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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

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Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





நகர நில ஆவண பதிவேட்டின் நகல்

மாலைட்டம்: கொல்லா

வட்டம்: வேளாச்சேரி

ஆசிரியர்: திருவாளர்

cert@: 001

Page: 0024

Sl. No.	Particulars	Unit	Rate	Quantity	Amount	Remarks
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Certified that the above is a true extract from the Town Survey Land Register maintained in the Taluk.

Verification: 25-06-2019 at 17:04:07 C:\Program Files\Internet Explorer

Author/Name : Senthil N

465/Designation : Tahsilcar

தலைப்பு/Place : காவிரி மீட்டு / Velachery Taluk, Goshwari unnaadu / Chennai District.

Remarks:

பிழைப்புகள் 27-07-2019 அன்று 13.45.51 சேர்த்திடல் அல்லாதவாறு.

The certificate was printed on 27-07-2019 at 13:48:51 hrs

ஆவன விளங்குதலையும் உருத் செழுமொள்ள வேண்டுமென்ற தாழ்வு வட்டாரங்கள் அதுதான் பற்றிக்கொண்டன.

Further certificate confirmation and details, you may approach Tahsildar concerned.

Dokumen Daur Ulang/DIGITAL SIGNATURE : 69-08-2018, Sabtu 11:45:17, Daur Ulang 90, 01/11/2018

Blank/Name : Gomathy M.

Legislative Designation: Zonal Deputy Tahsilidar

موقع/Place : قريه بعلبك / Velachery Taluk, Qadinar manalloor / Chennai District



(அ) வாகன இலாகாவில் 2D BARCODE பயன்பாடு மூலம் படித்த 3G/GPRS வலி இலாபத்தையும் கட்டிவிடுவது.

(c) Reading the 2D barcode with mobile BARCODE READER and seeing online using 3G/GPRS



தமிழ்நாடு தமில்நாடு TAMILNADU



106254 Mr. S. Ramachandran
26 DEC 2018

BM 866801

JYOTHI SELVA
L. NO. 10/2018
PABANE SHARAN NAGAR
CHENNAI

SALE DEED

THIS DEED OF SALE IS EXECUTED AT CHENNAI ON THIS 15th DAY OF FEBRUARY 2019, BY:-

Mr. R. VENKATESH (PAN: AADPV2564M) (Overseas Citizen of India Passport No. A2116112), son of Mr. Justice G. Ramanujam, aged about 56 years, permanent resident of No. 9710, Trappers Trail, Middleton, WI 53562, USA, now has come down to Chennai and residing at No. 15, 4th Main Road Kasturba Nagar, Adyar, Chennai 600020, hereinafter called the VENDOR, which term shall wherever the context admits, mean and include his heirs, executors, administrators, legal representatives and assigns of the One Part.

[Signature]

[Signature]

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of Book I contains 37 Sheets
1 Sheet

[Signature]

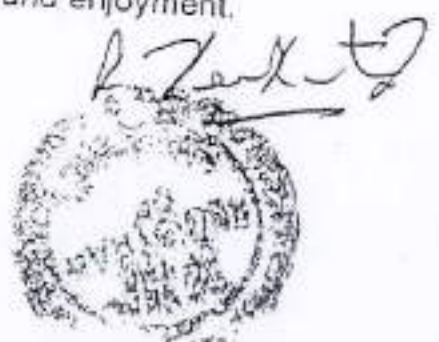
TO AND IN FAVOUR OF

Mr.S.RAMACHANDRAN, (PAN:ABHPR6164N) (Aadhaar No.9517 9250 3251) son of Mr.A.K.Somu, aged about 58 years, residing at New No.14, Old No.9, 25th Cross Street, Indira Nagar, Adyar, Chennai 600020, hereinafter called the PURCHASER, which term shall wherever the context admits, mean and include his heirs, executors, administrators, legal representatives and assigns of the Other Part:

Whereas the property comprised in R.S.No.139/1 of Thiruvanmiyur Village was originally belonged to Mr.Govindasamy Naidu, who purchased the same by virtue of Registered Sale Deed, dated 19/11/1951, registered as Document No.4115 of 1951 in the Office of the Registrar Of Madras Chengalaptu and the same was in his possession and enjoyment.

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Registering Officer



Whereas the said Mr.Govindasamy executed a WILL dated 31.05.1953. By the said WILL, he had bequeathed life interest over his immovable properties to his wife Mrs.Rukmani Govindasamy and after her to their only son G.Parthasarathi and thereafter absolutely to the children of the said G.Parthasarathi, whereas the said Mr.Govindasamy died on the 21st day of June 1954;

Whereas the said WILL was referred to was duly filed and probated in the High Court of Madras in O.P.No.284 of 1955.

Whereas the said Mrs.Rukmani Govindaswamy and her only son Mr.G.Parthasarathi were in possession and enjoyment of the same;

And Whereas they found that the property was not yielding any income and the neighbouring lands were being converted into house-sites and decided in the interests of minors of G.Parthasarathi to sell half of the land viz., Survey No.139/1 and to utilize the sale proceeds for improving the other half.

Subscribed

R. Venkatesh

3

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3 Sheet

Registering Officer



Whereas the said G.Parthasarathi applied to the Court of the District Judge, Chengalpattu, in O.P. No.24 of 1963 under section 8(2) of the Central Act XXXII of 1956 and the District Judge by his Order dated 20/07/1963 sanctioned the sale in the interest of the minors.

And whereas as per the direction of Court dated 11/03/1964 in C.M.P.No.73 of 1964 in O.P.No.24 of 1963, the sale deed dated 17.04.1964 was executed by the said Rukmani Govindasamy and G.Parthasarathi (for themselves and on behalf of the minors Chandrakala Sandhya Rukmini and Venkata Madhavi) in respect of the property comprised in Survey No.139/1 in Thiruvanmiyur Village, measuring 2 Acres and 28 Cents, in favour of one Mr.C.V.Sridhar, son of late Veeraraghavalu, vide Document No.1416 of 1964, in Book No.1, Volume 1570, Pages 64 to 69, in the office of the Registrar of Madras Chengalpattu.

Whereas the said Mr.C.V.Sridhar was in possession and enjoyment of the said property from the date of purchase and he had constructed an out-house and improved the property by digging wells.

[Signature]

[Signature]

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[Signature]
Registering Officer



Whereas the said Mr.C.V.Sridhar borrowed a sum of Rs.1,75,000/- on promotes on various dates viz., on 18/10/1972 under four pro notes of Rs.25,000/- each totaling Rs.1,00,000/- on 30/11/1972 for Rs.25,000/- on 13/12/1972 for Rs.25,000/- on 05/01/1973 for Rs.25,000/- from the Madras Catholic Permanent Funds Limited, No.26, Wallers Road, Madras-2, and deposited the title deeds relating to the said property comprised in Survey No.139/1 in Thiruvanniyur Village, measuring 2 Acres and 28 Cents as collateral security and also borrowed a sum of Rs.85,000/- from Mr.Sanjeevaiah of Mamtha Mines Private Limited, by executing Promissory Note dated 27/09/1973, 03/01/1974 and 14/05/1974, treating the same property as collateral security with the consent of the said Madras Catholic Permanent Funds Limited.

Whereas the said Mr.C.V.Sridhar, son of late Veeraraghavalu, was not in a position to repay the above said two loans with interest and therefore he executed an Irrevocable Power of Attorney dated 17/01/1975, in favour of Prasad Prasad (Real Estates) Private Ltd, represented by its Director Mr.Sanjeevaiah, duly registered as Document No.5 of 1975 of Book 4, Volume 50, pages 79 to 81 at SRO, Saidapet, to sell the property comprised in Survey No.139/1 in Thiruvanniyur Village and adjust the proceeds for the two said loans together with upto date interest.

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R. Z. X. nt

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Registering Officer



Whereas the Power of Attorney Mr.Sanjeevalah, Director of Prasad Prasad (Real Estates) Private Ltd, has laid out the said land house site and obtained approval of the said layout plan - vide LPDM/DT & CP No.11 of 1975, This revises L.P.D.M/D.D.T.& C.P.No.107/1975, for the sale thereof.

Whereas the Vendor has paid the sale consideration of Rs.30,000/- through the Power of Attorney Holder of Mr.Sanjeevaiah on two occasions viz., on 20/5/1975, Rs.1000/- as advance and on 10/07/1975 the balance amount of Rs.29,000/- for discharge of the debts due to the Madras Catholic Permanent Funds Limited and to Mamtha Mines Private Limited, the receipt whereof the said Mr.C.V.Sridhar, son of late Veeraraghavalu, acknowledged and acquitted the Mr.R.Venkatesh (VENDOR) herein.

Brahm

R. Venkatesh

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[Signature]
Registering Officer



Whereas the said Power of Attorney Prasad Prasad (Real Estates) Private Ltd, represented by its Director S.V.Sanjeevaiah, son of late S.Venkatappa, sold the property bearing Plot No.1, situated at Thiruvanmiyur Village, Saidapet Taluk, Chengalpattu District, Layout approval No.L.P.D.M/D.T & C.P No.11/1975 This revises L.P.D.M/D.D.T.& C.P.No.107/1975, comprised in Survey No.139/1, measuring an extent of 4 Grounds and 760 sq.ft (10360 Square feet) and morefully described in the schedule hereunder to and in favour of Mr.R.Venkatesh, son of Mr.Justice G.Ramanujam, (Vendor herein) Vide registered sale deed dated 10th day of July 1975, Vide Document No.1796 of 1975 in Book No.1, Volume 1325, pages 399 to 403, filed in the office of the Joint Sub Registrar II Saidapet, Madras South.

Whereas the said VENDOR had obtained the Patta in his name bearing Patta C.A.No.482/2012, as per Patta Survey No.139/1A1 Part, T.S.No.5, Block No.24 of Thiruvanmiyur Village, Issued by Tasiildar, Mylapore-Triplicane Taluk, Chennai 600 028,

B. Venkatesh

R. Venkatesh

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[Signature]
Registering Officer



WHEREAS the VENDOR has demolished his dilapidated old building by obtaining demolition order from Corporation of Chennai, vide Demolition permission No.W.D.C.No.DA/WDCN13/00233/2015 dated 08.10.2015 and the VENDOR now is in sole and absolute owner of the vacant site of the above said property and paid all the taxes and charges in his name which is morefully described in the schedule hereunder.

WHEREAS VENDOR has offered to sell the above said property being vacant land, bearing Plot No.1, New Door No.38, Old Door No.15, Mahathma Gandhi Road, Thiruvanmiyur, Chennai - 600 041, situated at Thiruvanmiyur Village, Saidapet Taluk, then Mylapore-Triplicane Taluk, now Velachery Taluk, Greater Chennai Corporation limits, Chennai District and layout approval No.L.P.D.M/D.T&C.P No.11/1975 this revises L.P.D.M/D.D.T.& C.P.No.107/1975, comprised in Old Survey No.139/1, As per TSLR Survey No.139/1A1Part, bearing Patta C.A.No.482/2012, as per Patta T.S.No.5, Block No.24, land measuring an extent of 4 Grounds and 760 sq.ft (10360 Square feet) and more fully described in the schedule hereunder written to the PURCHASER for a total sale consideration of Rs.19,00,00,000/- (Rupees Nineteen Crores only) and the PURCHASER has agreed to purchase the same, free from all encumbrances.

Guerns

H. T. K. K. K.

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of Book 3 Contains 3 Sheets
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Registering Officer



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS
FOLLOWS:-

That in pursuance of the aforesaid sale consideration of Rs.19,00,00,000/- (Rupees Nineteen Crores only) is paid by the PURCHASER to the VENDOR as follows:-

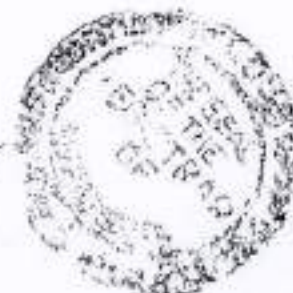
- a. Rs.14,45,52,000/- (Rupees Fourteen Crores Forty Five Lakhs and Fifty Two Thousand only) paid by way of Demand Draft, bearing No.993516, dated 08/02/2019, drawn on Retail Asset Management, GR-RAN, Axis Bank Ltd.,
- b. Rs.4,64,48,000/- (Rupees Four Crores Fifty Four Lakhs and Forty Eight Thousand only) towards 23.92% of the total sale consideration paid to the Income Tax Department, Govt., of India, for TDS on sale consideration, under Sec.195 of the Income Tax Act 1961 paid by the PURCHASER on behalf of the VENDOR, vide BSR Code No.6360218 Challan No.22011 dated 15.02.2019 of Axis Bank Ltd.

Behera

P. T. K. S. S.

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Registering Officer



and the VENDOR do hereby admits, acknowledge the sum of Rs.19,00,00,000/- (Rupees Nineteen Crores only) and acquits the PURCHASER from any further payment thereof and the VENDOR do hereby sells, conveys, transfers, grants and assigns the said property and more fully described in the schedule hereunder together said land lawfully entitled to enjoy and possess all the rights, staircases, ways, water ways, water courses, advantages, appurtenances thereto or reputed to belong thereto or usually enjoyed therewith and all estate, rights, title and interests, claim and demand of the VENDOR unto and upon the said property hereby conveyed and sold unto the use of the PURCHASER and all the right, title and interest of the VENDOR to hold, possess and enjoy the schedule mentioned property absolutely free from all encumbrance whatsoever;

The VENDOR do hereby covenant with the PURCHASER that the VENDOR is the sole and absolute owner in possession and enjoyment of the Schedule mentioned property, that the VENDOR has full power and authority to convey the same to the PURCHASER and that the property is free from all encumbrance, charges, lien, demand, will, trust,

[Signature]

[Signature]

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Registering Officer



settlement or any litigation and that the schedule mentioned property shall at all times be peacefully entered and quietly enjoyed by the PURCHASER and the VENDOR has not done or knowingly suffered or been a party to or privy to any act, deed or thing by reason whereof the said property or any part thereof is charged or encumbered or affected in estate, title or otherwise and that the VENDOR has paid all the levies and taxes in respect of the said property upto date and the VENDOR shall keep the PURCHASER indemnified against all claims, actions, proceedings, demands, costs, damages and expenses whatsoever which the PURCHASER may be put to by reason of any defect in title or any breach of any of the covenant, assurances and representations, contained herein and the VENDOR shall at all times, at the request of the PURCHASER doth or cause to be executed and registered all such ACTS, DEEDS and THINGS as may be reasonably required for further and better assuring the title of the PURCHASER to the Schedule mentioned property or any part thereof unto and to the use of the PURCHASER absolutely and forever;

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R. T. T. T.

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Registering Officer



The VENDOR do hereby declares and assures the PURCHASER that the Schedule mentioned property hereby conveyed is the absolute property of the VENDOR herein and that the VENDOR has every manner of right to deal with the same in the manner hereby done and none other than the VENDOR has any right, title, claim or interest in the said property.

The VENDOR do hereby declares and covenants with the PURCHASER that the VENDOR is solely entitled to the schedule mentioned property, that there is no Suits, Appeals or Petitions pending in the Court or Courts in which any question relating to the property is in issue, that there is no Attachments, Proclamations or Orders on the Property and the same has not been offered as security for the performance of any agreement or arrangement whereby the property will be in any way affected in title, estate, possession or enjoyment of the PURCHASER by this Deed, that there is no mortgage, charge, lien or encumbrance on the Property.

[Signature]

[Signature]

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[Signature]
 Registering Officer



The VENDOR further covenants with the PURCHASER that there is no material defects in the title of the VENDOR and that the VENDOR has not knowingly failed to disclose any material defect or defects in VENDOR's title.

The VENDOR do hereby further declares and assures the PURCHASER that the VENDOR has not done, or omitted to do or knowingly suffered or been a party or privy to any Act or Deed whereby the VENDOR's right to deal with the schedule mentioned property hereby conveyed in the manner hereby done have been to any extent impeached, encumbered or affected in estate, otherwise;

The VENDOR do hereby declares with the PURCHASER that the VENDOR has paid all taxes and all other public charges, with respect to the Schedule mentioned property upto date of sale thereof and further covenant with the PURCHASER that any amount that may be found due by way of such taxes or other charges or outgoings for any period prior to this Deed of Sale, the VENDOR shall pay all such amounts due and in the event of the PURCHASER however being made liable to pay any such amount, on all or any of these accounts, the VENDOR hereby undertakes to make good the PURCHASER all such sum;

[Signature]

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Registering Officer



The VENDOR further hereby covenants with the PURCHASER that in the event of there being any encumbrance or any claim from any person or persons claiming through or under the VENDOR or from any other person over or in respect of the said property, then in all such cases the

VENDOR shall indemnify the PURCHASER to the fullest extent and reimburse to the VENDOR for any loss or expenses that may be occasioned to the PURCHASER on account of any such encumbrance or any claim, demand or damage of any nature on account of any defect in the title of the VENDOR to the Schedule mentioned property or any of the predecessors-in-title with regard to the Schedule mentioned Property hereby conveyed;

The VENDOR hereby covenants with the PURCHASER that the VENDOR shall at all times execute and register any further document or documents at the cost of the PURCHASER to better assure the title of the PURCHASER to the Schedule mentioned property hereby conveyed;

[Signature]

[Signature]

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The VENDOR do hereby declare and covenant with the PURCHASER that the VENDOR shall hereafter, peacefully and quietly possess, enjoy and own the Schedule mentioned property hereby conveyed absolutely and receive all rents and profits thereof without any let, hindrance, interruption, disturbance or claim from the VENDOR or anyone else claiming or purporting to claim through or in trust from anyone else;

The VENDOR do hereby covenant with the PURCHASER that the schedule mentioned property is not bound by any past or present tax liabilities contracted by the VENDOR in any capacity and commit fully that in the event of any attachment or lien by the Tax Authorities over the schedule mentioned property the VENDOR shall indemnify the PURCHASER against the same and compensate the PURCHASER for any loss suffered thereby.

The VENDOR further declare that the VENDOR has not been prevented from making this sale by any law for the time being in force and the PURCHASER shall be at liberty to enter his name in the Corporation property Tax Register, Water & Sewerage Tax, Electricity Connection

[Signature]

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[Signature]
 Registering Officer



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records with Security deposits, Permanent Land Register and other public records in the place of the name of the VENDOR in pursuance of this conveyance and shall pay all public charges, taxes, etc in respect of the schedule mentioned property from this day onwards.

The Vendor has this day delivered the vacant possession of the property to the PURCHASER herein and delivered al the original title deeds in respect of the said property to the PURCHASER herein.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land, bearing Plot No.1, New Door No.38, Old Door No.15, Mahathma Gandhi Road, (M.G.Road) Thiruvanniyur, Chennai - 600 041, situated at Thiruvanniyur Village, Saidapet Taluk, then Mylapore-Triplicane Taluk, now Velachery Taluk, Greater Chennai Corporation limits, Chennai District and layout approval No.L.P.D.M/D.T&C.P No.11/1975 this revises L.P.D.M/D.D.T.& C.P.No.107/1975, comprised in Old Survey No.139/1, As per TSLR Survey No.139/1A1Part, bearing Patta C.A.No.482/2012, as per Patta T.S.No.5, Block No.24, land measuring an extent of 4 Grounds and 760 sq.ft, (10360 Square feet) along with four side compound wall with temporary watchman shed and the land being bounded on the:

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[Signature]
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NORTH BY : 80 feet wide Road, (Mahathma Gandhi Road)

SOUTH BY : Plot No.11

EAST BY : Road in Survey No.139/2 and

WEST BY : Plot No.2.

Measuring

North to South on the Eastern Side: 140 feet

North to South on the Western Side: 140 feet

East to West on the Northern Side: 74 feet

East to West on the Southern Side: 74 feet

In all total measuring 4 Grounds and 760 sq.ft, (10360 Square feet) as per Patta measuring an extent of 10538 sq.feet and lying within the Registration District of South Chennai and Registration Sub Joint-I Saidapet

Property Tax New No.13-181-04937-000, Old No.10-155-0059-000.

E B Connection No. 202-06-591

As per Corporation New Door No.38, Old Door No.15, M.G.Road, (Mahathma Gandhi Road) Thiruvanmiyur, Chennai-600041.

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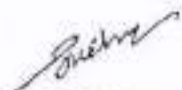
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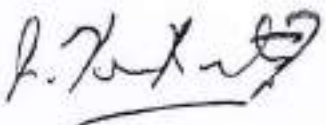
Regd. Officer



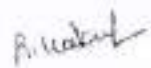
The Present Market Value of the Schedule property is Rs.19,00,00,000/-

IN WITNESS WHEREOF THE VENDOR AND PURCHASER HAVE SET
THEIR RESPECTIVE HANDS AND SIGNATURES HEREIN AT
CHENNAI ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN
IN THE PRESENCE OF:


PURCHASER


VENDOR

WITNESSES:-

1. 
R. Gokul, S/o S. Ramachandran
New No.14, Old No.9, 25th Cross Street,
Indira Nagar, Adyar, Chennai – 600020.

2. 
M. Veeramani S/o Munuswamy,
No.10, Kumarasamy Rajapuram
2nd Street, Demellows Road, Puliyanthope,
Perambur Barracks, Chennai 600012.

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RECEIVED BY OFFICE

Prepared by
N. KUMAR, M.A.B.L.
ADVOCATE
Roll No. 473/93
No.25/51, Kampan Avenue 2nd Street,
ADYAR, CHENNAI - 600020



ANNEXURE -1 -A

Statement regarding particulars of the building mentioned in the Document:

(i) Description of the building:	
(a) Construction of the Structure	Cement
(b) Depth of Foundation	3 - 4 feet
(c) Thickness of Walls in Ground Floor	9 inches
(d) Whether Teakwood used Throughout	No
(e) Flooring	Ordinary plastered
(ii) Age of the building	30 years
(iii) Extent of site	10538 sq.ft
(iv) Built up area (R.C.C. Roof)	100 Square Feet Ground Floor
(v). Area of separate car gate and construction involved, if any	Nil
(vi) Length of Compound Wall if any	428 Running Feet
(vii) Well with diameter and depth	Nil
(viii) Electrical Installations	1 No of Points
	Nil
	1/2 HP Motor
(ix). Is there a separate septic tank	-----
(x) Annual Rental Value	-----
Land Value	Rs. 18,51,50,000/-
Building Value	Rs. 48,50,000/-
(XI) Total Value of the Land & Building	Rs. 19,00,00,000/-

[Signature]
PURCHASER

[Signature]
VENDOR

Document No. 16384 of 20.19.
of Book 7 contains 37 Sheets
19 Sheet

[Signature]
Registering Officer

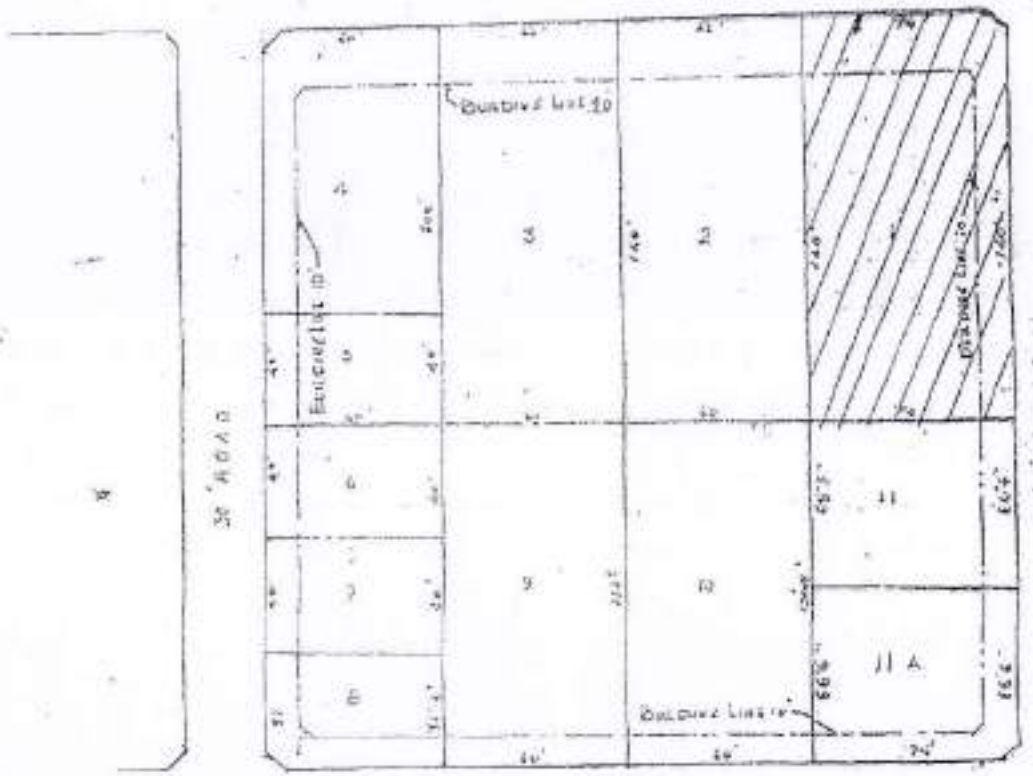


சுவாமிநாதன் உயிராட்சி
சுவாமிநாதன் உயிராட்சி
சுவாமிநாதன் உயிராட்சி
சுவாமிநாதன் உயிராட்சி
சுவாமிநாதன் உயிராட்சி



EXISTING 40' ROAD
2ND AVENUE ROAD

To BASH



30' ROAD (EXISTING 40' ROAD)



L.P.D.M.
D.T. & C.P.

THIS REVISES L.P.D.M. & C.P. NO. 11/75 Document No. 16314, 1870/2019

of Book 1, Containing 37 Streets
20 Sheet

Registering Officer



R/Chennai South Joint I/Book-1/1634/2019

CERTIFICATE UNDER SECTION 16 OF THE STAMP ACT

I hereby certify that on the production of the Original instrument I have satisfied myself that the stamp duty of Rs. 133,00,000/- Stamp Duty Paid (Rupees One Crore Thirty Three Lakh only) has been paid therefore.

Date 15/02/2019

Sub Registrar, Chennai South Joint I
 1. பி. வி. சிவசுப்பிரமணியன்
 சென்னை

Presented in the office of the Sub Registrar of Chennai South Joint I and fee of ₹ 76,00,530/- paid at 12:41 PM on the 15/02/2019 by

Left Thumb



Shelva
 9791009794

Additions as per recitals of document

Execution admitted by
Left Thumb

L. V. K. L. Z
 7305436996

Additions as per recitals of document

Claim admitted by
Left Thumb

Shelva

Document No. 1634 of 2019
 of Book 1 Contains 37 Sheets
 21 Sheet

Additions as per recitals of document
 Registering Officer

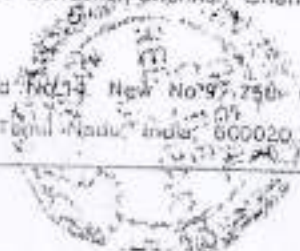
Identified By

1. *M. Veeramani*

Mr. M VEERAMANI Son of MUNUSWAMY No.10, Kumarasamy Rajapuram, 2nd Street, Demellows Road, Puliyanthope, Perambur Barracks, Chennai, Chennai, Tamil Nadu, India. 600012. 1/2

2. *R. Gokul*

Mr. R GOKUL Son of S RAMACHANDRAN Old No.14, New No.97, 250 Cross Street, Indira Nagar, Adyar, Chennai, Chennai, Tamil Nadu, India. 600020.



15th day of February 2019

BALASUBRAMANIAN S
Sub Registrar
Chennai South Joint I

1 எண் இணை சார்பதிவாளர்
கைதாப்பேட்டை,
தென்சென்னை

There is no difference between original and 1st duplicate

Compared by - Reader

Examiner

Date: 15/02/2019

Sub Registrar: Chennai South Joint I

Registered as Number R/Chennai South Joint I/Book-1/1634/2019.

1 எண் இணை சார்பதிவாளர்
கைதாப்பேட்டை,
தென்சென்னை



Date: 15/02/2019.

Chennai South Joint I

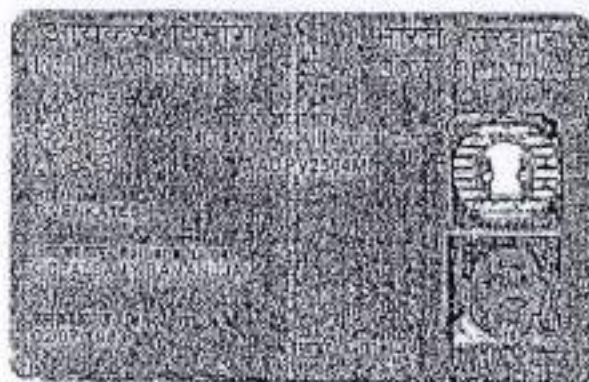
BALASUBRAMANIAN S
Sub Registrar

1 எண் இணை சார்பதிவாளர்
கைதாப்பேட்டை,
தென்சென்னை

Document No. 1634 of 20 18
of Book I Contains 31 ^{2/2} Sheets
22 Sheet

Registering Officer





Exhibit

R. T. L.

Document No. 1634 of 20 19
 of Book I Contains 37 Sheets
23 Sheet

[Signature]
 Registering Officer





Encl

R. N. K. K. K. K.

Document No. 1634 of 20.19.
of Book I Contains 31 Sheets
125 Sheet

Registering Officer



भारत सरकार
GOVERNMENT OF INDIA



பெரியகந்திரம்
S. Rameshchandran
பிறந்த நாள் / Year of Birth: 1901
ஆண்டு / Made



9517 9250 3251

ஆதார் - சமீபநாள் மலிகதரின் அதிகாரம்

भारत सरकार
GOVERNMENT OF INDIA

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

தகவல்:

S/O: சமீப சர்வத், பதில் நான்
14, குடிமகன் சமீபநாள்
இலாகா, 25வது குடிமகன் சமீபநாள்
TTK மருத்துவமனை அருகில்
இந்திர நகர், ஆரியர்
சென்னை, தனி நாடு, 600020

Address:

S/O Soma Sarwat, New No
14, GN No S. Rameshchandra Ram,
25th Cross Street, Near TTK
Hospital, Indira Nagar, Ariyar,
Chennai, Tamil Nadu, 600020


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P.O. Box No. 100,
Chennai-600002

Seema

A. Thirumala

Document No. 1634 of 20 19
of Book I Contains 37 Sheets
26 Sheet

Registering Officer





Beohra

Alister

h. h. h. h. h.

Document No. 1634 of 20 19
of Book I Contains 37 Sheets
27 Sheet

Registering Officer



भारत सरकार
GOVERNMENT OF INDIA



ரஃகோகூல்
R.Gokul
பிறந்த நாள் DOB: 22/09/1990
ஆண் / MALE



9788 0984 8808

R.Gokul



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN BOOK TRUST, INDIA

முகவரி:

S/O சென்.ராமசந்திரன்,
புதினாண்டி 14, பழையகாண்டி 8,
25வது குறுக்கு
சென்.இந்திரா நகர், TTK
மருத்துவமனை அருகில்,
அண்ணா நகர், சென்னை,
தமிழ்நாடு - 600020

Address:

S/O S.Ramachandran, new no
14, old no 8, 25th cross
Street, Indira Nagar, Near TTK
Hospital, Adyar, Chennai,
Tamil Nadu - 600020

9788 0984 8808

Seema

R. Gokul

Document No. 1634 of 2019...
of Book I Containing 37 Sheets
28 Sheet

Registering Officer





இந்திய அரசாங்கம்
Government of India



எம். வீரமணி
M Veeramani

பிறந்த நாள்/ DOB: 04/07/1974

ஆண் / MALE



7492 8438 5940

எனது ஆதார். எனது அடையாளம்

M. Veeramani



இந்திய அடையாளம் அமைதி
Unique Identification Authority of India

முகவரி:
பிறந்த / தாய் பெயர்: முனுசாமி,
10, குமாரசாமி ராஜபுரம் 2வது
தெரு, அம்மல் ரோடு,
புளியந்தோப்பு, பெரம்புர
பேரகல், சென்னை,
தமிழ் நாடு - 600012

Address:
S/O. Munuswamy, 10,
KUMARASAMY RAJAPURAM
2ND STREET, DEMELLOWS
ROAD, PULYANTHOPE,
Perambur Barracks, Chennai,
Tamil Nadu - 600012

7492 8438 5940



ICAT



help@uidai.gov.in



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Sube

Document No. 1634 of 2019
of Book I Contains 37 Sheets
29 Sheet

Registering Officer





CORPORATION OF CHENNAI

சென்னை மாநகராட்சி
South Region

Town Planning Section

நகரவாழ்வு பிரிவு

Demolition Permission

69
7

From,

The Asst. Exe. Engineer (T.P.)
Assistant Engineer (T.P.)
Regional Office South,
Corporation of Chennai,
115 Dr. Muthulakshmi Sarai,
Koyar, Chennai - 600020

To,

Thiru/Tmt. R.VENKTESH
Door No:38(15), Block No:NIL, Plot
No:1, M.G. Road, VANNANTHURAI,
THIRUVANMIYUR, CHENNAI, 600041

A.O. No. DA/WDCN13/00233/2015

Date: 08/10/2015

Sir/Madam

Sub: Building Demolition at Corporation of Chennai - Door No:38(15), Block No:NIL, Plot
No:1, M.G. Road, VANNANTHURAI, THIRUVANMIYUR, CHENNAI, 600041

-Approval-Regarding

Ref: DA/WDCN13/00233/2015

Date: 08/06/2015

Approval is hereby granted in accordance with the provision of Section 246(A) of CCMC, Act 1919, for the demolition of the existing building at Door No:38(15), Block No:NIL, Plot No:1, M.G. Road, VANNANTHURAI, THIRUVANMIYUR, CHENNAI, 600041

Subject to the following conditions:

1. Suitable arrangements should be made to reduce the dust nuisance.
2. Necessary barricading with the suitable material should be provided.
3. All pre-cautionary measures should be taken to prevent danger and damages to the neighbouring building and passers by.
4. If the building is occupied by the tenant (S), demolition of the building should be taken only after evicting the tenant (S) from the building through due process of law.
5. This permission is only for the demolition of the existing building and not for regularization of unauthorized subdivision of plot if any.

[Signature]

A.E.E(T.P.)/A.E (T.P.)

Document No. 1634 of 2015
of Book I Contains 37 Sheets
30 Sheet

Registering Officer



Extract from the Town Survey Land Register

CA No. AB 2015
on the 16th day of April 2015
Village No. B

Name: THIRUVANMAYOR
Block No. 94

Name: TITAN VAINKUNYOR
Block No. 24

Registering Officer

[illegible]

Collected in Challen Mts. V-15

2007



Dr. V. V. V. V.
TAMILNADU
CHANDRASEKHAR
CHENNAI - 600 029.

TR / 2543 / 1-12
Document No. 2543 / 1-12 / 2019
of Book 2 contains 37 Sheets
132 Sheets

CERTIFICATE OF ENCUMBRANCE OF PROPERTY

R.A. Ganesh Kumar
 NO. 509 2nd Floor

Ashok Nagar, Chennai

Certificate No. 6746 of 2016
 Application No. 6746 of 2016

having applied to me for a certificate giving particulars of registered acts any encumbrances any in respect of undermentioned property:

Thiruvannamur village Survey no 139/1 plot no 1
Extent 4 Grounel 760 sq.ft Bounded on the
North by 80 feet Road South by plot no 11
East by Road in S no 139/2, West by plot no 2

I hereby certify that a search has been made in book and in the indexes relating thereto for _____ year(s) from the _____ day of _____ 20_____ to the _____ day of _____ 20_____ for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances, as detailed on the reverse appear.

I also certify that save the aforesaid acts and encumbrances on other acts and encumbrances affecting the said property have been found.

Search made and certificate prepared by

Signature
 Designation

Search verified and certificate examined by

Signature
 Designation

Sub-Register Office,

Date 20
 18.10.16

Signature of Registering Officer

Notes : (1) The acts and encumbrances shown in the certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties have been described in registered documents in a manner different from the way in which the applicant has described them in the certificate, evidence by such documents will not be included in the certificate.

(2) Under section 57 of the Registration Act and Rule 137 (1) persons desiring to inspect entries in the register and indexes, or requiring copies thereof or requiring and certificate of encumbrance on specified properties should make the search themselves, when the registers and indexes will be placed before them on payment of the prescribed fees.

(a) But as in the present case the applicant has not undertaken the search himself the requisite search has been made as carefully as possible by the officer but the department will not on any account, hold itself responsible for any errors in the results of the search embodied in this certificate.

(b) And as in the Present case the applicant has made the requisite search himself and as the acts and encumbrances discovered by him are shown in the certificate and verification the department will not on any account, hold itself responsible for the omission in it of any other acts and encumbrances affecting the said properties not discovered by the applicant.

[Signature]

Registering Officer

[Signature]



தமிழ்நாடு அரசு
பதிவுத்துறை

79



சொத்து பொறுத்து யாதொரு வில்லங்கமுமில்லை என்பதற்குரிய சான்று

சா.ப.அ. 1 எண் இணை சார்பதிவாளர் தென் சென்னை	சான்று எண்: EC/Online/4400603/2019	மனு எண்: ECA/Online/4400603/2019	நாள்: 21-Jan-2019
--	---------------------------------------	-------------------------------------	-------------------

திருதிருமதி செல்வி. RAMACHANDRAN Tamil Nadu, India கீழ்க்கண்ட சொத்து தொடர்பாக ஏதேனும் வில்லங்கம் இருப்பின் அதன் பொருட்டு வில்லங்கச் சான்று கோரி விண்ணப்பித்துள்ளார்.

கிராமம்	சர்வே விவரம்
திருவான்மியூர்	139/1 part

மனு சொத்து விவரம்: பொத்த விஸ்தீர்ணம்: 10360 sq ft, உரிமை மாற்றப்பட்ட விஸ்தீர்ணம்: 10360 sqft, தகவல் எண்: 3, உரிமையாளர் பெயர்: R Venkatesh, தனது பெயர்: Justice O Ramaswami, கதவு எண்: 155/3, மனை எண்: 1, பிணாக எண்: 24, எல்லை விபரங்கள்: தெற்கு பகுதி- Plot No 11, வடக்கு பகுதி- 80 Feet Road, கிழக்கு பகுதி- Road in S No 139by2, மேற்கு பகுதி- Plot No 2

1 புத்தகம் மற்றும் அதன் தொடர்புடைய அட்டவணைகள் 38 ஆண்டுகளுக்கு 15-Sep-1981 முதல் 17-Jan-2019 நாள் வரை இச்சொத்தைப் பொறுத்து பதிவு செய்திட்ட நடவடிக்கைகள் மற்றும் வில்லங்கங்கள் குறித்து தேடுதல் மேற்கொள்ளப்பட்டது. அத்தேடுதலின் விளைவாக மனுவில் விவரித்த சொத்தை பொறுத்து எவ்வித விவரங்களும் வில்லங்கங்களும் காணப்படவில்லை எனச் சான்றளிக்கிறேன்.

தேடுதல் மேற்கொண்டு சான்று தயாரித்தவர்: கோபிநாத் மா. இளநிலை உதவியாளர்

தேடுதலை சரிபார்த்து சான்றினை ஆய்வு செய்தவர்: PRABU J, இளநிலை உதவியாளர்

பதிவு அலுவலரின் கையொப்பம்

1 எண் இணை சார்பதிவாளர் தென் சென்னை

கைபேசியில் QR code படிப்பான் மூலம் படித்து அதில் வரும் இணையதள முகவரிக்கு சென்று வில்லங்க சான்றினை உண்மைத்தன்மையை சரிபார்த்துக் கொள்ளவும்.

தரவிறக்கம் செய்த சான்றிதழை உயர்வரைல் இடப்பட்ட இலக்க கையொப்பத்தைச் சரிபார்க்க, Adobe Reader-ல், by clicking the Properties Option-ஐ தெரிவு செய்து, "Add to Trusted Certificates" என்ற Option-ஐ தெரிவு செய்து,
Date: 20.01.21

பதிவு விதிகள் 1940 விதிக் 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

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of Book... 1... Contains 37... Sheets
36... Sheet

Registering Officer

CBDT E-Receipt for e-Tax Payment

CBDT- Payment TDS/TCS (261)	Assessment Year :2019-20
Tax Deduction Account No.(T.A.N)	CHERO9297B
Full Name	RAMXXXNDRAN SOMU
Address	NEW NO.14 OLD NO 9,25TH CROSS STREET,INDRA NAGAR, ADYAR
City	CHENNAI
State	TAMILNADU
Pin Code	600020
TAX APPLICABLE	(0020) COMPANY DEDUCTEES ☒ (0021) NON-COMPANY DEDUCTEES
TYPE OF PAYMENT	☒ (200)TDS/TCS Payable by Taxpayer (400)TDS/TCS Regular Assessment (Raised by I.T. Deptt)
NATURE OF PAYMENT CODE	195
DETAILS OF PAYMENT	BANK SEAL
Income Tax	3,80,00,000.00
Surcharge	67,00,000.00
Education cess	17,45,000.00
Interest	0.00
Penalty	0.00
Others	0.00
FEE AMT	0.00
SEC234E	
Total	4,54,48,000.00

 **AXIS BANK**
 Internet Tax Payment Ref No:10381276
 Debit to A/C: 918020063834138 On 15-02-2019 09:03:17
 BSR Code Tender Date Chalan No
 CIN :- 8360218 15022019 22011
AXIS BANK Limited

Total in words: Rupees Four Crore Fifty Four Lakh Forty Eight Thousand only/Garia Branch,Kolkata.(Internet Collection Branch)

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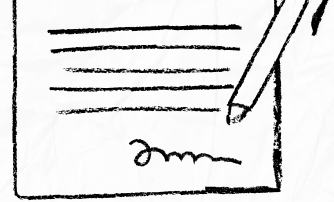
Subir

K. Lakshmi

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37 Sheet

Registering Officer





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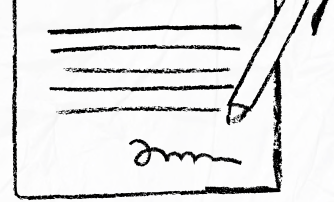
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