பதிவுத்துறை

இரசீது - ஆவணப்பதிவு

இரசீது எண் : 3944/2024

ஆவண எண் : R/ Pallavaram/ BOOK-1/ 2717 / 2024

திரு செ கார்த்திகேயன் அவர்களிடமிருந்து ₹ 93,22,050 (ரூபாய் தொண்ணூற்று மூன்று இலட்சத்து இருபத்திரண்டாயிரத்து ஐம்பது மட்டும்) [இணைய வழி: REG202403271565206 ₹ 9314550, REG202403271575005 ₹ 7500] கீழ்க்கண்ட விவரப்படி பெற்றுக் கொள்ளப்பட்டது.

வ.எண்	விவரம்	தொகை (₹)
1	முத்திரைத்தீர்வை (முத்திரைச் சட்டம் பிரிவு 41ன் படி)	72,46,900
2	பதிவுக் கட்டணம்	20,70,540
3	கணினிக் கட்டணம்	3,500
4	உட்பிரிவுக் கட்டணம்	1,000
5	குறுந்தகடுக் கட்டணம்	100
6	ஆவண எழுத்தர் நலநிதி	10
	செலுத்தப்பட்ட மொத்தத் தொகை	93,22,050

27 MAR 2024

குறிப்பு: இந்த அசல் ஆவணம் உடனடியாக பக்க சான்று இடப்பட்டு ஒளி வருடல் செய்யப்பட்டு திரும்ப வழங்கப்படும். ஆகவே அசல் ஆவணத்தைத் திரும்பப் பெற தகுதி பெற்ற திரு / திருமதி /செல்வி திரு செ கார்த்திகேயன் இது தொடர்பாக குறுஞ்செய்தி பெற்றவுடன் அசல் ரசீதை அளித்து அசல் ஆவணத்தை திரும்ப பெற்றுக்கொள்ளலாம். இதில் ஏதேனும் இடர்பாடுகள் இருப்பின் கட்டணமில்லா தொலைபேசி எண் 1800-102-5174 - ஐ தொடர்பு கொள்ளவும்.

பல்லாவரம் அலுவலகம்

நாள்: 27/03/2024

பதிவு அலுவலர் கையொப்பம்

சார் பதிவாளர்
பல்லாவரம்

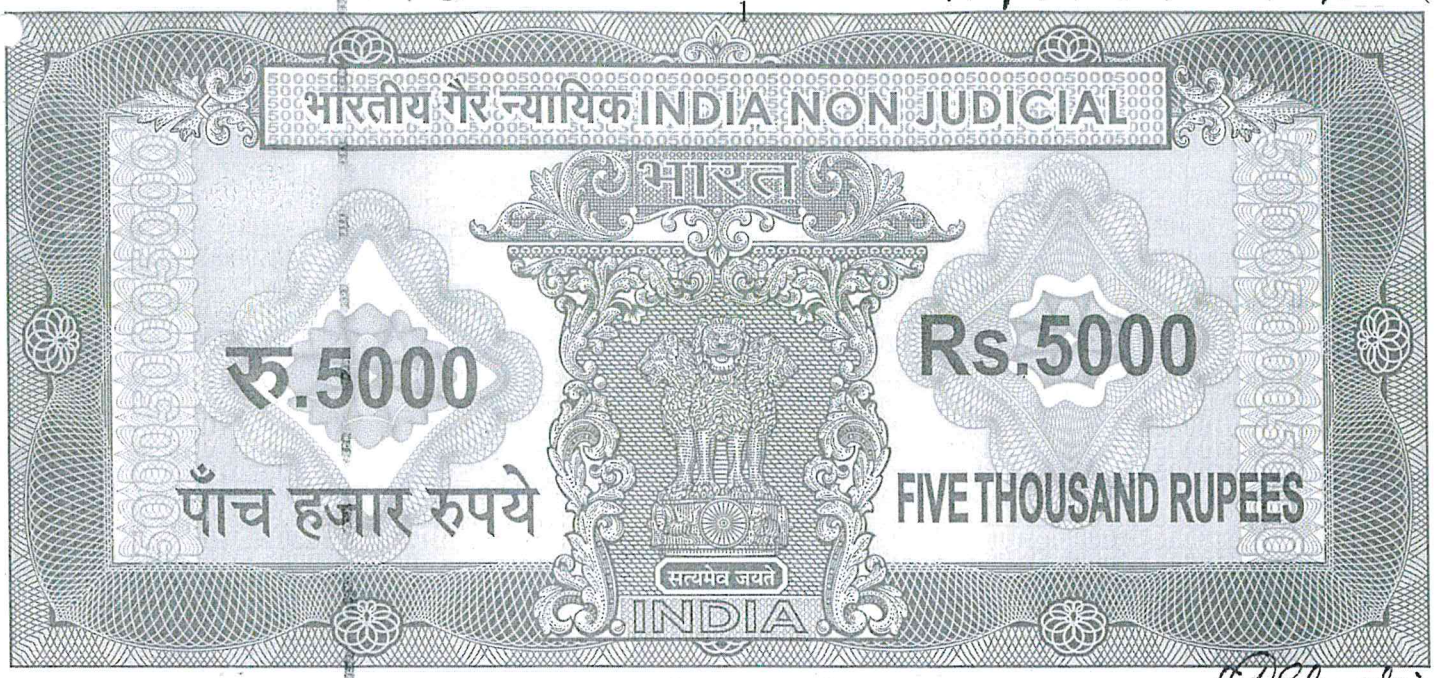
உருவாக்கப்பட்ட ஆவண/ வரைவு ஆவணச் சுருக்க விவரங்கள்			
பயனர் பெயர்	முழுப் பெயர்	கைப்பேசி எண்	உருவாக்கப்பட்ட நாள்
VIVAHOUSING (குடிமக்கள்)	I	8883799819	26-03-24 03:33:13 PM

1. அசல் ஆவணத்தைத் திரும்பப் பெரும்போது உரிய நபரின் விரல் ரேகை பெறப்படுகிறதா என உறுதிசெய்து கொள்ளவும்.
2. ஆவணதாரர்கள் தங்களின் சரியான கைபேசி எண்ணைப் பதிவுக்கு தாக்கலாகும் ஆவணத்தில் தெரிவித்தால் ஆவணம்/சொத்தின் நிலை குறித்த குறுஞ்செய்தியை பெறலாம்.
3. ஆவணத்தை குறித்த காலத்தில் திரும்பப் பெற்றுக்கொள்ளத் தவறும் பட்சத்தில் பாதுகாப்பு கட்டணம் வசூலிக்கப்படும்.
4. பட்டா மாற்றம் தேவைப்படும் ஆவணங்களுக்கு பட்டா மாற்றம் செய்யக் கோரும் படிவம் இவ்வலுவலகத்தில் இருந்து இணையதளம் வழியாகவே வருவாய்த்துறைக்கு அனுப்பப்பட்டுள்ளது. அதன் ஒப்புகைச் சீட்டை தங்களின் அசல் ஆவணத்தைத் திரும்பப் பெறும்போது கேட்டுப் பெற்றுக்கொள்ளவும்.

https://tnreginet.gov.in என்ற இணைய தளம் மூலம் வழங்கப்படும் சேவைகள்

- கட்டணமின்றி வில்லங்க விவரம் தரவிறக்கம் செய்யும் வசதி
- சார் பதிவாளர் அலுவலகம் நேரில் வராமல் இணையதளம் மூலம் சான்றிட்ட நகல்கள், வில்லங்க சான்று விபரங்கள் விண்ணப்பித்து மின்னஞ்சல் மூலம் சான்று பெரும் வசதி

BKI/2717/2024 TP/17829557 7/2024



தமிழ்நாடு तमिलनाडु TAMILNADU C. Karthi Keyan

25 MAR 2024

AA 690836
G. ELUMALAI
STAMP-VENDOR
L. No: 27/2010 Ch(S).
30, Kalainger Street, Pammal,
Chennai-75. Cell: 9444429318

SALE DEED

THIS SALE DEED EXECUTED AT CHENNAI ON THIS 27th DAY OF **MARCH, 2024**

BY

I. **KISHAN D VASANT** (PAN NO. MVQPK9068R & Aadhar ID No.8995 2253 1729), S/o. Mr.Dharmendra K.Vasant, aged about 29 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 represented by his General Power of Attorney Mr.S.Sudhakar, vide ADJ dated 30.01.2023, registered as Document No.33 of 2023, in the office of the sub-registrar, Pallavaram.

II. **KESHSA D VASANT** (PAN No. EBAPK0335M) D/o. Mr.Dharmendra K.Vasant, aged about 32 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 represented by her General Power of Attorney Mr.S.Sudhakar, vide ADJ dated 30.01.2023, registered as Document No.32 of 2023, in the office of the sub-registrar, Pallavaram.

C.K

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தமிழ்நாடு तमिलनाडु TAMILNADU C. Kaythikayan.

BF 739745

25 MAR 2024

G. ELUMALAI
STAMP-VENDOR
L. No: 27/2010 Ch(S)
30, Kalainger Street, Pammal,
Chennai-75. Cell: 9444429318

III. **Mrs.HARSHA VASANT** (PAN No. AAYPH8475N & Aadhar ID No.6927 3302 6449), wife of Mr.Dharmendra K.Vasant, aged about 58 years, residing at No. 9, Rajan Street, T.Nagar, Chennai – 600 017 represented by her General Power of Attorney Mr.S.Sudhakar, vide a General Power of Attorney Deed dated 25.03.2023, registered as Document No.3032 of 2023, in the office of the sub-registrar, Pallavaram.

IV. **Mr.DHARMENDRA K.VASANT** (PAN No.AFEPD1580P & Aadhar ID No.6778 3906 4259), S/o. late Kishore G Vasant, aged about 59 years, residing at No. 9, Rajan Street, T.Nagar, Chennai – 600 017 represented by his General Power of Attorney Mr.S.Sudhakar, vide a General Power of Attorney Deed dated 15.04.2023, registered as Document No.3784 of 2023, in the office of the sub-registrar, Pallavaram.

C.

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V. **Mrs.KUMUD KISHORE VASANT** (PAN No. AICPK9835H & Aadhar ID No.6505 0887 9331), W/o. late Kishore G Vasant, aged about 81 years, residing at No. 9, Rajan Street, T.Nagar, Chennai – 600 017 represented by his General Power of Attorney Mr.S.Sudhakar, vide a General Power of Attorney Deed dated 31.08.2023, registered as Document No.2780 of 2023, in the office of the sub-registrar, T.Nagar.

VI. **Ms.ASHA K VASANT** (PAN No.ADWPA4466D & Aadhar ID No.4990 6649 2988), D/o. Mr.Kishore G Vasant, aged about 54 years, residing at No. 9, Rajan Street, T.Nagar, Chennai – 600 017 represented by his General Power of Attorney Mr.S.Sudhakar, vide a General Power of Attorney Deed dated 29.05.2023, registered as Document No.5367 of 2023, in the office of the sub-registrar, Pallavaram.

The said VENDORS are all alive and the said Powers are all still in force and enforceable, hereinafter referred to as the **"VENDORS"**

IN FAVOUR OF

Mr.C.KARTHIKEYAN (PAN:BHYPK5605D & Aadhar ID No.4732 7585 4037), Son of Mr.K.Chellamuthu aged about 41 years, residing at Door No. 3/1B, Plot No. 2, Tannery Street, Somasundaram Nagar, Pallavaram, Chennai 600043,, hereinafter referred to as the **"Purchaser"**

The terms Vendors and Purchaser shall, wherever the context so permits or requires, mean and include their respective executors, administrators, representatives, successors and permitted assigns.

WHEREAS, one Mr.DHARMENDRA K.VASANT who is the VENDOR No.4 herein is the absolute owner of the vacant land measuring 54 cents, comprised in Old Survey No.130/6, as per TSLR old Survey No.130/6, T.S.No.8, Block No.20, Ward No.C, situated at Zamin Pallavaram Village, Pallavaram Taluk, Chengalput District, and the same has been purchased from Mr.M.Subramanian vide Sale Deed dated 17.04.2002, registered as Document No.1388 of 2002, in the office of the Sub-Registrar, Pallavaram.

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AND WHEREAS, the said Mr.DHARMENDRA K.VASANT the VENDOR No.4 herein settled his 3/4th Undivided Share of Land out of said 54 cents inter alia other properties to i) KISHAN D VASANT, ii) KESHSA D VASANT & iii) Mrs.HARSHA VASANT who are all the VENDORS No.1 to 3 herein vide a Settlement Deed dated 23.04.2021, registered as Document No.3918 of 2021, in the office of the sub-registrar, Pallavaram.

Thus, the said VENDORS No.1 to 4 herein are all joint owners of the said vacant land measuring 54 cents, comprised in Old Survey No.130/6, as per TSLR old Survey No.130/6, T.S.No.8, Block No.20, Ward No.C, situated at Zamin Pallavaram Village, Pallavaram Taluk, Chengalput District. (hereinafter referred to as "**Item No.1 Property**")

AND WHEREAS, one Mrs.KUMUD KISHORE VASANT the VENDOR No.5 herein is the absolute owner of the vacant land measuring 48 cents, comprised in Old Survey No.130/2, as per TSLR old Survey No.130/2, T.S.No.2, Block No.20, Ward No.C, situated at Zamin Pallavaram Village, Pallavaram Taluk, Chengalput District, having acquired the same through settlement from her Son Mr.Prakaash K.Vasant vide Settlement Deed dated 29.12.2015, registered as Document No.11459 of 2015, in the office of the sub-registrar, Pallavaram.

AND WHEREAS, the said Mrs.KUMUD KISHORE VASANT the VENDOR No.5 herein settled 24 cents (i.e ½ undivided share) out of afore mentioned 48 cents to her Daughter ASHA K VASANT who is the VENDOR No.6 herein vide a Settlement Deed dated 23.07.2021, registered as Document No.6035/2021, in the office of the sub-registrar, Pallavaram.

Thus the said VENDORS 5 & 6 herein who is the joint and absolute owners of vacant land measuring 48 cents, comprised in Old Survey No.130/2, as per TSLR old Survey No.130/2, T.S.No.2, Block No.20, Ward No.C, situated at Zamin Pallavaram Village, Pallavaram Taluk, Chengalput District (herein after referred to as "**Item No.2 Property**")

The said Item No.1 Property and Item No.2 Property totally admeasuring 1 Acre and 02 cents of vacant land (i.e **44433 sq.ft., or 4128 sq.mtr**) comprised in Old Survey No.130/6, as per TSLR old Survey No.130/6, T.S.No.8, Block No.20, Ward No.C and comprised in Old Survey No.130/2, as per TSLR old Survey No.130/2, T.S.No.2, Block No.20, Ward No.C,

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situated at Zamin Pallavaram Village, Pallavaram Taluk, Chengalput District (hereinafter referred to as "**Said Land**")

WHEREAS, the said VENDORS No.1 to 6 are obtained Town Survey Land Register Extract in their names.

The said VENDORS No.1 to 6 herein appointed one Mr. S.Sudhakar as their General power of Attorney through various power deeds which is clearly mentioned above and the said Mr.S.Sudhakar has right to deal with the said land which includes forming layout/sub-division, gift deed to be executed to competent authority, etc;

WHEREAS, the said Mr.S.Sudhakar, as a General Power of Attorney holder has executed a Gift Deed dated 11.01.2024, registered as Document No.246 of 2024, in the office of the Sub-Registrar, Pallavaram to and in favour of Tambaram Corporation in respect of land measuring 922 square meters for the purpose of forming roads in the Said Land (i.e 4128 sq.mtr).

After executing the said Gift Deed, the VENDORS are having remaining extent of vacant land admeasuring **3206 sq.mtr or 34509 sq.ft.,** comprised in Part of old Survey No.130/6, as per TSLR Part of old Survey No.130/6, Part of T.S.No.8, Block No.20, Ward No.C and comprised in Part of Old Survey No.130/2, as per TSLR Part of old Survey No.130/2, Part of T.S.No.2, Block No.20, Ward No.C, situated at Zamin Pallavaram Village, Pallavaram Taluk, Chengalput District; which is morefully described hereunder and (hereinafter referred to as "**Schedule Property**")

WHEREAS, the said VENDORS who are in peaceful possession and enjoyment free from all encumbrances in respect of the Schedule Property.

WHEREAS the Vendors represents that they are in absolute ownership and possession of the Schedule Property, ever since they acquired the same in the manner aforesaid and that no one else has any manner of right, title and interest in the Schedule Property. Further the Vendors represent that they have not entered into any agreement to sell the Schedule Property till date with any other person and that the Schedule Property is free from all encumbrances, minor claims, liens, lis-pendens etc.

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AND WHEREAS the Vendor herein ever since becoming entitled to the Schedule Property in the manner aforesaid has been in absolute possession and enjoyment of the same without any interruption or interference whatsoever from whomsoever, paying in his own right taxes and all other public charges, thus having absolute right, title, interest and possession to sell the same.

AND WHEREAS the Vendors is currently desirous of selling the Schedule Property to the Purchaser herein for a Sale consideration of **Rs.8,94,84,212 /- (Rupees Eight Crore Ninty Four Lakhs Eighty Four Thousand Two Hundred And Twelve Only)** free from any encumbrances.

AND WHEREAS the Purchaser has agreed to purchase the Schedule Property for the aforesaid price free from all encumbrances, claims and demands as aforesaid.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. That in consideration of the sum of **Rs.7,57,03,648 /- (Rupees Seven Crore Fifty Seven Lakhs Three Thousand Six Hundred And Forty Eight only)** subject to deduction of 1% & 23.92% TDS on the Sale Consideration being the prevailing rate under the Income Tax Act, 1961, has been paid by the PURCHASER in the following manner: -

   i. Relevant TDS Being 23.92% Of The Sale Consideration, Amounting To **Rs.28,15,862/- (Rupees Twenty Eight Lakhs Fifteen Thousand Eight Hundred And Sixty Two Only)** remitted by the Purchaser to the Vendor I.

   ii. Relevant TDS Being 23.92% Of The Sale Consideration, Amounting To **Rs.28,15,862/- (Rupees Twenty Eight Lakhs Fifteen Thousand Eight Hundred And Sixty Two Only)** Remitted By The Purchaser To The Vendor II.

   iii. Relevant TDS being 1% of the Sale Consideration, amounting to **Rs.1,17,720/- (Rupees One Lakh Seventeen Thousand Seven Hundred And Twenty Only)** remitted by the Purchaser to the Vendor III.

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iv. Relevant TDS Being 23.92% Of The Sale Consideration, Amounting To **Rs.28,15,862/- (Rupees Twenty Eight Lakhs Fifteen Thousand Eight Hundred And Sixty Two Only)** Remitted By The Purchaser To The Vendor IV.

v. Relevant TDS being 1% of the Sale Consideration, amounting to **Rs.2,09,280/- (Rupees Two Lakh Nine Thousand Two Hundred And Eighty Only)** remitted by the Purchaser to the Vendor V.

vi. Relevant TDS being 23.92% of the Sale Consideration, amounting to **Rs.50,05,978/- (Rupees Fifty Lakhs Five Thousand Nine Hundred And Seventy Eight Only)** remitted by the Purchaser to the Vendor VI.

The receipt and payment of which the Vendors hereby acknowledges and the Vendors doth hereby acknowledge and hereby acquit and release and forever discharge the Purchaser and the Vendors doth hereby GRANT, CONVEY, SELL, TRANSFER, RELEASE, ASSIGN AND ASSURE ABSOLUTELY, BY WAY OF SALE UNTO AND TO THE USE AND ENJOYMENT OF THE Purchaser, its successors, assigns and administrators-in-interest forever the Schedule Property together with all rights, easements, passages, court yards, compounds, lights, liberties, advantages, privileges and appurtenances whatsoever to the Schedule Property.

2. The Purchaser shall upon registration of this Deed, absolutely and forever, together with title deeds, documents, writings, and other evidences of title, own, possess, hold, use, occupy and enjoy the Schedule Property, free from all encumbrances and all the estate, right, title, interest, claims and demand whatever of the Vendors or anyone claiming by or on behalf of the Vendors subject however to the payment of all rates, taxes, assessments, dues and duties chargeable upon the Schedule Property and payable to the government or the municipal corporation of the city or any other authority in respect of the Schedule Property. Further the Vendors does hereby covenant that it will at all times at the request and cost of the Purchaser hereafter execute every such lawful deed, assurance and thing as shall or may be required for further and more perfectly assuring the said Schedule Property is hereby conveyed unto the Purchaser.

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3. The Vendors hereby represents, warrants and covenants with the Purchaser as follows:

(a) The Vendors are the lawful and absolute owner of the Schedule Property and all rights, title and interest in the Schedule Property is good, marketable and subsisting, and that apart from the Vendors, no one else shall have any right, title, interest or claim in or to the Schedule Property.

(b) The Vendors have the right to assure and deal with the Schedule Property and have all right, power and authority to sell, grant, release, convey and assure the said Schedule Property unto and to the use of the Purchaser in the manner aforesaid and that the Vendor shall not act in any way or manner resulting in the extinguishment or the curtailment of its rights in respect of the Schedule Property.

(c) The Vendors agrees to provide such assistance to the Purchaser, including documents as may be reasonably required for or called for by the authorities to record the name of the Purchaser as the owner of the Schedule Property in all revenue documents which includes Patta, Chitta, Adangal and FMB maintained by the Governmental authority. The Vendors shall at the request and cost of the Purchaser execute and do (or procure to be executed and done by any other necessary person) all such deeds, documents, acts and things as the Purchaser may from time to time reasonably require in order to vest absolute title in the Schedule Property and to give effect to the provisions of this Deed.

(d) That the Schedule Property is not subject to any lease or claims, restrictive covenants, easements, liens, charges, mortgages, attachments or any encumbrance (including investigations, review or pending or threatened litigations or proceedings) and the same is not attached or sold or sought to be sold in whole or in portion in any court or other Civil or Revenue or other proceeding and is not subject to any attachment by the process of the Courts or in possession or custody by any receiver, Judicial or Revenue court or any officer or in violation of any FEMA guidelines and rules thereof, and that the Vendor has paid all taxes, rates and cesses levied up to the date of execution of this Deed.

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(e) That from the date of execution of this Deed, the Purchaser shall and may at all times be entitled to peacefully and quietly enter upon, hold, possess, occupy and enjoy the Schedule Property hereby conveyed, for its sole use and benefit, absolutely and free from all interruptions and disturbances from the Vendors or any person(s) lawfully or equitably claiming through or in trust for the Vendors or by any predecessor-in-title over the Schedule Property and the Vendors unconditionally undertakes to indemnify the Purchaser in respect of the same.

(f) All taxes and all other outgoings in respect of the Schedule Property have been properly remitted by the Vendors and there are no arrears, outstanding or dues payable to any government authorities, agencies or statutory bodies as on the date of execution of this Deed. In case of any arrears on such taxes and other outgoings as on this date then the Vendors undertakes to pay the same.

(g) The Vendors shall grant all necessary assistance including issuing and signing the necessary letter/documents, on their behalf and/or endeavour to obtain name transfer from the respective authorities, as may be required by the Purchaser for the purposes of enjoying the Schedule Property.

(h) The Vendors confirm that there are no pending cases or issues with any court / regulatory / other bodies relating to the Schedule Property and further shall indemnify, defend, and protect and hold harmless the Purchaser, its representatives, assigns, agents from any and all claims, damages, losses and expenses including to the extent that such claims are caused by or arise out of the legal suits, negligent acts, conduct, acts, errors or omissions of the Vendors or its agents/representatives, or due to the breach of any of the representations under this Deed or any other agreements or deeds entered into by the Vendor with respect to the Purchaser's absolute use and occupation of the Schedule Property.

(i) The Vendors hereby agree to indemnify the Purchaser against interference if any, in the peaceful and lawful ownership, occupation and use by the Purchaser of the Schedule Property, in the peaceful and lawful access and use of all entry and exits

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currently operational and proposed entry and exits to the Schedule Property or in the event of any legal action taken by one or more government authorities in relation to the Schedule Property.

(j) The Vendors have delivered to the Purchaser all deeds, documents, and writings now in its possession and custody relating to the title of the Schedule Property hereby conveyed and more particularly copies of all title documents and revenue records as on this day.

(k) The Vendors have this day delivered absolute physical possession of the Schedule Property to the Purchaser without any tenancy rights or holdings of whatsoever nature and the Vendors assures the Purchaser that the Vendor shall at the cost of the Purchaser execute and do all such acts as may be necessary to more effectually assure the Purchaser with respect to the title and interest over the Schedule Property and assist in getting such mutation effected or amendment made in the registers of any local or government authority as may be necessary in this behalf.

SCHEDULE PROPERTY

All that piece and parcel of the vacant land admeasuring **3206 sq.mtr or 34509 sq.ft.,** comprised in Part of Old Survey No.130/6, as per TSLR Part of Old Survey No.130/6, Part of T.S.No.8, Block No.20, Ward No.C and comprised in Part of Old Survey No.130/2, as per TSLR Part of Old Survey No.130/2, Part of T.S.No.2, Block No.20, Ward No.C, Situated at Zamin Pallavaram Village, Pallavaram Taluk, Chengalput District and said land being

BOUNDED ON THE;

NORTH BY : Vacant Plot and Residential in T.S.No.17, Existing Thirutani Nagar Narmatha Street 6.10m Wide Road

SOUTH BY : Vacant Land in T.S.No.9 & 10,

EAST BY : Vacant Land in T.S.No.3, 5 & 7

WEST BY : IT Park in T.S.No.21.

Document No. 2717 of 2024 of Book I Contains 42 Sheets 10 Sheet

Registering Officer

This property lying within the Registration District of Tambaram and Sub Registration District of Pallavaram.

The sale consideration of the property is **Rs.8,94,84,212 /- (Rupees Eight Crore Ninty Four Lakhs Eighty Four Thousand Two Hundred And Twelve Only)**

The Guideline value/Market Value of the Property is **Rs. 10,35,27,000/- (Rupees Ten Crore Thirty Five Lakhs Twenty Seven Thousand Only)**

IN WITNESS WHEREOF THE ABOVE-NAMED VENDORS AND THE PURCHASER HAVE HEREUNTO SET THEIR RESPECTIVE HANDS AND SIGNATURES TO THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING:

PURCHASER

VENDORS' POWER AGENT

WITNESSES:

1. M. Murugesh
S/o. Selvaraj
No. 94 Venkatramana Reddy
Polichalur – Ch-74.

2. T. Rajesh
S/o A. Ramasamy
5th Cross Street
Babu Nagar Avadi
Ch. 54.

Drafted By



V.LAKSHMINARAYANAN,B.COM;B.L.,
ADVOCATE
Enrl.No.M.S.2869/2007
Plot No.5,Door No.7,2nd Floor,Sarvashree Apartments,

Document No. 2717 of 2024 of Book I
Contains 42 Sheets 11 Sides

Registering Officer

இந்திய அரசாங்கம்
Government of India



சுதாகர் சு
Sudhakar S
பிறந்த நாள் / DOB : 28/10/1968
ஆண்பால் / Male

5415 7021 6744

எனது ஆதார், எனது அடையாளம்

Unique Identification Authority of India

முகவரி:
தந்தை / தாய் பெயர்:
சுப்ரமணியன், எண் 33, அண்ணா தெரு, தேவகி நகர், திம்மாவரம், ஆத்தூர், காஞ்சிபுரம், ஆத்தூர் செங்கல்பட்டு, தமிழ் நாடு, 603101

Address:
S/O: Subramanian, NO 33, ANNA STREET, DEVAKI NAGAR, THIMMAVARAM, Athur, Kancheepuram, Athur-chengalpattu, Tamil Nadu, 603101

5415 7021 6744

1947 help@uidai.gov.in www.uidai.gov.in

/PERMANENT ACCOUNT NUMBER
AOVPS4916A



/NAME
SUBRAMANIAN SUDHAKAR

/FATHER'S NAME
MANOBHIRAMAN SUBRAMANIAN

/DATE OF BIRTH
28-10-1968

/SIGNATURE

C. [illegible]

Document No. 2717 of 2024 of Book I
Contains 42 Sheets 12 Sheet

Registering Officer

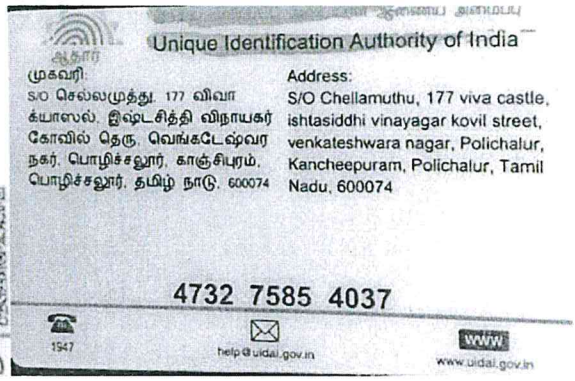


Document No. 2717 of 2024 of Book 1

Contains 42 Sheets 13 Sheet

Registering Officer


இந்திய அரசாங்கம்
Government of India
செ கார்த்திகேயன்
C Karthikeyan
பிறந்த நாள் / DOB : 04/05/1982
ஆண்பால் / Male
4732 7585 4037
எனது ஆதார், எனது அடையாளம்


Unique Identification Authority of India
முகவரி:
S/O செல்லமுத்து, 177 விவா க்யாஸல், இஷ்டசித்தி விநாயகர் கோவில் தெரு, வெங்கடேஷ்வர நகர், பொழிச்சலூர், காஞ்சிபுரம், பொழிச்சலூர், தமிழ் நாடு, 600074
Address:
S/O Chellamuthu, 177 viva castle, ishtasiddhi vinayagar kovil street, venkateshwara nagar, Polichalur, Kancheepuram, Polichalur, Tamil Nadu, 600074
4732 7585 4037
1947
help@uidai.gov.in
www.uidai.gov.in

C. [illegible]

[illegible]

Document No. 2717 of 2024 of Book I
Contains 42 Sheets 14 Sheet

Registering Officer

25/03/24

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



Asha k Vasant SIGNATURE OF THE INDIVIDUAL

Dr. A. KUMAR, M.B.B.S., ..., Dip.in.Diabetology., Family Physi... & Diabetologist, Reg.No : 44... Ex. Medical ..., B.S.F., Pammal, Chennai - 600 0...5

Certified that the individual named Shri / Smt. / Ms.

Who has signed in my presence and whose photo has been attested by me, is alive, as on this date. 25/3/2024

Name	Dr A Kumar
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	G4 Med

Dr. A. KUMAR, M.B.B.S., PG.Dip.in.Diabetology., Reg.No : 44245., Family Physician & Diabetologist, Ex. Medical Officer., B.S.F., Pammal, Chennai - 600 075

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Chennai
Date: (in words)	25/3/2024 Twenty five March Two Thousand Twenty four

ID No. for Group 'A' 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.

Document No. 2717 of 20 24 of Book I Contains 42 Sheets 15 Sheet

Registering Officer

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



Kumud SIGNATURE OF THE INDIVIDUAL

Dr. A. K. MAR.., M.B.B.S., PG.Dip.in.D...logy.,
Reg.No : 442..., ...Officer., B.S.F.,
Ex. Medi...
Panmai, Chennai - 600 075

Certified that the individual named Shri / Smt. / Ms.

Who has signed in my presence and whose photo has been attested by me, is alive, as on this date. 25/8/2021

Name	Dr A Kumar
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	Retired

Dr. A. KUMAR., M.B.B.S., PG.Dip.in.Diabetology.,
Reg.No : 44245., Family Physician & Diabetologist,
Ex. Medical Officer., B.S.F.,
Panmai, Chennai - 600 075

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Chennai-87
Date: 25/8/2021 (in words)	Twenty Five August Two Thousand Twenty One

ID No. for Group 'A' 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.

C. Kumud

Document No. 2717 of 2021 of Book 1 Contains 42 Sheets 16 Sheet

Registering Officer

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



Dr. A KUMAR., M.B.B.S., Pg.Dip.in.Diabetology.,
Reg.No : 44245., Family Physician & Diabetologist,
Ex. Medical Officer., B.S.F.,
Pammal, Chennai - 600 075

D. Mitra

SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms.

Who has signed in my presence and whose photo has been attested by me, is alive, as on this date. 27/8/2024

Name	Dr A Kumar
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	MBBS

Dr. A. KUMAR., M.B.B.S., PG.Dip.in.Diabetology.,
Reg.No : 44245., Family Physician & Diabetologist,
Ex. Medical Officer., B.S.F.,
Pammal, Chennai - 600 075

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Chennai
Date: 27/8/2024 (in words)	Twenty Seventh August Two Thousand Twenty Four

ID No. for Group 'A' 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.

Document No. 2717 of 2024 of Book 1

Contains 42 Sheets 17 Sheet

Registering Officer

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



H. D. Vasant

---------- SIGNATURE OF THE INDIVIDUAL

Dr. A. KUMAR, M.B.B.S., PG.Di ... Diabetology,
Reg.No : 44245., Family Physician & Diabetologist,
Ex. Medical Officer., B.S.F.,
Parmnal, Chennai - 600 075

25/8/2024

Certified that the individual named Shri / Smt. / Ms.

Who has signed in my presence and whose photo has been attested by me, is alive, as on this date. 25/8/2024

Name	Dr A. Kumar
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	[illegible]

Dr. A. KUMAR, M.B.B.S., PG Dip.in.Diabetology.,
Reg.No : 44245., Family Physician & Diabetologist,
Ex. Medical Officer., B.S.F.,
Parmnal, Chennai - 600 075.

25/8/2024

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Dr A Kumar
Date: 25/8/24 (in words)	Twenty Fifth August Two Thousand Twenty Four

ID No. for Group 'A' 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.

Document No. 2717 of 2024 of Book 1

Contains 42 Sheets 18 Sheet

Registering Officer

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



Keshsa

---------- SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms.

Keshsa Dharmendra Vasant

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

Name: Mohammed Najeeb Osman, MD

Designation of Registered Medical Practitioner with Registered No./ 'A' group officer: Associate Professor
Reg No 31.086292

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place: Cleveland, Ohio, USA

Date: (in words) 16th Mar 2024

ID No. for Group 'A' 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.

Document No. 2717 of 20 24 of Book I Contains 42 Sheets 19 Sheet

Registering Officer

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



Olajuwon Blain 03/16/2024

OLAJUWON J. BLAIN
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 2453620
MY COMMISSION EXPIRES 9/22/2025

---------- SIGNATURE OF THE INDIVIDUAL

Certified that the individual named Shri / Smt. / Ms.

Kishan Dharmendra Vasant

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

Name	Olajuwon Blain
Designation of Registered Medical Practitioner with Registered No./ 'A' group officer	

OLAJUWON J. BLAIN
NOTARY PUBLIC OF NEW JERSEY
COMMISSION # 2453620
MY COMMISSION EXPIRES 9/22/2025

Seal/No. of Regd. Medical Practitioner / 'A' Group officer

Place:	Jersey City, New Jersey
Date: (in words)	16th Mar 2024

ID No. for Group 'A' 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.

Book No. 1 Contains 42 Sheets 20 Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India



முருகேஷ்
Murugesh
பிறந்த நாள் / DOB: 30/06/1989
ஆண்பால் / Male

Issue Date: 06/12/2015

4896 3770 4861

எனது ஆதார், எனது அடையாளம்

இந்திய தனித்துவ அடையாள ஆணையம்
Unique Identification Authority of India

Print Date: 08/04/2022

முகவரி: த/பெ செல்வராஜ், எண் 94 அன்பு பிளாட், வெங்கடேஸ்வரா நகர் 4வது தெரு, பொழிச்சலூர், பொழிச்சலூர், காஞ்சிபுரம், தமிழ் நாடு, 600074

Address: S/O Selvaraj, NO 94 ANBU FLAT, VENKATESWARA NAGAR 4TH STREET, POLICHALUR, Polichalur, Kancheepuram, Tamil Nadu, 600074

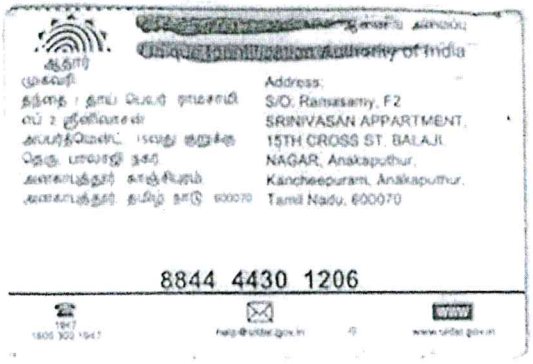
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Document No. 2717 of 2024 of Book I
Contains 42 Sheets 21 Sheet

Registering Officer





Document No. 2717 of 20 24 of Book I Contains 42 Sheets 22 Sheet

Registering Officer

C.S.

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chengalpattu Taluk : Pallavaram Town : Pallavaram Ward : Ward-C jameen pallavaram

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Paise	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : Block-20- —	8	0	130/6 -		பத்துவாரி	நஞ்சை	0	- .	0-		0.00		0	22	0.0	-	0.00	-	Kishore G Vasant மகன் Dharmendra K Vasant, Dharmendra K Vasant மனைவி Harsha Vasant, Dharmendra K Vasant மகள் Keshsa D Vasant, Dharmendra K Vasant மகன் Kishan D Vasant		2023/0153/35/000384TR DT: 2023-02-15 TR DT: 15-02-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 15-02-2023
பெயர் / Name : BALAJI P
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : null வட்டம் / Pallavaram, null மாவட்டம் / Chengalpattu

Document No. 2714 of 2024 of Book 1 Contains 45 Sheets 23 Sheet
Registering Officer

குறிப்பு / Remarks :		
	1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/35/13/005/003/0020/8/0 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும். The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/35/13/005/003/0020/8/0
	2.	இத் தகவல்கள் 16-02-2023 அன்று 10:20:17 AM நேரத்தில் அச்சடிக்கப்பட்டது. The certificate was printed on 16-02-2023 at 10:20:17 AM
	3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும் Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

மாவட்டம் : செங்கல்பட்டு

வட்டம் : பல்லாவரம்

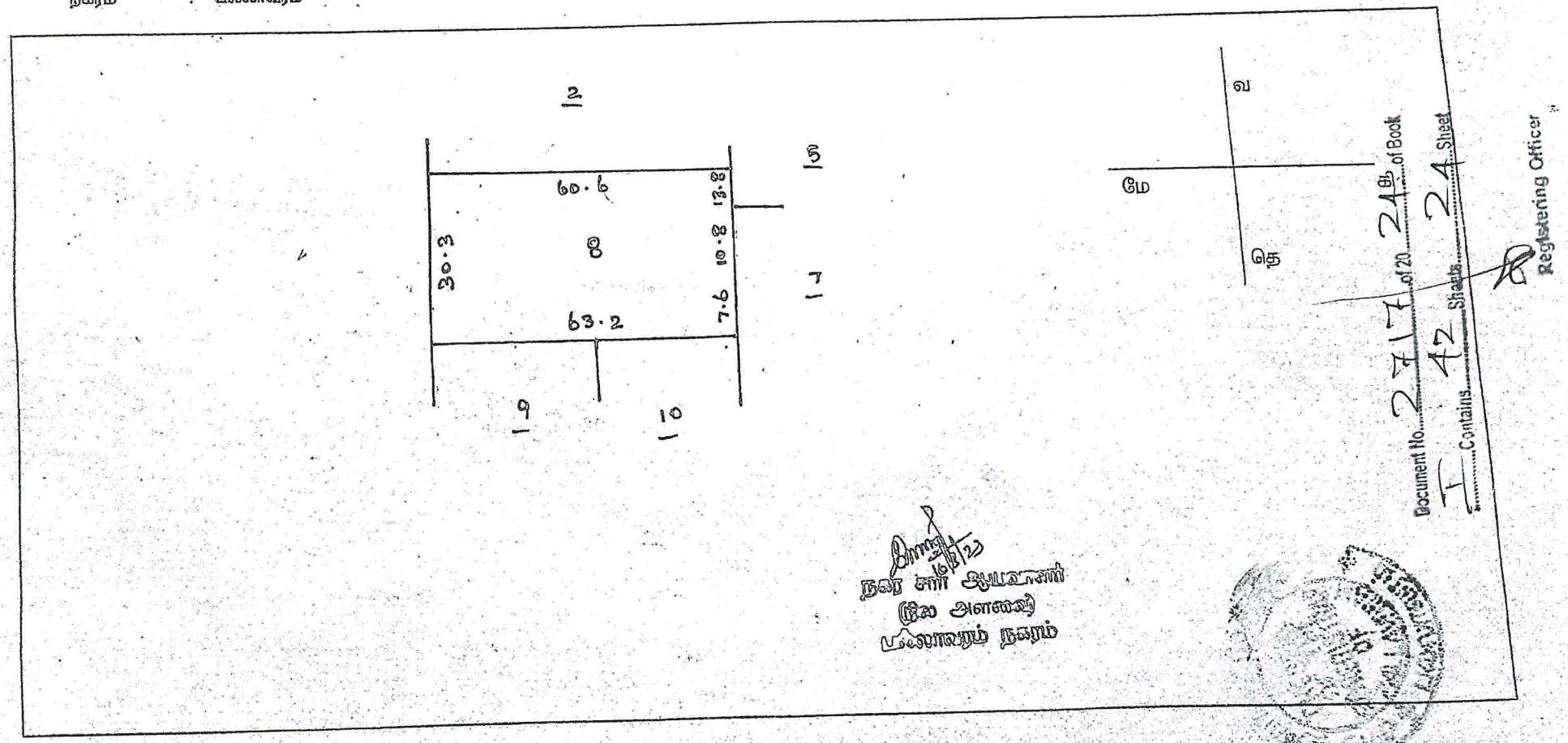
நகரம் : பல்லாவரம்

நகர அளவு வரைபடம்

வார்டு எண் : 6

பிளாக் எண் : 20

நகர அளவு எண் : 8



நகர சர்வேயர்
நில அளவை
பல்லாவரம் நகரம்

Document No. 2417 of 20 24 of Book
1 Contains 42 Sheets 24
Registering Officer

நகர ஆய்வாளர் (சர்வே)

அளவு: 1MM ..... MM

Document No. 2717 of 2023

Contains 42 Sheets

Sheet 25

CERTIFICATE
EXTRACT FROM THE TOWN SURVEY LAND REGISTER

District : Chengalpattu Taluk : Pallavaram Town : Pallavaram Ward : Ward-C jameen pallavaram

S.No	Block Code and Name Of Locality	Number		O.Sur No and Letter	Municipal Door No.	Govt,Mitta, Zamindari,Inam	Dry,Wet, Unassessed, Promboke, House-site	Source Of Irrigation and Class	If Double Crop,Rate of Composition	Class and Sort of soil	Taram	Rate per Acre/Hectare		Extent By Town Survey			Assesment		Municipal Register	Adangal	How the holding is utilised	Remarks
		Sur. Field	Sub Div.									Rs.	Palse	Hectare	Ares	Sq. Meter	Municipal	Govt.				
1	Block : Block-20--	2	0	130/2 -		ரயத்துவாரி	நஞ்சை	0	-	0-		0.00		0	19	50.0	-	0.00	-	Kishore G Vasant மனைவி Kumud Kishore Vasant, Kishore G Vasant மகள் Asha K Vasant		2023/0153/35/000383TR DT. 2023-02-15 TR DT: 15-02-2023

Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

மின் கையொப்பம் / Digital Signature : 15-02-2023
பெயர் / Name : BALAJI P
பதவி / Designation : Zonal Deputy Tahsildar
இடம் / Place : null வட்டம் / Pallavaram, null மாவட்டம் / Chengalpattu

குறிப்பு / Remarks :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் URB/35/13/005/003/0020/2/0 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
The above information / certificate details are generated from Digital records. This can be verified at the eServices portal https://eservices.tn.gov.in by giving the reference number URB/35/13/005/003/0020/2/0
2. இத் தகவல்கள் 16-02-2023 அன்று 10:15:14 AM நேரத்தில் அச்சடிக்கப்பட்டது.
The certificate was printed on 16-02-2023 at 10:15:14 AM
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்
Scan with 2D Barcode reader of mobile phone camera and check on website using 3G/GPRS

மாவட்டம் : செங்கல்பட்டு

வட்டம் : பல்லாவரம்

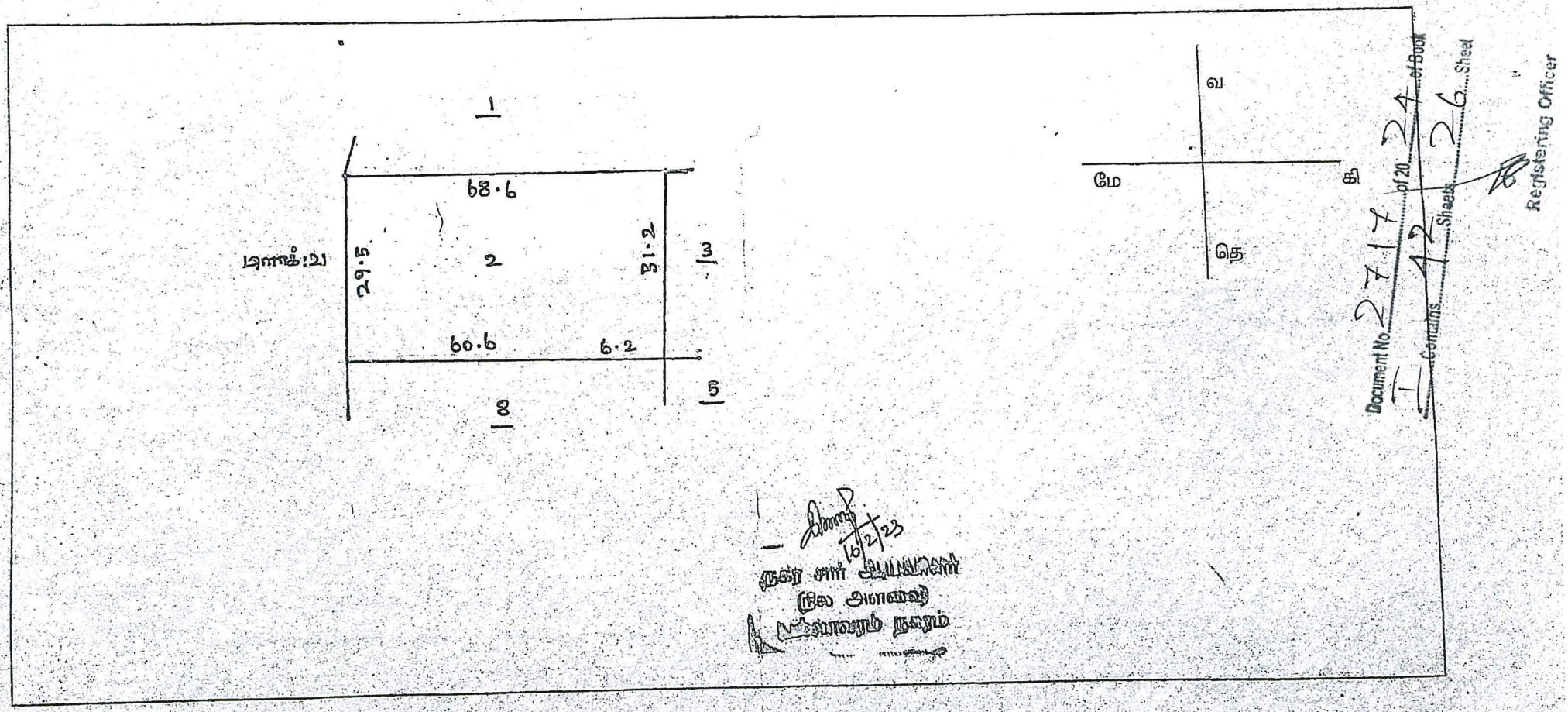
நகரம் : பல்லாவரம்

நகர அளவு வரைபடம்

வார்டு எண் : 6

பிளாக் எண் : 20

நகர அளவு எண் : 2



Document No 2717 of 2024 Sheet 1 Contains 1 Sheet 1

Registering Officer

16/2/23

நகர சர்வேயரின்
நில அளவை
பல்லாவரம் நகரம்

நகர ஆய்வாளர் (சர்வே)

அளவு: 1MM ..... MM

Kishore D. Vasant

INCOME TAX DEPARTMENT

Challan Receipt

e-Filing Anywhere Anytime
Income Tax Department, Government of India

ITNS No. : 281

TAN	:	CHEV17446C
Name	:	VIVA HOUSING
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS/TCS Payable by Taxpayer (200)
Nature of Payment	:	195
Amount (in Rs.)	:	₹ 28,15,862
Amount (in words)	:	Rupees Twenty Eight Lakh Fifteen Thousand Eight Hundred And Sixty Two Only
CIN	:	23112300017412SBIN
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	IK0CNQICJ3
Date of Deposit	:	23-Nov-2023
BSR code	:	0002271
Challan No	:	02211
Tender Date	:	23/11/2023

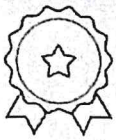
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Document No. 2717 of 20 24 of Book
1 Contains 42 Sheets 27 Sheet

Registering Officer

Tax Breakup Details (Amount In ₹)

A	Tax	₹ 23,54,400
B	Surcharge	₹ 3,53,160
C	Cess	₹ 1,08,302
D	Interest	₹ 0
E	Penalty	₹ 0
F	Fee under section 234E	₹ 0
	Total (A+B+C+D+E+F)	₹ 28,15,862
	Total (In Words)	Rupees Twenty Eight Lakh Fifteen Thousand Eight Hundred And Sixty Two Only



Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognises taxpayers' commitment by awarding certificates of appreciation to them.Login to e-filing portal and visit Appreciations and Rewards to know more.

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Document No. 2717 of 20 24 of Book 1

Contains 42 Sheets 28 Sheet

Registering Officer

Kesha D Vasanth

INCOME TAX DEPARTMENT

Challan Receipt

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Income Tax Department, Government of India

ITNS No. : 281

TAN	:	CHEV17446C
Name	:	VIVA HOUSING
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS/TCS Payable by Taxpayer (200)
Nature of Payment	:	195
Amount (in Rs.)	:	₹ 28,15,862
Amount (in words)	:	Rupees Twenty Eight Lakh Fifteen Thousand Eight Hundred And Sixty Two Only
CIN	:	23112300016623SBIN
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	IK0CNQHYL3
Date of Deposit	:	23-Nov-2023
BSR code	:	0002271
Challan No	:	02053
Tender Date	:	23/11/2023

C. L

Document No. 2717 of 20 24 of Book I Contains 42 Sheets 29 Sheet

Registering Officer

Tax Breakup Details (Amount In ₹)

A	Tax	₹ 23,54,400
B	Surcharge	₹ 3,53,160
C	Cess	₹ 1,08,302
D	Interest	₹ 0
E	Penalty	₹ 0
F	Fee under section 234E	₹ 0
	Total (A+B+C+D+E+F)	₹ 28,15,862
	Total (In Words)	Rupees Twenty Eight Lakh Fifteen Thousand Eight Hundred And Sixty Two Only

Thanks for being a committed taxpayer!

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Document No. 2717 of 20 21 of Book I Contains 42 Sheets 30 Sheet

Registering Officer

INCOME TAX DEPARTMENT

Challan Receipt

e-Filing *Anywhere Anytime*
Income Tax Department, Government of India

PAN	:	AARFV3672L
Name	:	VIVA HOUSING
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 1,17,720
Amount (in words)	:	Rupees One Lakh Seventeen Thousand Seven Hundred And Twenty Only
CIN	:	23112200100016SBIN
Acknowledgement Number	:	AK13299860
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	IK0CNQBCQ2
Date of Deposit	:	22-Nov-2023
BSR code	:	0002271
Challan No	:	26764
Tender Date	:	22/11/2023

Document No. 2717 of 20 24 of Book 1
Contains 42 Sheets 31 Sheet

Registering Officer

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 1,17,72,000
	TDS Amount	₹ 1,17,720
A	Basic Tax	₹ 1,17,720
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 1,17,720
	Total (In Words)	Rupees One Lakh Seventeen Thousand Seven Hundred And Twenty Only



Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognises taxpayers' commitment by awarding certificates of appreciation to them.Login to e-filing portal and visit Appreciations and Rewards to know more.

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Document No. 2717 of 20 24 of Book 1 Contains 42 Sheets 32 Sheet

Registering Officer

Dharmendra K Vasandi

INCOME TAX DEPARTMENT

Challan Receipt

e-Filing Anywhere Anytime
Income Tax Department, Government of India

ITNS No. : 281

TAN	:	CHEV17446C
Name	:	VIVA HOUSING
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS/TCS Payable by Taxpayer (200)
Nature of Payment	:	195
Amount (in Rs.)	:	₹ 28,15,862
Amount (in words)	:	Rupees Twenty Eight Lakh Fifteen Thousand Eight Hundred And Sixty Two Only
CIN	:	23112200099279SBIN
Mode of Payment	:	Net Banking
Bank Name	:	State Bank Of India
Bank Reference Number	:	IK0CNQHUB3
Date of Deposit	:	23-Nov-2023
BSR code	:	0002271
Challan No	:	01901
Tender Date	:	23/11/2023

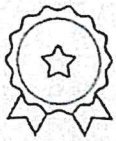
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Document No. 2717 of 2024 of Book 1
Contains 42 Sheets 33 Sheet

Registering Officer

Tax Breakup Details (Amount In ₹)

A	Tax	₹ 23,54,400
B	Surcharge	₹ 3,53,160
C	Cess	₹ 1,08,302
D	Interest	₹ 0
E	Penalty	₹ 0
F	Fee under section 234E	₹ 0
	Total (A+B+C+D+E+F)	₹ 28,15,862
	Total (In Words)	Rupees Twenty Eight Lakh Fifteen Thousand Eight Hundred And Sixty Two Only



Thanks for being a committed taxpayer!

To express gratitude towards committed taxpayers, the Income Tax Department has started a unique appreciation initiative. It recognises taxpayers' commitment by awarding certificates of appreciation to them.Login to e-filing portal and visit Appreciations and Rewards to know more.

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Document No. 2717 of 2024 of Book 1

Contains 42 Sheets 34 Sheet

Registering Officer

INCOME TAX DEPARTMENT

Challan Receipt

e-Filing Anywhere, Anytime
Income Tax Department, Government of India

THIRUMATHI, KUMUD KISHORE.

PAN	:	AARFV3672L
Name	:	VIVA HOUSING
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS on Sale of Property (800)
Amount (in Rs.)	:	₹ 2,09,280
Amount (in words)	:	Rupees Two Lakh Nine Thousand Two Hundred Eighty Only
CIN	:	23070701191985HDFC
Acknowledgement Number	:	AK04908831
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	N2318804728125
Date of Deposit	:	07-Jul-2023
BSR code	:	0510022
Challan No	:	76563
Tender Date	:	07/07/2023

Document No. 2717 of 2024 of Book I
Contains 42 Sheets 35 Sheet

Registering Officer

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 2,09,28,000
	TDS Amount	₹ 2,09,280
A	Basic Tax	₹ 2,09,280
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 2,09,280
	Total (In Words)	Rupees Two Lakh Nine Thousand Two Hundred Eighty Only



Thanks for being a committed taxpayer!

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Document No. 2717 of 2024 of Book 1

Contains 42 Sheets 36 Sheet

Registering Officer

Tax Deposit Details (Amount In ₹)

	Amount on which TDS to be deducted	₹ 2,09,28,000
	TDS Amount	₹ 2,09,280
A	Basic Tax	₹ 2,09,280
B	Interest	₹ 0
C	Fee under section 234E	₹ 0
	Total (A+B+C)	₹ 2,09,280
	Total (In Words)	Rupees Two Lakh Nine Thousand Two Hundred Eighty Only

Thanks for being a committed taxpayer!

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Contains 42 Sheets 36 Sheet

Registering Officer

INCOME TAX DEPARTMENT

Challan Receipt

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Income Tax Department, Government of India

MISS. ASHA K. VASANT.

ITNS No. : 281

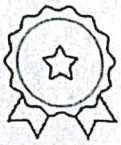
TAN	:	CHEV17446C
Name	:	VIVA HOUSING
Assessment Year	:	2024-25
Financial Year	:	2023-24
Major Head	:	Income Tax (Other than Companies) (0021)
Minor Head	:	TDS/TCS Payable by Taxpayer (200)
Nature of Payment	:	195
Amount (in Rs.)	:	₹ 50,05,978
Amount (in words)	:	Rupees Fifty Lakh Five Thousand Nine Hundred Seventy Eight Only
CIN	:	23060600530757HDFC
Mode of Payment	:	Net Banking
Bank Name	:	HDFC Bank
Bank Reference Number	:	K2315702536376
Date of Deposit	:	06-Jun-2023
BSR code	:	0510002
Challan No	:	84092
Tender Date	:	06/06/2023

Document No. 2717 of 20 24 of Book 1 Contains 42 Sheets 37 Sheet

Registering Officer

Tax Breakup Details (Amount In ₹)

A	Tax	₹ 41,85,600
B	Surcharge	₹ 6,27,840
C	Cess	₹ 1,92,538
D	Interest	₹ 0
E	Penalty	₹ 0
F	Fee under section 234E	₹ 0
	Total (A+B+C+D+E+F)	₹ 50,05,978
	Total (In Words)	Rupees Fifty Lakh Five Thousand Nine Hundred Seventy Eight Only



Thanks for being a committed taxpayer!

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Registering Officer



Document No. 2717 of 20 24 of Book I

Contains 42 Sheets 39 Sheet

Registering Officer

R/Pallavaram/Book-1/2717/2024

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 1835 of 2024

I hereby certify that a sum of ₹ 72,46,900/- (Rupees Seventy Two Lakh Fourty Six Thousand Nine Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. செ கார்த்திகேயன் residing at Door No. 3/1B, Plot No. 2, Tannery Street, Somasundaram Nagar, Pallavaram, Chennai 600043, Chennai, Tamil Nadu, India, 600043.

Sub Registrar: Pallavaram
Date: 27/03/2024

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

SUB REGISTRAR
PALLAVARAM

Presented in the office of the Sub Registrar of Pallavaram and fee of ₹ 20,75,150/- paid at 11:38 AM on the 27/03/2024 by

Document No. 2717 of 2024 of Book I
Contains 42 Sheets 40 Sheet

Registering Officer

Left Thumb





Additions as per recitals of document

Execution admitted by
Left Thumb





99403 26606

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:373561469c6af92d19434d8dc417d6c486eee6
(Details from UIDAI : Sudhakar S S/O: Subramanian, 1968, xxxxxxxx6744)



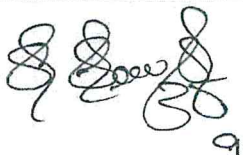
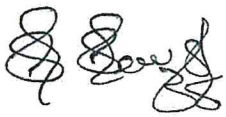
Execution admitted by
Left Thumb





Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:237740233f46785e584a69923c3c98ed9f1bce
(Details from UIDAI : Sudhakar S S/O:



	Subramanian, 1968, xxxxxxxx6744)	
Execution admitted by Left Thumb  	 9940326606 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:2263287a7bdefc1ebd4e669b5cbff6d369f4c0 **(Details from UIDAI : Sudhakar S S/O: Subramanian, 1968, xxxxxxxx6744)**	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:34682354b3eb3db3d04572a5bb08f62e95bfaa **(Details from UIDAI : Sudhakar S S/O: Subramanian, 1968, xxxxxxxx6744)**	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:96019534ce4813309547169bffccb5b003f745 **(Details from UIDAI : Sudhakar S S/O: Subramanian, 1968, xxxxxxxx6744)**	
Execution admitted by Left Thumb  	 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:598344cad76900524b432983132084643a980a **(Details from UIDAI : Sudhakar S S/O: Subramanian, 1968, xxxxxxxx6744)**	

Document No. 2717 of 2024 of Book I Contains 42 Sheets 41 Sheet

Registering Officer

Claim admitted by

Left Thumb





C. h
9884435522

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. :
UKC:7722406db4dd6a44244fee8d0e3ec00479fb36
(Details from UIDAI : C Karthikeyan S/O Chellamuthu, 1982, xxxxxxxx4037)



27th day of March 2024

ARIVALAGAN A
Sub Registrar
Pallavaram

SUB REGISTRAR
PALLAVARAM

Registered as Number **R/Pallavaram/Book-1/2717/2024**.

Date: 27/03/2024
Pallavaram

53343894

ARIVALAGAN A
Sub Registrar

SUB REGISTRAR
PALLAVARAM

Document No. 2717 of 20 24 of Book I
Contains 42 Sheets 42 Sheet

Registering Officer

3784/2023

TP/14808996/2023



தமிழ்நாடு तमिलनाडु TAMILNADU

13 APR 2023 S. Sudhakar

CY 758324

P. லாஸர் (SV)
நெ 1/213, 8வது தெரு, விடுதலை ந
S குளத்தூர், சென்னை–600 129
L-9581/அ1/2000 ☎ . 98414 551

Verified
Sub-Registrar
Pallavaram

Verified
Sub-Registrar
Pallavaram

Verified
Sub-Registrar
Pallavaram

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 15th DAY OF APRIL 2023

BY

Mr.DHARMENDRA K.VASANT, (Aadhar ID No.6778 3906 4259 & PAN AFEPD1580P), Son of Late Kishore G Vasant, aged about 54 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 hereinafter referred to as the **PRINCIPAL**

TO AND IN FAVOUR OF

Mr.S.SUDHAKAR (Aadhar ID No.5415 7021 6744 & PAN AOVPS4916A), S/o.Mr.M.Subramanian. Hindu, aged about 53 years, residing at No.33, Anna Street, Devaki Nagar, Thimmavaram, Chengalpet – 603 101 hereinafter referred to as **"POWER AGENT"** WITNESSETH AS FOLLOWS :-

Document No. 3784 of 2023 of Book 1
Containing 18 Sheets 1 Sheet

Bk-I/3032/2023 TP/14647464B/2023



தமிழ்நாடு தமிழ்நாடு TAMILNADU

CY 772561

25 MAR 2023 S.Sudhakar.

P. லாஸர் (SV)
நெ.1/213, 8வது தெரு, விடுதலை
S. குளத்தூர், சென்னை--600 12
L-9581/அ1/2000 98414 55

Verified Sub-Registrar Pallavaram

Verified Sub-Registrar Pallavaram

Verified Sub-Registrar Pallavaram

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 25th DAY OF MARCH 2023

BY

Mrs.HARSHA VASANT (PAN AAYPH8475N & Aadhar ID No.6927 3302 6449), Wife of Mr.Dharmendra K.Vasant, aged about 56 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 hereinafter referred to as the **PRINCIPAL**

TO AND IN FAVOUR OF

Mr.S.SUDHAKAR (PAN AOVPS4916A & Aadhar ID No.5415 7021 6744), S/o.Mr.M.Subramanian. Hindu, aged about 54 years, residing at No.33, Anna Street, Devaki Nagar, Thimmavaram, Chengalpet – 603 101 hereinafter referred to as **"POWER AGENT"** WITNESSETH AS FOLLOWS :-

H.V. Vasant

Document No. 3032 of 20 23 of Book 1
Contains 13 Sheets 1 Sheet

Registering Officer

5367/2023 TP/15/17522/2023



தமிழ்நாடு तमिलनाडु TAMILNADU

29 MAY 2023 S. Sudhakar

CY 801556
P. லாஸர் (SV)
தெ 1/213, 8வது தெரு, விடுதலை நகர்
S குளத்தூர், சென்னை-600 129.
L-9581/அ1/2000 ☎ 98414 55145

Verified
Sub Registrar
Pallavaram

Verified
Sub Registrar
Pallavaram

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 29th DAY OF MAY 2023

BY

ASHA K VASANT (PAN ADWPA4466D & Aadhar ID No.4990 6649 2988), Daughter of Mr.Kishore G Vasant, aged about 51 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 hereinafter referred to as the **PRINCIPAL**

TO AND IN FAVOUR OF

Mr.S.SUDHAKAR (Aadhar ID No.5415 7021 6744 & PAN AOVPS4916A), S/o.Mr.M.Subramanian. Hindu, aged about 52 years, residing at No.33, Anna Street, Devaki Nagar, Thimmavaram, Chengalpet – 603 101 hereinafter referred to as **"POWER AGENT"** WITNESSETH AS FOLLOWS :-

Document No. 5367 of 2023 of Book 1
Contains 13 Sheets 1 Sheet

Registering Officer

ADJ/33/2023

DOCUMENT NO. 33 OF 20 23 OF BOOK

Contains 11 Sheets 1 Sheet

ADJ

Registering

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 30th DAY OF JANUARY 2023

BY

KISHAN D VASANT (Aadhar ID No.8995 2253 1729), S/o. Mr.Dharmendra K.Vasant, aged about 28 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 hereinafter referred to as the **PRINCIPAL**

TO AND IN FAVOUR OF

Mr.S.SUDHAKAR (PAN AOVPS4916A), S/o.Mr.M.Subramanian. Hindu, aged about 52 years, residing at No.33, Anna Street, Devaki Nagar, Thimmavaram, Chengalpet – 603 101 hereinafter referred to as "**POWER AGENT**" WITNESSETH AS FOLLOWS :-

WHEREAS

A. The PRINCIPAL is the absolute owner of the vacant land **1/4th Undivided share of Land out of** measuring 47 Cents in Old Nanjai Survey No.129/1 New Survey No.129/2 and Nanja Land measuring 54 Cents in Old Nanjai Survey No.130/3 New Survey No.130/6 totally measuring 1 Acre 1 Cent Situated in **ZAMIN PALLAVARAM VILLAGE,** Alandur Taluk, Kancheepuram District Now Pallavaram Taluk, Chengalpet District and situate within the Sub-Registration District of Pallavaram and the Registration District of Chennai-South the Principal's Husband having Purchased from Mr.M.Subramanian, Son of Late T.Manobirama Iyer, the same vide Sale deed dated 17.04.2002 registered as document No.1388 of 2002 in Book I on the file of SRO, Pallavaram.

B. The PRINCIPAL'S father **Mr.DHARMENDRA K.VASANT** is settled his **3/4th Undivided share of Land out of "A" Schedule Property to his wife Mrs.HARSHA VASANT, Daughter KESHSA D VASANT and Son KISHAN D VASANT (the Principal herein) by way of Settlement** vide Settlement Deed Doc No.3918/2021, Dated:23.04.2021, SRO Pallavaram.

C. The PRINCIPAL is desirous of developing his Share measuring **1/4th Undivided share of Land out of 1 Acre 1 Cent,** which extent is more fully described in Schedule "B" hereunder, hereinafter referred to as the SCHEDULE "B" PROPERTY and delineated and demarcated in the annexed sketch attached herewith.

P.119/2023 2780/2023

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU DD 011296

31 AUG 2023 S. Sudhakar.

P. வாஸர் (SV)
த 1/213, வேது தெரு, விருதுநகர் மாவட்டம்
S. குளத்தூர், சென்னை-600 091
L-9581/அ1/2000 98414 55449

Verified
Sub Registrar
Palavaram

Verified
Sub Registrar
Palavaram

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 31st DAY OF AUGUST 2023

BY

Mrs.KUMUD KISHORE VASANT, (PAN AICPK9835H), Wife of Late Kishore G Vasant, aged about 78 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 hereinafter referred to as the **PRINCIPAL**

TO AND IN FAVOUR OF

Mr.S.SUDHAKAR (Aadhar ID No.5415 7021 6744 & PAN AOVPS4916A), S/o.Mr.M.Subramanian. Hindu, aged about 52 years, residing at No.33, Anna Street, Devaki Nagar, Thimmavaram, Chengalpet – 603 101 hereinafter referred to as **"POWER AGENT"** WITNESSETH AS FOLLOWS :-

kumud

Document No. 2780 of 2023 of Book 1
Contain 19 Sheets 1 Sheet
Registering Officer
T.Nagar

Document No. 32 of 2023 of Book
ADJ contains 11 Sheets 1 Sheet

ADJ/32/2023

Registering Officer

GENERAL POWER OF ATTORNEY

THIS DEED OF GENERAL POWER OF ATTORNEY EXECUTED AT CHENNAI ON THIS 30th DAY OF JANUARY 2023

BY

KESHSA D VASANT (PAN EBAPK0335M), D/o. Mr.Dharmendra K.Vasant, aged about 31 years, residing at No.9, Rajan Street, T.Nagar, Chennai – 600 017 hereinafter referred to as the **PRINCIPAL**

TO AND IN FAVOUR OF

Mr.S.SUDHAKAR (PAN AOVPS4916A), S/o.Mr.M.Subramanian. Hindu, aged about 52 years, residing at No.33, Anna Street, Devaki Nagar, Thimmavaram, Chengalpet – 603 101 hereinafter referred to as "**POWER AGENT**" WITNESSETH AS FOLLOWS :-

WHEREAS

A. The PRINCIPAL is the absolute owner of the vacant land **1/4th Undivided share of Land out of** measuring 47 Cents in Old Nanjai Survey No.129/1 New Survey No.129/2 and Nanja Land measuring 54 Cents in Old Nanjai Survey No.130/3 New Survey No.130/6 totally measuring 1 Acre 1 Cent Situated in **ZAMIN PALLAVARAM VILLAGE,** Alandur Taluk, Kancheepuram District Now Pallavaram Taluk, Chengalpet District and situate within the Sub-Registration District of Pallavaram and the Registration District of Chennai-South the Principal's Husband having Purchased from Mr.M.Subramanian, Son of Late T.Manobirama Iyer, the same vide Sale deed dated 17.04.2002 registered as document No.1388 of 2002 in Book I on the file of SRO, Pallavaram.

B. The PRINCIPAL'S father **Mr.DHARMENDRA K.VASANT** is settled his **3/4th Undivided share of Land out of "A" Schedule Property to his wife Mrs.HARSHA VASANT, Daughter KESHSA D VASANT (the Principal herein) and Son KISHAN D VASANT by way of Settlement** vide Settlement Deed Doc No.3918/2021, Dated:23.04.2021, SRO Pallavaram.

C. The PRINCIPAL is desirous of developing her Share measuring **1/4th Undivided share of Land out of 1 Acre 1 Cent,** which extent is more fully described in Schedule "B" hereunder, hereinafter referred to as the SCHEDULE "B" PROPERTY and delineated and demarcated in the annexed sketch attached herewith.