

1676



தமிழ்நாடு தமிழ்நாடு TAMIL NADU

2315
23/11/2015

Rs: 20/-

Rohit Reddy

21AB 178470

A. KUSHAL RAJ
(STAMP VENDOR)
2/20, LAXMIPURAM,
NEW AVADI ROAD,
VILLIVAKKAM, CHENNAI-49
L.No: 14008 / A3 / 91

copy of Document

Document no. 3980 of 9001 of Book 1

...வது பக்க திருத்தம். கி.சி.எஸ்



PUCCA SALE DEED THIS DEED OF ABSOLUTE (Sala) 2) executed at Chennai this the 10th day of December 2001. BETWEEN the Tamil Nadu Housing Board, a statutory body incorporated by the Tamil Nadu Housing Board Act XVII of 1961, hereinafter represented by the Manager Marketing & Service, (Housing Board acting under the authority granted to her by the Tamil) (3) (4) of the Special Division - I, of Tamil Nadu (Housing Board acting under the authority granted to her by the Tamil) (A) Nadu Housing Board in writing int this behalf by its Resolution No.7.01 dt. 28.06.99 authorising her to sign for and on behalf of the Tamil Nadu Housing Board and - having its office at Anna Nagar Western Extension, Chennai - 101. Hereinafter called the --- 'VENDOR' which term shall wherever the context so permits, mean and include their successors in interest and assigns of the ONE PART. TO AND IN FAVOUR OF (Thiru.P. VENTHAN 8/6, 14/5, Malabar Apartment, IV cross street, Shenoy Nagar West, Chennai - 600 030. / (P. VENTHAN / T.R. VATHSALA) (A) Manager Marketing & Service, Special Division - I, Tamil Nadu Housing Board, Shopping Complex A.A.N.W.E., Chennai - 600 101. // 2 // hereinafter called the 'PURCHASER' which expression - shall wherever the context so permits mean and include his heirs, legal representatives successors in interest executors, administrators and assigns of the SECOND PART WITNESSETH as -- follows: WHEREAS by Board Res.No.7, dt.28.02.88 duly sanctioned and approved an improvement - scheme commonly known as Nalambur Phase - I, Scheme. WHEREAS after due enquiry land had been acquired for the purpose of the said scheme. WHEREAS the above said land had been transferred to and are now vested with the Vendor herein. WHEREAS the Vendor is thus vested with the absolute rights of ownership and possession of the said land. (P. VENTHAN / T.R. VATHSALA) / Manager Marketing & Service, Special Division - I, Tamil Nadu Housing Board, Shopping Complex A.A.N.W.E., Chennai - 600101. // 3 // WHEREAS the property morefully described in the Schedule hereunderand hereinafter referred to as the PROPERTY is part and parcel of the land covered under the Scheme referred to above. WHEREAS the Vendor herein assured the Purchaser that the Vendor will provide for amenities for the property such as formation of Roads, water --- supply, Drainage and Electricity. WHEREAS the Purchaser was allotted on 08.01.93 the Schedule mentioned property under a Lease-Cum-Sale Agreement entered into by him with the vendor.----- WHEREAS the Vendor and the Purchaser herein have mutually agreed to effect this Deed of Absolute Sale of the Schedule mentioned property for a total price consideration of a sum of Rs.10,33,610/- (Rupees Ten Lakhs Thirty Three Thousand Six Hundred and Ten Only) Cost of plot Rs.1,73,043/- (Rupees One Lakh Seventy Three Thousand and Forty Three Only) + Cost of Development Charges (P. VENTHAN / T.R. VATHSALA / Manager Marketing & Service, Special Division - I, Tamil Nadu Housing Board, Shopping Complex, A.A.N.W.E., Chennai - 600101. // 4 // (Rs.8,60,567/-) (Rupees Eight Lakhs Sixty Thousand Five Hundred and Sixty Seven Only). NOW THIS INDENTURE WITNESSETH that in pursuance of the above said Agreement and in consideration of the pay-

தாக்கல் செய்தவர் கையொப்பத்தி:



சுய
பதிவு(பதிவுத்தவர்):
(சுயகையா):

பதிவுத்தவர் கையொப்பத்தி: 2001 ஆம் ஆண்டு பத்திர எண் 3910

தாக்கல் செய்தவர் கையொப்பத்தி: வது தாக்க

ment of Rs.10,33,610/- (Rupees Ten Lakhs Thirty Three Thousand Six Hundred and Ten Only) --
 made by the Purchaser to the Vendor herein the Vendor doth here by admit and acknowledge the
 receipt of the entire sum of Rs.10,33,610/- (Rupees Ten Lakhs Thirty Three Thousand Six Hund
 red and Ten Only) in the manner aforesaid; the Vendor doth hereby grant, convey, assign and
 sell into the Purchaser by way of ABSOLUTE SALE of all the piece and part of land morefully
 described in the Schedule hereunder, written in the plan annexed hereto, with all rights, --
 privileges and easements, drains, water, water courses, advantages and appurtenances whatso-
 ever to the said property or any part thereof belonging to or the same now or hereto before
 held, used, occupied or enjoyed or reputed to belong or be ~~P. VENTHAN~~ ^{(17) (P. Gov. 258)} T.R.VATHSALA/ Mana-
 ger Marketing & Service, Special Division-I, Tamil Nadu Housing Board, Shopping Complex, A.A.
 N.W.E., Chennai - 600 101. // 5 // appurtenant thereto and all the rights, title and interest
 claim and demand whatsoever of the Vendor into or upon the same TO HAVE AND TO HOLD the afo-
 resaid property morefully described in the Schedule hereunder and hereby granted, conveyed,
 assigned and expressed so to be, unto the Purchaser above named absolutely and free from all
 encumbrances and discharges whatsoever and for ever; THE VENDOR doth hereby covenant with the
 Purchaser that notwithstanding anything done, omitted or knowingly suffered to the contrary
 the Vendor herein has absolute power ~~(to)~~ ^(to) to convey to the Purchaser the property mentioned --
 in the Schedule hereunder and every part thereof and the same shall remain and be in to the
 Purchaser in the manner aforesaid, without any interruption claim or demand by the said ~~Vendor~~ ⁽²¹⁾
 Vendor or any person claiming through or, under ~~P. VENTHAN~~ ^{(24) (P. Gov. 258)} T.R.VATHSALA, Manager Marketing
 & Service, Special Division -I, Tamil Nadu Housing Board, Shopping Complex, A.A.N.W.E., ----
 Chennai - 600101. // 6 // the Vendor and that the Vendor will at all times execute and do or
 so cause to be executed all deeds, things, whatsoever which the Purchaser to the property --
 mentioned in the Schedule hereunder; THE VENDOR covenants with the Purchaser that all taxes
 and public dues on the said land hereby sold and delivered to the Purchaser have been ~~paid~~ ^{(25) (P. Gov. 258)}
 and the Vendor has not created any encumbrance of the said lands or any part thereof and ~~that~~ ^{(29) (P. Gov. 258)}
 there are no charges, lien, claim or attachment whatsoever on the said piece and parcel of
 land in respect of the above said dues and that the Purchaser may quietly enter upon hold --
 and enjoy the said property hereby sold measuring 554.04 M² morefully described in the Sche
 dule hereunder and marked in the plan annexed. hereto. ~~P. VENTHAN~~ ^{(31) (P. Gov. 258)} T.R.VATHSALA/ Manager M-
 Marketing & Service, Special Division -I, Tamil, Nadu Housing Board, Shopping Complex, A.A.N
 W.E., Chennai - 600 101. // 7 // THE VENDOR further covenants with the Purchaser that the --
 Vendor shall indemnify and shall keep indemnified for ever the Purchaser against all claims,
 actions at law and other proceedings that ~~may~~ ^{(33) (P. Gov. 258)} be started or instituted by any person or ---

தாக்கல் செய்தவர் கையொழுத்து

ஆய்வு செய்தவர் (பதிவுதாரர்): 
 (ஆய்வுகாரர்): 

2..வது பக்க திருத்தம் கிடை



persond whomsoever impeaching the title of the Vendor to convey the said property and agel
nst all losses, costs, damages and expenses which the Purchaser may sustain or be put to ---
or incur by reason of such claim, actions at law and other proceedings. The Purchaser doth -
hereby covenant with the vendor that the property hereby sold and the building constructed -
thereon shall not be utilised to any other purpose except as residential quarters unless to
consent in writing of the Vendor has been obtained by the Purchaser, P. VENTHAN T.R.VATHSALA

Manager Marketing & Service, Special Division - I, Tamil Nadu Housing Board, Shopping Complex

A.A.N.W.E., Chennai - 600 101. // 8 // On SCHEDULE ABOVE REFERRED TO Registration Sub -

District: Kodaikani Registration District: Chennai - North All that piece and parcel of land-

situated in sanctioned plan of Nalambur Scheme Plot No. 330/1 & 336/1 -

part, 334 part and 335 part of Nalambur Village Thiruvallur District and measuring ---

554.04 M² thereabouts bounded as follows: North by: HIG II Plots, East by: ---

South by 21.30 M Road, West by: 12.20 M Road, in the Nalambur Scheme area measuring ---

on the North 26.60 M on the East 21.40 M on the South 22.60 M and the West 18.40 M and

measuring 4.20 M in all measuring 554.04 M². P. VENTHAN T.R.VATHSALA / ---

South west splay measuring 4.30 M in all measuring 554.04 M². P. VENTHAN T.R.VATHSALA / ---

Manager Marketing & Service, Special Division-I, Tamil Nadu Housing Board, Shopping Complex,

A.A.N.W.E., Chennai - 600 101. // 9 // In witness where of the Vendor and the Purchaser have

set their hands to this deed of sale on the day, month and years written above. P. VENTHAN

PURCHASER T.R.VATHSALA / Manager Marketing & Service, Special Division - I, Tamil Nadu ---

Housing Board, Chennai - 600 01. Signed and delivered by the above named in the presence of

Witnessess 1. SUPERINTENDENT Special Division - I, Tamil Nadu Housing

Board, Anna Nagar Western Extension, Chennai - 600 101. 2. V. Venkatesan. (V. Venkatesan)

ASSISTANT Special Division - I, Tamil Nadu Housing Board, Anna Nagar Western Extension, ---

Chennai - 600101. Stamp Paper Details: (1) Rs.15,000/01BB 151375/01BB P. VENTHAN / K.R.V.

RAJES KUMAR, K.R.V.RAJES KUMAR Stamp Vendor, L.No.54/B3/2000, Shop No.27, TNHB Shopping ---

Complex, Thirumangalam, Chennai - 101. (2) Rs.5000/-9514/10.12.2001, P. VENTHAN/ K.R.V.RAJES

KUMAR/ K.R.V.RAJES KUMAR Stamp Vendor, L.No.54/B3/2000, Shop No.27, TNHB Shopping Complex, ---

Thirumangalam, Chennai - 101. (3) Rs.1000/-9515 / 10.12.2001, P. VENTHAN/ K.R.V.RAJES KUMAR

K.R.V.RAJES KUMAR Stamp Vendor, L.No.54/B3/2000, Shop No.27, TNHB Shopping Complex, Thiruman-

galam, Chennai - 101. (4) Rs.1000/-9516/10.12.2001, P. VENTHAN / K.R.V.RAJES KUMAR / K.R.V.

RAJES KUMAR Stamp Vendor, L.No.54/B3/2000, Shop No.27, TNHB Shopping Complex, Thirumanga-

am, Chennai - 101 (5) Rs.100/-9517/10.12.2001, P. VENTHAN/ K.R.V.RAJES KUMAR / K.R.V.RAJES -

KUMAR, Stamp Vendor, L.No.54/B3, 2000 Shop No.27, TNHB Shopping Complex, Thirumangalam, ---

Chennai - 101. (6) Rs.100/-9518/10.12.2001/ P. VENTHAN / K.R.V.RAJES KUMAR Stamp Vendor, ---

தகவல் பெயர் எழுத்து:

(பதிவுதல): P.
(சுயமாக):



தகவரைக் கொண்டு வந்து தர

K.R.V.RAJES KUMAR Stamp Vendor, L.No.54/B3/2000, Shop No.27, TNHB Shopping Complex, Thirumangalam, Chennai-101, (7) Rs.100/-9519/10.12.2001/ P. VENTHAN / K.R.V.RAJES KUMAR / K.R.V.RAJES KUMAR Stamp Vendor, L.No.54/B3/2000, Shop No.27, TNHB Shopping Complex, Thirumangalam, Chennai - 101. (8) Rs.100/-9520/10.12.2001 P. VENTHAN / K.R.V.RAJES KUMAR / K.R.V.RAJES KUMAR Stamp Vendor, L.No.54/B3/2000, Shop No.27, TNHB Shopping Complex, Thirumangalam, Chennai-101 (9) Rs.100/-9521/10.12.2001 P. VENTHAN / K.R.V.RAJES KUMAR / K.R.V.RAJES KUMAR Stamp Vendor L.No.54/B3/2000, Shop No.27, TNHB Shopping Complex, Thirumangalam, Chennai-101.

Typed by: E. M. S. L. No. A72/m(s)/91

(Twenty)

~~Nine Stamps Rupees Twenty two Thousand and Five Hundred~~
~~Copy of Endorsements and Certificate~~

Nine Stamps Rupees Twenty two Thousand and Five Hundred -
Amount Collected under Section 41 of the Indian Stamp Act Rupee
One.

Certificate under Section 42 of Stamp Act S.No: 1108 of 2001 I hereby
certify that a sum of ~~Rs. 1/-~~ (Rupee one only) on account of deficit st
amp duty has been lived under Section 41 of the Stamp Act in respect
of this instruments from P. Venthan. residing at Chennai Sub Registrar.

Office, Konnur 12-11-2001. Sign. Sub Registrar and Col
lector under Section 41 of the Indian Stamp Act

Copy of endorsements and Certificate

Presented in the Office of the Sub Registrar of Konnur and kept in 1835
Paid between The Hours of 12 noon and 1 pm On the 11th day of December
2001 by P. ஜெதன். Execution admitted by Left thumb (impression)
P. ஜெதன். Slo K. Ponnambala Thevar, No: 1415 Malar Apartment IVth cross
Street Shenay Nagar West, Chennai - 600030 (Purchaser) Identified by
R. Meganathan. (R. Meganathan) Slo S. V. Raju. M. ஜெதன் Slo Murgan
No: B9, 2nd Avenue, Anna Nagar, Chennai 102. I have satisfied myself
As to the Execution of this instrument by Tmt. J.R. Vathsala manager
Marketing & Service Special Division I TNHB Shopping Complex

தாக்கல் செய்தவர் கையெழுத்த:

ஆர்.டி.
செய்தவர்

{(பதித்தவர்):
{(சுய்வாண்):

சுரு சுவர்

தமிழ்நாடு



பதிவுத்துறை

2001 ஆம் ஆண்டு பத்திர எண் 3980

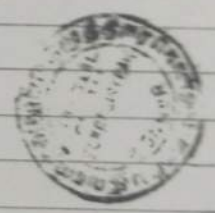
Chennai-101 who is Exempted from Personal Appearance (under Sec
tion 281) Of the Registration Act. 11th day of December 2001
சென்னை-101 சப் ரெஜிஸ்டர் ரெகிஸ்டர் எண்: 3980 of 2001 of 2001
me 724 page 5227 to 231; 12th day of December 2001
சென்னை-101 சப் ரெஜிஸ்டர்



In document (a) Interlineation (b) (c) (d) (f) Examples (e) Al
teration Group (1) (4) (5) (6) (8) (10) (12) (14) (17) (18)
(20) (21) (24) (25) (27) (29) (31) (33) (36) (37) (39) (40)
(41) (43) (45) (46) (48) (49) (52) (54) (55) (57) (60)
(62) (63) (64) (66) (68) (69) (71) (72) Examples (2) (3) (7)
(9) (11) (13) (15) (16) (19) (22) (23) (26) (28) (30) (32)
(34) (35) (38) (42) (44) (47) (50) (51) (53) (56) (58) (59)
(61) (65) (67) (70) Interlineation

Signature
12.12.2001

AT MAIN STATION P. சுவர்
சென்னை-101
சென்னை-101



Note: Plan Accompanying filed At Pages 81 & 82 of volume 722
of file Book 10 12.12.2001

தாக்கல் செய்தவர் கையெழுத்த:

சுவர்
பதிவு { (பதிவு):
(சுவர்):



வது பத்திரம் 2001 ஆம் ஆண்டு 3980 எண் பத்திரத்தின் நகல்
3 தாக்கல் செய்த நாள் 3 வது நாள்

12.12.2001

வது பக்க திருத்தம்

/உண்மை நகல் /

7...வது பக்க திருத்தம்: திருச்சி

மொத்த திருத்தம் : திருச்சி

நகல் தயாரித்தவர் :

சார்பதிவாளர் அலுவலகம்
கொன்னூர், சென்னை - 49.

நாள்: 22/9/2015

சார்பதிவாளர்
கொன்னூர்



நகல் நெ. 1676/2015
மதுராக்கல் செய்த நாள் :

தேடுதல் முடிந்த நாள் :

முத்திரைத்தாள் கேட்ட நாள் :

முத்திரைத் தாள் கொடுத்த நாள் :

நகல் தயாரான நாள் :

நகல் திரும்ப கொடுத்த நாள் :

22/9/2015

22/9/2015

22/9/15