**SALE DEED**

**THIS DEED OF SALE EXCUTED AT CHENNAI** on 23rd day of NOVEMBER 2022, by, **Mrs. S. SHANTHI** wife of Mr. S. Raja,Hindu, aged about 60years, (Aadhaar No. 7121 2064 6284, PAN No. AJDPS6493B, Mobile No. 99940 62046) residing at No.15/6, Vadaparthira Sayanar Sannathi Street, Srivilliputhur, Virudhunagar District – 626 125), hereinafter called the "**VENDOR**"

**TO AND IN FAVOUR OF**

**Mrs. J. SHAKILA,** Wife of Mr. V. Thiagarajan, (Aadhaar No: 6273 6491 2996, PAN: ASGPS8376M, Mobile No. 73972 41994), Hindu, aged about 55years, residing at F1, V. N. Apartments, No. 30, Krishna Road, New Perungalathur, Chennai – 600 063, 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, in schedule ‘C’ 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 and M/s Shri Sheshadri Builders, represented by its proprietrix Mrs. D. Preetha Devi wife of Mr. O. G. Dharanipathy agreed to develop residential apartment Residential Flat No.1, Ground Floor, V N Apartment, Krishna Road, New Perungalathur, Chennai – 600 063, in accordance with the agreement of construction entered with, whereas the house building premises at Flat No.1, in the Ground Floor constructed total build up area 660 square feet Construction agreement signed on Dated 11.10.2005. After construction of the residential apartment, the possession was handed over to Mr. V. Chandrasekaran

**WHEREAS** the Mr. V. Chandrasekaran herein is desirous of selling their property due to various reasons more fully described in the Schedule property to Vendor **Mrs. S. SHANTHI sale deed Registered Document No. 2661/2017 date 16th day of June 2017, in the office of the Sub- registrar of Padappai.** After Purchase Vendor has been in continuous, uninterrupted peaceful possession and absolute enjoyment thereof, paying all taxes to the Government and Local authorities till this date, with full powers of alienation without any let or hindrance, having got valid and marketable title to the said property.

WHEREAS THE VENDOR has offered to sell and the purchaser has agreed to schedule ‘C’ property hereunder for a total sum of Rs. 32,50,000/- (Rupees Thirty-Two Lakhs Fifty Thousand only) free from all encumbrance.

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. 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.
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 VENDOR do hereby agree that they will execute and sign all such documents that may be necessary in this behalf.
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-A**

(Total Property)

All that piece and parcel of land, measuring an extent of 3,379 Square feet, comprised in Survey No. 149/3, Patta No. 1552, as per Patta new sub-division Survey No. 149/23, in “Krishna Road”, situated in No. 28 Perungalathur Village, Tambaram Taluk, Chengalpattu District (Formerly Kancheepuram District)

**Bounded on the**

North by: Property belongs to Mr. Venkatesan

South by: Krishna Road

East by: Survey No. 149/4

West by: Survey No. 149/2B

The above property is situated within the Perungalathur Town Panchayat Limits within the Registration District of Chennai South and Registration sub-district of Padappai

**SCHEDULE-B**

All the piece and parcel of house site, bearing Plot No. A, measuring an extent of 1,553 Square Feet, comprised in Survey No. 149/3, Patta No. 1552, as per Patta New Sub-Division, Survey No. 149/23, in “Krishna Road”, situated in No. 28 Perungalathur Village, Tambaram Taluk, Chengalpattu District (Formerly Kancheepuram District)

The Sub-division Planning permit No. C-3518/05-06, K.Dis No. 525/2005/A1, BA No. 055/05-06, dated 22.06.2005, for Member Secretary, C.M.D.A Chennai – 600 008.

The Building Planning Permit No. C. 3532/05-06, K. Dis No. 585/2005/A1, dated 13.07.2005, for Member Secretary, C.M.D.A, Chennai – 600 008 and Ka. V. No. 069/05-06/585/05/A1, dated 13.07.2005, Executive officer, Perungalathur Town Panchayat, Chennai-600 063

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| --- | --- |
| BOUNDED ON THE | MEASURING ON THE |
| North by: Plot No. B  South by: 30 Feet Road (Krishna Road)  East by: 10 Feet Passage  West by: Survey No. 149/2B | North by: 30 Feet  South by: 30 Feet  East by: 51’9”  West by: 51’9” |

The above property is situated within the Perungalathur Town Panchayat Limits within the Registration District of Chennai South and Registration sub-district of Padappai

**SCHEDULE-C**

(Property hereby conveyed)

354.25 Square feet undivided share of land in “B” Schedule mentioned Property out of “A” Schedule mentioned property, together with 660 square feet (Including proportionate share in common area) R. C. C. Terraced Building in Ground Floor, Flat No. 1, including all its amenities and Electricity Service Connection

Property Address: V. N. Apartment, Flat No. 1, Ground Floor, Plot No. A,

Door No. 30, Krishna Road, New Perungalathur,

Chennai – 600063

House Tax Assessment No. 2666

Electricity Service Connection No. 253-602-470

The Market Value of the “C’ “Schedule Property is Rs. 32,50,000/-IN WITNESS WHEREOF THE PARTIES HEREIN HAVE AFFIXED THEIR SIGNATURES ON THIS SALE DEED, ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

PURCHASER VENDOR

WITNESSES:

1.

Mr.Thiagarajan vedanayacam

S/o Vedanayacam

F-1 V.N.Apartments, 30KrishnaRoad

New Prungalathur, Perungalathur,

Kancheepuram-600063.

Aadhar.No.7086 5894 2124

2.

Mr.Ravichandran Vedanayacam

S/o Vedanayacam

F-2 V.N.Apartments, 30KrishnaRoad

New Prungalathur, Perungalathur,

Kancheepuram-600063.

Aadhar.No.8588 1590 3752