

15251

17 APR 2017

S. KAVIARASU
CHENNAI - 97

UNDIVIDED SHARE OF SALE DEED

AP 465995
P. லாஸர் (SV)

1/213, 8வது தெரு, விடுதலை நகர்
ச. குளத்தூர், சென்னை-600 121
L-9581/அ/2000, டி. 98414 5514

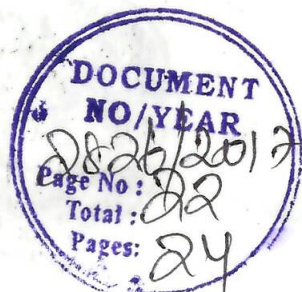
THIS ABSOLUTE SALE DEED EXECUTED AT CHENNAI ON THIS
THE 17th DAY OF **APRIL 2017**:

Mr.G.K.SEKAR, S/o.Mr.G.K.Pillai, aged about 52 years, residing at No.8, Ranganathasamy 2nd Street, Lakshmipuram, Chrompet, Chennai-600 044, represented by his General Power Agent **Mr.P.MOHANRAJ**, S/o.Mr.A.Perumal, aged about 43 years, residing at No.101, Medavakkam Main Road, Keelkattalai, Chennai-600 117, constituted under a General Power of Attorney registered as document No.10081 of 2014, Dated:01-12-2014, Book I, in the file of S.R.O.Pallavaram herein after called the **"VENDOR**.

TO AND IN FAVOUR OF

Mr.S.KAVIARASU, S/o.Mr.K.Singaram, aged about 26 years, residing at No.1/169, Shivani Shelters, Flat No.S-1, Abirami Apartments, Kamaraj Street, Thoraipakkam, Chennai-600 097, herein after called the **"PURCHASER**.


PURCHASER




POWER AGENT OF THE VENDOR

..2..

The terms VENDOR and PURCHASER wherever it may occur shall mean and include themselves, their heirs, legal representatives, executors, administrators and assigns:

WHEREAS the Vendor **Mr.G.K.SEKAR**, S/o.Mr.G.K.Pillai, is the absolute owner of Vacant house site Plot Measuring 2289 Sq.ft., bearing Plot No.551-C, A Building Plan approved by St.Thomas Mount Panchayat Union vide Planning Permit No.770/2015, Office Letter No.5096/2015, dated:27.10.2015, and also approved by Kovilambakkam Panchayat Vide Approval No.98/15-16, Dated:27.11.2015, Comprised in Old Survey No.80/1-B, Patta No.1804, as per Patta New Survey No.80/38, Situated at KOVILAMBAKKAM VILLAGE, "VIDUTHALAI NAGAR", in Tambaram Taluk Presently Sholinganallur Taluk, Kancheepuram District and under the custody of the Power Agent and morefully described in Schedule "A" hereunder, ever since then the VENDOR has been in continuous, uninterrupted Peaceful possession and enjoyment thereof, with full powers of alienation; without any let or hindrances, paying all taxes and outgoing payable to the Government and Local Authorities, having got valid and marketable title to the said property.



PURCHASER



POWER AGENT OF THE VENDOR

..3..

Whereas the VENDOR **Mr.G.K.SEKAR**, S/o.Mr.G.K.Pillai, having purchased the house site Plot Measuring 2289 Sq.ft., bearing Plot No.551-C from Mrs.R.R.K.M.Narmadha, W/o.Mr.R.R.K.Moorthy, resided at No.45, Velangi Amman Koil Street, Chidambaram, South Arcot District, Under a Registered Sale Deed, Registered at Document No.8400 of 2014, in Book I, on the file of SRO Pallavaram, Dated:09th October 2014, from his own funds.

AND WHEREAS the VENDOR **Mr.G.K.SEKAR**, S/o.Mr.G.K.Pillai, herein has executed a Power of Attorney in favour of **Mr.P.MOHANRAJ**, S/o.Mr.A.Perumal, herein as his true and lawful General Power of Attorney Agent, to deal with the Schedule "A" mentioned property in favour of any intending buyers, and do all acts, deeds and things whatsoever necessary or expedient on his behalf.



PURCHASER



POWER AGENT OF THE VENDOR

..4..

AND WHEREAS the Vendor has represented to the purchaser that he is the absolute and legal owner of the property described in the **schedule "A"** hereunder and competent to convey the property mentioned in the schedule "B" hereunder and also assured the purchasers that there are no encumbrances whatsoever subsisting on the said property.

AND WHEREAS the Vendor herein has considered it necessary and expedient to sell certain portion of his land by way of undivided share through his Power Agent with a view to invest the proceeds in a better way and hence he offered to sell **408 sq.ft.** undivided share of land out of 2289 Sq.ft., in the **Schedule-"A"** Property, which is more fully described in the **Schedule "B"** hereunder to the Purchaser herein for a total sale consideration of Rs.15,09,600/- (Rupees Fifteen Lakhs Nine Thousand and Six Hundred Only) and the Purchaser herein accepted the said offer and agreed to purchase the said property which is more fully described in the **Schedule-B** hereunder free from all encumbrances.



PURCHASER



POWER AGENT OF THE VENDOR

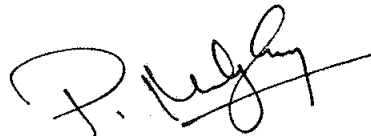
..5..

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS;

That in pursuance of the aforesaid agreement and in consideration of the payment of Rs.15,09,600/- (Rupees Fifteen Lakhs Nine Thousand and Six Hundred Only) being the sale consideration of the **Schedule-"B"** property paid by the Purchaser to the Vendor, the receipt of which sum the Vendor doth hereby admit, acknowledge and release the Purchaser from further payment thereof, the Vendor doth hereby sell, grant, convey, transfer and assign unto the Purchaser absolutely by way of absolute sale of the property more fully described in the **Schedule-"B"** hereunder together with all common, fences, hedges, ditches, ways, water courses, liberties, privileges, easements, appurtenances, and advantages whatsoever to the property hereby conveyed or in any way appertaining or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever of the Vendor unto the Purchasers absolutely and ever for, free from all encumbrances, liens, trusts and other claims whatsoever.



PURCHASER



POWER AGENT OF THE VENDOR

..6..

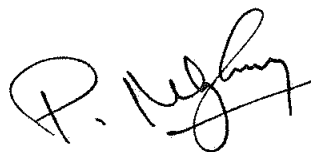
THE VENDOR covenant that he is the sole and absolute owner of the property more fully described in the Schedule hereunder and is entitled to sell, grant, convey and assign the **Schedule-"B"** property unto and to the Purchaser herein and no one else has any right, title, claim, interest or demand.

THE VENDOR covenant that the **Schedule-"B"** mentioned property is free from all encumbrances and claims and that he has not mortgaged, or otherwise encumbered the said property in any manner or subjected it to any claim or demand.

THE VENDOR covenant that he and/or any person/s claiming through him or in trust or his predecessors in title will and shall, at all times hereafter, do all such further acts, deeds and things that may be necessary and required for further assuring the title and peaceful possession of the **Schedule-"B"** mentioned property to the Purchasers.



PURCHASER



POWER AGENT OF THE VENDOR

..7..

THE VENDOR hereby agree to indemnify the Purchaser against any damages, loss, liability or expenses which the purchasers may suffer and incur by reason of any defect in title or by reason of encumbrances or for any other reason whatsoever, the Vendor further covenant that the **Schedule-"A"** Property is not the subject matter of any acquisition/requisition proceedings, court attachment, or any other claim/dispute whatsoever.

THE VENDOR covenant and assure that all the rates, taxes, charges, rent and public charges and demands up to this date has been paid by the Vendor in respect of the **Schedule-"A"** property and the Purchaser herein shall be liable to pay the said rates, taxes and public charges hereafter payable in respect of the said property.

The Vendor has this day delivered vacant possession of the **Schedule-"B"** mentioned property and also true copies of all parent documents to the Purchaser herein.


PURCHASER


POWER AGENT OF THE VENDOR

..8..

The Power Agent of the VENDOR hereby declare and confirm that the Principal (VENDOR) is alive and the Power of Attorney is still valid and in force.

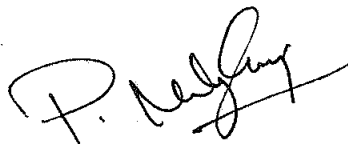
Construction Agreement was executed and registered as Document No. 2825 of 2017, in Book I, on the file of SRO Pallavaram.

SCHEDULE 'A' PROPERTY

All that piece and parcel of Vacant house site Plot Measuring 2289 Sq.ft., bearing Plot No.551-C, A Building Plan approved by St.Thomas Mount Panchayat Union vide Planning Permit No.770/2015, Office Letter No.5096/2015, dated:27.10.2015, and also approved by Kovilambakkam Panchayat Vide Approval No.98/15-16, Dated:27.11.2015, Comprised in Old Survey No.80/1-B, Patta No.1804, as per Patta New Survey No.80/38, Situated at KOVILAMBAKKAM VILLAGE, "**VIDUTHALAI NAGAR**", in Tambaram Taluk Presently Sholinganallur Taluk, Kancheepuram District, within the Sub-Registration District of Pallavaram and Registration District of Chennai-South.



PURCHASER



POWER AGENT OF THE VENDOR

..9..

BOUNDED ON THE:

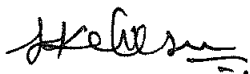
NORTH BY : 30 Feet Wide Road,

SOUTH BY : Village Land,

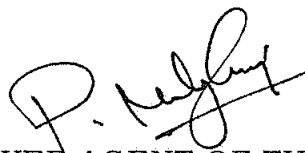
EAST BY : Land belonging to Mrs.R.R.K.M.Narmadha,

WEST BY : Land Belonging to Mrs.T.Mageswari,

In all total measuring 2289 Sq.ft.



PURCHASER



POWER AGENT OF THE VENDOR


..10..

SCHEDULE-"B" PROPERTY CONVEYED

408 sq.ft., Undivided share of land out of 2289 Sq.ft., schedule property herein above and forming part of **Schedule "A"** herein above.

The Present Market value of the **Schedule 'B'** property is **Rs.15,09,600/-**
(Rupees Fifteen Lakhs Nine Thousand and Six Hundred Only)

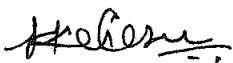

PURCHASER


POWER AGENT OF THE VENDOR

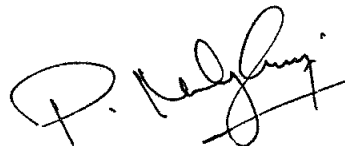
..11..

This Property lies within St.Thomas Mount Panchayat union limits.

IN WITNESS WHEREOF THE POWER AGENT OF THE VENDOR AND THE PURCHSER HAVE SET THEIR HAND AND SIGNATURE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.




PURCHASER




POWER AGENT OF THE VENDOR

Witnesses:

1.  S/o Koun 297km

2.  K. Krishnam

DRAFTED BY:


P.S.JAYACHANDRASKEAR, B.SC.,
STATE GOVT. DOCUMENT WRITTER,
L.NO.A/1233/99.