

INDEXED

SCANNED

1185/2016

சென்னை



தமிழ்நாடு தமில்நாடு TAMILNADU

2110
02/12/16

KARUPPIAH VADIVEL
CHENNAI - 53

B 749274

பா. தணிகைவேலு

முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ.3/08-2
தாள். 19-12-08 எண். 20, க.சி.எப்.காளை
2வது ஸ்கீம், நர்மதா தெரு.
அம்பத்தூர், சென்னை-600 053.

SALE DEED

THIS INDENTURE OF SALE DEED IS Executed at Chennai, on this the 03rd DAY OF FEBRUARY 2016, By Mrs.S.BHARATHI, Wife of Late.B.Sambasivam, aged about 53 years, residing at No.200/2, Asiad Colony, Anna Nagar West Extension, Chennai-600 040, hereinafter called the '**VENDOR**' of the FIRST PART, duly represented by her True and Lawful General Power of Attorney Agent **Mr.V.CHANDRASEKAR** (Family Card No.01/G/0869513), Son of Late.Veeraraghavan, aged about 56 years, residing at No.11, Bharathi Street, Ram Nagar, Ambattur, Chennai-600 053, (appointed through General Power of Attorney deed dated.28.12.2015 registered as Document No.17461 of 2015 in the SRO Ambattur).

Opiah
PURCHASER"

V. Chandrasekar
"VENDOR"
(BY POWER AGENT)



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

தமிழ்நாடு தமிழ்நாடு TAMILNADU

2/11
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

2

TO AND IN FAVOUR OF

Mr.KARUPPIAH VADIVEL, Son of Mr.K.R.Vadivel, aged about 34 years, having his permanent address at No.40B, 1st Cross Street, Bharathi Nagar, Ambattur, Chennai-600 053, (PAN : BHQPK2205P, Mobile No.9381176377) hereinafter called the "**PURCHASER**" of the SECOND PART

The terms 'VENDOR' and 'PURCHASER' shall wherever the context so admits, mean and include their respective heirs, executors, administrators, legal representatives and assigns, Witnesseth:-

WHEREAS the aforesaid VENDOR (principal) purchased the 721 sq.ft., Undivided Share of land out of total extent of 2400 sq.ft., of Plot No.6, Comprised in Old Paimash Nos.1336 & 1365, Survey No.36/3, T.S.No.63, Situated at ORAGADAM VILLAGE, KUMARAN STREET,

Karupiah



V. Chandra

1507 N 988186
பா. தணிகைகேவலை
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ.3/08-2
தாள். 19-12-08 எண். 20, க.சி.எப்.காலை
2 வது எக்டிம். நர்மதா தெரு.
அம்பத்தூர், சென்னை - 600 053.



தமிழ்நாடு தமிழ்நாடு TAMILNADU

21/2
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

AF 568517

பா. தணிகைவே

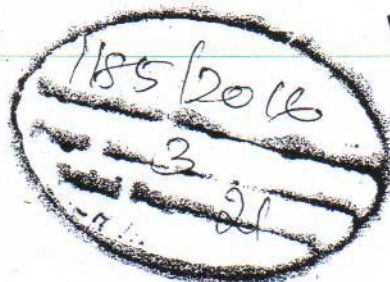
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ.3/08-
எண்.19-12-08 எண். 20, ஐ.சி. எம்.க
2 வது எடுகீம், நாமநா தெரு.
*மப்பத்தூர், சென்னை - 600 05

3

RAM NAGAR, AMBATTUR, CHENNAI-600 053, Ambattur Taluk, Thiruvallur District, from and out of his self-earned funds and Savings and he purchased the same from Mr.R.Babu, Son of Mr.S.T.Raj, in and by Virtue of Sale Deed dated 27.07.2009, Registered as Document No.4673 of 2009 of Book 1, in the office of the Sub-Registrar Ambattur.

Whereas subsequent to above said purchase, the Vendor herein came to know that, in above mentioned Sale deed Doc.No.4673/2009, in the place of her husband name typed, the initial was wrongly typed as "P.Sambasivam" instead of "B.Sambasivam" and the same has been duly rectified through Rectification Deed executed by above said Mr.R.Babu, on 02.11.2010, registered as Document No.9909 of 2010 of Book No.1, in the office of the Sub-Registrar, Ambattur.

Copy



V. Chabru



தமிழ்நாடு தமிழ்நாடு TAMILNADU

2/13
02/2/16

KARUPPIAH VADWEL
CHENNAI - 53

AF 568518

பா. தணிகைகவே

முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
தாள். 19-12-08 எண். 20, ஐ. சி. எப். கர்
2 வது ஸ்கீம், நர்மதா தெ. கு.
*ம. ப. கு. சார், சென்னை - 600 050

4

AND WHEREAS the aforesaid VENDOR has entered construction agreement with M/s. Ray Builders and accordingly got constructed of residential Flat bearing Flat No.F-1, in the First Floor, at "Janaki Flats", measuring to an built up area of 1313 Sq.ft., (including common areas) with covered car parking, electrical fittings, fixtures, common rights to use stair case and common area, terrace, well, water pipes and sewage lines etc., morefully described in the Schedule hereunder, and eversince she is in absolute possession and enjoyment by paying all the Government taxes etc, free from all encumbrances till over..

And whereas above said Vendor (principal) decided to Sell above said property, (morefully described in the Schedule B hereunder) with the intension of raising funds for her family expenses, the aforesaid VENDOR (Principal) felt difficult in doing the Sale Process, she therefore appointed above said Mr.V.CHANDRASEKAR, Son of Late.Veeraraghavan, as her

V. Chandrasekar

Chandrasekar

1185/2016
02/4
17/2/21



தமிழ்நாடு தமில்நாடு TAMILNADU

2/14
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

AF 568519
பா. தணிகைவேல்
முத்திரைத்தாள் விநியோகியாளர்
உரிமம் எண். 5930/ஆ3/08-2
நா. 19-12-08 எண். 20, ச.சி.எம்.கா
2வது ஸ்தூபம், தர்மதா தெரு.
சம்பத்தூர், சென்னை - 600 053

5.

general power of attorney agent vide General power deed dated. 28.12.2015 registered as Document No.17461 of 2015 in the office of the Sub-Registrar Ambattur and empowered him to do the sale process for and on behalf of her.

AND WHEREAS the aforesaid VENDOR BY POWER AGENT decided to Sell the aforesaid property, morefully described in the **Schedule B** hereunder to the PURCHASER and the vendor offered to sell the same for a total sale consideration of **Rs.62,00,000/- (Rupees Sixty Two Lakhs Only)** and the aforesaid Purchaser has agreed to purchase the same for the said price.

V. Charan





தமிழ்நாடு தமில்நாடு TAMILNADU

2115
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

AF 568520
பா. தணிகைவேலு
முத்திரைத்தாள் நிற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
எண். 19-12-08 எண். 20, க.சி.எம்.கா.க.
2 வது ஸ்கீம், நர்மதா தெரு.
சம்பந்தூர், சென்னை - 600 053.

6

NOW THIS DEED OF SALE WITNESSETH, that the aforesaid agreement and in consideration of **Rs.62,00,000/- (Rupees Sixty Two Lakhs Only)** paid by the Purchaser to the Vendor in the following manner:-

- i) A Sum of Rs.3,00,000/- (Rupees Three Lakhs only) paid by purchaser to vendor by way of cash, as advance through sale agreement dated.28.12.2015.
- ii) Further sum of Rs.3,00,000/- (Rupees Three Lakhs only) paid by way of cash.
- iii) A Sum of Rs.55,01,773/- (Rupees Fifty One Lakhs One Thousand Seven Hundred and Seventy Three only) paid in favour of vendor, by way of DD bearing No.257372, dated. 08.01.2016, drawn on Axis bank limited, through purchaser's loan availed from Axis bank limited in respect of Schedule B property.

V. Charan

Charan





தமிழ்நாடு தமிழ்நாடு TAMILNADU

AF 568521

2/16
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

பா. தணிகைவேலு

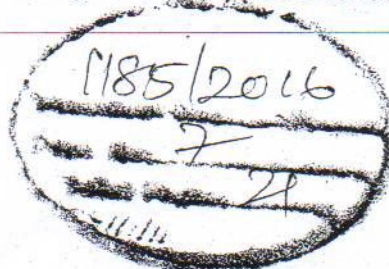
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
த.நா. 19-12-08 எண். 20, க.சி.எப். கால
2 வது எடுகீம், நர்மதா தெரு.
சம்பத்தூர், சென்னை - 600 052.

7

- iv) A Sum of Rs.62,000/- (Rupees Sixty Two Thousands only) being TDS amount paid by purchaser on behalf of vendor, through DD No.257371, dt.08.01.2016, drawn on Axis Bank Limited.
- v) And balance sum of Rs.36,227/- (Rupees Thirty Six Thousands Two Hundred and Twenty Seven only) paid by way of cash.

Thus, the receipt of which sum the VENDOR doth hereby admits and acknowledges in the manner aforesaid sum, the VENDOR doth hereby transfer, convey, sell and assign TO AND UNTO the PURCHASER above named by way of absolute sale all that of property morefully described in the Schedule B hereunder together with all rights in common area with the Purchaser and owners of the other Undivided shares, together with half the depth in the Ceiling of the floors above and floors below together with all fittings, fixtures, both sanitary and electrical and all external and internal walls and all the other rights, liberties, easements, advantages and appurtenances an all the estate,

(Signature)



V. Charan.



தமிழ்நாடு தமிழ்நாடு TAMILNADU

2/11/16
02/12/16

KARUPPIAH VADIVEL
CHENNAI - 53

AF 568522
பா. தணிகைவேலு
முத்திரைத்தாள் வீற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
எண். 19-12-08 எண். 20, க.சி. எப். காடு
2 வது ஸ்கீம், நர்மதா தெரு.
மயத்தூர், சென்னை - 600 053.

8

right, title and interest, claim whatsoever of the Vendors in the said property free from all encumbrances trust, lien, claims and demands whatsoever TO HAVE AND TO HOLD the property TO AND UNTO the PURCHASERS absolutely and forever.

The VENDOR doth hereby covenants and declares that the VENDOR has not done or knowingly suffered or been a party or privy to any act or deed or thing whereby the schedule B mentioned property is or may be impeached or affected or encumbered in title, estate or otherwise and the VENDOR has now full power and good title and right to grant, convey and assign the said property hereby granted and assigned or expressed so to be and unto the Purchaser and the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly

(Signature)

V. Charan





தமிழ்நாடு தமிழ்நாடு TAMILNADU

2/18
02/12/16

KARUPPIAH VADIVEL
CHENNAI - 53

AF 568523
பா. தணிகைவேலு
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
ந. 19-12-08 எண். 20, க.சி.எப்.காணல்
2வது ஸ்கீம், நர்மதா தெரு.
சம்பத்தூர், சென்னை - 600 053.

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enter into possess and enjoy the said property and receive the rents thereof, without any lawful eviction, interruption or claim, or demand whatsoever being made by the Vendor or by any other person or persons lawfully or equitably or in trust claiming through him and free from all encumbrances.

The Vendor doth hereby covenants with the PURCHASER that she will always save harmless and keep the PURCHASER sufficiently indemnified against all the claims and demands whatsoever in respect of the property hereby conveyed and make good the PURCHASER all losses, damages, costs, and expenses which the PURCHASER may be put to, or incur or suffer by reason of any defect, flaw or deficiency in the title of the Vendor to the said property morefully described in the Schedule B hereunder;

V. Chabon

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1185/2016
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தமிழ்நாடு தமிழ்நாடு TAMILNADU

2119
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

பி. சண்முகேசுவரன்
பி. சண்முகேசுவரன்
முத்திரைத்தாள் விநியோகியாளர்
உரிமம் எண். 5930/ஆ3/08-2
நாள். 19-12-08 எண். 20, இ.சி.எப்.காலனி
2 வது ஸ்தூபம், நர்மதா தெரு.
சென்னை-600 053.

10

The Vendor further covenants with the PURCHASER that the Vendor or any other person or persons having lawfully or equitably claiming any estate in the said property or any part thereof under or in trust for the Vendor and her predecessors-in-title hereafter at the request and cost of the PURCHASER do execute, and register or cause to be done or executed and registered all such deeds and things for further and more perfectly assuring the said property and every part thereof TO AND UNTO the PURCHASER in the manner aforesaid, as the same may be reasonably required.

The Vendor doth hereby further declares and assures the PURCHASER that no other person or persons other than the Vendor has any manner of right, title, claim, interest or demand INTO AND UPON the said property described in the schedule hereunder and the said property is free from all encumbrances, claims, charges, lien, mortgages, trust, will attachments, proclamation of sale and injunction of the Court

[Handwritten signature]

1185/2016
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தமிழ்நாடு தமில்நாடு TAMILNADU

2/20
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

BE 616109
பி. தணிகைவேலு
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
நாள். 19-12-08 எண். 20, க.சி. எம். காலன்
2 வது ஸ்கீம். நர்மதா தெரு.
சுப்பிரமணியம், சென்னை - 600 053.

11

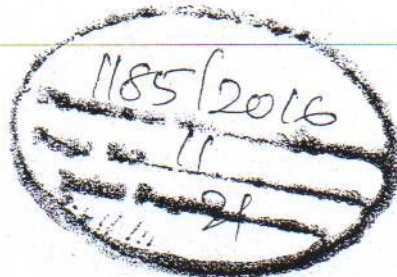
The Vendor doth hereby covenants with the said PURCHASER that all rates, taxes, charges and rents as demanded upto this date have been paid by the Vendors and the PURCHASER shall be liable to pay such charges hereinafter in respect of the property hereby conveyed.

The VENDOR has handed over all the relevant original documents pertaining to the Property hereby conveyed.

The Vendor has handed over the vacant possession of the schedule mentioned property to the PURCHASER.

Karupiah

V. Chalmers





தமிழ்நாடு தமிழ்நாடு TAMILNADU

2/21
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

BE 616110
பா. தணிகைகவேலை
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
நாள். 19-12-08 எண். 20, க.சி.எம்.காவல
2 வது ஸ்கீம். நர்மதா தெரு.
*மபத்தார். சென்னை - 600 053.

12

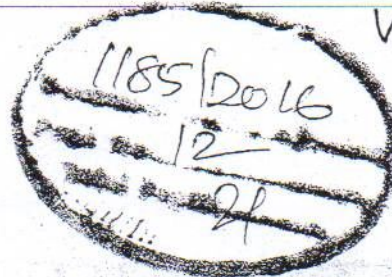
The Vendor hereby agrees for the mutation of the name in the Municipal and Revenue records, Electrical Deposit Accounts in favour of the PURCHASER in respect of the property described in the Schedule hereunder.

SCHEDULE 'A'

(ENTIRE FLAT SCHEME LAND)

All that piece and parcel of landed property, bearing Plot No.6, in Kumaran Street, Ram Nagar, Ambattur, Chennai-600 053, measuring to an extent of 2400 square feet, Comprised in Old Paimash Nos.1336 & 1365, Survey No.36/3, T.S.No.63, Situated at ORAGADAM VILLAGE, Ambattur Taluk, Thiruvallur District, within the Sub Registration District of Ambattur and the Registration District of North Chennai, within the limits of Chennai Corporation and bounded on the :-

Epich



V. Chatur



தமிழ்நாடு தமிழ்நாடு TAMILNADU

2/22
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

1306
AP 039304
பா. தணிகைகவேல
முத்திரைத்தாள் விற்பனைபாளர்
உரிமம் எண். 5930/ஆ3/08-2
நாள். 19-12-08 எண். 20, க.சி.எம்.காவல
2 வது ஸ்கீம். நர்மதா தெரு.
அம்பத்தூர், சென்னை - 600 055.

13

North by : House and land owned by Mr.Ashokkumar

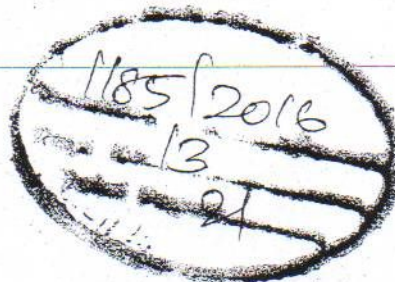
South by : Lakshmi Flats

East by : House and land owned by James

West by : Kumaran Street

Qriah

V. Charbon





தமிழ்நாடு தமிழ்நாடு TAMILNADU

2/23
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

DOT AP 039305
பா. தணிகைகவேலு
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
நாள். 19-12-08 எண். 20, க.சி. எப். காலனி
2 வது ஸ்கீம், நர்மதா தெரு.
சம்பத்தூர், சென்னை - 600 053.

14

Measuring :-

East to West on the Northern side : 60 feet,

East to West on the Southern side : 60 feet,

North to South on the Eastern side : 40 feet,

North to South on the Western side : 40 feet,

In all 2400 square feet.

Qnab

V. Chavhan.





தமிழ்நாடு தமிழ்நாடு TAMILNADU

2/24
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

AP 039306
பா. தணிகைவேலு
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண். 5930/ஆ3/08-2
நாள். 19-12-08 எண். 20, க.சி.எம். கால
2 வது ஸ்கீம், நர்மதா தெரு,
அம்பத்தூர், சென்னை - 600 053.

15

SCHEDULE "B"

(Property hereby conveyed to Purchaser)

Residential Flat bearing Flat No.F-1, in the First Floor, in the building named as "Janaki Flats", Plot No.6 in Kumaran Street, Ram Nagar, Ambattur, Chennai-600 053, Comprised in Old Paimash Nos.1336 & 1365, Survey No.36/3, T.S.No.63, Situated at ORAGADAM VILLAGE, Ambattur Taluk, Thiruvallur District, having plinth area of 1313 Sq.ft., (including common areas) with covered car parking, electrical fittings, fixtures, common rights to use stair case and common area, terrace, well, water pipes and sewage lines etc. together with 721 square feet undivided share of land in above said Schedule 'A'.

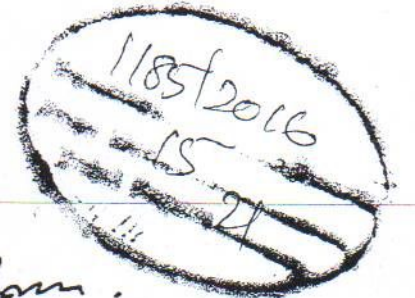
Property Tax Assessment No.07-079-07753-000

Electricity connection No.09-433-014-1053

The Present Market Value is Rs.62,00,000/-

[Handwritten Signature]

V. Chandra





தமிழ்நாடு தமிழ்நாடு TAMILNADU

2/25
02/2/16

KARUPPIAH VADIVEL
CHENNAI - 53

AP 039307

பா. தணிகைவேலு

முத்திரைத்தாள் விற்பனைப்பாளர்
உரிமம் எண். 5930/ஆ3/08-2
அன். 19-12-08 எண். 20, க.சி.எப்.காள்
2 வது ஸ்கீம், நர்மதா தெரு,
அம்பத்தூர், சென்னை - 600 053.

16

IN WITNESS WHEREOF THE AFORESAID PURCHASER AND
VENDOR BY POWER AGENT HAVE SET THEIR HAND, SIGNATURE
ON THE DAY, MONTH AND YEAR IN THE FIRST ABOVE WRITTEN IN
THE PRESENCE OF THE FOLLOWING:-

"PURCHASER"

V. Chalamma,

"VENDOR"
(BY POWER AGENT)

WITNESSES:-

1. KR: VADIVEL.

2. M. G. KRISHNARAJAN.

DRAFTED BY:-

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