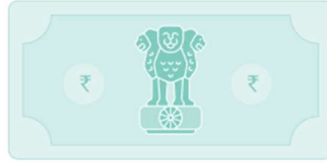


DEED



THIS DEED OF SALE executed at Chennai on this 13th February 2023,

1.Dlanzer, Reg No 2020108011, No:11 Ramar Street Ashok Nagar Avadi represented by, Proprietor Mr.KAMESH A born on 28th September 2002 aged about 20-Years, Son of Vimala **(Phone:8610769361, PAN:UUHGF7444V, Aadhar:769878768576576)** residing at No:11 Ramar Street Ashok Nagar Avadi, Chennai taluk Vellore district Tamil Nadu Chennai-600062

2.Dlanzer, Reg No 2020108011, No:11 Ramar Street Ashok Nagar Avadi and Anna univ, Reg No 2020108011, No:11 Ramar Street Ashok Nagar Avadi represented by, Proprietor Mrs.Vimala D born on 28th September 2002 aged about 20-Years, Wife of Arul **(Phone:8610769361, PAN:UUHGF7444V, Aadhar:76987676897685)** residing at No:11 Ramar Street Ashok Nagar Avadi, Chennai taluk Vellore district Tamil Nadu Chennai-600062 hereinafter called the **VENDORS**

TO AND IN FAVOUR OF

Mr.Dinesh V born on 7th May 2002 aged about 20-Years, Son of Veeran

(Phone:8610769361, PAN:UTHJGVJC355, Aadhar:123456789456) residing at No:11 Ramar Street Ashok Nagar Avadi, Madhavaram taluk Thiruvallur district Tamil Nadu Chennai-600062 represented by, Guardian Mrs.Hamsa born on 19th September 1976 aged about 46-Years, Wife of Veeran **(Phone:8610769361, PAN:89769698768796, Aadhar:8976987698978)** residing at No:11 Ramar Street Ashok Nagar Avadi, Madhavaram

taluk Thiruvallur district Tamil Nadu Chennai-600062 hereinafter called the **PU**  loading..

The terms "the VENDORS 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 VENDORS 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, in Schedule of property.

WHEREAS the Mr. V. Chandrasekaran purchased Land measuring 354.25 Sq. ft, undivided share Out of 1553 Sq. ft from (1) Mrs. V. Kokilam, (2) Mr. V. Thiagarajan and (3) Mr. V. Ravichandran, represented by their general power of attorney agent Mr. S. Sekar son of Mr. S. Singaravelu, sale deed was registered as Document No. 4099/2005, Book 1, dated 13.10.2005, in the office of the Sub- registrar of Padappai.

WHEREAS the Mr. V. Chandrasekaran purchased Land measuring 354.25 Sq. ft, undivided share Out of 1553 Sq. ft from (1) Mrs. V. Kokilam, (2) Mr. V. Thiagarajan and (3) Mr. V. Ravichandran, represented by their general power of attorney agent Mr. S. Sekar son of Mr. S. Singaravelu, sale deed was registered as Document No. 4099/2005, Book 1, dated 13.10.2005, in the office of the Sub- registrar of Padappai.

II- NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS

1. The VENDORS 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 Cor N. Apartment, Land measuring 354.25 Sq.ft, undivided share Out of 1553 Sq. 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);

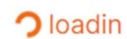
2. The Purchaser has paid a sum of Rs. 3,00,000/- (Rupees Three Lakhs only) as ADVANCE money on 19.11.2020 Bank Cheque Number: 751427 dated 19.11.2020 the receipt.

3. The VENDORS 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 VENDORS do hereby admit, acknowledge, acquit, release and discharge the PURCHASER from making further payment thereof, the VENDORS 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 VENDORS

1. The VENDORS 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 VENDORS, right or interest in the same and that the VENDORS 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 VENDORS have at present full and absolute right and title to the property

hereby sold in the manner herein done. The VENDORS further covenant and declare that the property hereby sold is not subject to any mortgage, charge, claim, lien, at and it has not been furnished as security or guarantee and the said property is being sold free from all encumbrances.



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

3. The VENDORS 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 defend any action against the PURCHASER in respect of the property hereby sold and will keep the PURCHASER harmless and keep them fully indemnified.

4. The PURCHASER shall be entitled to effect mutation of their names in the records of Corporation Registry and Government Revenue records by virtue of this Sale Deed and that the VENDORS do hereby agree that they will execute and sign all such documents that may be necessary in this behalf.

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

6. The VENDORS 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

area and Electricity Service Connection, In V. N. Apartment, Land measuring 354.25 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

 loading..

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

Schedule C

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

Mr.KAMESH A

Son of Arul

No:11 Ramar Street Ashok Nagar Avadi

Thiruvallur-600062

Aadhar.No:7869876858669