Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

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

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



6832/2023 TP/15714-3180/2023

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AC 059336

028196

- 2 AUG 2023

JAYASHREE
CHENNAI - 84

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061.
L.No: 4255 / 81 / 95

SETTLEMENT DEED
(Father to Daughter)

THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON THIS THE 3rd DAY OF AUGUST 2023

BY

Mr. R. GANGAADHARAN (PAN AAFPM2548C; Aadhaar No. 376657478392), S/o. Mr. Ramu Naidu, aged about 56 years, residing at No. 21/15, B Block, Bed Ford Apartments, Dr. Allagappa Road, Purasaiwakkam, Chennai – 600 084, hereinafter called the **SETTLOR OF ONE PART;**

(The Settlor R. Murali changed his name as R. Gangaadharan and the same was effected in the Tamilnadu Government Gazette dated 9th January 2019)

Document No. 6832 of 2023 of Book 1
Contains 18 Sheets 1 Sheets
Registering officer

R. Gangaadharan

TO AND IN FAVOUR OF

Mrs. M. JAYASHREE (PAN BKRPJ1667C; Aadhaar No. 724106541999), D/o. Mr. R. Murali @ R. Gangaadharan & W/o. Mr. G. Vignesh, aged about 25 years, residing at No. 21/15, B Block, Bed Ford Apartments, Dr. Allagappa Road, Purasaiwakkam, Chennai – 600 084, hereinafter called the **SETTLEE OF OTHER PART.**

The terms **SETTLOR** and **SETTLEE** shall mean and include wherever the context admits their respective legal heirs, executors, administrators, legal representatives and assigns;

WHEREAS THIS DEED OF SETTLEMENT WITNESSETH that the SETTLOR is the absolute lawful owner of the "A" schedule mentioned property to this settlement deed – 70 Cents of land (34 Cents in Survey No. 26/1 Part and 36 Cents in Survey No. 26/2 Part), situated at Kolapakkam Village, Kundrathur Taluk, Kancheepuram District, he having got the same as his share as "D" schedule to the Partition Deed entered into between his mother and brothers viz., Mrs. R. Vanaroja, Mr. R. Srinivasan, Mr. R. Sridhar and Mr. R. Sureshkumar, vide partition deed dated 20th September 2010, registered as Doc. No. 4361/2010, in Book – 1, at the office of the Sub Registrar, Pammal and the SETTLOR is in possession and enjoyment of the same as its absolute owner of the said property, without any interruption or interference from any quarters and without creating any encumbrances/s, whatsoever and Patta for the said property was also issued in his name, vide Patta Nos. 2893, 3062 and 2908, as per Patta Survey Nos. 26/1B1, 26/1B2 and 26/2B.

Document No. 6832 of 2023 of Book 1
Contains 18 Sheets 2 Sheets
Registering officer

AND WHEREAS the SETTLOR intended to settle the 22 ½ Cents of undivided share of land in the "A" schedule mentioned property – morefully stated and described as "B" schedule mentioned property to this settlement deed – in favour of the SETTLEE, who is his daughter, out of natural love and affection, without receiving any consideration from her, with a view to create a beneficial provision in favour of her, the SETTLOR is executing this deed of settlement in favour of the SETTLEE.

AND THIS DEED OF SETTLEMENT WITNESSETH that the above named SETTLOR out of his natural love and affection towards the SETTLEE, hereby settle the "B" schedule mentioned property to this settlement deed in favour of her, which shall come into force forthwith. The SETTLEE can enjoy the "B" schedule mentioned property to this settlement deed absolutely with full powers of alienation and rights as its absolute lawful owner and the vesting of rights over the "B" schedule property also takes place immediately on execution of this settlement deed, which is also duly accepted by the SETTLEE.

The SETTLOR do hereby covenant with the SETTLEE that he is the sole, legal, true and absolute owner of the "B" schedule property which is hereby settled and conveyed in this settlement deed in favour of the SETTLEE herein and no other person or persons other than the SETTLOR has or have any manner of right, title or interest whatsoever in the said property or in any part thereof.

Document No. 6832 of 2023 of Book 2
Contains 18 Sheets 3 Sheets
Registering officer

The SETTLOR do hereby further covenant with the SETTLEE that he has perfect title, right, power and authority to execute this Settlement Deed and convey the "B" schedule property in the schedule hereunder to and in favour of the SETTLEE and that the SETTLOR had not done or knowingly suffered any act, deed or thing whereby the said property is affected or impeached in estate, right, title or otherwise or whereby he had been hindered from conveying and transferring the "B" schedule mentioned property to this settlement deed to the SETTLEE in the manner aforesaid.

The SETTLOR do hereby declare that there is no encumbrance, lien, trust, charge, claim or lispendens, whatsoever now subsisting on the "B" schedule mentioned property to this settlement deed and the said property is not the subject matter of any suit or attachment or other proceedings before any court or public or revenue or other authority or any acquisition proceedings.

The SETTLOR do hereby covenant with the SETTLEE that he, i.e., the SETTLOR will at all times indemnify and keep indemnified the SETTLEE against all claims and demands whatsoever in respect of the "B" schedule mentioned property to this settlement deed hereby settled and make good to the SETTLEE all losses, damages, costs and expenses which the SETTLEE may incur or suffer by reason of any defect or deficiency in the title of the SETTLOR or any mistake or deficiency in extent, description or any other particulars of the "B" schedule mentioned property to this settlement deed.

R. Gopalan

Document No. 6832 of 2023 of Book 1
Contains 18 Sheets 4 Sheets
Registering Officer

The SETTLOR handed over the physical possession of the "B" schedule mentioned property to this settlement deed to the SETTLEE today, i.e., on the date of execution of this settlement deed and the SETTLOR do hereby covenant with the SETTLEE that she, i.e., the SETTLEE shall and may peacefully and quietly enter into and possess and enjoy the "B" schedule mentioned property to this settlement deed without any let or hindrances, interruption, disturbance from or by the SETTLOR or any person or persons claiming through under the SETTLOR.

The SETTLOR do hereby declare that all taxes, kists and other public charges payable in respect of the "B" schedule mentioned property to this settlement deed have been duly paid by him up to this date and that if anything remains unpaid, the SETTLOR shall discharge the same from and out of his own funds and also hereby agrees to reimburse the SETTLEE if she pays such taxes and charges.

SCHEDULE – "A"
(Whole Property)

All that piece and parcel of vacant land measuring an extent of 70 Cents of land (34 Cents in Survey No. 26/1 (Part), Patta Nos. 2893 and 3062, as per Patta Survey Nos. 26/1B1 & 26/1B2 and 36 Cents in Survey No. 26/2 (Part), Patta No. 2908, as per Patta Survey No. 26/2B), situated at Kolapakkam Village, Kundrathur Taluk, Kancheepuram District and bounded on the

North by	:	Lands in Survey No. 25, M.G. Road also known as Kolapakkam Manapakkam Road;
South by	:	Lands in Survey No. 27;
East by	:	Lands in Survey No. 26/2A;
West by	:	Lands in Survey No. 26/1A;

Document No. 6832 of 2023 of Book 2
Contains 18 Sheets 5 Sheets
Registering officer

Situated within the Registration District of Tambaram and Sub Registration District of Pammal.

SCHEDULE – "B"
(Property hereby settled)

22 ½ Cents of undivided share of land right, title and interest over the "A" schedule property.

The Present Market Value of the "B" schedule mentioned Property to this Deed of Settlement is **Rs. 1,76,58,000/- (Rupees One Crore Seventy Six Lakh and Fifty Eight Thousand Only).**

IN WITNESS WHEREOF THE SETTLOR HAS SET HER HAND AND SUBSCRIBED HER SIGNATURE TO THIS DEED OF SETTLEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN ON THE PRESENCE OF THE FOLLOWING:-

SETTLOR

WITNESSES:

1. M. Priya Bhushani

M. PRIYA BHUSHANI, W/o. Mr. R. Murali,
No. 21/15, Bed Ford Apartments, Dr. Allagappa Road,
Flowers Road, Chennai – 600 084.

2.

M. SAIRAM, S/o. Mr. R. Murali,
No. 21/15, Bed Ford Apartments, Dr. Allagappa Road,
Flowers Road, Chennai – 600 084.

DRAFTED BY

K. BHARATH
Advocate (Enrl. No. 632/2014),
No. 465, MKN Road, Alandur, Chennai – 600 016.



Document No. 6832 of 2023 of Book 1
Contains 18 Sheets 6 Sheets
Registering officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம் **வட்டம் : குன்றத்தூர்**

வருவாய் கிராமம் : கொளப்பாக்கம் **பட்டா எண் : 2893**

உரிமையாளர்கள் பெயர்

1. ராமு நாயுடு மகன் முரளி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
26	1B1	--	--	0 - 12.30	1.19	--	--	2016/0103/03/009580--280/1423 -- 13-08-2016
				0 - 12.30	1.19			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/056/02893/50672** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 02-08-2023 அன்று 06:48:35 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

R. Ramyanathan

Document No 6832 of 2023 of Book 2 Contains 18 Sheets 7 Sheets
Registering officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம் **வட்டம் : குன்றத்தூர்**

வருவாய் கிராமம் : கொளப்பாக்கம் **பட்டா எண் : 3062**

உரிமையாளர்கள் பெயர்

1. ராமு நாயுடு மகன் முரளி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
26	1B2	--	--	0 - 1.70	0.20	--	--	2017/0103/03/055372--280/1423 -- 11-10-2017
				0 - 1.70	0.20			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/056/03062/60661** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 02-08-2023 அன்று 06:50:55 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 6832 of 2023 of Book 2 Contains 18 Sheets 8 Sheets

Registering officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம் **வட்டம் : குன்றத்தூர்**

வருவாய் இராமம் : கொளப்பாக்கம் **பட்டா எண் : 2908**

உரிமையாளர்கள் பெயர்

1. ராமுநாயுடு மகன் முரளி

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
26	2B	--	--	0 - 14.50	1.44	--	--	2016/0105/03/016439--2016/03/09/000011SD -- 22-08-2016
				0 - 14.50	1.44			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/056/02908/50629** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 02-08-2023 அன்று 06:52:12 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

R. Gnanasekaran

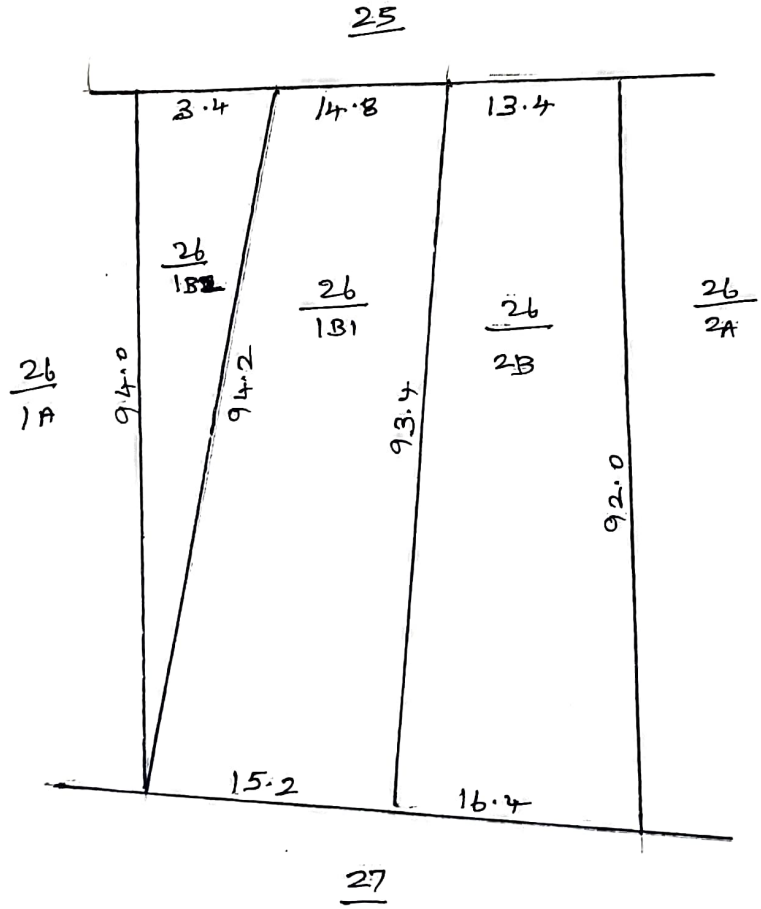
Document No 6832 of 2023 of Book 2
Contains 18 Sheets 9 Sheets
Registering Officer

மாவட்டம்: காஞ்சிபுரம்

வட்டம்: ஆலந்தூர்

எண்
கிராமம் பெயர்: கொளப்பாக்கம்

புலஎண்: 26 பகுதி



தலைமையிடத்து துணை வட்டாட்சியர்
ஆலந்தூர்

13/11/2023

கிராம நிர்வாக அலுவலர்
79.கொளப்பாக்கம் கிராமம்
கொளப்பாக்கம் குறுவட்டம்
ஆலந்தூர் வட்டம்

13/11/2023

குறுவட்ட அலுவலர்
கொளப்பாக்கம் குறுவட்டம்
ஆலந்தூர் வட்டம்
காஞ்சிபுரம் மாவட்டம்

R. Gunasekaran

Document No. 6832 of 2023 of Book 2
Contains 18 Sheets 10 Sheets
Registering officer

995. I, R Murali, son of Thiru Ramu Naidu, born on 17th December 1966 (native district: Chennai), residing at Old No. 4/3, New No. 21/15 B Block, Bedford Apartments, Dr. Alagappa Road, Purasaiwalkam, Chennai-600 084, shall henceforth be known as R GANGAADHARAN

R MURALI

Chennai, 4th January 2019.

996. I, B. Hiyath Basha *alias* Hiyath Basha Babunu, son of Thiru K. Babunu, born on 4th October 1982 (native district: Chennai), residing at No. 5, 4th Street, Kamaraj Nagar, Avadi, Chennai-600 071, shall henceforth be known as B. HAYATH BASHA

B. HIYATH BASHA *alias* HIYATH BASHA BABUNU

Chennai, 4th January 2019.

997. My daughter, B Shalini, born on 26th December 2015 (native district: Tiruvallur), residing at No. 3/470(1), Anna Street, Rajanagaram East, Pallipat Taluk, Tiruvallur-631 304, shall henceforth be known as B GOPIKA

K.V. BHOOPALAN
(Father)

Tiruvallur, 4th January 2019.

998. My daughter, Yagavalli, daughter of Thiru D Venkatesan, born on 24th August 2004 (native district: Vellore), residing at No. 2/169, Kattoor, Ramar Koil Street, Mahankalikapuram, Pallipattu Taluk, Tiruvallur-631 301, shall henceforth be known as V. YAMUNA

V. புஷ்பா
(Mother)

Tiruvallur, 4th January 2019.

999. I, K. Rathika *alias* Rajeswari. P, wife of Thiru A. Panneerselvam, born on 17th July 1981 (native district: Kancheepuram), residing at No. 160, Varatharajapuram, Asoor, Kancheepuram-631 605, shall henceforth be known as P. RAJESHWARI

K. RATHIKA *alias* RAJESWARI. P

Kancheepuram, 4th January 2019.

1000. I, M. Vijaya Rani, wife of Thiru R.C. Vejaya Baaskar, born on 15th October 1976 (native district: Chennai), residing at No. 17/1, Anbalagan Nagar 4th Street, Thiru Vi Ka Nagar, Chennai-600 011, shall henceforth be known as V. VIJAYA VARNIKHAA

M. VIJAYA RANI

Chennai, 4th January 2019.

1001. I, Haja Mohaideen *alias* Haja Muhitheen, son of Thiru Abdul Wahab, born on 2nd June 1975 (native district: Ramanathapuram), residing at No. 5/3, Ambedkar Street, Tamilar Nagar Shenoy Nagar, Chennai-600 030, shall henceforth be known as A. HAJA MUHAITHEEN

HAJA MOHAIDEEN *alias* HAJA MUHITHEEN

Chennai, 4th January 2019.

1002. I, Mohammed Ismayil, son of Thiru A.R Mohammed Siddiq, born on 30th October 1979 (native district: Vellore), residing at No. 266/1/45, Inamdhar Street, Jaffarbad, Vaniyambadi, Vellore-635 754, shall henceforth be known as S. MOHAMMED ISMAIL

MOHAMMED ISMAYIL

Vellore, 4th January 2019.

1003. My son, M. Dhepesh, born on 1st December 2015 (native district: Tiruvallur), residing at No. 46, Vinayagar Kovil Street, Kodur, Ponneri, Tiruvallur-601 204, shall henceforth be known as M. DEEPESH

L. MAHESHKUMAR
(Father)

Tiruvallur, 4th January 2019.

1004. My son, Barathkannan, son of Thiru Chandrasekaran, born on 16th November 2004 (native district: Vellore), residing at No. 46/29, Sannathi Thoppu, Nellurpettai, Gudiyatham Taluk, Vellore-632 602, shall henceforth be known as C. ARAVIND

P. SARALADEVI
(Mother)

Vellore, 4th January 2019.

1005. My son, S Murugesh, born on 16th February 2001 (native district: Tirunelveli), residing at No. 1/89G, Nadu Street, Mela Kuthappanjan, Alangulam Taluk, Tirunelveli-627 851, shall henceforth be known as C. MURUGESH

S. CHOKKALINGAM
(Father)

Tirunelveli, 4th January 2019.

1006. I, S. Manikandan, son of Thiru N. Subramaniam, born on 3rd October 1967 (native district: Palghat-Kerala), residing at No. 3/7, M.G.R. Nagar Extension, Narasimha Naicken Palayam, Coimbatore-641 031, shall henceforth be known as S.K. MANIHANDAN

S. MANIKANDAN

Coimbatore, 4th January 2019.

1007. I, J. Rohini, wife of Thiru M. Chidambarasamy, born on 30th May 1966 (native district: Virudhunagar), residing at No. 18/1C, Indira Nagar, Amman Illam, Selvapuram, Coimbatore-641 026, shall henceforth be known as C. REVATHY

J. ROHINI

Coimbatore, 4th January 2019.

1008. My son, H Sureshkumar Jain, born on 21st March 2007 (native district: Tiruvallur), residing at Old No. 4, New No. 3, Gandhi 3rd Street, Puzhal, Chennai-600 066, shall henceforth be known as H CHIRAG JAIN

G. HANSRAJ JAIN
(Father)

Chennai, 4th January 2019.

1009. I, R. Sivakami, daughter of Thiru Ramasamy, born on 30th June 1982 (native district: Tiruppur), residing at No. 6/94, Devi Thoottam, Unjappalayam, Kaniyur Semmandampalayam Somanur, Sulur Taluk, Coimbatore-641 668, shall henceforth be known as K KAVITHA

R. சிவகாமி

Coimbatore, 4th January 2019.

1010. I, R Venkatasamy, son of Thiru Rangan, born on 6th September 1964 (native district: Coimbatore), residing at Old No. 12/76, New No. 1/2, Indra Nagar, Edayarpalayam, Coimbatore-641 025, shall henceforth be known as RAJAN

R VENKATASAMY

Coimbatore, 4th January 2019.

1011. I, M Murthy, son of Thiru Muruganagounder, born on 18th April 1970 (native district: Erode), residing at No. 90, Odakaduthoddam, Sullipalayam, Thathanur, Savakuttupalayam, Avinashi, Tiruppur-638 460, shall henceforth be known as M THIRUMURTHI

M MURTHY

Tiruppur, 4th January 2019.

1012. My son, R Guru Nivas, son of Thiru Ramesh Kumar, born on 17th September 2017 (native district: Erode), residing at No. 229, Radhakrishnan Street, Seeranaicken Palayam, Coimbatore-641 007, shall henceforth be known as R. GURU VIKRAM

G. DEEPA
(Mother)

Coimbatore, 4th January 2019.

Document No. 6832 of 2023 of Book 2
Contains 18 Sheets 11 Sheets
Registering Officer

R. Gurupandian

D.T.P.—VI-4(2)—4

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 4741 of 2023

I hereby certify that a sum of ₹ 39,500/- (Rupees Thirty Nine Thousand Five 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. கங்காதரன் residing at No. 21/15, Bed Ford Apartments, Dr. Allagappa Road, Flowers Road, Chennai,, Coimbatore, Tamil Nadu, India, 600084.

Sub Registrar: Pammal
Date: 03/08/2023

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

SUB REGISTRAR PAMMAL

Presented in the office of the Sub Registrar of Pammal and fee of ₹ 10,910/- paid at 11:08 AM on the 03/08/2023 by

Left Thumb





R. Gangadharan

9176642688

Additions as per recitals of document

Execution admitted by

Left Thumb





R. Gangadharan

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:59671955c23b4246e64efab11a17fa371e03e6 **(Details from UIDAI : R Gangaadharan S/O: Ramu Naidu, 17-12-1966, xxxxxxxx8392)**



3rd day of August 2023

Document No. 6832 of 2023 of Book 1 Contains 18 Sheets 12 Sheets

Registering officer

GUGANANDAM R
Sub-Registrar
Pammal

SUB REGISTRAR PAMMAL

Registered as Number **R/Pammal/Book-1/6832/2023**.

Date: 03/08/2023

Pammal

GUGANANDAM R
Sub Registrar

SUB REGISTRAR
PAMMAL

Document No 6832 of 2023 of Book 2
Contains 18 Sheets 13 Sheets

Registering Officer

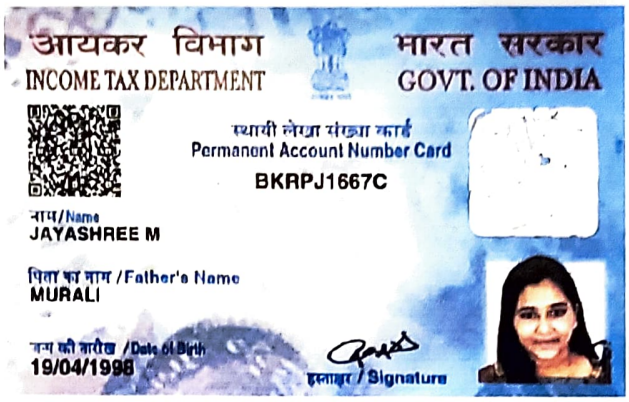






Document No. 6832 of 2023 of Book 2
Contains 18 Sheets 14 Sheets
Registering officer

R Gangaadharan





இந்திய அரசாங்கம்
Government of India

ஜெயஸ்ரீ மு
Jayashree M
பிறந்த நாள் / DOB : 19/04/1998
பெண்பால் / Female

7241 0654 1999

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்

முகவரி
தந்தை / தாய் பெயர் முரளி, எண் 21/15 பெட் போர்டு அபார்ட்மெண்ட், டாக்டர் அழகப்பா ரோடு, ::பிளவர்ஸ் சாலை, ::பிளவர்ஸ் சாலை, சென்னை, சென்னை, தமிழ் நாடு, 600084

Unique Identification Authority of India

Address:
D/O: Murali, no 21/15 bed ford APARTMENTS, dr aliagappa road, Flowers Road, Flowers Road, Chennai, Chennai, Tamil Nadu, 600084

7241 0654 1999

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Document No. 6832 of 2023 of Book 1
Contains 18 Sheets 15 Sheets

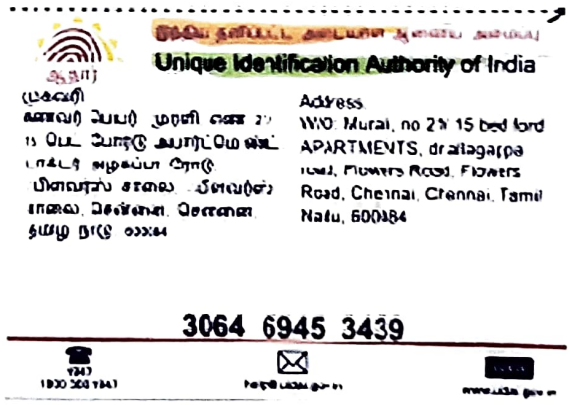
Registering Officer

R. Gayathri





M. Priya Bhushani



R Gomathi

Document No. 6832 of 2023 of Book 1
Contains 18 Sheets 16 Sheets
Registering officer

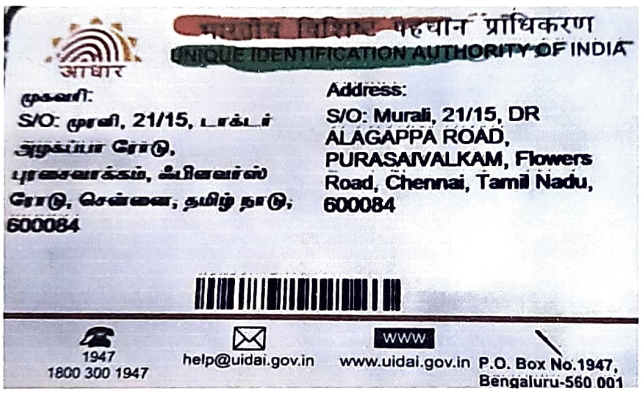


भारत सरकार
GOVERNMENT OF INDIA

சாய்ராமு
Sairam
பிறந்த நாள் / DOB : 04/08/1996
ஆண் / MALE

4209 8414 1420

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



आधार
पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

முகவரி:
S/O: முரளி, 21/15, டாக்டர் அழகப்பா சாலை, புரசைவாக்கம், ஃபிளவர்ஸ் சாலை, சென்னை, தமிழ் நாடு, 600084

Address:
S/O: Murali, 21/15, DR ALAGAPPA ROAD, PURASAIVALKAM, Flowers Road, Chennai, Tamil Nadu, 600084

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947, Bengaluru-560 001

Document No 6832 of 2023 of Book 2
Contains 18 Sheets 17 Sheets

Registering officer

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration)

பதிவுத்துறைத்தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021
நாள்.07.02.2022

சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை எண்.W.P.No.22163/2018 உள்ளிட்ட வழக்குகள் மீதான தீர்ப்பாணை நாள்.27.01.2022

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தைஎழுதிக்கொடுப்பவர்களின் கையொப்பம்

Document No 6832 of 2023 of Book 2
Contains 18 Sheets 18 Sheets
Registering officer

SCANNED

7531/2023 TP/15824026 6/2023

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AC 059694

MOHAMMED TAHER
CHENNAI-20

030438
23 AUG 2023

S. SINGARAVELU
STAMP VENDOR
No.2, 4th Main Road, (Market),
Nanganallur, Chennai - 600 061.
L.No: 4255 / 1 / 95

SALE DEED

THIS DEED OF ABSOLUTE SALE IS EXECUTED AT CHENNAI ON THIS THE 25th DAY OF AUGUST 2023

BY

Mrs. M. JAYASHREE (PAN BKRPJ1667C; Aadhaar No. 724106541999), D/o. Mr. R. Murali @ R. Gangaadharan & W/o. Mr. G. Vignesh, aged about 25 years, residing at No. 5A/11 Varghese Avenue, Duraisamy Road, Ashok Nagar, Chennai - 600 083, hereinafter called the VENDOR and PARTY OF THE FIRST PART;

22/03/2024

Document No. 7531 of 2023 of Book 1
Contains 21 Sheets 1 Sheets
Registering Officer

TO AND IN FAVOUR OF

Mr. MOHAMMED TAHER (PAN ADBPT3487C; Aadhaar No. 505009060177), S/o. Mr. S.S. Mahmood Naser, aged about 42 years, residing at No. 119, Rehanamanzil, 4th Main Road, Gandhi Nagar, Adyar, Chennai – 600 020, herein after called the PURCHASER and PARTY OF THE SECOND PART;

The terms VENDOR and PURCHASER shall always mean and include their respective heirs, legal representatives, executors, administrators, attorneys, successors-in-interest and assigns;

WHEREAS the "A" schedule mentioned property to this sale deed - 70 Cents of land (34 Cents in Survey No. 26/1 Part and 36 Cents in Survey No. 26/2 Part), situated at Kolapakkam Village, Kundrathur Taluk, Kancheepuram District, originally owned by Mr. R. Gangaadharan @ R. Murali, S/o. Mr. Ramu Naidu, he having got the same as his share as "D" schedule to the Partition Deed entered into between his mother and brothers viz., Mrs. R. Vanaroja, Mr. R. Srinivasan, Mr. R. Sridhar and Mr. R. Sureshkumar, vide partition deed dated 20th September 2010, registered as Doc. No. 4361/2010, in Book – 1, at the office of the Sub Registrar, Pammal and Patta for the said property was also issued in his name, vide Patta Nos. 2893, 3062 and 2908, as per Patta Survey Nos. 26/1B1, 26/1B2 and 26/2B.

Document No. 7531 of 2023 of Book 1
Contains 2 / Sheets 2 Sheets
Registering Officer

WHERAS the above named Mr. R. Gangaadharan, had settled the 22 ½ Cents of undivided share of land out of the "A" schedule property – morefully stated and described as "B" schedule mentioned property to this sale deed, in favour of his daughter Mrs. M. Jayashree – the Vendor herein, by way of a settlement deed dated 3rd August 2023, registered as Doc. No. 6832/2023, in Book – 1, at the office of the Sub Registrar, Pammal and the Vendor is in possession and enjoyment of the same as its absolute owner of the said "B" schedule property, without any interruption or interference from any quarters and without creating any encumbrances/s, whatsoever

WHEREAS the Vendor having decided to sell the "B" schedule mentioned property to this sale deed and the Purchaser has also agreed to purchase the same for a total sale consideration of **Rs. 2,45,25,000/- (Rupees Two Crore Forty Five Lakh and Twenty Five Thousand Only),** free from all encumbrances and the said sum was also paid by the Purchaser to the Vendor, in the following manner:-

(i) Rs. 1,23,81,420/- (Rupees One Crore Twenty Three Lakh Eighty One Thousand Four Hundred and Twenty Only), by way of demand draft, drawn on M/s. ICICI Bank, Adyar Branch, vide D.D. No. 518916;

(ii) Rs. 51,00,000/- (Rupees Fifty One Lakh Only), by way of demand draft, drawn on M/s. Axis Bank, Gandhi Nagar Branch, Chennai, vide D.D. No. 003874;

Document No. 7531 of 2023 of Book 1
Contains 2 / Sheets 3 Sheets
Registering Officer

(iii) Rs. 67,98,330/- (Rupees Sixty Seven Lakh Ninety Eight Thousand Three Hundred and Thirty Only), by way of cheque, drawn on M/s. ICICI Bank, Besant Nagar Branch, Chennai, vide Cheque No. 105128;

(iv) The balance amount of Rs. 2,45,250/- (Rupees Two Lakh Forty Five Thousand Two Hundred and Fifty Only) being the 1% amount of the total sale consideration, has been paid to the Income Tax Department of Government of India, as Tax Deducted at Source (TDS), under section 194/IA of the Income Tax Act, 1961.

Thus, the total sale consideration of **Rs. 2,45,25,000/- (Rupees Two Crore Forty Five Lakh and Twenty Five Thousand Only),** is paid by the Purchaser to the Vendor in the aforesaid manner, the receipt of which is also hereby duly acknowledged by the Vendor and NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

A total sum of **Rs. 2,45,25,000/- (Rupees Two Crore Forty Five Lakh and Twenty Five Thousand Only),** is paid by the Purchaser to the Vendor, the receipt of which sum - the entire sale consideration - the Vendor do hereby admit and acknowledge and in consideration of the same, the Vendor doth hereby convey, grant, sell, transfer, assigns unto and in favour of the Purchaser the "B" schedule mentioned property together with water, water courses, easements, liberties, appurtenances, advantages, ditches, drains, paths, sanitary arrangements, electricity and such other advantages whatsoever with all the rights, title, interest,

Document No. 7531 of 2023 of Book I
Contains 21 Sheets 4
Registering Officer

demand, claim whatsoever the same unto and in favour of the Purchaser TO HAS AND TO HOLD the same free of all encumbrances, absolutely and forever.

The Vendor doth hereby further covenant with the Purchaser that she is the present lawful owner of the "B" schedule mentioned property having good title, power and authority to convey the same to the Purchaser and that no one else has any claims, title, demand, interest over the "B" schedule mentioned property hereby conveyed.

The Vendor further covenant with the Purchaser that she has not done anything, omitted or knowingly suffered any act, deed or thing whereby the "B" schedule mentioned property may stand in any way encumbered and the Purchaser shall and may at any time or at all times hereafter quietly and peacefully possess and enjoy the "B" schedule mentioned property and receive the profits yield thereof without any lawful let, hindrance, interruption, or interference by the Vendor or any person or persons claiming through the Vendor.

The Vendor do hereby covenant with the Purchaser that there is no subsisting mortgages over the "B" schedule mentioned property and that it is not the subject matter of any pending litigation or proceedings or attachments or other orders of court or courts of justice and that the same has not been offered as security to any court or courts of justice or collateral security to any other third parties to any Revenue, Municipal or Panchayat Authorities.

Document No. 7531 of 2023 of Book 1
Contains 21 Sheets 5 Sheets
Registering Officer

The Vendor do hereby covenant with the Purchaser and assures the Purchaser that she shall execute, register or cause to be done, executed and registered at the expenses of the Purchaser all such further act or acts, deeds and things which the Purchaser may reasonably require for more effectively assuring/confirming the title of the Purchaser in respect of the "B" schedule mentioned property.

The Vendor further covenants with the Purchaser that she has paid all taxes and other public charges in respect of the "B" schedule mentioned property and that up-to-date there are no arrears of any such taxes or any other public charges payable to any authorities and in case anything if found due and payable to any authorities up to the date of registration of the sale deed in favour of the Purchaser, the same shall be borne only by the Vendor.

The Vendor doth hereby indemnify against all things, actions and losses and the Vendor indemnifies the Purchaser well and sufficiently against all actions, claims, demands that may be made in respect of the "B" schedule mentioned property hereby conveyed, assigned and transferred on the ground of any defects in the title of the Vendor and against all losses, expenses, demands and costs which the Purchaser may sustain, be put to or incur by reason of the failure of any of the covenants herein above.

The Vendor declares that the property hereby conveyed is not affected by any of the provisions of the Ceiling Acts and that the same is free from all encumbrances.

Document No. 7531 of 2023 of Book 1
Contains 21 Sheets 6 Sheets
Registering Officer

The Vendor has this day put the Purchaser in vacant possession of the "B" schedule mentioned property and hence forth the Purchaser may enter into, possess and enjoy the same absolutely without any manner of right, title, claim, demand interruption or interference from the Vendor or any other person or persons claiming through the Vendor.

The Vendor has handed over all the photocopies of documents pertaining to the schedule property and whereas the Vendor also agreed to the Purchaser for the mutation of names in all the records pertaining to the schedule property, without any further reference to the Vendor.

SCHEDULE – "A"
(Whole Property)

All that piece and parcel of vacant land measuring an extent of 70 Cents of land (34 Cents in Survey No. 26/1 (Part), Patta Nos. 2893 and 3062, as per Patta Survey Nos. 26/1B1 & 26/1B2 and 36 Cents in Survey No. 26/2 (Part), Patta No. 2908, as per Patta Survey No. 26/2B), situated at Kolapakkam Village, Kundrathur Taluk, Kancheepuram District and bounded on the

North by	:	Lands in Survey No. 25, M.G. Road also known as Kolapakkam Manapakkam Road;
South by	:	Lands in Survey No. 27;
East by	:	Lands in Survey No. 26/2A;
West by	:	Lands in Survey No. 26/1A;

Situated within the Registration District of Tambaram and Sub Registration District of Pammal.

Document No. 7531 of 2023 of Book 1
Contains 21 Sheets 7 Sheets
Registering Officer

SCHEDULE – "B"
(Property hereby conveyed)

22 ½ Cents of undivided share of land right, title and interest over the "A" schedule property.

The Market Value of the property is **Rs. 2,45,25,000/- (Rupees Two Crore Forty Five Lakh and Twenty Five Thousand Only)**.

IN WITNESS WHEREOF THE VENDOR AND THE PURCHASER HAVE SIGNED THIS DEED OF ABSOLUTE SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

PURCHASER **VENDOR**

WITNESSES:-

1. **R. GANGAADHARAN**, S/o. Mr. Ramu Naidu,
No. 21/15, Bed Ford Apartments, Dr. Allagappa Road,
Flowers Road, Chennai – 600 084.

2. **V. AMARNADHA REDDY,** S/o. Mr. V. Jayachandra Reddy,
No. 2-36, Brahmanakraka, Jaladanki,
Nellore, Andhra Pradesh – 524 223.

DRAFTED BY

K. BHARATH
Advocate (Enrl. No. 632/2014),
No. 465, MKN Road, Alandur, Chennai – 600 01



Document No. 7531 of 2023 of Book I
Contains 21 Sheets & Sheets
Registering Officer

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 5238 of 2023

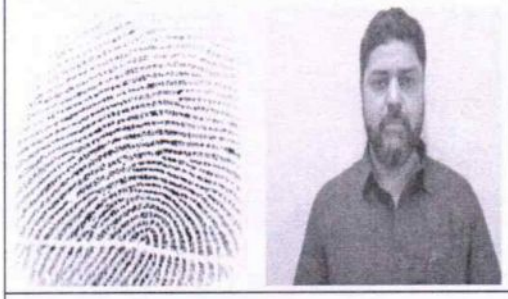
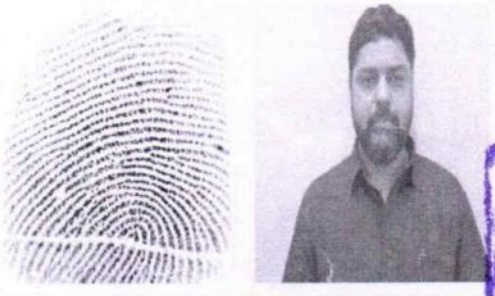
I hereby certify that a sum of ₹ 17,16,267/- (Rupees Seventeen Lakh Sixteen Thousand Two Hundred and Sixty Seven only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. முகமது தாஹர் residing at No. 119, Rehanamanzil, 4th Main Road, Gandhi Nagar, Adyar, Chennai, Chennai, Tamil Nadu, India, 600020.

Sub Registrar: Pammal
Date: 25/08/2023

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

SUB REGISTRAR PAMMAL

Presented in the office of the Sub Registrar of Pammal and fee of ₹ 4,91,658/- paid at 11:56 AM on the 25/08/2023 by

Left Thumb 	9940530707 Additions as per recitals of document	
Execution admitted by Left Thumb 	8939190559 Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:1282985e4707f09f3d4f25a7e90f0b4f7d1d19 (**Details from UIDAI : Jayashree M D/O: Murali, 19-04-1998, xxxxxxxx1999**)	
Claim admitted by Left Thumb 	Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:3147016d4e2e7413a9466ab7d0a86e6bcd55aa (**Details from UIDAI : Mohammed Taher S/O**)	

Document No. 7531/2023 of Book 1
Contains 2 Sheets 2 Sheets
Registering Officer

	Mahmood Naser, 27-05-1981, xxxxxxxx0177)	

25th day of August 2023

GUGANANDAM R
Sub Registrar
Pammal

SUB REGISTRAR
PAMMAL

Registered as Number **R/Pammal/Book-1/7531/2023**.

Date: 25/08/2023
Pammal

GUGANANDAM R
Sub Registrar

SUB REGISTRAR
PAMMAL

Document No. 7531 of 2023 of Book 1
Contains 21 Sheets 10 Sheets
Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம் வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : கொளப்பாக்கம் பட்டா எண் : 3062

உரிமையாளர்கள் பெயர்

1. ராமு நாயுடு மகன் முரளி -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
26	1B2	--	--	0 - 1.70	0.20	--	--	2017/0103 /03/055372--280/1423 -- 11-10-2017
				0 - 1.70	0.20			

குறிப்பு2 :

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் 03/14/056/03062/60661 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 11-08-2023 அன்று 06:19:09 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 7531 of 2023 of Book 1
Contains 21 Sheets 11 Sheets
Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம் **வட்டம் : குன்றத்தூர்**

வருவாய் கிராமம் : கொளப்பாக்கம் **பட்டா எண் : 2893**

உரிமையாளர்கள் பெயர்

1. ராமு நாயுடு மகன் முரளி -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
26	1B1	--	--	0 - 12.30	1.19	--	--	2016/0103 /03/009580--280/1423 -- 13-08-2016
				0 - 12.30	1.19			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் **03/14/056/02893/50672** என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 11-08-2023 அன்று 06:18:00 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 753/2023 of Book 1 Contains 21 Sheets 12 Sheets

Registering Officer

தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : காஞ்சிபுரம் வட்டம் : குன்றத்தூர்

வருவாய் கிராமம் : கொளப்பாக்கம் பட்டா எண் : 2908

உரிமையாளர்கள் பெயர்

1. ராமுநாயுடு மகன் முரளி -

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
26	2B	--	--	0 - 14.50	1.44	--	--	2016/0105 /03/016439--2016 /03/09/000011SD -- 22-08-2016
				0 - 14.50	1.44			

குறிப்பு2 :

1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் 03/14/056/02908/50629 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 11-08-2023 அன்று 06:19:57 PM நேரத்தில் அச்சடிக்கப்பட்டது.
3.	கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

Document No. 7531 of 2023 of Book 1 Contains 21 Sheets 13 Sheets

Registering Officer

District : Kancheepuram

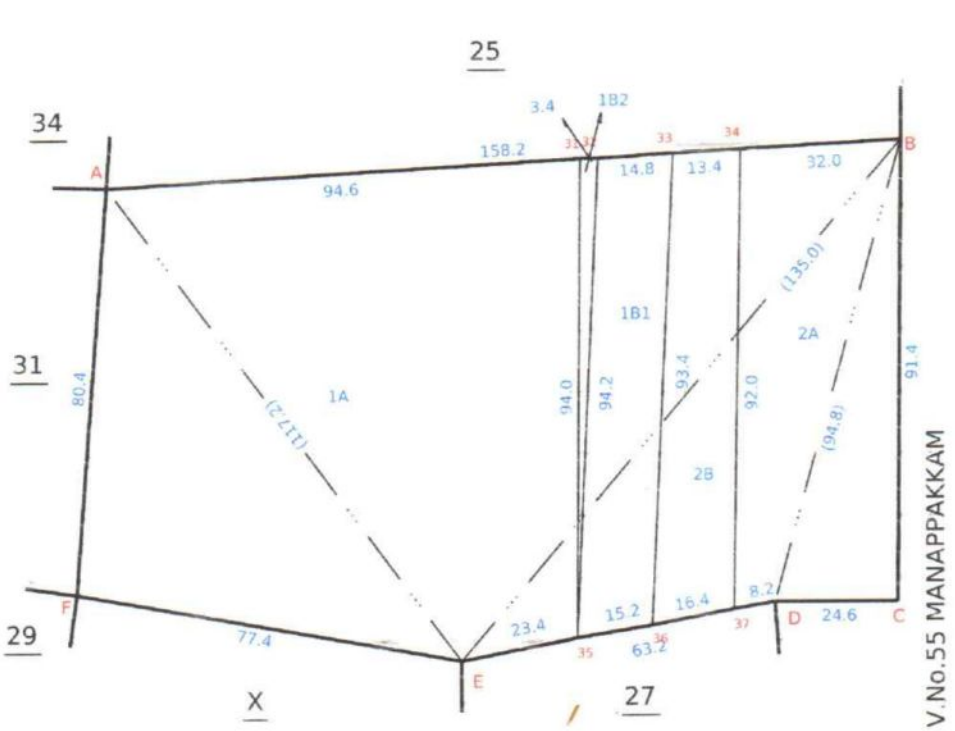
Taluk : [illegible]ndrathur

Village : Kolapakkam [56]

Survey No : 26

Area : Hect 01 Ares 42.00

Scale : 1 : 1000



Document No. 7521 of 2023 of Book 1

Contains 21 Sheets 14 Sheets

Registering Officer

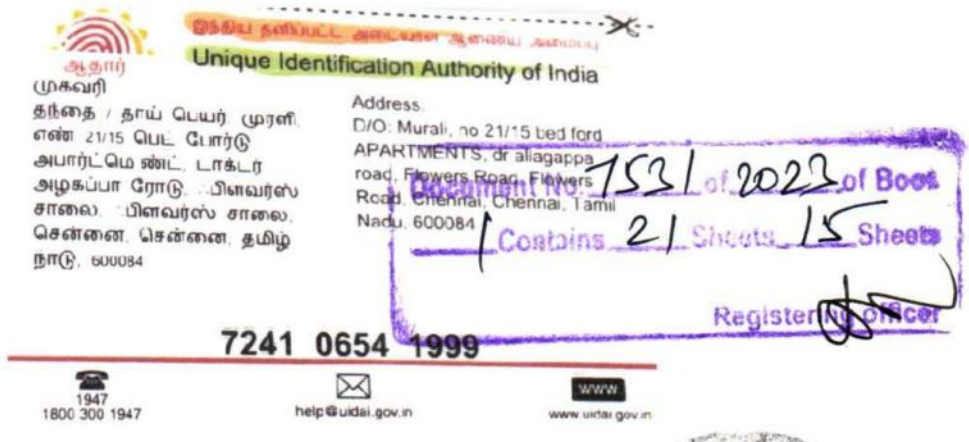
Date of Issue: 02-08-2023 20:02:00

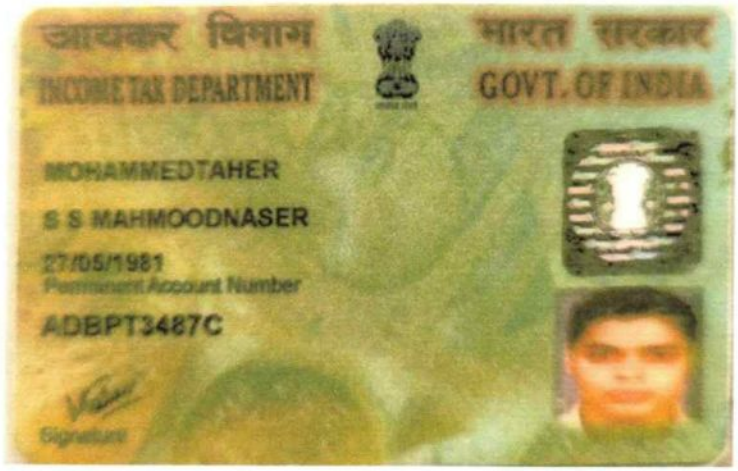
240 fv.1

Survey and Settlement Department, Government of TamilNadu


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BKRPJ1667C
नाम/Name
JAYASHREE M
पिता का नाम /Father's Name
MURALI
जन्म की तारीख /Date of Birth
19/04/1998
हस्ताक्षर / Signature


இந்திய அரசாங்கம்
Government of India
ஜெயஸ்ரீ மு
Jayashree M
பிறந்த நாள் / DOB : 19/04/1998
பெண்பால் / Female
7241 0654 1999
ஆதார் - சாதாரண மனிதனின் அதிகாரம்


ஆதார்
Unique Identification Authority of India
முகவரி
தந்தை / தாய் பெயர், முரளி,
எண் 21/15 பெட் போர்டு
அபார்ட்மெண்ட், டாக்டர்
அழகப்பா ரோடு, பிளவர்ஸ்
சாலை, பிளவர்ஸ் சாலை,
சென்னை, சென்னை, தமிழ்
நாடு, 600084
Address:
D/O: Murali, no 21/15 bed ford
APARTMENTS, dr aliagappa
road, Flowers Road, Flowers
Road, Chennai, Chennai, Tamil
Nadu, 600084
7241 0654 1999
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
Document No. 753/ of 2022 of Book
Contains 21 Sheets 15 Sheets
Registering Officer







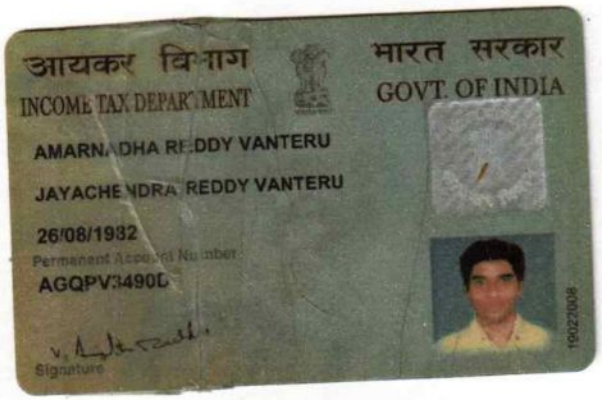
Document No. 7531 of 2023 of Book 1
Contains 21 Sheets 16 Sheets
Registering Officer







Document No. 7531 of 2023 of Book 1
Contains 2 Sheets 17 Sheets
Registering Officer





v. Amaranadha Reddy

Document No. 7531 of 2022 of Book 1
Contains 21 Sheets 18 Sheets
Registering Officer

சொத்தானது நீர்நிலை பகுதியில் அமையப் பெறவில்லை என்பதற்கான சான்று/உறுதிமொழி (Declaration)

பதிவுத்துறைத்தலைவர் சுற்றறிக்கை எண்.35083/சி1/2021
நாள்.07.02.2022

சென்னை உயர்நீதிமன்ற மதுரை அமர்வு நீதிப்பேராணை எண்.W.P.No.22163/2018 உள்ளிட்ட வழக்குகள் மீதான தீர்ப்பாணை நாள்.27.01.2022

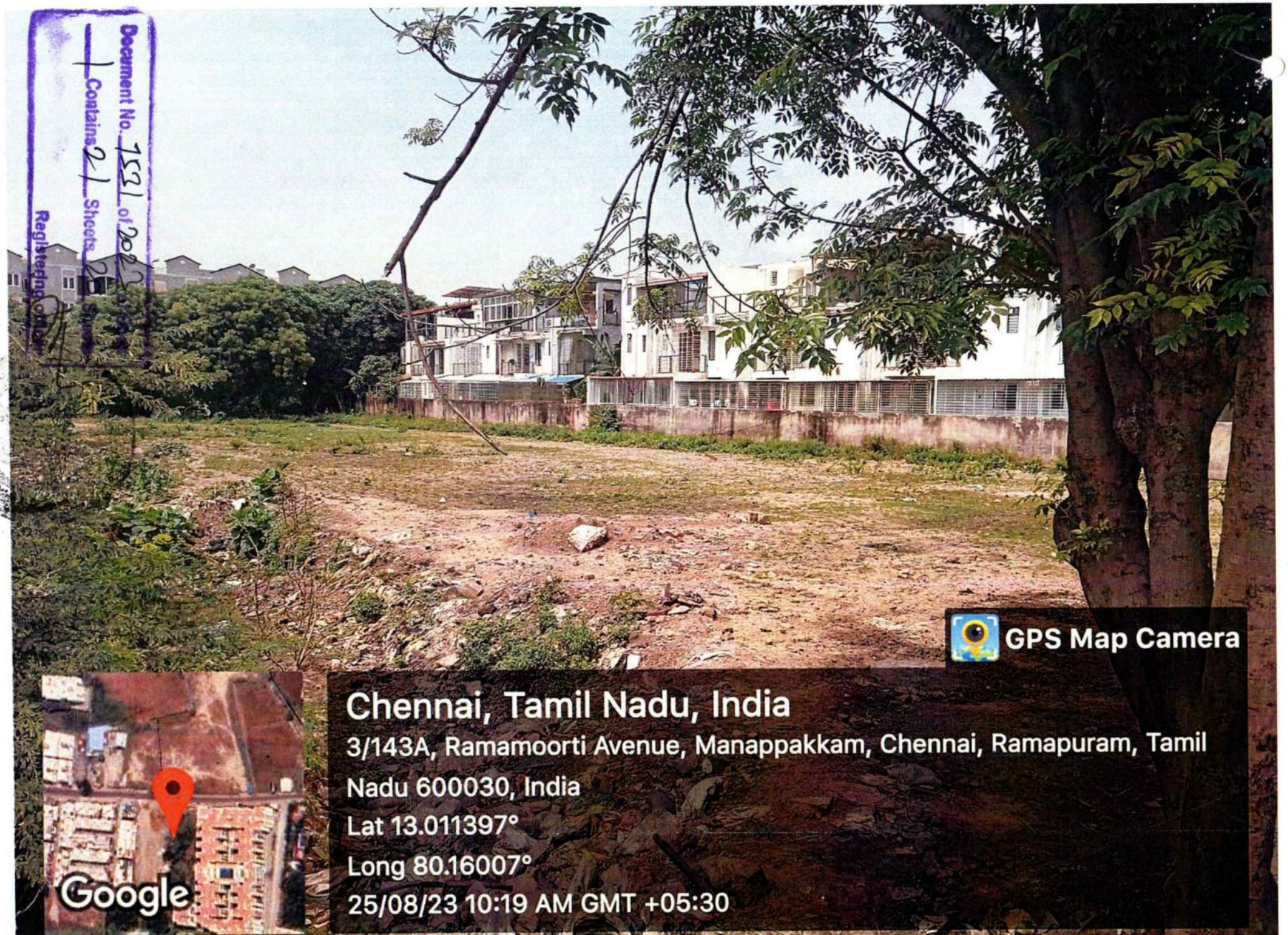
.....

இந்த ஆவணத்தில் கண்ட சொத்தானது நீர்நிலைகள், நீர்வழிப்பாதைகள், நீர்பிடிப்பு பகுதிகளில் கட்டுப்படவில்லை என சான்றளிக்கிறோம். மேலும் இதனில் தங்களுக்கு தவறான தகவல் அல்லது சான்று அளிக்கப்பட்டதாக பின்னாளில் கண்டுபிடிக்கப்பட்டால் அதனால் நான்/நாங்கள் சட்டபூர்வ நடவடிக்கைகளுக்கு உட்படுத்தப்படுவோம் என்பதையும் அறிவேன்/அறிவோம்.

ஆவணத்தை எழுதிப்பெறுபவர்களின் கையொப்பம்

ஆவணத்தைஎழுதிக்கொடுப்பவர்களின் கையொப்பம்

Document No. 751/2022 of Book 1
Contains 21 Sheets 19 Sheets
Registering Office


Document No. 1531 of 2023
Contains 2 Sheets
Registering Officer
GPS Map Camera
Chennai, Tamil Nadu, India
3/143A, Ramamoorti Avenue, Manappakkam, Chennai, Ramapuram, Tamil Nadu 600030, India
Lat 13.011397°
Long 80.16007°
25/08/23 10:19 AM GMT +05:30
Google


GPS Map Camera
Chennai, Tamil Nadu, India
3/143A, Ramamoorti Avenue, Manappakkam, Chennai, Ramapuram, Tamil Nadu 600030, India
Lat 13.011484°
Long 80.159814°
25/08/23 10:11 AM GMT +05:30
Google

K. BHARATH
Advocate

No. 465, MKN Road,
Alandur, Chennai – 600 016.

Mobile: 99410 06555
Email : kbharath_85@yahoo.com

20th July 2024

LEGAL OPINION

The documents of title pertaining to the schedule mentioned property to this opinion, is jointly owned by **1) Mr. R. GANGAADHARAN**, S/o. Mr. Ramu Naidu and **2) Mr. MOHAMMED TAHER**, S/o. Mr. S.S. Mahmood Naser, duly represented by their power agent **M/s. JOHITHA HOMES**, represented by its Proprietor **Mr. V. AMARNADHA REDDY**, S/o. Mr. V. Jayachandra Reddy, were placed before me for my perusal and opinion thereon.

SCHEDULE

All that piece and parcel of vacant land measuring an extent of 70 Cents or 30520 Sq.ft., of land (34 Cents in Survey No. 26/1 (Part), Patta Nos. 2893 and 3062, as per Patta Survey Nos. 26/1B1 & 26/1B2 and 36 Cents in Survey No. 26/2 (Part), Patta No. 2908, as per Patta Survey No. 26/2B), situated at Kolapakkam Manapakkam Road, Kolapakkam Village, Kundrathur Taluk, Kancheepuram District and bounded on the North by: Lands in Survey No. 25, M.G. Road also known as Kolapakkam Manapakkam Road; South by: Lands in Survey No. 27; East by: Lands in Survey No. 26/2A; West by: Lands in Survey No. 26/1A; situated within the Registration District of Tambaram and Sub Registration District of Pammal.

K. BHARATH
ADVOCATE

A. LIST OF DOCUMENTS STUDIED: -

Documents pertaining to the land in Survey No. 26/1

Doc. No. 1: Photocopy of the **Will** executed by Mr. B. Panchapagesa Sastri, registered as Doc. No. 50/1964, in Book – 3, at the office of the Sub Registrar, T. Nagar.

Doc. No. 2: Photocopy of the **Probate Order** passed by the Hon'ble High Court of Judicature at Madras, vide O.P. No. 11/1969, dated 21/07/1975.

Doc. No. 3: Photocopy of the **Legal Heirship Certificate** of Mr. P. Subramaniam, S/o. Mr. B. Panchapagesa Sastri, vide K.Dis. No. C4/23138/1985, dated 25/10/1985, issued by the office of the Tahsildar, Mambalam – Guindy Taluk.

Doc. No. 4: Photocopy of the **Legal Heirship Certificate** of Mr. S. Venkatramani, S/o. Mr. P. Subramaniam, vide D.Dis. No. 34054/1999, issued by the office of the Tahsildar, Mambalam – Guindy Taluk.

Doc. No. 5: Photocopy of the **Sale Deed** dated 4th June 1990, for the 2 Acres 46 Cents of land, comprised in Survey No. 26/1, executed by Mrs. Savithri, W/o. (Late) P. Subramaniam, to and in favour of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu, registered as Doc. No. 2271/1990, in Book – 1, at the office of the Sub Registrar, Pallavaram, Chennai.

Doc. No. 6: Photocopy of the **Patta** for the land in Survey No. 26/1, vide Patta No. 175, issued in the name of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu.

K. BHARATH ADVOCATE

Documents pertaining to the land in Survey No. 26/1

Doc. No. 7: Photocopy of the **Sale Deed** dated 30th October 1986, for the 1 Acre 6 Cents of land, comprised in Survey No. 26/2, executed by Mr. T. Dhandapani and others, to and in favour of Mrs. Vanaroja, W/o. Mr. Ramu Naidu, registered as Doc. No. 3552/1986, in Book – 1, at the office of the Sub Registrar, Pallavaram, Chennai.

Doc. No. 8: Photocopy of the **Patta** for the land in Survey No. 26/2, vide Patta No. 200, issued in the name of Mrs. Vanaroja, W/o. Mr. Ramu Naidu.

Common documents pertaining to the land in Survey Nos. 26/1 & 26/2, New Survey Nos. 26/1B1, 26/1B2 and 26/2B

Doc. No. 9: Photocopy of the **Legal Heirship Certificate** of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu, dated 18/01/2010, issued by the office of the Tahsildar, Perambur – Purasawalkam Taluk.

Doc. No. 10: Photocopy of the **Partition Deed** dated 20th September 2010, entered into between Mrs. R. Vanaroja and others, registered as Doc. No. 4361/2010, in Book – 1, at the office of the Sub Registrar, Pammal.

Doc. No. 11: Original **Patta** for the lands in Survey No. 26/1B1, vide Patta No. 2893, issued in the name of Mr. R. Murali, S/o. Mr. Ramu Naidu.

Doc. No. 12: Original **Patta** for the lands in Survey No. 26/1B2, vide Patta No. 3062, issued in the name of Mr. R. Murali, S/o. Mr. Ramu Naidu.

Doc. No. 13: Original **Patta** for the lands in Survey No. 26/2B, vide Patta No. 2908, issued in the name of Mr. R. Murali, S/o. Mr. Ramu Naidu.

K. BHARATH ADVOCATE

Doc. No. 14: Original **Gazette Publication** dated 9th January 2019.

Doc. No. 15: Original **Settlement Deed** dated 3rd August 2023, for the 22 ½ Cents of undivided share of land in the schedule mentioned property to this opinion, executed by Mr. R. Gangaadharan @ R. Murali, S/o. Mr. Ramu Naidu, to and in favour of his daughter Mrs. M. Jayashree, registered as Doc. No. 6832/2023, in Book – 1, at the office of the Sub Registrar, Pammal.

Doc. No. 16: Original **Sale Deed** dated 25th August 2023, for the 22 ½ Cents of undivided share of land in the schedule mentioned property to this opinion, executed by Mrs. M. Jayashree, W/o. Mr. G. Vignesh, to and in favour of Mr. Mohammed Taher, S/o. Mr. S.S. Mahmood Naser, registered as Doc. No. 7531/2023, in Book – 1, at the office of the Sub Registrar, Pammal.

Doc. No. 17: Original **General Power of Attorney** dated 22nd March 2024, for the schedule mentioned property to this opinion, executed by 1) Mr. R. Gangaadharan @ R. Murali, S/o. Mr. Ramu Naidu and 2) Mr. Mohammed Taher, S/o. Mr. S.S. Mahmood Naser, appointing M/s. JOHITHA HOMES, represented by its Proprietor Mr. V. Amarenadha Reddy, S/o. Mr. V. Jayachandra Reddy, registered as Doc. No. 2428/2024, in Book – 1, at the office of the Sub Registrar, Pammal.

K. BHARATH
ADVOCATE

TRACING OF TITLE / DEVOLUTION OF PROPERTY

Documents pertaining to the land in Survey No. 26/1

1) On perusal of the documents of title pertaining to the lands in Survey No. 26/1, which forms part of larger extent measuring 2 Acres 46 Cents, was originally owned by Mr. B. Panchapagesa Sastri, who executed Will, in which he bequeathed the said property, in favour of his second son Mr. P. Subramaniam and the said Will is morefully stated and described as Doc. No. 1 to this opinion.

2) A perusal of Doc. No. 2 reveals the fact that after the demise of the above named Mr. B. Panchapagesa Sastri, the Will executed by him in favour of his son Mr. P. Subramaniam, was duly Probated and Order passed by the Hon'ble High Court of Judicature at Madras, vide O.P. No. 11/1969, dated 21/07/1975.

3) A perusal of Doc. No. 3 - Legal Heirship Certificate of Mr. P. Subramaniam, S/o. Mr. B. Panchapagesa Sastri, reveals the fact that he died on 15th January 1985, leaving behind his wife Mrs. Savithri and a son Mr. S. Venkatramani, as his only two legal heirs.

4) A perusal of Doc. No. 4 - Legal Heirship Certificate of Mr. S. Venkatramani, S/o. Mr. P. Subramaniam, reveals the fact that he died on 25th July 1999, leaving behind his mother Mrs. Savithri, as his only legal heir.

Thus, Mrs. Savithri, W/o. (Late) P. Subramaniam, had become the absolute lawful owner of the said 2 Acres 46 Cents of land in Survey No. 26/1.

K. BHARATH ADVOCATE

5) A perusal of Doc. No. 5 reveals the fact that Mrs. Savithri, W/o. (Late) P. Subramaniam, in turn sold and executed the sale deed for the 2 Acres 46 Cents of land, comprised in Survey No. 26/1, to and in favour of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu, by way of a sale deed dated 4th June 1990.

6) A perusal of Doc. No. 6 - Patta for the land in Survey No. 26/1, reveals the fact that the same had been issued in the name of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu.

Documents pertaining to the land in Survey No. 26/1

7) On perusal of the documents of title pertaining to the lands in Survey No. 26/2, which forms part of larger extent measuring 1 Acre 6 Cents, was originally owned by Mrs. Vanaroja, W/o. Mr. Ramu Naidu, who purchased the same from Mr. T. Dhandapani and others, by way of a sale deed dated 30th October 1986, which is morefully stated and described as Doc. No. 1 to this opinion.

8) A perusal of Doc. No. 8 - Patta for the land in Survey No. 26/2, reveals the fact that the same had been issued in the name of Mrs. Vanaroja, W/o. Mr. Ramu Naidu.

Common documents pertaining to the land in Survey Nos. 26/1 & 26/2, New Survey Nos. 26/1B1, 26/1B2 and 26/2B

9) A perusal of Doc. No. 9 - Legal Heirship Certificate of Mr. Ramu Naidu, S/o. Mr. Appavoo Naidu, reveals the fact that he died on 06/12/2009, leaving behind his wife Mrs. R. Vanaroja, four sons viz., Mr. R. Suresh Kumar, Mr. R. Srinivasan, Mr. R. Murali and Mr. R. Sridhar, as his only five legal heirs.

K. BHARATH ADVOCATE

10) A perusal of Doc. No. 10 reveals the fact that above named legal heirs of (Late) Ramu Naidu, viz., Mrs. R. Vanaroja, Mr. R. Suresh Kumar, Mr. R. Srinivasan, Mr. R. Murali and Mr. R. Sridhar, have jointly entered into a partition deed 20th September 2010, in which 70 Cents of land (34 Cents in Survey No. 26/1 Part and 36 Cents in Survey No. 26/2 Part) – schedule mentioned property to this opinion, was allotted the share of Mr. R. Gangaadharan @ R. Murali, as "D" schedule to the Partition Deed.

11) A perusal of Doc. Nos. 11, 12 & 13 – Patta for the lands in Survey Nos. 26/1B1, 26/1B2 and 26/2B, reveals the fact that the same had been issued in the name of Mr. R. Murali, S/o. Mr. Ramu Naidu.

12) A perusal of Doc. No. 14 reveals the fact that R. Murali changed his name as R. Gangaadharan and the same was published in the Tamilnadu Government Gazette dated 9th January 2019.

13) A perusal of Doc. No. 15 reveals the fact that Mr. R. Gangaadharan @ R. Murali, S/o. Mr. Ramu Naidu, had settled 22 ½ Cents of undivided share of land in the schedule mentioned property to this opinion, in favour of his daughter Mrs. M. Jayashree, by way of a settlement deed dated 3rd August 2023.

14) A perusal of Doc. No. 16 reveals the fact that Mrs. M. Jayashree, W/o. Mr. G. Vignesh, in turn sold and executed the sale deed for the 22 ½ Cents of undivided share of land in the schedule mentioned property to this opinion, to and in favour of Mr. Mohammed Taher, S/o. Mr. S.S. Mahmood Naser, by way of a sale deed dated 25th August 2023

K. BHARATHI ADVOCATE

15) A perusal of Doc. No. 17 reveals the fact that 1) Mr. R. Gangaadharan @ R. Murali, S/o. Mr. Ramu Naidu and 2) Mr. Mohammed Taher, S/o. Mr. S.S. Mahmood Naser, have jointly executed a general power of attorney appointing M/s. JOHITHA HOMES, represented by its Proprietor Mr. V. Amarenadha Reddy, S/o. Mr. V. Jayachandra Reddy, as their power agent, authorizing the said firm to sell 54.5 Cents of undivided share of land right, title and interest over the schedule property to this opinion (35.5 Cents of land undivided share of land entitled to Mr. R. Gangaadharan @ R. Murali and 19 Cents of undivided share of land entitled to Mr. Mohammed Taher), either in whole or in parts to various third party/parties and to execute the necessary sale deed/s for that purpose, along with other necessary and incidental rights and powers to develop the entire extent of the schedule property.

On perusal of Encumbrance Certificate for the schedule mentioned property to this opinion, for the period between 01/01/1975 to 15/07/2024, reveals the fact that there is no subsisting encumbrance over the same during the said period and it is free from encumbrances whatsoever.

CONCLUSION:

On a careful consideration and scrutiny of all the above mentioned documents of title to the schedule mentioned property to this opinion, it is seen that **1) Mr. R. GANGAADHARAN**, S/o. Mr. Ramu Naidu and **2) Mr. MOHAMMED TAHER**, S/o. Mr. S.S. Mahmood Naser, are the joint lawful owners of the schedule mentioned property to this opinion and as such they have jointly got a good, valid and marketable title over the same and as such their duly appointed power agent **M/s. JOHITHA HOMES**, represented by its Proprietor **Mr. V. AMARNADHA REDDY**,

K. BHARATH ADVOCATE

S/o. Mr. V. Jayachandra Reddy, can convey a good, valid and marketable title over the 54.5 Cents of undivided share of land right, title and interest over the schedule property to this opinion (35.5 Cents of land undivided share of land entitled to Mr. R. Gangaadharan @ R. Murali and 19 Cents of undivided share of land entitled to Mr. Mohammed Taher) to any of the proposed purchaser/s subject to the verification of the "Nil Encumbrance Certificate" for the same from 16/07/2024 to till date.

K. BHARATH
ADVOCATE

K. BHARATH
Advocate
No.465, M.K.N. Road, Alandur,
Chennai-600 016. Mob: 9941006555



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

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

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate