mr. K.BASKAR Son of KALIDASS No.33/11, Abdulla Street,Choolaimedu, Chennai, Chennai, Tamil Nadu, India, 600094.

2. (Signature)

Mr. B. BALACHANDRAN Son of S.BASKAR No.5/2, Anandavinayagar Koil Street, Pattalam, Chennai, Chennai, Tamil Nadu, India, 600012.

15<sup>th</sup> day of March 2018

GANDHI A  
SUB REGISTRAR  
GUDUVANCHERY  
Sub Registrar

Registered as Number R/Gooduvancheri/Book-1/2548/2018.

Date: 15/03/2018  
Gooduvancheri



GANDHI A  
SUB REGISTRAR  
GUDUVANCHERY  
Sub Registrar

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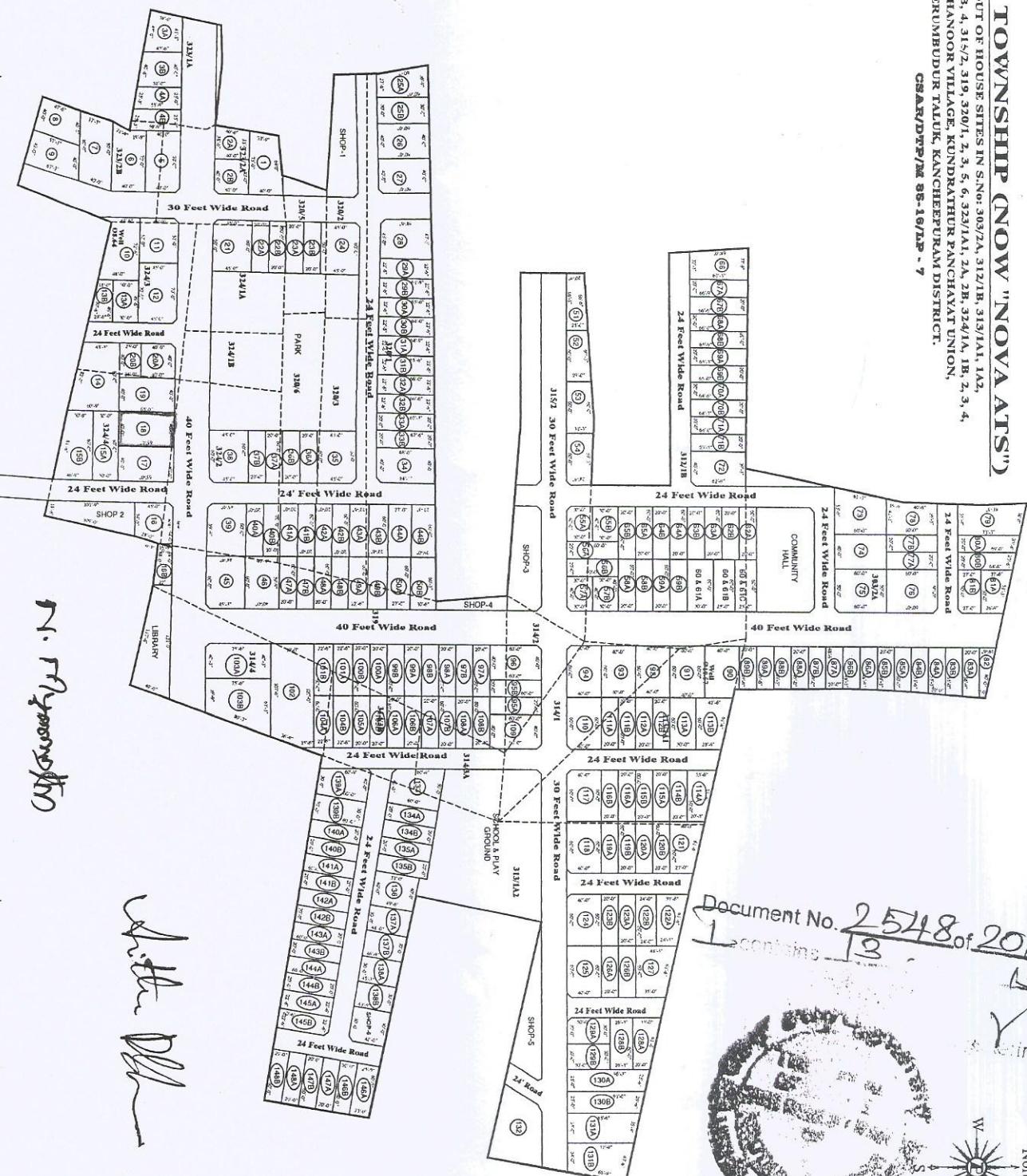


# ANITHA TOWNSHIP (NOW "NOVA ATS")

LAYOUT OF HOUSE SITES IN SITES: 30/2/1A, 31/2/1B, 31/3/1A, 1A2,

31/4/1, 2, 3A, 3B, 4, 31/5/2, 31/9, 32/0/1, 2, 3, 4, 23/1, 2A, 2B, 3/4/1A, 1B, 2, 3, 4,  
OF ATHANOOR VILLAGE, KODRATHUR PANCHAYAT UNION,  
SRIPERUMBUDUR TALUK, KANCYEPURAM DISTRICT.

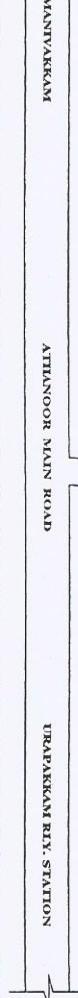
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North



N. Jayaraman

Plot No.	Area Sqft.	Plot No.	Area Sqft., Plot No.	Area Sqft., Plot No.
1	2646	56A	5130	
2A	1432	56B	1290	1052
2B	1586	57A	1193	1068
3A	1605	57B	1191	1200
3B	1932	58A	1200	1068
4A	1350	58B	1078	1200
4B	1443	59A	1200	1068
5	2758	60 & 61A	1058	1200
6	3870	60 & 61B	1500	1059
7	3055	60 & 61C	1500	1119
8	2056	61A	1114	1200
9	2447	62A	1200	1118
10	2454	62B	1200	1200
11	2227	63A	1200	1126
12	3137	63B	1200	113A
13	1836	64A	1236	113B
14	4158	64B	1200	114A
15	1839	64C	1200	114B
16	2396	65A	1200	115A
17	3004	65B	1200	115B
18	2094	66A	1200	116A
19	2600	66B	1200	117A
20	2558	67A	1200	117B
21	2687	67B	1200	118A
22A	1200	70A	1200	120A
22B	1200	70B	1200	120B
23A	1200	71A	1200	121
23B	1200	71B	1200	121
24	2058	72A	1225	1440
25A	1200	72B	1200	1200
25B	1799	74	2400	1238
26	2400	75	2056	2387
27	2387	76	2056	123
28	2738	77A	1200	128A
29A	1339	77B	1200	1200
29B	1404	78	2263	127
30A	1428	79	2265	1594
30B	1486	80A	1200	1592
31A	1451	80B	1200	1593
32A	1451	81A	1337	1308
33A	1452	82	778	2234
33B	1354	83A	1347	133A
33C	1117	83B	1318	2256
34A	2708	84A	1385	1382
35	2697	84B	1945	133
36A	1200	85A	1919	1344
36B	1200	85B	987	1200
37A	1200	86A	959	1354
37B	1200	86B	1353	1200
38	2684	87A	968	138
39	3073	87B	977	137A
40A	1200	88A	1373	1432
40B	1200	88B	983	1200
41A	1202	89A	985	1388
41B	1202	89B	994	2058
42A	1202	90	2238	1398
42B	1201	91	2403	1403
43A	1201	92	1403	1200
43B	1351	93	2401	1200
44A	1621	94	1413	200
44B	1609	95A	1200	1420
45	2688	95B	1200	1428
46	2407	96	2258	1434
47A	1197	97A	1200	1438
47B	1196	97B	1200	1439
48A	1199	98A	1200	1445
48B	1196	98B	1200	1454
49A	1350	99A	1200	1531
49B	1350	99B	1200	1534
50A	1622	100A	1200	1458
50B	1622	100B	1200	1459
51	1511	101A	1351	200
52	1614	101B	1351	1200
53	1546	102	5783	1658
54	1777	103A	3010	1200
55A	1189	103B	4853	1200
55B	1109	104A	1350	1200