

சொத்து தொடர்பான வில்லங்கச் சான்றிதழ்

Certificate of Encumbrance on Property

S.R.O/பொது: Virugambakkam

E.C. No./சான்று எண்: **693** Appln No./மனு எண்: **693** Date/நாள்: 01/02/2017

Thiru/Tmt SMT.CHELIAM NEELAKANTAN C6, BLOCK-I, JAMALS SHERIDAN MANOR, 55/2, ARCOT ROAD, SALIGRAMAM, CHENNAI-93 having applied to me for a certificate giving particulars of registered acts and encumbrances if any, in respect of undermentioned property.

திரு/தமி SMT.CHELIAM NEELAKANTAN C6, BLOCK-I, JAMALS SHERIDAN MANOR, 55/2, ARCOT ROAD, SALIGRAMAM, CHENNAI-93 கீழ்க்கண்ட சொத்து தொடர்பாக ஏதேனும் வில்லங்கம் இருப்பின் அதன் பொருட்டு வில்லங்கச் சான்று கோரி விலை எண்ணிப்பிடுகிறேன்.

Village/கிராமம்

Survey Details (சர்வே விவரம்)

Saligramam

(SNo:116/2A2B), (SNo:116), (Bk:42;SNo:180)

Property Description/மனு சொத்து விவரம்: 55/2, ARCOT ROAD, FLAT NO.C, 6TH FLOOR, EXTENT.1720/130350 UDS OF LAND (505.88 SQFT) BUILTUP AREA 1520 SQFT 6TH FLOOR, JAMALS SHERIDAN MANOR, (வடக்கில்)--THE PROPERTY COMPRISED IN O.S.NO.130 AND NEW BLOCK NO.40 (தெற்கில்)--ARCOT ROAD (கிழக்கில்)--THE PROPERTY COMPRISED IN O.S.NO.120 AND NEW BLOCK NO.41 (மேற்கில்)--THE PROPERTY COMPRISED IN T.S.NO.179/1

I hereby certify that a search has been made in Book I and in the indexes relating thereto for 12 years from 01/01/2006 to 31/01/2017 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear / no encumbrance appears.

1 புத்தகம் மற்றும் அதன் தொடர்புடைய அட்டவணைகள் 12 ஆண்டுகளுக்கு 01/01/2006 முதல் 31/01/2017 நாள் வரை இச்சொத்தைப் பொறுத்து பதிவு செய்திட்ட நடவடிக்கைகள் மற்றும் வில்லங்கங்கள் குறித்து தேடுதல் மேற்கொள்ளப்பட்டது. அத்தேடுதல்களின் விளைவாக மனுவிில் விவரித்த சொத்தைப் பொறுத்து பின்வரும் விபரங்களும்/வில்லங்கங்களும் உள்ளன எனச் சான்றளிக்கிறேன்.

EC No. : 693/2017

Sl.No/ சொத்து விவரம் (Survey No & Area)	ச.கொ.நா / DOE & பதிவு நாள் / DOR	Nature & Value/ தன்மை & மதிப்பு	Name of Executants - எழுதி கொடுத்தவர் (E)/ Claimants - எழுதி வாங்கியவர் (C)	Vol.No- தொகுதி/P.No- பக்கம்	DNo-ஆ. எண் / Yr / ஆண்டு
1. S.F.No.:116/ 2A	08/06/2006	Conveyance	(E)சென்னை ஸ்டீ விட்டல்		3095
S.F.No.:116/ 2B	08/06/2006	Metro/UA	கம்பைன்ஸ் (பிரின்சிபால்)		2006
S.F.No.:180		Rs.1042619	(E)ஷமீம் காசிம் (ஏஜண்ட்) ஜெ.சி. (C)ஸ்ரீகாந்த் நீலகண்டன் (பிரின்சிபால்) (C)செல்லம் நீலகண்டன் (ஏஜண்ட்)		
Arcot Road கதவு எண்: - பரையு கதவு எண்: - சொத்தின் தன்மை: - LAND WITH BUILDING கைமையும் மதிப்பீடு ரூ.: 681120 ஆவண விவரம்: ஒரு பிரதியுடன், வெப்பதல்: 1 விஸ்தீரணம்: 38338 ச.அடியில் 505.88 ச.அடி (1720/130350) UDS பிளாட் எண்: - Flat No.: - Plot/Flat Name:-					

எல்லைகள்: வடக்கில் ஒ.எஸ்.130-ல் உள்ள சொத்து மற்றும் புதிய பிளாக் எண்.40 - தெற்கில் ஆற்காடு ரோடு - கிழக்கில் ஒ.எஸ்.எண்.120-ல் உள்ள சொத்து மற்றும் புதிய பிளாக் எண்.41 - மேற்கில் டி.எஸ்.எண்.179/1-ல் உள்ள சொத்து

வெப்பதல் விவரம்: Schedule B : (Flat to be constructed by the Purchasers at the Purchasers cost through M/s.Jamals) and not hereby conveyed : Three bedroom residential flat marked as "C" in the Sixth floor measuring about 1520 Sq.ft. of super built up area (plinth area plus proportionate share of common areas) and a covered car park in the ground floor level of the multi storied building to be known as JAMALS SHERIDAN MANOR.

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SLNo/ எண்	Description of Prop./ சொத்து விலாசம் (Survey No & Area)	ஏ.கொ.நா / DOE & பதிவு நாள் / DOR	Nature & Value/ தன்மை & மதிப்பு	Name of Executants - எழுதி கொடுத்தவர் (E)/ Claimants - எழுதி வாங்கியவர் (C)	Vol.No- பக்கம்	IDNo-ஆ எண் / Yr / ஆண்டு
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Note :- Number of Entries : 1

குறிப்பு: பதிவுகளின் எண்ணிக்கை: 1

I also certify that save the aforesaid acts & encumbrances no other act & encumbrances affecting the said property have been found.

Search Made and Certificate prepared by / தேடுதல் மேற்கொண்டு
சான்று தயாரித்தவர்

Search verified and certificate examined by / தேடுதலைச் சரிபார்த்து
சான்றினை ஆய்வு செய்தவர்

Office Seal & Date / அலுவலக முத்திரை & நாள்

Signature of Registering Officer
பதிவு அலுவலரின் கையொப்பம்

SUB REGISTRAR
in the cadre of Dist. Registrar
SRO Virugambakkam



भारतीय गैर न्यायिक

बीस रुपये

Rs.20

रु.20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMIL NADU

02AA 031867

17445
7/11/05
N. K. S. S. S.
C. S. S. S. S.
AGREEMENT FOR SALE OF UNDIVIDED SHARE

THIS INDENTURE OF AGREEMENT made at Chennai on this 27th day of April 2006.

BETWEEN

SRI VITTAL COMBINES, a partnership firm having its office at 1st Floor, 28, Sembudoss Street, Chennai-600 001, represented by its Partner and duly constituted Power of Attorney Mr.J.C.SHAMEEM CASSIM son of Haji S.C.M.Jamaldeen, aged about 38 years, herein-after called THE VENDOR.

... 2

J.C. Shameem Cassim

N. S. S. S. S.

Mr.SRIKANTH NEELAKANTAN son of Mr.S.N.Neelakantan, aged about 35 years, represented by his attorney Mrs.CHELLAM NEELAKANTAN, daughter of Mr.T.N.Narayanan, aged about 60 years, residing at A4, Asha Tharang, Old.No.29, New.No.45, Babu Rajendra Prasad 1st Street, West Mambalam, Chennai-600 033, hereinafter called THE PURCHASER

The terms "The Vendor", "The Purchaser" wherever they may appear in this agreement unless otherwise repugnant to the context appearing therein shall mean and include "The Vendor", "The Purchaser" their heirs, legal representatives, executors, administrators and assigns of their respective parts:

WHEREAS the Vendor is the absolute owner of the property being land of an extent of 3712 sq.mt. in T.S.No.180 in Block No.42 of Saligramam, bearing Door No.55/2, Arcot Road, Saligramam, Chennai-600 093, as described in schedule "A" hereunder.

A larger extent of land was owned By Mrs.Asha Bivi Ammal and Mr.Mohammed Saliha Sahib. By a Sale Deed dated.15.11.1943 registered as Doc.No.2282/1943, Mrs.Asha Bivi Ammal and Mr.Mohammed Saliha Sahib sold land of an extent of 2 acres 2 cents to Mrs.Zybunnissa Begum and her husband Mr.S.A.Peeran Sahib. By a Sale Deed dated.07.10.1959 registered as Doc.No.3184/1959, the said Mrs.Zybunnissa Begum and her husband Mr.S.A.Peeran Sahib sold the said property to Mrs.M.Pandari Bai. By a Sale Deed dated.21.11.1960 registered as Doc.No.3993/1960, the said Mrs.M.Pandari Bai sold the said property in favour of Mrs.Relangi Kusuma Kumari.

WHEREAS by a Sale Deed dated.13.08.1969 registered as Doc.No.2409/1969 the said Mrs.Relangi Kusuma Kumari sold the said property to Sri Vittal Combines, the VENDOR.

WHEREAS by a Sale Deed dated.01.11.1971 registered as Doc.No.3548/1971 the VENDOR sold 1 acre 5 cents out of the said property to Mr.R.Venkataramani and the VENDOR has retained the balance extent of 3712 sq.mt., as on date which is referred to

WHEREAS the VENDOR has desired to sell 'THE PROPERTY' and the PURCHASER had made an offer to purchase an undivided share in 'THE PROPERTY' which offer the VENDOR has accepted.

WHEREAS the VENDOR has agreed to sell and register a sale deed for an undivided share in 'THE PROPERTY' as described in schedule 'B' hereunder in favour of the PURCHASER for the PURCHASER to construct a flat through the BUILDER M/s.JAMALS.

NOW THIS AGREEMENT WITNESSES AS FOLLOWS:

UNDERTAKING TO SELL

1. In consideration of a sum of Rs.6,81,120/- (Rupees Six lakhs eighty one thousand one hundred and twenty only) to be paid by the PURCHASER to the VENDOR in the manner specified in Clause 2 below, the VENDOR hereby agree and undertake to sell, and the PURCHASER undertake to purchase an undivided 1720/130350 (One thousand seven hundred and twenty bar One lakh thirty thousand three hundred and fifty share) in 'THE PROPERTY' and more particularly described in schedule 'B' hereunder, free of all encumbrances and on the terms and conditions stated herein.

PAYMENT SCHEDULE

2. The PURCHASER hereby agrees and undertakes to pay the aforementioned sale consideration of Rs.6,81,120/- (Rupees Six lakhs eighty one thousand one hundred and twenty only) and Rs.1,03,200/- towards Stamp and Registration fees for the undivided share in the property. Totally Rs.7,84,320/- (Rupees Seven lakhs eighty four thousand three hundred and twenty only) to the VENDOR in the following manner:

3. a) At the time of signing this agreement Rs.2,84,320/- (Rupees Two lakhs eighty four thousand three hundred and twenty only) is paid by the PURCHASER by cheques bearing Nos.838263/581167 drawn on State Bank of India, in favour of the VENDOR and the payment is hereby acknowledged by the VENDOR.

b) At the time of execution and registration of sale deed

11 which the VENDOR is aware.

5. The VENDOR further covenant with the PURCHASER that 'THE PROPERTY' is free from encumbrances, prior agreement to sell or any claim, or lis pendens and absolute/dispositive/marketable title vests with the VENDOR.

6. The VENDOR agree to arrange/sign/execute/furnish all deeds/documents and do all such acts, deeds things which may be necessary in law to better assure the title of Purchaser to the property hereby agreed to be conveyed.

7. The VENDOR has hypothicated the title deeds of 'THE PROPERTY' to the State Bank of India to avail credit facilities from the Bank and the VENDOR agree to obtain a N.O.C. from the Bank before execution and registration of the sale deed for the undivided share in 'THE PROPERTY' in favour of the PURCHASER.

8. The PURCHASER agrees as stated supra to pay all stamp duty registration fees and documentation charges incidental to this agreement and the sale deed for the undivided share in 'THE PROPERTY' to be executed and registered in his/her favour.

9. VERIFICATION OF TITLE

The PURCHASER has perused all title deeds and other documents and records required by the PURCHASER for scrutiny of the VENDOR'S title to 'THE PROPERTY'. The PURCHASER confirms and declares that the PURCHASER has approved of the VENDOR'S title to 'THE PROPERTY'.

10. The VENDOR undertake to indemnify the PURCHASER, for any loss, injury or consequence that the PURCHASER may be put to by virtue of having placed reliance or having acted in any manner, pursuant to the representations contained in this agreement.

SCHEDULE 'A'

'THE PROPERTY' situated at 55/2, Arcot Road, Saligramam, Chennai-600 093, comprised in O.S.No.116/2A and 2B, T.S.No.180 in Block No.42 of Saligramam Division of Egmore Nungambakkam

J.C. Sharmun (unn)

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i. Han

Taluk, Chennai District, measuring 3563 sq.mt.(i.e.38338 sq.ft.)

and 'THE PROPERTY' bounded on the -

North by : the property comprised in O.S.No.130 and
New Block No.40

East by : the property comprised in O.S.No.120 and
New Block No.41

South by : Arcot Road and

West by : the property comprised in T.S.No.179/1 and
the property situated within the Sub Registration District of
Virugambakkam and Registration District of South Chennai.

SCHEDULE 'B'

An undivided 1720/130350 (One thousand seven hundred and
twenty bar One lakh thirty thousand three hundred fifty share)
(i.e.505.88 sq.ft.) in 'THE PROPERTY' described in schedule 'A'
above.

IN WITNESS WHEREOF THE PARTIES HAVE HEREUNTO SET THEIR
HANDS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

For SRI VITTAL COMBINES

J.C. Shunmugam
Partner

VENDOR.

N. S. S. S. S.

WITNESSES :

PURCHASER BY HIS ATTORNEY.

1.

2.

27/4/06 (S.N. Natarajan)
2 M. ZAREEN KASIM