

— 40 — Book - 5 / 1659 / 2020 [Original] TP/8867975/202



தமிழ்நாடு தமில்நாடு TAMILNADU R. KARTHIK

3740

CH-126

C 729841

■ 5 MAR 2020

கி. சிதம்பரன் வெள்ளை
பால்மே டிரைவ் சென்டர்
செந்திற்காடு, சென்டல்-
கிராம பூர் 24194
கோயம்புத்தூர்-600002
தமிழ்நாடு/கோயம்புத்தூர்

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Chennai on this **06th day of MARCH 2020, BY :**

Mr.C.SASI, (PAN: BCDPS0895R) Son of Mr.Chidambaram, aged about 63 years, residing at No.71, North Main Road, Sri Ram Nagar Paruthipattu, Avadi, Chennai-600 061, represented by his Power Agent **Mr.T.VASANTH (PAN: AFRPV6435Q)** Son of Mr.K.S. Thirunavukkarasu, aged about 35 years residing at No.72, New NO.155, Dr. Ambedkar College Road, Pulliyanthoppe, Chennai-600 012, (vide General Power of Attorney Dated: 29.11.2016 registered as Document No. 6776 of 2016 in the office of Sub-Registrar, Tambaram), hereinafter called the '**VENDOR**'.

R. Karthik

DOCUMENT NO. 1659 of 2020 Book

Contains 21 Sheets	1 Sheet
Registering Officer	



भारतीय गोरन्यायिक INDIA NON JUDICIAL

भारत

₹.
25000

पच्चीस हजार रुपये

Rs.
25000

TWENTY FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமில்நாடு TAMILNADU

R.KARTHIK

C 729842

3241

5 MAR 2020

CH-12b

க. வெள்ளூர் மாவட்டம்
ஏத்தான் விரிவுப் பகுதி
ஊது இல்லை உப-
நகரம் சா. காலை-66
நிலை எண் 2419842
புகை எண் 7-5-10

....2...

TO AND IN FAVOUR OF

Mr.R.KARTHIK (PAN:ATVPK9351J), Son of Mr.Rajendran, aged about 36 years, residing at Plot No. 9, F2, Shuruthy Sai Nagar, Madambakkam, Tamil Nadu-600126, hereinafter called the 'PURCHASER'.

The terms 'Vendor' and 'PURCHASER' wherever the context so permits or admits shall mean and include themselves, all their respective heirs, legal representatives, administrators, executors, and assigns WITNESSETH:

WHEREAS the Vendor is the sole and absolute owner of vacant land bearing **Plot No.P3**, Akshaya Gardens, measuring an extent of **1050 Sq.Ft.**, Nedungundram Village, morefully described in the Schedule hereunder.

R.Karthik

R.Karthik

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Registration No. 1000			

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தமிழ்நாடு தமில்நாடு TAMILNADU

R. KARTHIK

C 729843

3742

5 MAR 2020

CH-126

...3...

The Vendor purchased larger extent of 4 acres in Survey No.577/2A, Nedungundram Village under a **Sale Certificate** dated: **22.11.2016** and registered as **Document No.6688/2016**, in the Tambaram Sub-Registrar office;

And ever since the date of purchase he has been in peaceful possession and absolute enjoyment of the same.

WHEREAS the Vendor herein has appointed **Mr.T.VASANTH**, Son of Mr.Chidambaram under a **General Power of Attorney** Dated:**29.11.2016** registered as **Document No:6776 of 2016**, Book 1, in the office of Sub-Registrar, **Tambaram**, inter alia to deal with 10.83 cents out of 4 acres, morefully described in Schedule Property..

R.Karthik

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Regd. Office				



தமிழ்நாடு தமில்நாடு TAMILNADU

R. KARTHIK

C 729844

3740

5 MAR 2020

CH-126

...4...

க. கிருஷ்ணமுத்து
கோத்தான் விழுப்புவேலை
நிலை கே. ஜி. கங்க
நாற்காலி, சென்ன-5900
கிருஷ்ண 2419847
புதுவை-7-8-30

WHEREAS the Vendor has Sub-divided the extent of 10.83 cents into 4 Plots.
1.Plot No. P1 measuring an extent of 991 Sq.Ft., 2.Plot No.P2 measuring an extent of 919 Sq.Ft., 3.Plot No.P3 measuring an extent of 1050 Sq.Ft., and 4.Plot No.P4 measuring an extent of 1763 Sq.Ft., vide **(PPL APPROVED No. 038/2017-2018, Letter No.011/17/A4, Dated: 28.04.2017)**

WHEREAS the Vendor have decided to sell and the PURCHASER has also agreed to purchase the **Vacant Land measuring an extent of 1050 Sq.Ft., bearing Plot No. P3, in AKSHAYA GARDENS, comprised in Survey No. 577/2A (part), Patta No. 2742**, situated in Nedungundram Village, Chengalpet Taluk, Kancheepuram District, morefully described in the Schedule hereunder.

Frith's

[Signature]

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1 Contains 21 Sheets of 1 sheet
R.P.



தமிழ்நாடு தமில்நாடு TAMILNADU

R. KARTHIK

C 729845

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5 MAR 2020

CH-126

...5...

சென்றூர் கிராம விதிவிளக்டரி
சென்றூர் கிராம விதிவிளக்டரி
தமிழ்நாடு, இந்தியா
Tamil Nadu, India
04382260788
04382260788

Whereas the Vendor further represented to the PURCHASER that the Schedule mentioned property is free from all encumbrances and except her no one else has any right, title, share or demand over the same.

Whereas the Vendor has now decided to sell the Schedule mentioned property for a sum of **Rs.21,00,000/- (Rupees Twenty One Lakhs only)** and the PURCHASER believing the representations and title of the Vendor to be true and bonafide came forward to purchase the said property for the said consideration free from all encumbrances.

R. Karthik

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	5	Chancery



தமிழ்நாடு தமில்நாடு TAMILNADU

3745

R. KARTHIK

5 MAR 2020

CH - 126

W 170455

...6...

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT

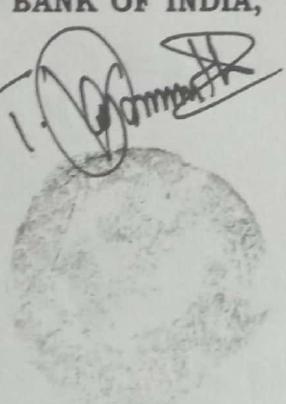
In pursuance of the above agreement and in consideration of the sum of **Rs. 21,00,000/- (Rupees Twenty One Lakhs only)** paid by the PURCHASER to the Vendor in the following manner :

1. Rs.5,00,000/- (Rupees Five Lakhs Only) being the advance amount paid by way of Cheque No. 817629, Dated. 18.02.2020 Drawn at STATE BANK OF INDIA.
2. Rs. 16,00,000/- (Rupees Sixteen Lakhs only) paid by way of Cheque/DD No.: 169184....., dated: 06.03.2020., issued by STATE BANK OF INDIA, Selaiyur Branch, in favour of Vendor.

Dr. Karthik

Document No.	1659	2020
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	6	SCANT

✓





தமிழ்நாடு TAMILNADU R. KARTHIK

2766

5 MAR 2020

CH-126

W 170456

...7...

The receipt of which aggregate sum of **Rs. 21,00,000/- (Rupees Twenty One Lakhs only)** the Vendor do hereby acknowledges and admits and acquit the PURCHASER from paying any further sum, the Vendor doth hereby GRANT, SELL, TRANSFER, and ASSIGN unto the PURCHASER by way of ABSOLUTE SALE of Vacant land bearing Plot No.P3, Akshaya Gardens, measuring an extent of 1050 Sq.Ft., morefully described in the Schedule property hereunder, together with all water-ways, easements, liberties, privileges, advantages, appurtenances whatsoever to the said property belonging or reputed to belong thereto and all the right, title interest property claim and demand of the Vendor into and upon the said property **TO HAVE AND TO HOLD** the same unto and to the use of the PURCHASER absolutely and for ever free from any encumbrances.

D/L Chv

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Registering Officer				

R. V. Venkateswaran



भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

தமிழ்நாடு தமிழ்நாடு TAMILNADU

2227

5 MAR 2020

R. KARTHIK

CH - 126

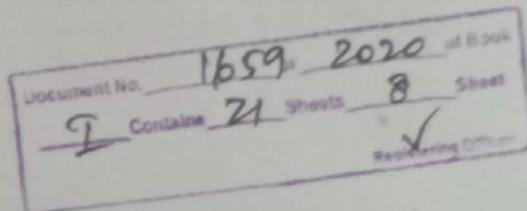
170457

...8...

THE VENDOR doth hereby covenant with the PURCHASER THAT :

1. THE VENDOR is the owner of the Schedule mentioned property, which is his self-acquired property and that any other person has no right, title or interest in the property and that he convey the said property to and in favour of the PURCHASER at his own free-will and absolute consent for valuable consideration.
2. THE VENDOR assures that there are no encumbrances, charges, mortgages, liens, claims, attachments and demands whatsoever now subsisting on the property hereby sold and that the Schedule mentioned property is not subject to any suit or court proceedings or any other adverse claim and that it is not offered as security or charge to any court or Revenue authorities.

R. KARTHIK



R. KARTHIK



தமிழ்நாடு TAMILNADU

2721

R.KARTHIK

W 170458

5 MAR 2020

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...
R. 5000/-
தமிழ்நாடு சட்டமன்ற பொறுப்பு
கலெக்டர் தமிழ்நாடு, இணையத்துறை
கலெக்டர் தமிழ்நாடு, இணையத்துறை
கலெக்டர் தமிழ்நாடு, இணையத்துறை
கலெக்டர் தமிழ்நாடு, இணையத்துறை

...9...

3. THE VENDOR covenants that he, at all times indemnify and keep indemnified the PURCHASER against all claims and demands whatsoever in respect of the property hereby sold and make good the PURCHASER all losses, demands, costs and expenses to which the PURCHASER may be put to by reason of any defect, flaw or deficiency in the title of the Vendor to convey the Schedule mentioned property to the PURCHASER.

4. THE VENDOR will at the cost of the PURCHASER execute and do every such assurance or thing necessary for further and more perfectly assuring the said property to the PURCHASER as may reasonably be required.

5. THE VENDOR further covenants that there are no impediment or bar to convey the Schedule mentioned property and that there are no claim for maintenance or for any share or life-estate, lispendens or any other dispute, attachment for any decree or any other acquisition proceedings.

R.Karthik

T. Balachandran

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✓ Registering				

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

தமிழ்நாடு தமில்நாடு TAMILNADU R. KARTHIK

AY 859707

374
5 MAY 2020

CH-126

...10...

6. THE VENDOR has paid all the taxes and other charges due upon this property upto this date and that there are no arrears of any charges, prior to the date of this sale, the Vendor shall himself pay the same without making the PURCHASER liable in any manner.

7. THE VENDOR hereby expresses his consent for the PURCHASER to apply for and get mutation of his name in the Patta and all other revenue records as the owner of the Schedule mentioned property without any reference to the Vendor.

8. THE VENDOR has this day put the PURCHASER in vacant possession of the Schedule mentioned property and that the PURCHASER shall henceforth peacefully and quietly enter into possession and enjoy the said property from generation to generation without any let, hindrance, interruption or disturbance from the Vendor or any person or persons claiming under or through him.

D/kastr

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2	EDITIONS	21	SHASTA	10
Signature				

T. S. Kumar



தமிழ்நாடு தமில்நாடு TAMILNADU R. KARTHIK

AY 859708



3700
5 MAR 2020

CH-126

...11...

9. THE VENDOR has this day delivered all the Xerox documents of title deeds pertaining to the Schedule mentioned property to the PURCHASER herein.

SCHEDULE OF PROPERTY

All that piece and parcel of Vacant Land measuring an extent of 1050 Sq.Ft., bearing Plot No. P3, in AKSHAYA GARDENS, comprised in Survey No. 577/2A (part), Patta No. 2742, (PPL APPROVED No. 038/2017-2018, Letter No.011/17/A4, Dated: 28.04.2017) situated in No.9, Nedungundram Village, Chengalpet Taluk, Kancheepuram District.

D/cert

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Scanned with CamScanner

Bounded on the:

North by : Plot No.P4,
 South by : Plot No.Q6,
 East by : Plot No.P2,
 West by : 20 Feet Wide Road.

MEASURING :

East to West On the Northern side ... 35 Feet,
 East to West On the Southern side ... 35 Feet,
 North to South On the Eastern side ... 30 Feet,
 North to South On the Western side ... 30 Feet.

In all measuring an extent of **1050 Sq.Ft.**, of land and lying within the Registration District of Chennai-South and Sub-Registrar Office of **Tambaram**.

Market Value of the Property is... **Rs.21,00,000/-**

IN WITNESS WHEREOF the parties hereto have signed this Sale Deed on the day, month and year first above written in the presence of the following witnesses:

WITNESSES:

1. N. Azhaciiri
Eda - Nalarajan
Eda - Annavasal
Eda - Keelaiyur (P.O)
Mannargudi

POWER AGENT OF THE VENDOR

2. A. T. Selvi
A. THAMIL SELVI
w/o R. Kauthik
Eda - Annavasal
Eda - Keelaiyur (P.O)
Mannargudi

1659 2020 PURCHASER

I 21 Nov 12

Prepared and Drafted by

D. JEYKUMAR
 ADVOCATE & NOTARY PUBLIC
 No.48, Pammal Main Road,
 Krishna Nagar, Pammal,
 Chennai - 600 075
 (Opp. Pammal, Sub-Registrar Office)

LIFE CERTIFICATE FOR THE PURPOSE OF REGISTRATION OF
DOCUMENTS BASED ON POWER OF ATTORNEY

C. SASI.
NO. 71, NORTH MAIN RD, SRI RAM
PARUTHIPATTU, AVADI, CH - 61.



G. East

SIGNATURE OF THE INDIVIDUAL

Practical Practitioner

Entered Medical Practice

Reg. No: 30110

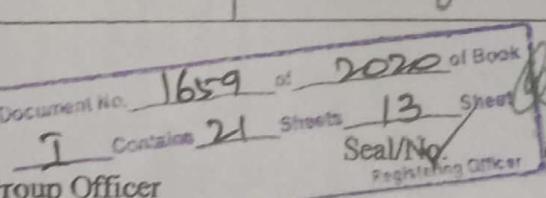
A.V.T Building, Bazaar Street,

A.R.T.Bring -
Padmanai Chennai-601301

Certified that the individual named Shri/Smt. Ms.

S/o.
address chidambaram

Who has signed in my presence and whose photo has been attested by me, is alive, as on till date

Name:	DR.T.GNANA THIAGARAJAN
Designation of Registered Medical Practitioner with Registered No./'A' group officer	REGD MEDICAL PRACTITIONER Reg. No. 30109
 <p>✓ Practitioner 'A' Group Officer</p> <p>Document No. 1659 of 2020 of Book 1 Contains 21 Sheets 13 Sheet Seal No. / Registering Officer of Dr.T.GNANATHIAGARAJAN Regd. B.S., DMRO Registered Medical Practitioner Reg. No:30109. A.K.T Building, Bazaar Street, Padappai, Chennai - 601301</p>	
Place:	Padappai.
Date : 06 - 03 - 2020 (in words)	

- LD. No. for Group "A" Group Officers should be their GPF No./PAN Card No./Aadhar No./Voter ID.
 - The Medical Practitioner/ 'A' group Officer should attest the Photo of the individual and half of the signature should be on the photo and other half on this paper.

P. Verstege

[Handwritten signature of John W. McCormack]

தமிழ்நாடு மார்க் மாதம் ஒம் தேதி பிப 03.05 மணியளவில் தாம்பரம் சார்பதிவாளர் அலுவலகத்தில் தாக்கல் கூடுதலம் ₹ 84,385/- செலுத்தியவர்.

தாத பெருவிரல்



2/குதூ
63 80470991

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதிக் கொடுத்ததாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



9003019190

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

எழுதி வாங்கியதாக ஒப்புக் கொண்டவர்
இடது பெருவிரல்



2/குதூ

கூடுதல் விவரங்கள் ஆவண வாசகத்தில் உள்ளபடி

மன்னாரென்று நிறுபித்தவர்கள்

1.

9488032935

திரு அழகர் தபை நடராஜன் 7/5, வடக்கு தெரு, மன்னார்குடி, திடுவாரூர், தமிழ்நாடு,
இந்தியா, 614031

2.

7502789441

திருமதி தமிழ்செலவி தபை அழகர் 7/5, வடக்கு தெரு, மன்னார்குடி, திடுவாரூர்,
தமிழ்நாடு, இந்தியா, 614031

2020 ஆம் ஆண்டு மார்க் மாதம் ம் நாள்

26

K. VENKATASUBRAMANIAN
பாரதியாளர்
SUB REGISTRAR
TAMBARAI
தாம்பரம்

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Original

ர/தாம்பரம்புத்தகம்-1/1659/2020



K. VENKATASUBRAMANIAM
SUB REGISTRAR
TAMBARAM

ர/தாம்பரம்புத்தகம்-1/1659/2020 எண்டிக் பதில் இல்லை.

பதி: 06032020
தமிழ்ந.

K. VENKATASUBRAMANIAM
SUB REGISTRAR
TAMBARAM

