

Amish

2038/2018



தமிழ்நாடு தமில்நாடு TAMILNADU

D 456733

தமிழ்நாடு. 25000
எண். 568/

தேதி. 9-3-2018

B.kathiravan, UDUMALPET

M. J. J. J.
M. ஜெயந்தி

முத்திரைத்தாள் விடுபடையாள்
உரிமம் எண். : 31/2004
கச்சேரி ரோடு,
உடுமலைப்பேட்டை - 642 128

SALE DEED

THIS DEED OF SALE is executed at Udumalpet on the 21st day of March 2018.

BY

Mr.R.Saravanan (Election Commission Of India Identity card No.SVF7264955) (Mobile No.9715664100) Son of Mr.T.Rajasekaran, residing at Door No.15/6, "Aswini Illam", Manickam Street, Udumalpet Town, Tirupur District, Tamilnadu, (**Hereinafter called as the VENDOR**) of the one part which expression shall mean include wherever the context so require, his heirs, legal representatives, executors, Administrators and assigns)

1. *Kathiravan*

2. *T. Mayile*

Seller

Purchasers



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JOINTLY IN FAVOUR OF

Mr.B.Kathiravan (Aadhaar Card No.7502 0162 8600) (Mobile No.9884551146) Son of Mr.T.G.Balakrishnan, **(1)** AND **Mrs.T.Manjula** (Aadhaar Card No.6444 0767 8435) (Mobile No. 8939955809) wife of Mr.B.Kathiravan, **(2)** , both permanently residing at New No.14, Old No.11, Sriram Flats "A" Block, 5th Street, Ram Nagar, Nanganallur, Chennai - 600061, Kanchipuram District, Tamilnadu, and presently residing at 32-A, "A" Type Road, 3rd South Street, Ramasamy Nagar, Udumalpet Town, Tirupur District, Tamilnadu.

(Hereinafter called as the PURCHASERS) of the other Part, which expression shall mean and include wherever the context so require, their heirs, legal representatives, executors, Administrators and assigns)

NOW THIS DEED WITNESSETH

Whereas the vendor, Mr.R.Saravanan is the absolute owner of the property described here under, by virtue of registered sale deed dated 22.11.2007 and registered as Document No.7527 of 2007 at Udumalpet Sub registrar office, Udumalpet. The Vendor is in absolute title, possession and enjoyment of 2680 Sq. feet of house site along with the RCC building constructed there on in Door No.77, GTV Layout, situated at SF No.171 Kanakkampalayam village, Udumalpet Taluk,

In pursuance of a registered agreement of sale dated 29.12.2017 in Udumalpet SRO Document No.10211/2017, the vendor had agreed to sell the property described hereunder, for a sale consideration amount of **Rs.36,00,000/-** (Rupees Thirty Six Lakhs only), the amount which the vendor had received from the **PURCHASERS** as detailed below :

1. *A. Kathiravan*2. *T. Manjula***Purchasers****Seller**

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- 1.The amount paid by the purchasers to the vendor on the date of agreement of sale : Rs.1,00,000/-
 - 2.The amount paid by the purchasers to the vendor through online payments (vide 3 items) : Rs.2,70,000/-
 - 3.The amount paid by the purchasers to the vendor in cash : Rs. 3,50,000/-
 - 4.The amount paid by the purchasers to the vendor by way of a Demand Draft No.959628 dated 17.02.2018, of the State Bank of India - ADB, Udumalpet Branch : Rs.28,80,000/-
- Total amount given by the purchasers to the vendor : Rs.36,00,000/-
(Rupees Thirty Six Lakhs only)

The said amounts were received by the vendor and he acknowledged the same and having received the admitted sale consideration amount, the vendor hereby convey, transfer and assign unto to the Purchasers by way of absolute sale, all the piece and parcel of the Schedule mentioned property to hold the same by them as absolute title holders.

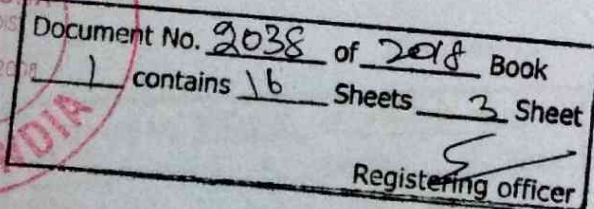
And the vendor does hereby covenant and declare for himself, that he has got a clear, legal, genuine, and ABSOLUTE title over the property to convey the property hereby conveyed unto the purchasers in the manner aforesaid.

1. *M. Kumar*
2. *T. Marjith*

Purchasers

Seller

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And the purchasers hereafter jointly and peacefully hold, use and enjoy the property as their own property without any hindrance, interruption, claim or demand by or from the vendor or any other person whomsoever.

And the Vendor and all persons claiming under him shall and will from time to time, upon the request of the purchasers do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the property and every part thereof unto the purchasers, and placing them in absolute possession of the property.

The vendor hereby assures the purchasers that the schedule mentioned property hereby sold is free from all encumbrances, charges, claims, attachments, acquisitions, Court proceedings etc., and if any encumbrances is found to be in existence, the Vendor shall clear the entire encumbrances whatsoever out of his own responsibility.

The vendor has paid all the statutory taxes payable to the property update. The vendor hereby executes all necessary forms and papers for the transfer of the patta, Municipal assessment, TNEB consumer forms etc. to the purchasers,

SCHEDULE OF PROPERTY

In Tirupur Registration District, in Udumalpet Sub-Registration District, In Tiruppur District, in Udumalpet Taluk, in Udumalpet Town Limits, in Kanakkampalayam Village, in SF No.171, Total extent: 11.33 acres. These areas had been converted into an approved layout, under name and style as "G.T.V.Nagar", as approved by the first grade Deputy Director of Town and Country Planning,, Coimbatore, vide approval No.L.P/R (C.N)262/1983 and further by the Udumalpet Municipality approval No.4727/83/F2, dated 27.01.1984,

1. *A. Harinarayan*
2. *T. Marjith*

Purchasers



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In this the house site No.77 to an extent of 2680 sq. feet = 248.98 sq. metres = 6.15 cents,
with specific boundaries as:

On the West of 30 feet breadth South-North road,
On the South of house building in Site No.76,
On the East of house building in Site No.71,
On the North of house Site No.78.

Within this,

In East-West, on the Northern side 68'0",
In East-West, on the Southern side 66'0",
In North-South, on the Eastern side 40'0",
In North-South, on the Western side 40'0",

At measuring 2680 sq. feet = 248.98 SQ. metres = 6.15 cents

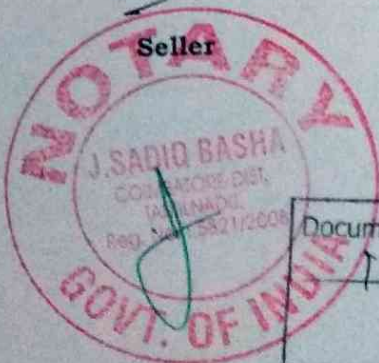
of house site. **The approved East facing RCC Building constructed thereon,** the doors and appurtenances, bathroom and lavatory, the Electricity connection Nos.202-003-1010 & 202-003-1011., with its accessories and deposits, Udumalpet Municipal Water service connection No.7595, the deep bore well, the ½ HP EMP Set,
The rights over the Eastern side South-North, and Southern side East-West Compound walls.
The usual pathway, easementary rights etc.,

Door No.77, G.T.V Layout, Town survey No.7 Part, Ward No.E, Block No.8, Municipal ward No.31, Tax assessment No.14601.

1. *A. K. M. M. M.*
2. *T. Marjith*

Purchasers

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அனுபந்தம் 1-A

I. கட்டிட விவரம்	- தார்க் கட்டிடம்
A. கட்டிடம்கட்டிய விதம்	- செங்கல் சிமெண்ட் பூச்சு
B. அஸ்திவாரத்தின் ஆழம்	- 5 அடி
C. சுவற்றின் கனபரிமாணம்	- 3/4அடி
D. உபயோகிக்கப்பட்ட மரம்	- பல சாதி மரம்
E. தரையின் அமைப்பு	- மொசைக், TILES தளம்
II. கட்டிடத்தின் வயது	- 16 வருடம்
III. மனையின் அளவு	- 2680 சதுரடி (248.98 ச.மீ)
III.A. இடத்தின் மதிப்பு சதுரடி 1-க்கு	- ரூ.285/- (ரூ.3070/- ச.மீ)
IV. கட்டிடம் கட்டப்பட்டுள்ள இடத்தின் அளவு :	- 1156.75 சதுரடி
V. கார்ஷெட் இருந்தால் விவரம்	- இல்லை
VI. காம்பவுண்ட் இருந்தால் விவரம்	- உண்டு
VII. கக்கூஸ் இருந்தால் விவரம்	- உண்டு
VIII. குடிதண்ணீர் பைப் விவரம்	- உண்டு
IX. கிணர் இருந்தால் விவரம்	- இல்லை
X. மின்சார உபகரணங்கள்	- உண்டு
A. லைட் பாயிண்ட்	- 5
B. பிளக் பாயிண்ட்	- 5
C. மின்சார விசிறி	- 3
D. மின்சார மோட்டார்	- உண்டு
எழுதிக்கொடுப்பவரின் மதிப்பீடுபடி தற்கால மதிப்பு	-
இடம் மதிப்பு: ரூ.11,10,000/-	
வீடு மதிப்பு : ரூ.24,90,000/-	- ரூ.36,00,000/-

[Signature]

SELLER



[Signature]

T. Marjile

PURCHASERS

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