



3161
16.7.96

R. Sudana
MS-17

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S. RAVI
STAMP VENDOR
27, Moosa Sait Street,
T. NAGAR, MADRAS-600017
Phone: 4346061
Lice. No: C4 / 4307 / 77

SALE DEED FOR Rs. 1,29,230/-

THIS DEED OF SALE EXECUTED AT MADRAS, this the 26 th day of JULY, 1996, by Smt.N.CHANDRA, wife of Sri.K.Lakshmi-narayanan, aged about 45 years, Hindu, residing at No.13/9, HUDCO Colony, Peelamedu, Coimbatore, represented herein by their duly constituted General Power of Attorney Agent Sri.D.NAMMALWAR, son of Sri.P.Doraiswamy Naidu, aged about 59 years, Hindu, residing at No.1, Doraiswamy Garden, Nanganallur, Madras - 600 061 under a General Power of Attorney dated 15-2-1996 and registered as Document No.79 Book IV of 1996 in the Office of the Sub-Registrar, Alandur, hereinafter called the "VENDOR" of the ONE PART;

S. Rammaln.

5000Rs.



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S. PAVI
STAMP VENDOR
27, Meena Sait Street,
T. NAGAR, MADRAS-600017
Phone: 4346061
Lice. No: C4 / 4307 / 77

TO AND IN FAVOUR OF

Ms. R. SHOBANA, daughter of Sri. S. Raghavan, aged about 30 years, Hindu, residing at No. 14, Gopal Street, T. Nagar, Madras - 600 017, and working as Senior System Analyst, at No. 185, Llyods Road, Gopalapuram, Madras hereinafter called the "PURCHASER" of the OTHER PART; (the terms "VENDOR" and "PURCHASER" shall mean and include themselves, their respective heirs, legal representatives, executors, and assigns) WITNESSETH AS FOLLOWS:

Whereas the Plot No. C-67, measuring 2800 Square Feet at Hindu Colony, comprised in Survey No. 28/1(p) situate in Thalakkanancherry Village, Saidapet Taluk

S. PAVI

5000Rs.



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STAMP VENDOR
27 Moosa Sut Street,
7. NAGAR, MADRAS-600017
Phone: 4349061
Lico. No. CA / 4307 / 77

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Chengalpattu M.G.R.District more fully described in the Schedule 'A' hereunder, was originally owned by Smt.Jayalakshmi, mother of the Vendor, by virtue of a Sale Deed dated 28-2-1975 and registered as Document No.325 of 1975 in the Office of the Sub-Registrar, Alandur;

Whereas the said Jayalakshmi died at Madras, intestate, on 2-9-1995 and the Vendor succeeded the Schedule 'A' property being lone legal heir, since then;

Whereas the Vendor offered to sell 18/78th undivided share of land in the entire Schedule 'A' property to the Purchaser for a price or sale consideration of Rs.1,29,230/- (Rupees One lakh twenty nine thousand two hundred and thirty only) free from all encumbrances whatsoever;

E. Pramodh

500Rs.



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R. Shobana
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S. RAVI
STAMP VENDOR
27, Moosa Sait Street
T. NAGAR, MADRAS-600009
Phone: 4346051
Linc. No: C4 / 4307 / 77

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Whereas the Purchaser herein agreed to purchase 18/78th undivided share of land in the entire Schedule 'A' property more fully described in the Schedule 'B' hereunder for a price or sale consideration of Rs.1,29,230/- (Rupees One lakh twenty nine thousand two hundred and thirty only) free from all encumbrances whatsoever;

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.1,29,230/- (Rupees One lakh twenty nine thousand two hundred and thirty only) paid by the Purchaser to the Vendor's Power of Attorney Agent, before execution of these presents, the receipt of which sum, the Vendor doth hereby admit and acknowledge as the entire sale consideration, the Vendor doth hereby sell, grant,

Pranmal.

100Rs.



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LONDON
Gt Street,
W.C. 1. Tel: 01-222227
01-6051
Tele. No: 01/4307/77

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convey, transfer and assign to and unto the Purchaser, the property more particularly described in the Schedule 'B' hereunder being 18/76th undivided share of land in the entire Schedule 'A' property together with all rights in common with the Purchaser or owners of the other undivided shares of the property described in the Schedule 'A' property and enjoy the same and possess the common road, common open space, liberties, privileges, easements, in anywise, appertaining thereto, or usually enjoyed therewith, or all the right, title, interest, property claim and demand whatsoever, of the Vendor, into and upon the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the use of the Purchaser absolutely and for ever, free from all encumbrances whatsoever;

S. Murali M.



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R. Shobana
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S. RAVI
STAMP VENDOR
27, Moosa Sait Street,
NAGAR, MADRAS-600017
Phone: 4346061
Acc No: C4 / 4307 / 77

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THE VENDOR DOETH HEREBY ASSURE AND COVENANT WITH THE PURCHASER AS FOLLOWS:

1. The Vendor is the sole and absolute owner having a good and subsisting right and title to convey the undivided share of land hereby conveyed to the Purchaser in the manner herein contemplated.
2. The Vendor has full power and absolute authority to sell the said property in the manner aforesaid.
3. The Purchaser shall peacefully and quietly possess, enter upon, retain, hold, use and enjoy the same as the Purchaser's own property without any let or hindrance interruption, claim and demand, by or on behalf of the Vendor or any other person or persons claiming through or in trust for the Vendor.
4. The Vendor at all times indemnify and save harmless the Purchaser against all losses, expenses, costs, and damages or defects, in title to the property or

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S. RAVI

STAMP VENDOR
27, Moon Sait Street,
T. NAGAR, MADRAS-600017
Phone: 4346761
Lice. No: C4/4307/77

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defects/short comings in the manner of sale and conveyance of the said property hereby conveyed.

5. The said property is not subject to any encumbrances, charges, attachments, Liens, Lispendens whatsoever.

6. The Vendor at the request and cost of the Purchaser shall do and cause to be done, executed and registered all such further acts, deeds and things, as may be necessary and reasonably required for further or better assuring the title, peaceful and effective possession and enjoyment of the said property by the Purchaser.

7. The Vendor had paid all taxes, rates, charges, due and payable and other arrears, to the Local authorities, Urban Land Tax authorities, State or Central Government authorities upto this date and Purchaser shall pay and bear the same from this date onwards.

8. The Copies of the relevant documents of title have been handed over to the Purchaser and the originals will be handed over to the Association that will be formed by the other Co-owners of the Schedule 'A' property.

9. The Vendor has this day placed the Purchaser in possession of the Schedule 'B' property hereby conveyed.

J. Murali .

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R. Shethana
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SRAVI
STAMP VENDOR
27, MOORI SH STREET,
T. NAGAR, MADRAS-600017
PHONE 434971
LIC. NO. CA/4383/TI

: 8 :

SCHEDULE 'A' PROPERTY

All that piece and parcel of house site measuring 2800 Square Feet (Two thousand and eight hundred only) or thereabouts, bearing Plot No.C-67, at Hindu Colony, Nanganallur, Madras-61, comprised in Survey No.28/1(p) situate in Thalakkancherry Village, Saidapet Taluk, Chengalpattu M.G.R.District, within the Registration District of South Madras and the Registration sub-district of Alandur and bounded on the : 203

North, by : Plot No.C-61

East, by : Children's Park

South, by : Read

West, by : Plot No.C-66

and having a linear measurement East to West 40 feet on the Northern and Southern sides; North to South 70 feet on the Eastern and Western side. This property situate within Alandur Municipality limits.

E. Pramodan



P. Shobana

MS-17

[Signature]

A. SANJEEVI
STAMP VENDOR
L. No. 1481 / @ 794
'SAI' PORT, 1, KOOT ROAD,
MADIPAKKAM, MADRAS-91

4392
13/5/76

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SCHEDULE 'B' PROPERTY

18/78th undivided share of land in the entire
Schedule 'A' mentioned property.

The Present Market value of the property is
Rs. 1,31,170/-

IN WITNESS WHEREOF the Vendor's Power Agent
has set his hands and signed these presents
on the date, month and year first above written :

[Signature]

(D.NAMMALWAR)

POWER OF ATTORNEY AGENT TO VENDOR

WITNESSES:

1. *[Signature]*
(S.S. VELU)

2. R. Gopalakrishnan

Drafted by
[Signature]

K. SAHASRANAMAM, M.A.LL.B.
ADVOCATE & NOTARY PUBLIC
103, LAW CHAMBERS,
HIGH COURT BUILDINGS.
MADRAS-600 104.