

## SALE DEED RUPEES 45710/-

1)PONNAMMAL(2)SENGALANI,(3)MARIMUTHU,(4)MUNUSAMY  
(5)RAJA,(6)MUNIYANDI,(7)PADMANABAN represented his  
General power of Attorney Agents  
(1)A.R.SRINIVASAN(2)L.T.S.PALANIYAPPAN executed a sale  
deed in favour of Mr. KARTHIKEYAN and both vendors and  
pachaser were duly singed before Sub-Registerar Thiruvallur  
in DocumentNo5147/1992 on 21.11.1992.

THIS DEED OF SALE EXECUTED AT TIRUVALLUR THIS THE  
21<sup>st</sup> NOVEMBER OF 1992 by

(1) PONNAMMAL Wife of Elumalai,ELUMALAI Sons (2)  
SENGALANI,(3)MARIMUTHU,(4)MUNUSAMY and MUNUSAMY  
Sons (5)RAJA,(6)MUNIYANDI, and (7)PADMANABAN Son of  
Palayam, residing at No.73,Thanneerkulam Village, Tiruvallur  
Taluk, Chengai M.G.R, District, represented his General power  
of Attorney Agents (1)A.R.SRINIVASAN Son of Rajagopal Naidu  
residing at No 176,Temales Road,  
Chennai(2)L.T.S.PALANIYAPPAN Son of  
Thirunganasammantham residing at No 84/3,Mayuri  
Apartments,Mugapair,Chennai-50 herein after called the  
VENDOR

TO AND IN FAVOUR OF

Mr. KARTHIKEYAN Son of Marava Nadar, residing at  
No.10, Kadappa Rangaiah Street, Periyamet, Chennai - 3,  
herein after called the PURCHASER

(The Term Vendor and Purchaser wherever the context so  
appear shall mean and include their respective heirs, legal  
representatives, administrators, executors and assigns)

On careful perusal of the documents referred above and  
the recitals contained therein it reveals that the schedule

registered sale deed No. 1486/1930 on 17.05.1930 in book No 1, volume No 580, Page No, from 450 to 451 at SRO, Thiruvallur.

And the schedule under mentioned property is originally owned by P.T.Srinivasan and others and then they executed a sale deed in favour of Elumalai through a registered sale deed No. 882/1958 on 27.11.1957 in book No. 1, volume No 1335,Page No, from 130 to 131 at SRO, Periyamet. After death of above said Elumalai his legalheirs are possess and enjoy the same as its absolute owner with all rights, easements and appurtenances of the ways, paths, liberties, advantages and water courses and privileges.

Whereas the said Ponnammal and Elumalai his legalheirs executed a settlement deed in favour of Ponnusamy through a registered settlement deed deed No. 3339/1979 on 26.11.1979 in book No. 1, volume No. 1519,Page No, from 119 to 120 at SRO, Tiruvallur.

Whereas the said Ponnusamy executed a sale deed in favour of L.T.S.PALANIYAPPAN through a registered sale deed, Deed No. 4265/1992 on 08.10.1992 in book No. 1, volume No. 2078,Page No, from 31 to 32 at SRO, Tiruvallur.

Whereas the said A.R.SRINIVASAN got power from the above said 1to 8 vendors through a registered Power Deed No.482/1989, dated 30.11.1989 in book No 1, volume No. 40, Page No, from123 to 124 at SRO, Tiruvallur.

Whereas the Principals offered to sell the schedule mentioned property through his Power Agents and the purchaser accepted to purchase the same for a valid total consideration of Rs. 45,710/- (Rupees Fourty Five thousand

Whatsoever belonging thereto and upon the said property TO HAVE AND TO HOLD the same and all similar rights, title and interest in the property hereby conveyed UNTO AND To THE USE of the purchaser to be enjoyed absolutely and forever, free from all encumbrances whatsoever subject to the covenants contained herein.

The Vendor have this day delivered to the purchaser vacant possession of the property described in the schedule hereunder.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS;**

That the purchaser shall be entitled to hold, possess and enjoy the schedule mentioned property hereby conveyed and the rents and profits received there without any interference or disturbance by the Vendor or any person claiming under them.

That the title to the vendor to the property hereby conveyed is Good and Marketable and subsisting and that the Vendor has the Power of effect the transfer. That the property hereby conveyed is free from all encumbrances.

The Vendor declare that the schedule mentioned property is free from all encumbrances, charges, lien, mortgages, will previous sale agreements, court proceedings and litigations and declare that

the any encumbrance occurs or noticed at a later date, he will clear the same through his Principals at his own expenses.

That the rate and taxes payable in respect of the schedule mentioned property have been paid up to date. The purchaser

is compelled to pay any arrears in tax relating to a period before the date of execution of these presents.

That the vendor shall keep the purchaser fully indemnified against any defect in or want or want of title on the part of the vendor to the property hereby conveyed. The vendor further covenant that they shall at the request and cost of the purchaser to

execute or cause to execute or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

The purchaser shall and will enjoy the schedule mentioned property together with the fences, hedges, ditches, ways sewers, drains, waters, water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said land belonging in any way appertaining or usually held or occupied thereto along with other co-owners of undivided shares if land.

That the Vendor has today delivered to the purchaser all the original title deeds of the property including the tax receipts and all other connected records.

That the purchaser shall be entitled to by virtue of this sale deed to effect mutation in the records of the Municipality/ corporation and Government Revenue Registry and in the Records of the Tamilnadu State Electricity Board along with the security deposit in relation to the property hereby conveyed to their name and doth hereby covenant with the

SCHEDULE OF PROPERTY

All the piece and parcel of Nanjai Survey No.391/1 to 3, -0.71 Cents, Punjai survey No440/4 out of 1.58(one acre fifty eight cents)0.79 Cents situate at No.76, Thanneerkulam Village, Tiruvallur Taluk, Chengai M.G.R. District, and bounded on the,

North by - Survey No.391  
South by - Devaraj Iyengar land  
Eastby - Road  
Westby - Raj Iyengar land

Situated within the Sub-Registration District of  
Tiruvallur and Tiruvallur Panchayatht union.

The market valued of the schedule mentioned property is  
Rs.45,710/-

Value of Under 3(1)

1) 391/1to3	0.71 cents	value Rupees	..22010.00
2) 404/4	0.79 cents	value Rupees	..23700.00

IN WITNESS WHEREOF THE PARTIES HEREUNTO HAVE  
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY,  
MONTH AND YEAR FIRST ABOVE WRITTEN.

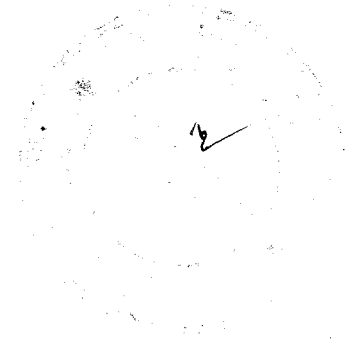
-sd-  
VENDOR

Witnesses

1. -sd-

2. -sd-

*N. Neealakandan*  
240322



## SALE DEED RUPEES 16,750/-

SIVAPRAKASAM CETTIYAR executed a sale deed in favour of Mr.M. KARTHIKEYAN and both vendor and purchaser were duly signed before Sub-Registrar Thiruvallur in DocumentNo5146/1992 on 26.11.1992.

THIS DEED OF SALE EXECUTED AT TIRUVALLUR THIS THE 18<sup>th</sup> NOVEMBER OF 1991 by

(1) SIVAPRAKASAM CETTIYAR Son of Masilamani Cettiyar, residing at No. 76, Thanneerkulam Village, Tiruvallur Taluk, Chengai M.G.R, District, herein after called the VENDOR  
TO AND IN FAVOUR OF

Mr. KARTHIKEYAN Son of B.Marava Nadar, residing at No.10, Kadappa Rangaiah Street, Periyamet, Chennai - 3, herein after called the PURCHASER  
(The Term Vendor and Purchaser wherever the context so appear shall mean and include their respective heirs, legal representatives, administrators, executors and assigns)

On careful perusal of the documents referred above and the recitals contained therein it reveals that the schedule under mentioned property is originally owned by Krishdan Son of Veerasamy executed a sale deed in favour of SIVAPRAKASAM CETTIYAR through a registered sale deed No. 2600/1984 in book No 1, Page No, from 359 to 361 at SRO, Thiruvallur.

Whereas the vendor offered to sell the schedule mentioned property and the purchaser accepted to purchase the same for a valid total consideration of Rs. 16,750/- (Rupees Sixteen thousand seven hundred fifty only) received by the vendor in cash.

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Whatsoever belonging thereto and upon the said property TO HAVE AND TO HOLD the same and all similar rights, title and interest in the property hereby conveyed UNTO AND To THE USE of the purchaser to be enjoyed absolutely and forever, free from all encumbrances whatsoever subject to the covenants contained herein.

The Vendor have this day delivered to the purchaser vacant possession of the property described in the schedule hereunder.

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS;**

That the purchaser shall be entitled to hold, possess and enjoy the schedule mentioned property hereby conveyed and the rents and profits received there without any interference or disturbance by the Vendor or any person claiming under them.

That the title to the vendor to the property hereby conveyed is Good and Marketable and subsisting and that the Vendor has the Power of effect the transfer. That the property hereby conveyed is free from all encumbrances.

The Vendor declare that the schedule mentioned property is free from all encumbrances, charges, lien, mortgages, will previous sale agreements, court proceedings and litigations and declare thatthe any encumbrance occurs or noticed at a later date, he will clear the same at his own expenses.

That the rate and taxes payable in respect of the schedule mentioned property have been paid up to date.The purchaser shall bear and pay such taxes and rates accruing hereafter. The vendor is also undertaking to reimburse and indemnify the purchaser if he is compelled to pay any arrears in tax relating to a period before the date of execution of these presents.

That the vendor shall keep the purchaser fully indemnified

covenant that they shall at the request and cost of the purchaser to execute or cause to execute or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

The purchaser shall and will enjoy the schedule mentioned property together with the fences, hedges, ditches, ways sewers, drains, waters, water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said land belonging in any way appertaining or usually held or occupied thereto along with other co-owners of undivided shares if land.

That the Vendor has today delivered to the purchaser all the original title deeds of the property including the tax receipts and all other connected records.

That the purchaser shall be entitled to by virtue of this sale deed to effect mutation in the records of the Municipality/ corporation and Government Revenue Registry and in the Records of the Tamilnadu State Electricity Board along with the security deposit in relation to the property hereby conveyed to their name and doth hereby covenant with the purchaser that they would execute and sign all such deeds and documents that may be necessary or required in that behalf and for better effectuating the title in favour of the purchaser.

#### SCHEDULE OF PROPERTY

All the piece and parcel of Nanjai Survey No.387/2, -  
0.67 Cents, situate at No. 76, Thanneerkulam Village,  
Tiruvallur Taluk, Chengai M.G.R. District,

Situated within the Sub-Registration District of Tiruvallur and  
Tiruvallur Panchayatht union.

The market valued of the schedule mentioned property is  
Rs.16,750/-

IN WITNESS WHEREOF THE PARTIES HEREIN TO HAVE  
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY,  
MONTH AND YEAR FIRST ABOVE WRITTEN.

-sd-  
VENDOR

Witnesses

1. -sd-

2. -sd-

N. Neelakandan  
240322

Translated by : N.NEELAKANDAN, B.B.A, B.L,  
E.No291/2004  
Advocate, Commissioner of oaths  
Tiruvallur.

## SALE DEED RUPEES 12,730/-

G.KANDASAMY executed a sale deed in favour of Mr. KARTHIKEYAN and both vendor and purchaser were duly signed before Sub-Registrar Thiruvallur in Document No 5778/1991 on 18.11.1991.

THIS DEED OF SALE EXECUTED AT TIRUVALLUR THIS THE 18<sup>th</sup> NOVEMBER OF 1991 by

(1) G.KANDASAMY Son of Govida Cettiyar, residing at No.184/76, Thanneerkulam Village, Tiruvallur Taluk, Chengai M.G.R, District, herein after called the VENDOR

TO AND IN FAVOUR OF

Mr. KARTHIKEYAN Son of B.Marava Nadar, residing at No.10, Kadappa Rangaiyah Street, Periyamet, Chennai - 3, herein after called the PURCHASER

(The Term Vendor and Purchaser wherever the context so appear shall mean and include their respective heirs, legal representatives, administrators, executors and assigns)

On careful perusal of the documents referred above and the recitals contained therein it reveals that the schedule under mentioned property is originally owned by Krishdan Son of Veerasamy executed a sale deed in favour of G.Kandasamy through a registered sale deed No. 2602/1984 on 26.09.1984 in book No 1, volume No.1662, Page No, from 367 to 369 at SRO, Thiruvallur.

Whereas the vendor offered to sell the schedule mentioned property and the purchaser accepted to purchase the same for a valid total consideration of Rs. 12,730/- (Rupees Twelve thousand seven hundred thirty only) received by the vendor in

cash

Whatsoever belonging thereto and upon the said property TO HAVE AND TO HOLD the same and all similar rights, title and interest in the property hereby conveyed UNTO AND To THE USE of the purchaser to be enjoyed absolutely and forever, free from all encumbrances whatsoever subject to the covenants contained herein.

The Vendor have this day delivered to the purchaser vacant possession of the property described in the schedule hereunder.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS;**

That the purchaser shall be entitled to hold, possess and enjoy the schedule mentioned property hereby conveyed and the rents and profits received there without any interference or disturbance by the Vendor or any person claiming under them.

That the title to the vendor to the property hereby conveyed is Good and Marketable and subsisting and that the Vendor has the Power of effect the transfer. That the property hereby conveyed is free from all encumbrances.

The Vendor declare that the schedule mentioned property is free from all encumbrances, charges, lien, mortgages, will previous sale agreements, court proceedings and litigations and declare that the any encumbrance occurs or noticed at a later date, he will clear the same at his own expenses.

That the rate and taxes payable in respect of the schedule mentioned property have been paid up to date. The purchaser shall bear and pay such taxes and rates accruing hereafter. The vendor is also undertaking to reimburse and indemnify the purchaser if he is compelled to pay any arrears in tax relating to a period before the date of execution of these presents.

covenant that they shall at the request and cost of the purchaser to execute or cause to execute or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

The purchaser shall and will enjoy the schedule mentioned property together with the fences, hedges, ditches, ways sewers, drains, waters, water courses, lights, liberties, privileges, easements and appurtenances whatsoever to the said land belonging in any way appertaining or usually held or occupied thereto along with other co-owners of undivided shares if land.

That the Vendor has today delivered to the purchaser all the original title deeds of the property including the tax receipts and all other connected records.

That the purchaser shall be entitled to by virtue of this sale deed to effect mutation in the records of the Municipality/ corporation and Government Revenue Registry and in the Records of the Tamilnadu State Electricity Board along with the security deposit in relation to the property hereby conveyed to their name and doth hereby covenant with the purchaser that they would execute and sign all such deeds and documents that may be necessary or required in that behalf and for better effectuating the title in favour of the purchaser.

#### SCHEDULE OF PROPERTY

All the piece and parcel of Nanjai Survey No.387/3, - 0.67 Cents, situate at No.184/76, Thanneerkulam Village, Tiruvallur Taluk, Chengai M.G.R. District,

Situated within the Sub-Registration District of Tiruvallur and  
Tiruvallur Panchayatht union.

The market valued of the schedule mentioned property is  
Rs.12,730/-

IN WITNESS WHEREOF THE PARTIES HEREIN TO HAVE  
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY,  
MONTH AND YEAR FIRST ABOVE WRITTEN.

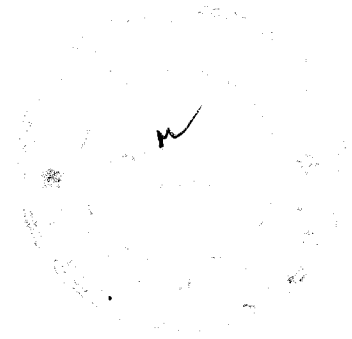
-sd-  
VENDOR

Witnesses

1. -sd-

2. -sd-

N. Neelakandan  
240322



Translated by : N.NEELAKANDAN, B.B.A, B.L,  
E.No291/2004  
Advocate, Commissioner of oaths  
Tiruvallur.