

Document

Vendor

Purchaser

Other

View Table

Doc Information:

Document Type

Sale deed

Document Language

English

Application No

12345

Execution Place


Chennai

Deed Execution

13-02-2023

Next

DEED



THIS DEED OF SALE executed at Chennai on this 13th February 2023, Mr.D. RAHUL KUMAR born on 29th September 1996 aged about 26-Years, Husband of Deep Chand (Phone:9710002000, PAN:DLHPK0572A, Aadhar:792010317698) residing at No.43, Sami street , Choolai taluk Chennai district Tamil Nadu Chennai-600062 hereinafter called the **VENDOR**

TO AND IN FAVOUR OF
Mrs.DHANALAKSHMI born on 19th August 1987 aged about 35-Years, Wife of Prem Shekar (Phone:9962020236, PAN:AQLPA6082F, Aadhar:420549686468) residing at Flat No. G2, Door No.13A, Thendral Nagar 4th Street, Kodungaiyur taluk Chennai district Tamil Nadu Chennai-600062 hereinafter called the **PURCHASER**

The terms "the VENDOR and the PURCHASER" shall mean and include wherever the context so requires, or permits, them/their heirs, legal representatives, executors, administrators, nominees and assigns:

WHEREAS the VENDOR is the sole and absolute owner of the Residential, Flat No.1, Ground Floor, measuring 660 square feet R. C. C. Terraced Building with all amenities in Ground Floor including Common area and Electricity Service Connection, in V. N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq.ft , Situated at Plot No. A, Krishna Road, Perungalathur Village comprised in Survey No. 149/3, Patta No. 1552, as per Patta Sub-division Re-Survey No. 149/23, in No 28 PERUNGALATHUR Village

Document

Vendor

Purchaser

Other

Vendor Information

Vendor Type

Individual

Vendor

Title

Title

Name

D.O.B

dd-mm-yyyy

Age

Pan

Relationship

Title

Relation Name

Aadhar No

Phone No

Address

Taluk

District

City

State

Pincode

☐ Representer

#	NAME	ACTION
1	D. RAHUL KUMAR	<div>Edit</div> <div>Delete</div>

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is the sole and absolute owner of the Residential, Flat No.1, Ground Floor, measuring 660 square feet R. C. C. Terraced Building with all amenities in Ground Floor including Common area and Electricity Service Connection, in V. N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq.ft , Situated at Plot No. A, Krishna Road, Perungalathur Village comprised in Survey No. 149/3, Patta No. 1552, as per Patta Sub-division Re-Survey No. 149/23, in No 28 PERUNGALATHUR Village

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II- NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. The VENDOR is hereby agreed to sell the PURCHASER has hereby agreed to purchase the Flat No.1, Ground Floor, measuring 660 square feet R. C. C. Terraced Building with all amenities in Ground Floor including Common area and Electricity Service Connection, in V. N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq.ft Situated at Plot No. A, "Krishna Road", Perungalathur Village comprised in Survey No. 149/3, Patta No. 1552, as per Patta Sub-division Re-Survey No. 149/23, in No.28, Perungalathur Village for a total Sale consideration of Rs.

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Purchaser Information

Purchaser TypeIndividual

Purchaser

ClearAdd

TitleTitle

Name

D.O.Bdd-mm-yyyy

Age

Pan

RelationshipTitle

Relation Name

Aadhar No

Phone No

Address

Taluk

District

City

State

Pincode

☐ Representer

#	NAME	ACTION
1	DHANALAKSHMI	<div>EditDelete</div>

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Is the sole and absolute owner of the Residential, Flat No.1, Ground Floor, measuring 660 square feet R. C. C. Terraced Building with all amenities in Ground Floor including Common area and Electricity Service Connection, In V. N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq.ft , Situated at Plot No. A, Krishna Road, Perungalathur Village comprised in Survey No. 149/3, Patta No. 1552, as per Patta Sub-division Re-Survey No. 149/23, in No 28 PERUNGALATHUR Village

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DocumentVendorPurchaserOther

Schedule-PartWitness-Part

Price300000

Transfer Details

RemoveAdd

Transfer Details

Is the sole and absolute owner of the Residential, Flat No.1, Ground Floor, measuring 660 square feet R. C. C. Terraced Building with all amenities in Ground Floor including Common area and Electricity Service Connection, In V. N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq.ft , Situated at Plot No. A, Krishna Road, Perungalathur Village comprised in Survey No. 149/3, Patta No. 1552, as per Patta Sub-division Re-Survey No. 149/23, in No 28 PERUNGALATHUR Village

Payment Details

RemoveAdd

Payment Details

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Is the sole and absolute owner of the Residential, Flat No.1, Ground Floor, measuring 660 square feet R. C. C. Terraced Building with all amenities in Ground Floor including Common area and Electricity Service Connection, In V. N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq.ft , Situated at Plot No. A, Krishna Road, Perungalathur Village comprised in Survey No. 149/3, Patta No. 1552, as per Patta Sub-division Re-Survey No. 149/23, in No 28 PERUNGALATHUR Village

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Witness Details

Witness title

Title

Name

D.O.B

dd-mm-yyyy

Age

Pan

RelationShip

Title

Relation Name

Aadhar No

Phone No

Address

Taluk

District

City

State

Pincode

Clear

Add

Witness

#	NAME	ACTION
2	Prem shekar Thangaratnam	<div>EditDelete</div>
3	Mr. Rajendran	<div>EditDelete</div>

Previous

Save

1. The VENDOR is hereby agreed to sell the PURCHASER has hereby agreed to purchase the Flat No.1, ground floor, measuring 660 square feet R. C. C. Terraced Building with all amenities in Ground Floor including Common area and Electricity Service Connection, in V. N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq.ft Situated at Plot No. A, "Krishna Road", Perungalathur Village comprised in Survey No. 149/3, Patta No. 1552, as per Patta Sub-division Re-Survey No. 149/23, in No.28, Perungalathur Village for a total Sale consideration of Rs. 32,50,000/- (Rupees Thirty-Two Lakhs Fifty Thousand only);

2. The Purchaser has paid a sum of Rs. 3,00,000/- (Rupees Three Lakhs only) as ADVANCE money on 19.11.2020 Bank Cheque Number: 751427 dated 19.11.2020 the receipt.

3. The VENDOR received sum of Rs 29,50,000/ (Twenty-Nine lakhs Fifty Thousand only) Way of Banker Cheque No 205021 dated 03.11.2022 from STATE BANK OF INDIA, RACPC branch, Purchaser loan account

Towards sale consideration, the receipt of the said entire sale consideration of Rs. 32,50,000/- (Rupees Thirty-Two Lakhs Fifty Thousand only) the VENDOR do hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof, the VENDOR doth hereby sell, convey, grant, transfer and assign absolutely UNTO and in favour of the PURCHASER all the right, title and interest over the SCHEDULE "C" PROPERTY with, common ways, drains, interest, claims, demands, rights, liberties, privileges, easements, and appurtenances whatsoever in the SCHEDULE "C" PROPERTY belonging to or in any way appurtenant thereto or usually held or occupied by or reputed to belong or appurtenant to the VENDOR

1. The VENDOR do hereby covenant that they are the absolute and exclusive owner of the property hereby sold and that no one else has or have any claim or legal heirs of VENDOR, right or interest in the same and that the VENDOR have not done or suffered to be done any act deed or thing by which their absolute and exclusive title hereby conveyed is in any way affected and that notwithstanding anything done or omitted to be done or suffered to be done, the VENDOR have at present full and absolute right and title to the property hereby sold in the manner herein done. The VENDOR further covenant and declare that the property hereby sold is not subject to any mortgage, charge, claim, lien, attachment and it has not been furnished as security or guarantee and the said property is being sold free from all encumbrances.

2. The VENDOR further declare that there is no suit or any proceedings in any court in respect of the title of the said property.

3. The VENDOR further covenant and undertake to indemnify the PURCHASER against any loss or damages by reason of any defect in title or encumbrances whether patent or latent and also undertake to the cost to depend any action against the PURCHASER in respect of the property hereby sold and will keep the PURCHASER harmless and keep them fully indemnified.

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5. The VENDOR have this day put the PURCHASER in vacant possession of the property hereby convey

6. The VENDOR covenant with the PURCHASER that the land has been surveyed and the measurements descriptions of the land and boundaries mentioned in the schedule here underwritten are correct and that there are no encroachments in relation to any part of the sale property.

Schedule of property

is the sole and absolute owner of the Residential, Flat No.1, Ground Floor, measuring 660 square feet R. C. C. Terraced Building with all amenities in Ground Floor including Common area and Electricity Service Connection, in V. N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq.ft, Situated at Plot No. A, Krishna Road, Perungalathur Village comprised in Survey No. 149/3, Patta No. 1552, as per Patta Sub-division Re-Survey No. 149/23, in No 28 PERUNGALATHUR Village

Schedule B

is the sole and absolute owner of the Residential, Flat No.1, Ground Floor, measuring 660 square feet R. C. C. Terraced Building with all amenities in Ground Floor including Common area and Electricity Service Connection, in V. N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq.ft, Situated at Plot No. A, Krishna Road, Perungalathur Village comprised in Survey No. 149/3, Patta No. 1552, as per Patta Sub-division Re-Survey No. 149/23, in No 28 PERUNGALATHUR Village

Witness

1.Mr.Prem shekar Thangaratnam

Son of Thangaratnam

Flat No. G2, Door No.13A, Thendral Nagar, 4th Street

Kodungalyur-600118

2.Mr.Mr. Rajendran

Son of Kullappan

No.3, Asalthambi Street

Chennai-600062

Aadhar.No:8657657476

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