42/2/2020



தமிழ்நாடு तमिलनाडु TAMILNADU

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S. MALA STAMP VENDOR L.No. 17071/B2/14 120, Dr. M.G.R. Road, Tambaram East, Chennai -59, Cell 98840 51444

# SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT SELAIYUR on this 2 day of January 2020, by Mr. K. RAVICHANDRAN (Aadhar Identity Card No. 3285 1705 7785) Mr. C.N. Kamalanathan, aged about 54 years, residing at No. 50, Vadamalai Pillai Street, Purasawalkam, Chennai 600 007, hereinafter called the 'VENDOR' which term shall wherever the context so admits shall mean and include his heirs, executors, administrators, legal representatives and assigns ONE PART:-

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L.No. 17071/82/14

120, Dr. M.G.R. Road, Tambaram East, Chennai - 59. Cell 98840 51444

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WHEREAS THE VENDOR is represented by his General Power of Attorney Agent Mrs. D. LEELA (Permanent Account Number AEZPL1859B, Aadhar Identity Card No. 5752 2659 1263 and Mobile No. 74016 51702), wife of Mr. D. Dharani, aged about 44 years, residing at No. 39A, Nagalakshmi Nagar, Sithalapakkam, Chennai 600 126, (General Power of Attorney Document No. 6530/2017, Book 1, Dated 20th June 2017, in the Office

of the Sub-Registrar of Selaiyur).

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120, Dr. M.G.R. Road, Tambarar Chennai - 59, Cell 98840 51

## AND IN FAVOUR OF

Mr. S. ARPUTHARAJ (PAN: DHBPS0057N, Aadhar Identity Card No. 2617 8873 3700), son of Mr. Sellapandian, aged about 29 years, residing at No. 3/261, V.O.C. Street, Karapakkam, Chennai 600 097, hereinafter called the 'PURCHASER' which term shall wherever the context so admits shall mean and include his heirs, executors, administrators, legal representatives and assigns of the OTHER PART WITNESSETH:-



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STAMP VENDOR
L.No. 17071/B2/14

120, Dr. M.G.R. Road, Tambara
Chennal - 59. Cell , 98840 5

WHEREAS THE VENDOR is the sole and absolute owner of the Vacant House site, bearing Plot No. 34, measuring an extent of 1,200 Square Feet, Comprised in Survey No. 57/6, in the layout named 'Vijay Avenue Annex now called as Vijay Avenue Extension', Situated in No. 122 Sithalapakkam Village, Tambaram Taluk, Anna District he have purchased the same from and out of his own funds from Mr. P. Sadasivam and others, represented by their General Power of Attorney Agent Mr. B. Moorthi son of

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L.No. 17071/B2/14

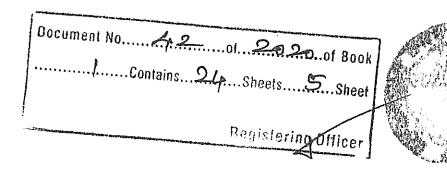
120, Dr. M.G.R. Road, Tambaram Ei
Cheonal - 59, Cell 98840 51444

Mr. T.R. Balasubramanian and the same was **SALE DEED** registered as **Document No. 4597/1997**, **Book 1**, **Volume 2178**, **Pages 221 to 225**, **dated 16**<sup>th</sup> **October 1997**, **in the Office of the Sub-Registrar of Tambaram** and the above said Vendor is the sole and absolute owner and in uninterrupted possession and have been in enjoyment of the above said property from the date of purchase.

A separate patta was issued in favour of Mr. K. Ravichandran, Patta No. 1584, as per Patta Sub-Division Survey No. 57/23, Tahsildhar Office, Tambaram.



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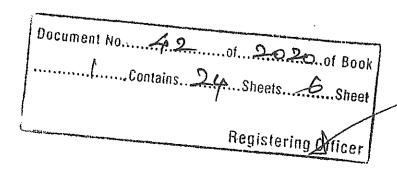
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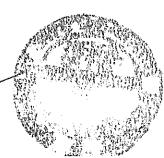
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WHEREAS the Vendor herein subsequently executed a General Power of Attorney Agent Mrs. D. LEELA, wife of Mr. D. Dharani, (General Power of Attorney Document No. 6530/2017, Book 1, Dated 20<sup>th</sup> June 2017, in the Office of the Sub-Registrar of Selaiyur) Plot No. 34, measuring an extent of 1,200 Square Feet, with a clause for Sub-Division, getting permission, fixing the Purchaser, receive advance and sale consideration, execute and present the sale deeds for registration in favour of the Purchaser, etc., and

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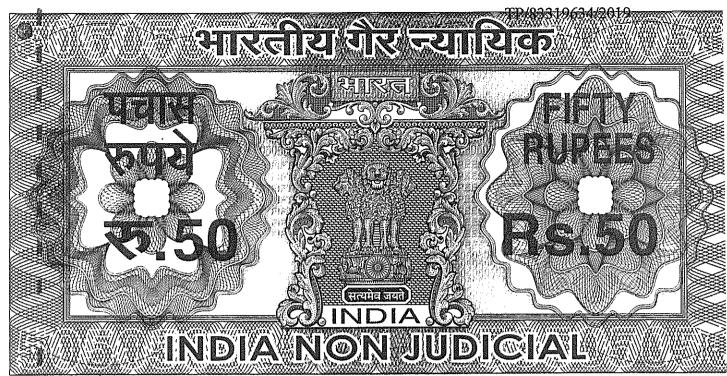
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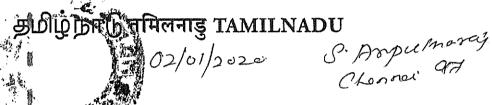
WHEREAS THE VENDOR has offered to sell and the purchaser has agreed to purchase the schedule mentioned property, i.e., Plot No. 34 (Part) measuring an extent of 600 Square Feet (Eastern Portion, out of 1,200 Square Feet in Plot No. 34), Comprised in Survey No. 57/6, Patta No. 1584, as per Patta Sub-Division Survey No. 57/23, in the layout 'Vijay Avenue Extension', (Vijay Avenue Annex), Situated in Sithalapakkam Village, Tambaram Taluk, Chengalpet District, more fully described in the schedule hereunder for a total sum of Rs. 11,10,000/- (Rupees Eleven Lakhs and Ten Thousand only) free from all encumbrances.

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STAMP VENDOR
L.No. 17071/B2/14

120, Dr M.G.R. Road, Tambaram E
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OW THIS DEED OF SALE WI

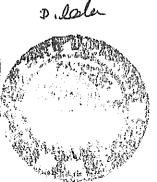
NOW THIS DEED OF SALE WITNESSETH that in consideration of the sale price of Rs. 11,10,000/- (Rupees Eleven Lakhs and Ten Thousand only) paid by the purchaser to the Vendor in the following manner:-

- 8 -

- (a) Rs. 2,77,500/- (Rupees Two Lakhs Seventy Seven Thousand and Five Hundred only) paid by way of Fund Transfer.
- (b) Rs. 8,32,500/- (Rupees Eight Lakhs Thirty Two Thousand and Five Hundred only) paid by way of Cheque, bearing No. 942209, dated 31.12.2019, issued by Axis Bank, through LIC Housing Finance Limited favouring the Vendor, by way of Housing Loan to the Purchaser herein on the schedule mentioned property.



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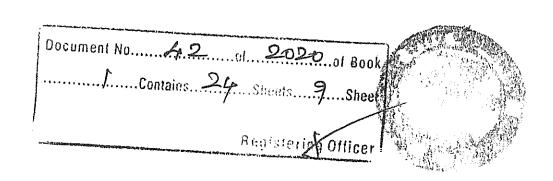
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L.No. 17071/B2/14

120, Dr. M.G.R. Road, Tambaram I Ghennal - 59. Cell 98840 5144

And the receipt of which sum in full the vendor doth hereby admit and acknowledge the vendor doth hereby convey, sell, grant and transfer to and unto the purchaser the said schedule mentioned property, i.e., Plot No. 34 (Part), measuring an extent of 600 Square Feet more fully described in the schedule hereunder with all the rights, title and interest of the vendor the said land TO HAVE AND TO HOLD the same as absolute owner thereof, together with all easements, privileges or other benefits attached to the said land and enjoyed therewith.

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S. MALA STAMP VENDOR LNO. 17071/192/14

120, Dr M.G.R. Road, Tambaram Fi Che mai - 59, Gell 98849 51444

THE VENDOR doth hereby declare and covenant with the purchaser that there are no encumbrances on the said schedule mentioned property and it is not subject matter of any suit, litigation or proceedings and there are no encumbrances, charges, liens, trusts, attachments, claims or demands, will or attachment, maintenance charges, whatsoever now subsisting on the said schedule mentioned property and it has not been offered or given as security or mortgage by any court, tribunal or revenue or other authorities.

THE VENDOR doth hereby declare and covenant with the purchaser that the vendor shall and will at all times indemnify the purchaser against all claims and demands whatsoever in respect of the said schedule mentioned property and make good to the purchaser all losses, damages, costs and expenses which the purchaser may be put to, incur or suffer by reasons of any defect, deficiency in the title of the vendor to the property.

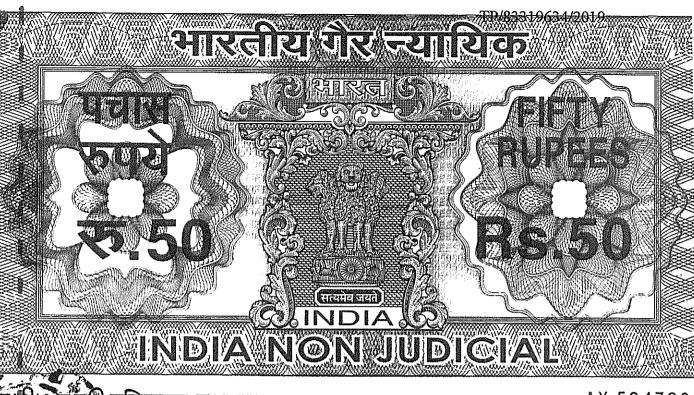
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S. MALA STAMP VENDOR L.No. 17071/B2/14

120, Dr. M.G.R. Road, Tambaram East Chennai - 59. Cell | 08840 51444

THE VENDOR doth hereby declare and covenant with the purchaser that he has put the purchaser in vacant possession of the said schedule mentioned property and the purchaser shall and may peacefully and quietly enter into, possess and enjoy the schedule mentioned property without any let or hindrance, interruption or disturbances from or under or from any other person lawfully claiming through or under him.

THE VENDOR doth hereby declare and covenant with the purchaser that he has paid all taxes due to the government till this day and all other taxes levied hereafter shall be borne by the purchaser only.



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AX 504723

S. MALA STAMP VENDOR L.No. 17071/82/14

120, Dr. M.G.R. Road, Tambaram E Chennal - 59. Cell 98840 5144

**THE VENDOR** doth hereby agree and undertake to execute further deed or deeds as may be reasonably required to assure better and perfect title to the purchaser.

THE VENDOR agrees to transfer the patta in the name of the purchaser. The vendor has this day delivered all the Xerox copies of the documents relating to the schedule mentioned property to the purchaser.

Whereas the Vendor's Power Agent and the Purchaser hereby declare that the Vendor are alive till date and the General Power of Attorney is still in force.

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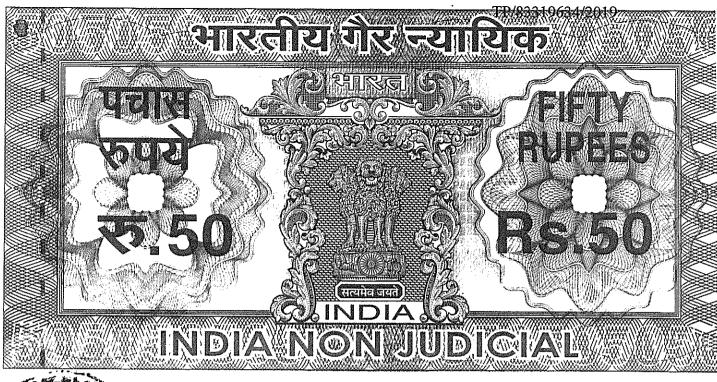
# **SCHEDULE OF PROPERTY**

All that piece and parcel of vacant House site. bearing Plot (Part) measuring an extent of 600 Square Feet, (Eastern Portion, out of 1,200 Square Feet in Plot No. 34), Comprised in Survey No. 57/6, Patta No. 1584, as per Patta Sub-Division Survey No. 57/23, in the layout named 'VIjay Avenue Extension', (Vijay Avenue Annex), Situated in Sithalapakkam Village, Tambaram Taluk, Chengalpet District.



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**BOUNDED ON THE** 

NORTH BY

24 Feet Road,

SOUTH BY

Plot No. 35,

EAST BY :

Vijay Avenue Extension

Layout,

AND WEST BY :

Plot No. 34 (Part).

MEASURING ON THE NORTH BY :

20 Feet,

SOUTH BY :

20 Feet,

EAST BY

30 Feet,

AND WEST BY

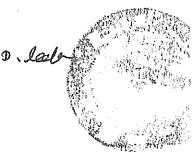
30 Feet.

The above property is situated within the **St. Thomas Mount Panchayat Union Limits** within the Registration District of **Chennai South** and Registration Sub-District of **Selaiyur**.



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L.No. 17071/B2/14

120, Dr. M.G.R. Road, Tambaram

The Market Value of the Schedule mentioned property is

Rs. 11,10,000/-. /

IN WITNESS WHEREOF THE POWER AGENT ON BEHALF OF THE VENDOR AND THE PURCHASER HAVE SET THEIR HANDS, THE DAY, MONTH AND YEAR, FIRST ABOVE WRITTEN IN THE PRESENCE OF WITNESSES:-

D. John

PURCHASER.

VENDOR'S POWER AGENT.

## WITNESSES:

S. Padmavathi (S. Padmavathi), W/o. J. Sellapandian, No. 17, 4th Cross, Flower Garden, K.P. Agrahara, Magadi Road, Bangalore North, Karnataka 560 023.

(D. Dharani), S/o. V. Durairaj, No. 39, Nagalakshmi Nagar, Sithalapakkam, Chennai 600 126.

DRAFTED BY:-

M. HARIBABU D.W.L. NO. A/31 /MS(S)/93. ALMIGHTY ASSOCIATES.

V...of Sopport Book Document No.....

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## தமிழக அரசு

# வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

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பட்டா எண் : 1584

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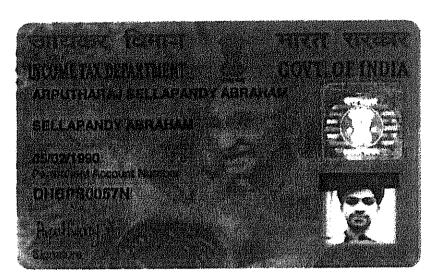
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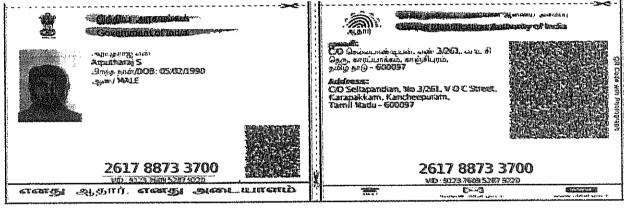
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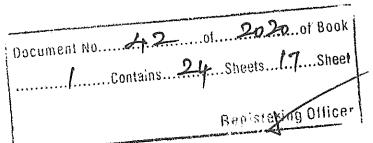
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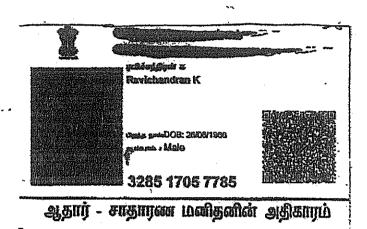


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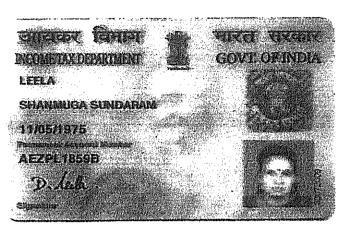
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Unique Identification Authority of India

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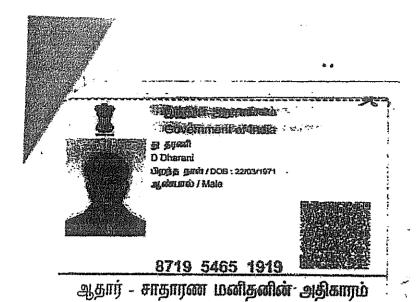
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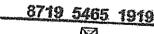




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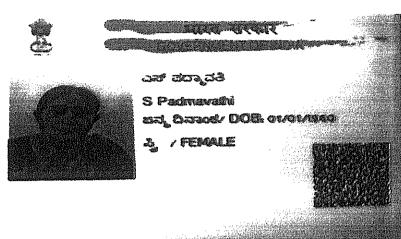
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# LIFE CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF DOCUMENTS BASED ON POWER OF ATTORNEY

15 parchardren. SIGNATURE OF THE INDIVIDUAL	Extend to the second to the se				
Certified that the individual named	and the second				
Mr./Mrs./Miss. K RAWCHANDRA	*N 700 700 700 700 700 700 700 700 700 70				
S/O. D/O. W/O. C.N. KAMALANA	THAN COST				
Address: No: 50 VADAMA	LAI DILLAI STREET				
PURASAWAIKAM	ch-boo not				
Phone No. 98411 32444					
Who has signed in my presence and is alive, as on this date.	Bocument No				
Name:	Contains				
Designation of Registered Medical Practitioner with Registered No. / 'A' group officer	DR. LOGESH YUVARATERING Officer PETK-MEDEUM OFFICER				
Practitioner / 'A' Group Officer  Zeng - No. LOCUTE TO SEAT, M.B.B.S., Reg. No. 105935 Seat/No. red Madof Tractitions Regd.					
Place:	CHENNAS.				
Date : (in words)	THERRY ONE DECEMBER  THOUSAND NEWTERN				

ID No. for Group 'A' group officer should be their GPF No. / PAN Card No. / Aadhar No. / Voter ID.

The Medical Practitioner / 'A' Group Officer should attest the Photo of the individual and half of the signature should be on the photo and other half on this paper.

# R/சேலையூர்/புத்தகம்-1/42/2020

1899ம் ஆண்டு இந்திய முத்திரைச் சட்டம் 42வது பிரிவின் கீழான சான்று

2020ம் ஆண்டு வரிசை எண் 36

No. 3/261, V.O.C. Street, Karapakyám, Chennai, சென்னை, தமிழ்நாடு, இந்தியா, 600097-ல் வசிக்கும் திரு செ அற்புதராஜ் என்பவரிடமிருந்து ₹ 74,600/- (ரூபாய் எழுபத்து நான்காயிரத்து அறுநூறு மட்டும்) இந்த ஆவணத்திற்காக இந்திய முத்திரைச் சட்டம் 41வது பிரிவின் படி குறைவாயிருந்த முத்திரைக் கட்டணம் வசூலிக்கப்பட்டது என நான் இதன் மூலம் சான்றளிக்கிறேன்.

சார்பதிவாளர் : சேலையூர்

நாள்: 02/01/2020

41ன் முடி ஆட்சியர்

- டிற்றும் இந்திய முத்திரைச் சட்டம் பிரிவு

2020 ஆம் ஆண்டு ஜனவரி மாதம் 02ம் தேதி பி.ப. 02:44 மணியளவில் சேலையூர் சார்பதிவாளீர் ஆல்லுவல் கத்தில் தாக்கல் செய்து கட்டணம் ₹ 44,790/- செலுத்தியவர்.

இடது பெருவிரல்





9094983648

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர் இடது பெருவிரல்





D. larler 8248444407

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர் இடது பெருவிரல்





கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளுமு

1/2 Document No. 42 of

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இன்னாரென்று நிரூபித்தவர்கள்

Infin-

2 S. Padmorate

9884718220

திரு து தரணி த/பெ வி துரைராஜ் No. 39, Nagalakshmi Nagar, Sithalapakkam, Chennai, காஞ்சிபுரம், தமிழ்நாடு, இந்தியா, 600131

7343393132 திருமதி எஸ் பத்மாவதி க/பெ ஜெ செல்லப்பாண்டியன் No. 17, 4th Cross, Flower Garden, K.P. Agrahara, Magadi Road, Bangalore North, Karnataka, கர்நாடகா, இந்தியா, 560023

2020 ஆம் ஆண்டு ஜனவரி மாதம் 2ம் நாள்

Gegrge A சார்பதிவாளர் சேலையூர்

R/**சேலையூர்/புத்தகம்-1**/42/2020 எண்ணாகப் பதிவு செய்யப்பட்டது.

நாள்: 02/01/2020 சேலையூர்



SUBREGISTRAK



Document No. 2020. of Book
Contains. 24 2/2 Sheet

Jilliner