

சொத்து தொடர்பான வில்லங்கள் சான் ரிதம்

Certificate of Encumbrance on Property

S.R.O/கார்ட்: Virugambakkam

E.C. No./கார்ட் எண்: 693 Appl No./மாண் எண்: 693 Date/நாள் : 01/02/2017

Thiru/Tmt SMT.CHELLAM 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/திருமதி SMT.CHELLAM NEELAKANTAN C6, BLOCK-I, JAMALS SHERIDAN MANOR, 55/2, ARCOT ROAD, SALIGRAMAM, CHENNAI-93 சீர்க்கான் சொத்து தொடர்பாக ஏந்தேநும் வில்லங்கள் இருப்பின் அதன் பொருட்டு வில்லங்கள் சான் ரிதம் கோரி வரிசேலனை செய்துள்ளார்.

Village/கிராமம்

Saligramam

Survey Details (சர்வே விவரம்)

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

Property Description/காலை 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 (நேர்கில்)--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 இச்சொத்துப் பொருத்து பதிவு செய்திட்ட நடவடிக்கைகள் மற்றும் வில்லங்கள் குறித்து தேடுதல் மேற்கொள்ளப்பட்டது. அத் தேடுதல் களின் விளைவாக மதுவில் விவரித்த சொத்துப் பொருத்து பின்வரும் விபரங்களும்/வில்லங்களுக்கும் உள்ளன எனச் சான் ரளிக்கிறேன்.

EC No. : 693/2017

SL.No/	Description of Prop./ காலை விவரம் (Survey No எண் & Area)	க.கொடுக்கல் / பகுதி & பகுதி / DOR	Nature & Value/ தான் வகை & மதிப்பு	Name of Executants - எழுதி கொடுத்தவர் (E) / Claimants - எழுதி வாங்கியவர் (C)	Vol.No- கொடுக்கல்/P.No- பகுக்கம்	DNo-ஆ எண் / Yr / ஆண்டு
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1	S.F.No.:116/ 2A S.F.No.:116/ 2B S.F.No.:180	08/06/2006 08/06/2006 Rs.1042619	Conveyance Metro/UA Rs.1042619	(E)சென் வை ஸ்டீ விட்டல் கும்பைன் ஸ்டீ (பிரின் சிபால்) (E)ஸ்டீ காசிம் (ஏஜன்ட்) ஜெ.சி. (C)ஸ்டீகாந்த் நீலகண்டன் (பிரின் சிபால்) (C)செல்லம் நீலகண்டன் (ஏஜன்ட்)		3095 2006
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Arcot Road

குதுவி எண்: -

பாலையா குதுவி எண்: -

சொத்தின் தான் வகை :

LAND WITH BUILDING

கொமாறும் மதிப்பு ரூ.: 681120

ஆவண விவரம் : ஒருங் பிரதிபா வி.,

கெடுப் பூல் : 1

விஸ்தரம் : 38338 ச.அடி/மீ. 505.88 ச.அடி (1720/130350) UDS

பிளாக் எண் : -

Flat No.: -

Plot/Flat Name:-

வில்லைகள் : ஒரு குதுவி என்ட்.130-ல் உள்ள சொத்து மற்றும் புதிய பிளாக் எண்.40 - தெற்கில் ஆற்காடு ரோடு - சிழுக்கில் ஒரு என்.120-ல் உள்ள சொத்து மற்றும் புதிய பிளாக் எண்.41 - மேற்கில் ஒரு என்.179/1-ல் உள்ள சொத்து

சென் பூல் 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.

STAR

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Page No(s): 1 of 2

SLNo/	Description of Prop./ வட. சொத்து விவரம் (Survey No & Area)	கொடுக்கான / DOE & பதிவு ஜான் / DOR	Nature & Value/ தன்மை & மதிப்பு	Name of Executants - எழுதி கொடுத்தவர் (E)/ Claimants - எழுதி தொகுதி/ப.நே- கண்/ Yr / வாங்கியவர் (C) பக்கம் ஆண் (G)	Vol.No- பக்கம்	DNNo-ஆண்
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Note :- Number of Entries : 1

குறிப்பு : பதிவினாலேயில் கண்ணமிக்கது

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
சான் ரு தயாரித்தவர்

Search verified and certificate examined by / தேடுதலைச் சரிபார்த்து
சான் நினை ஆய்வு செய்தவர்

Office Seal & Date / அலுவலக முத்தினர் & நாள்

Signature of Registering Officer
பதிவு அலுவலரின் கையொப்பம்

SUB REGISTRY
in the cadre of Dist. Registry
SRO Virugambakkam





தமிழ்நாடு தமில்நாடு TAMIL NADU

02AA 031867

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.

J.C. Shameem

N. Nithi Kannan

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

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 hypothecated 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.

S C H E D U L E '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

T.C. Shuman (Signature)

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.

S C H E D U L E '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. Shannan

Partner

VENDOR.

N. Chellam

WITNESSES :

PURCHASER BY HIS ATTORNEY.

1. halogen 27/4/08 (S.N.Natarajan)
2. Z.Zamini
2 M.ZAREEN (ASIM)