

P106 NO BN II 1 2

1048/114



தமிழ்நாடு தமில்நாடு TAMILNADU

P. MOHAN

CHENNAI-15

V 688013

R. Lalitha

R. LALITHA
STAMP VENDOR

29/75, AYYASWAMI STREET
WEST TAMBARAM, CH-45.
L. No: 4255 / E1 / 95 / Dt: 28-2-96

2853
28.1.2014

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT CHENGALPET on this 30th day of JANUARY 2014, by (1) Mr. R. GOVINDASAMY, son of Late Mr. Rathinam, aged about 89 years, (2) Mr. G. BOOPALAN, son of Mr. R. Govindasamy, aged about 49 years, (3) Mr. G. VARADHARAJAN son of Mr. R. Govindasamy, aged about 47 years and (4) Mr. G. SRIRAMULU, son of Mr. R. Govindasamy, aged about 44 years, all are residing at No. 82 Karunilam Village, Chengalpet Taluk, Kancheepuram District, represented by their power agent Mr. B. DHANASEKARAN, (PAN ADXPD7168E), son of Mr. S.R. Boopathy, aged about 50 years, residing at No. 6/35, Ponnamman Koil Street, No. 245, Grama Nedunchalai, Sholinganallur, Chennai 600 119, (appointed vide Power of Attorney dated 18.09.2012 registered as Document No. 1193/2012 at Joint II Sub-Registrar of Chengalpet, hereinafter called the 'VENDORS' which term shall wherever the context so admits shall mean and include their heirs, executors, administrators, legal representatives and assigns of the **ONE PART:-**

P. Mohan



R. Govindasamy



தமிழ்நாடு தமில்நாடு TAMILNADU

P. MOHAN

CHENNAI - 15

V-688014

R. Lalitha

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29/75, AYYASWAMI STREET

WEST TAMBARAM, CH-45.

L. No: 4255 / E1 / 95 / Dt: 28-2-96

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TO AND IN FAVOUR OF

Mr. P. MOHAN, (PAN : AZHPM3231D), Son of Purushothaman, aged about 26 years, residing at No. 23/43, Duraisamy Garden, West Saidapet, Chennai - 600 015, 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 :-**

WHEREAS the 2nd vendor Mr. G. Boopalan is the sole and absolute owner of the vacant land, measuring an full extent of A. 0.20 cents, comprised in Survey No. 2/1E, measuring an full extent of A. 0.17 cents, comprised in Survey No. 2/1A, measuring an full extent of A. 0.15 cents, comprised in

P. Mohan



R. Lalitha



தமிழ்நாடு தமில்நாடு TAMILNADU
2855
29-1-2014

P. MOHAN
CHENNAI-15

V 688015
R. Lalitha
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STAMP VENDOR
29/75, AYYASWAMI STREET
WEST TAMBARAM, CH-45.
L. No: 4255 / E1 / 95 / Dt: 28-2-96

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Survey No. 2/1C totally measuring an extent of 52 cents, situated in No. 82 **KARUNILAM VILLAGE**, Chengalpet Taluk, Kancheepuram District, he having purchased the same from and out of his own funds from (1) Mr. Varadhan and (2) Mr. V.R. Manthaveli and said **SALE DEED** was registered as **Document No. 1522/1999**, Book 1, dated **06.05.1999**, in the office of the **Joint II Sub-Registrar of Chengalpet** now the above said Mr. G. Boopalan is absolute owner and uninterrupted possession and enjoyment of the above said property ever since from the date of purchase.

And separate patta was issued in favour of Mr. G. Boopalan, **Patta Nos. 67 and 1040**, issued by Zonal Deputy Tahsildar Chengalpet;

WHEREAS the 1st vendor **Mr. R. Govindasamy** is the absolute owner of the vacant land, measuring an full extent of Hec. 0.13.5 Ares, comprised in Survey No. 2/1B, measuring an full extent of Hec. 0.07.0 Ares, comprised in

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தமிழ்நாடு TAMILNADU
2856
28.1.2014

P. MOHAN
CHENNAI-15

V 688016
R. Lalitha
R. LALITHA
STAMP VENDOR
29/75, AYYASWAMI STREET
WEST TAMBARAM, CH-45.
L. No: 4255 / E1 / 95 / Dt: 28-2-96

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Survey No. 2/1D, totally measuring an extent of A. 0.51 cents, situated in No. 82 Karunilam Village, Chengalpet Taluk, Kancheepuram District, having been an acquired property.

And separate patta was issued in favour of Mr. R. Govindasamy, Patta No. 97, issued by Zonal Deputy Tahsildar Chengalpet.

Now the above said Mr. R. Govindasamy is absolute owner and uninterrupted possession and enjoyment of the above said property ever since from the date of occupation.

WHEREAS the above said (1) Mr. G. Boopalan and (2) Mr. R. Govindasamy, and Mr. G. Boopalan's brothers and Mr. R. Govindasamy's sons are (3) Mr. G. Varadharajan and (4) Mr. G. Sriramulu are jointly executed a General Power of Attorney in favour of Mr. B. DHANASEKARAN son of Mr. S.R. Boopathy, (General Power of

P. Mohan



R. Lalitha



2857
28.1.2014

P. MOHAN
CHENNAI - 15

V 688017
R. Lalitha

R. LALITHA
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29/75, AYYASWAMI STREET
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L. No: 4255 / E1 / 95 / Dt: 28-2-96

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Attorney Document No. 1193/2012, Book 4, dated 18th day of September 2012, in the office of the Joint II Sub-Registrar of Chengalpet) for above said property with a clause for prepared a Layout, getting layout permission, sub-division, getting permission, fixing the purchaser, receive advance and consideration, execute and present the sale deeds for registration.

WHEREAS THE VENDORS has developed and prepared a layout in the above said land as house sites got the same approved by **L.P. / D.D.T.C.P. (C.R.) No. 138/2012**, in the layout named '**BOOPATHY NAGAR PHASE- II**' and they are selling the same as house sites.

WHEREAS THE VENDORS have offered to sell and the purchaser has agreed to purchase the schedule mentioned property, i.e., bearing **Plot No. 1**, measuring an extent of **1500 Square Feet**, more fully described in the schedule hereunder for a total sum of **Rs.7,50,000/- (Rupees Seven Lakhs and Fifty Thousand only)** free from all encumbrances.

P. Mohan



R. Lalitha

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL



தமிழ்நாடு தமில்நாடு TAMILNADU

P. MOHAN

CHENNAI-15

V 688018

R. Lalitha

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29/75, AYYASWAMI STREET
WEST TAMBARAM, CH-45.

L. No: 4255 / E1 / 95 / Dt: 28-2-96

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NOW THIS DEED OF SALE WITNESSETH that in consideration of the Sale price of Rs.7,50,000/- (Rupees Seven Lakhs and Fifty Thousand only) paid by the purchaser to the vendors in the following manner:-

1. Rs. 10,000/- paid by way of advance.
2. Rs.3,85,540/- (Rupees Three Lakhs Eighty Five Thousand Five Hundred and Forty only) paid by way of Axis Bank Ltd, Chennai, favouring vendor, by way of Loan to the purchaser herein on the schedule mentioned property.
3. The balance sale consideration of Rs. 3,54,460/- (Rupees Three Lakhs Fifty Five Thousand Four Hundred and Sixty only) paid by the purchaser to the vendor by way of cash at the time of registration of this sale deed.

P. Mohan



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CHENNAI-15

V 688019

R. Lalitha

R. LALITHA

STAMP VENDOR

29/75, AYYASWAMI STREET
WEST TAMBARAM, CH-45.

L. No: 4253 / E1 / 95 / Dt: 28-2-96

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The receipt of which sum in full the vendors doth hereby admit and acknowledge the vendors doth hereby convey, sell, grant and transfer to and unto the purchaser the said schedule mentioned property, with all the rights, title and interest of the vendors the above 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.

THE VENDORS 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.

P. Mohan



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

P. MOHAN

CHENNAI-15

V 688020

R. Lalitha

R. LALITHA

STAMP VENDOR

29/75, AYYAGWAMI STREET

WEST TAMBARAM, CH-45.

L. No: 4255 / E1 / 95 / Dt: 28-2-96

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THE VENDORS doth hereby declare and covenant with the purchaser that the vendors 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 purchasers 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 vendors to the property.

THE VENDORS doth hereby declare and covenant with the purchaser that they have 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 them.

P. Mohan



R. Lalitha



தமிழ்நாடு தமில்நாடு TAMILNADU

P. MOHAN

CHENNAI - 15

V 688021

R. Lalitha

R. LALITHA

STAMP VENDOR

29/75, AYYASWAMI STREET

WEST TAMBARAM, CH-45.

L. No: 4255 / E1 / 95 / Dt: 28-2-96

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THE VENDORS doth hereby declare and covenant with the purchaser that they have paid all taxes due to the government till this day and all other taxes levied hereafter shall be borne by the purchaser only. The vendors agree to transfer the patta in the name of the purchaser.

THE VENDORS 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 VENDORS have this day delivered all the documents' Xerox copies relating to the schedule mentioned property to the purchaser.

Whereas the vendors' power agent and the purchaser are hereby declared that the vendors are alive till date and the General Power of Attorneys are still in force.

P. Mohan





தமிழ்நாடு தமில்நாடு TAMILNADU

P. MOHAN

CHENNAI - 15

V 688022

R. Lalitha

R. LALITHA

STAMP VENDOR

29/75, AYYASWAMI STREET

WEST TAMBARAM, CH-45.

L. No: 4255 / E1 / 95 / Dt: 28-2-96

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SCHEDULE OF PROPERTY

All that piece and parcel of vacant house site, bearing **PLOT NO. 1**, measuring an extent of **1500 SQUARE FEET** (139.40 square metre), comprised in **SURVEY NO. 2/1B**, in the layout named '**BOOPATHY NAGAR PHASE - II**' approved by **L.P. / D.D.T.C.P. (C.R.) No. 138/2012**, situated in **No. 82 KARUNILAM VILLAGE**, Chengalpet Taluk, Kancheepuram District.

BOUNDED ON THE

North by : Park,
South by : Plot No. 2,
East by : 30 Feet Road,
West by : Vacant Land.

P. Mohan





தமிழ்நாடு தமில்நாடு TAMILNADU

2863
28.1.2014

P. MOHAN
CHENNAI - 15

V 688023

R. Lalitha

R. LALITHA
STAMP VENDOR
29/75, AYYASWAMI STREET
WEST TAMBARAM, CH-45.
L. No: 4255 / E1 / 95 / Dt: 28-2-96

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MEASURING

East to west on the Northern side : 50 feet

East to west on the Southern side : 50 feet

North to South on the Eastern side : 30 feet

North to South on the Western side : 30 feet

The above property is situated within the Kattankulathur Panchayat Union and Karunilam Panchayat Limits and within the Registration District of Chengalpet and Registration Sub-District of Chengalpet Joint II.

P. Mohan



R. Lalitha



தமிழ்நாடு தமில்நாடு TAMILNADU

P. MOHAN

CHENNAI - 15

V 688024

R. Lalitha

R. LALITHA

STAMP VENDOR

29/75, AYYASWAMI STREET

WEST TAMBARAM, CH-45.

L. No: 4255 / E1 / 95 / Dt: 28-2-96

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The market value of the property is Rs. 7,50,000/-.

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

P. Mohan

PURCHASER.



VENDORS' POWER AGENT.

WITNESSES:-

1. P. Rajasekar (P. Rajasekar) s/o V. Rajasekar
#41, Gandhi Road, West Tambaram - 44
2. M. Rajasekar (M. Rajasekar) s/o C. Rajasekar
No: 4/18, Annast, Guvendar Nagar,
Thiruparankulam, Ch-97



N. RAJASEKAR,
ADVOCATE & NOTARY PUBLIC
No. 32/1, Hasthinapuram Main Road,
Nehru Nagar, Chromepet, Chennai-44.
Cell: 98404-99330

BOOPATHY NAGAR PHASE I & II

APPROVED LAYOUT OF HOUSE SITES IN

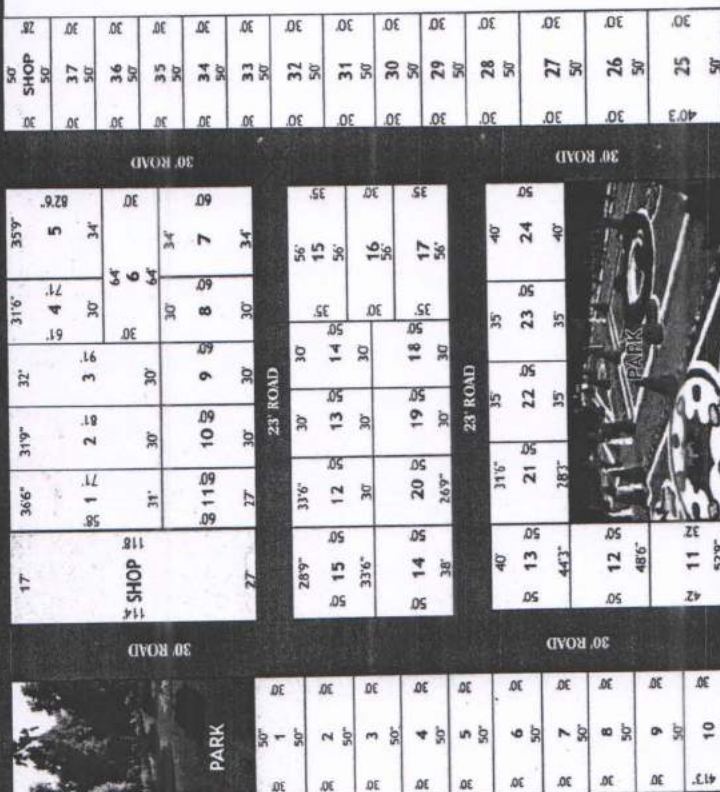
S. No. 2/1A, 1B, 1C, 1D, 1E, 2A, 2B, 3A, 3B; of No. 82, KARINILAM VILLAGE,
CHENGALPATTU TALUK, KANCHEEPURAM DISTRICT.

DDTCP APPROVED NO. Phase - I - 119/2012, Phase - II - 138/2012

PLAN NOT TO SCALE

AREA DETAILS - PHASE - I		
PLOT No.	S. No	Area in Sq. Ft.
1.	2/2A	2177
2.	2/2A	2347
3.	2/2A	2666
4.	2/2A	2030
5.	2/2A, 3A	2677
6.	2/2A, 3A	1920
7.	2/2A, 3A	2040
8.	2/2A	1800
9.	2/2A	1800
10.	2/2A	1800
11.	2/2A	1740
12.	2/2A, 2B	1588
13.	2/2A, 2B	1500
14.	2/2A, 2B	1500
15.	2/2B, 3B	1960
16.	2/2B, 3B	1680
17.	2/2B, 3B	1960
18.	2/2B	1500
19.	2/2B	1500
20.	2/2B	1419
21.	2/2B	1494
22.	2/2B	1750
23.	2/2B	1750
24.	2/2B, 3B	2000
25.	2/3B	1756
26.	2/3B	1500
27.	2/3B	1500
28.	2/3B	1500
29.	2/3B	1500
30.	2/3B	1500
31.	2/3B	1500
32.	2/3A, 3B	1500
33.	2/3A	1500
34.	2/3A	1500
35.	2/3A	1500
36.	2/3A	1500
37.	2/3A	1500
SHOP	2/3A	1450

AREA DETAILS - PHASE - II		
PLOT No.	S. No	Area in Sq. Ft.
1.	2/1B	1500
2.	2/1B	1500
3.	2/1B	1500
4.	2/1B, 1C	1500
5.	2/1B, 1C	1500
6.	2/1C, 1D	1500
7.	2/1D	1500
8.	2/1D, 1E	1500
9.	2/1E	1500
10.	2/1E	1799
11.	2/1E	1873
12.	2/1D, 1E	2319
13.	2/1C, 1D	2106
14.	2/1B, 1C	1788
15.	2/1A, 1B	1556
SHOP	2/1A	2552



PHASE - I

PHASE - II

6kms TO GST

17kms TO OMR

THIRUPURUR

TO MAHABAL PURAM

TO CHENNAI

PLOT No (s)

1

Extent (Sq.Ft)

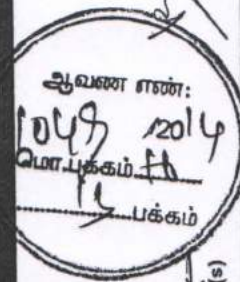
1500

ATS ESTATES

No.41, Gandhi Road, West Tambaram, Chennai - 600 045.
Phone : 222 6692 E-mail : atsestates@gmail.com
Web : www.atsestates.com

Purchaser (s)

Vendor (s)



KATTANKULATHUR RAILWAY STATION

MARAIMALAI NAGAR RAILWAY STATION

SINGAPERUMAL KOIL RAILWAY STATION

CERTIFICATE UNDER SECTION 42 OF STAMP ACT

S.No. 37 of 2014
 I hereby certify that a sum of Rs. 46500/- (Rupees Forty Six Thousand Five hundred only) on account of proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from 1 residing at Chennai-15

Chengalpattu Joint II
 Date: 30/01/2014

Signature of SubRegistrar & Collector
 Under Section 41 of the Indian Stamp Act.

Presented in the Office of SubRegistrar of Chengalpattu Joint II and fee of Rs. 7690 paid between hours of 11 and 12 on 30/01/2014 by

1 Left Thumb



Additions As per the recitals of the document

PAN NO. A2HPN32310

Execution Admitted by

1 Left Thumb



Additions As per the recitals of the document

PAN NO. ADDPD7168E



Sheet no. 1 of 2



Claim Admitted by

1 Left Thumb



P. K. S.

Additions As per the recitals of the document

Identified by

1 *M. B. Arav*
2 *B. B. Srinivasan*

Name : 1 *M. B. Arav* S/o *C. Srinivasan, 4/156 Anna St, Bhanu Nagar*
- Thiruvananthapuram, ch-57
Name : 2 *B. B. Srinivasan* S/o *P. Boopathy m: 41, Ananth Road,*
West Tambaram ch- 65

30th day of January 2014

[Signature]
SubRegistrar

Chengalpattu Joint II

Registered as No 1049 of 2014 of Book I

Date : 30/01/2014 SubRegistrar Chengalpattu Joint II



Sheet no. 2 of 2



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MOHAN P.
PURUSHOTHAMAN

23/01/1988

Permanent Account Number

AZHPM3231D

Signature



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, ITISL
Plot No. 2, Sector 11, CBD Relapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पानेपर कृपया सूचित करें/वापस
आयकर पैन सेवा प्रदाता इकाई, आईएसएल
प्लॉट नं. 2, सेक्टर 11, सीबीडी रिलापुर,
नवी मुंबई - 400 614.

PERMANENT ACCOUNT NUMBER

ADXPDP7168E



NAME

DHANASEKARAN

FATHER'S NAME

BHOOPATHY

DATE OF BIRTH

18-05-1961

SIGNATURE

B. S. SIVAKUMAR

Commissioner of Income-tax (Computer Operations)

நித்த அ.அ.அ. எண்ணுத்தொகை,
ADXPDP7168E இயல்பில் உள்ள பதிலை
தேவநாகரம் அறிவித்து தயவு செய்து அறிவித்து
தருவது அல்லது திரும்பி அனுப்புவது வேண்டும்.

யுத்தரவக. அ.அ.அ. அறிவித்து தருவது.
121, மகாத்மா காந்தி வீதி,
புதுச்சேரி.
தொலைபேசி - 808 034.

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the issuing authority :

Commissioner of Income-tax (Computer Operations),
121, Mahatma Gandhi Road,

Puducherry,

Phone - 808 034.

