



**SALE DEED FOR Rs. 28,00,000/-**

**MARKET VALUE Rs.28,00,000/-**

THIS DEED OF SALE executed at Puducherry on this the Fourteenth day of August, Two Thousand and Twenty Three (14-08-2023)

BY **Mr. A. BASKAR** Alias **PRAGALANADANE**, (PAN No.APPPA3675M, Aadhaar No.3791 1966 2529) son Mr. Aroumougam, aged about 59 years and residing at No.3, Vaibhav Illam, Green Garden, Lawspet, Puducherry - 605 008; hereinafter called the "SELLER", (which term shall mean and include, wherever the context so requires or permits, his/her/their heirs, legal representatives, executors, administrators, successors-in-interest, nominees and assigns) of the **ONE PART**.

TO AND IN FAVOUR OF

(1) **Mr. VIKNESH**, (PAN No.AIDPV2552K; Aadhaar No.6253 5913 8684) son of Mr. Selvamani, aged 37 years; and (2) **Mrs. MALATHY**, (PAN No.AODPM2488K; Aadhaar No.3014 9093 9561) wife of Mr. Viknesh, aged 35 years; both are residing at No.8, Zamindar Garden, Puducherry - 605 001; hereinafter called the "PURCHASERS", (which term shall mean and include, wherever the context so requires or permits, their heirs, legal representatives, executors, administrators, successors-in-interest, nominees and assigns) of the **OTHER PART**.

SELLER

PURCHASERS

Office of District Registrar, Puducherry
Doc No: 25084 of 2023 Book I, HI, IV
Page: 2 of 16
Sub-Registrar, Puducherry

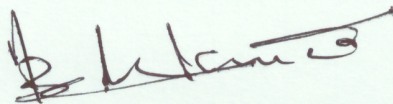
**DO HEREBY WITNESSETH AS FOLLOWS:**

WHEREAS, a larger extent of property in Cadastre No.339/1 situated at Murungapakkam Village, of which the property morefully described in Schedule hereunder forms part, belonged to one Murugavell, son of Selvaraj @ Raghavan, having purchased from one Marie Cojandessamy, under a Notarial Sale Deed, dated 28.12.1966, registered as R.V.768, No.33, in the office of the District Registrar, Puducherry.

WHEREAS, the said Murugavell had settled an extent of 52,372 Square feet with building thereon in Cadastre No.339/1, as per settlement extract Cadastre No.339/1Pt, R.S.No.131Pt., Patta No.2347, Ward-N, Block No.12, T.S.No.6/2/A/1 in favour of his wife Mrs. Athulya, under a Settlement Deed, dated 09.08.2017, registered as Document No.10690/2017, in Book-I, in the office of the District Registrar, Puducherry.

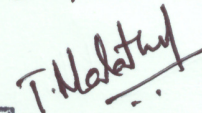
WHEREAS, the above said Mrs. Athulya, W/o. Murugavell had settled an extent of 8353 Square feet, out of 52372 Square feet with building thereon in Ward-N, Block No.12, T.S.No.6/2/A/1, in favour of her husband Mr. Murugavell, under a Settlement Deed, dated 15.09.2017, registered as Document No.12605/2017, in Book-I, in the office of the District Registrar, Puducherry.

SELLER

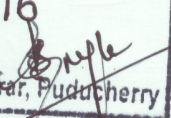


PURCHASERS





Office of District Registrar, Puducherry	
Doc No: 25084	of 2023 Book I, HI, IV
Page: 3	of 16
Sub-Registrar, Puducherry	



WHEREAS, the above said Mr. Murugavell had entered into an agreement of Sale with one A. Baskar @ Pragalanadane (Seller herein) in respect of the said extent of 8353 Square feet out of 52372 Square feet with building thereon in Ward-N, Block No.12, T.S.No.6/2/A/1, vide Deed of Sale Agreement, dated 02.12.2019, registered as Document No.25698/2019 in Book-I, in the office of the District Registrar, Puducherry.

AND WHEREAS, the above said Mr. Murugavell and his wife Mrs. Athulya under a General Power of Attorney Deed, dated 02.12.2019, registered as Document No.1766/2019 in Book-IV in the Office of the District Registrar, Puducherry have appointed one Mr. Srinath, S/o. Mr. Suyambu authorizing him to deal with the said extent of 8353 Square feet, besides another extent in Ward-N, Block No.12, T.S.No.6/2/A/1.

WHEREAS, the power agent Mr. Srinath, S/o. Mr. Suyambu as power agent had sold an extent of 4152 Square feet out of 8353 Square feet with building thereon in Ward-N, Block No.12, T.S.No.6/2/A/1 in favour of one Mrs. Vaidehi Pragalanadane vide Three Sale Deeds, registered as Document Nos.12830/2020, 13268/2020 and 13270/2020 and had retained the remaining extent of 4201 Square feet., as per site 4369 Square feet, with building thereon.

SELLER

PURCHASERS

Office of District Registrar, Puducherry
Doc No: 25084 of 2023 Book I, III, IV
Page.....4.....of 16
Sub-Registrar, Puducherry

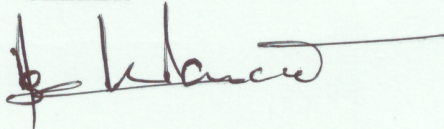
WHEREAS, one of the principal Mr. Murugavell died on 23.08.2020 at Murungapakkam, Puducherry, his wife Mrs. Athulya and sons M. Hariharan and M. Sreeharan have filed a suit for declaration of legal heirs in O.S.No.1390/2020 on the file of the II Additional District Munsif, Puducherry, having referred to the Lok Adalat in LAC No.5287/2020 and Award was passed declaring Mrs. Athulya, M. Hariharan and M. Sreeharan, are the legal heirs of deceased Murugavell.

AND WHEREAS, after the demise of Murugavell, the said General Power of Attorney Deed executed by Murugavell is no longer valid and hence, his legal heirs namely Mrs. Athulya, M. Hariharan and M. Sreeharan have jointly sold the land and building in an extent of 1975 Square feet out of 4201 Square feet as per site 4369 Square feet comprised in Ward-N, Block No.12, T.S.No.6/2/A/1, which is described in the schedule hereunder under a Sale Deed, dated 07.02.2023, registered as Document No.3520/2023 in favour of Baskar @ Pragalanadane, the Seller herein.

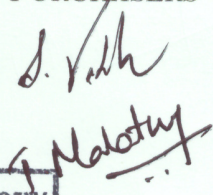
Thus, the Seller became absolute owner of the property more specifically and clearly delineated in the schedule hereto and since then he is in the possession and absolute enjoyment thereof.

AND WHEREAS, the Seller A. BASKAR alias PRAGALANADANE had now intended to sell away the said property mentioned in the schedule hereunder and the Purchasers have jointly offered to purchase the said property for a sum of Rs.28,00,000/- (Rupees Twenty Eight Lakhs only) for

SELLER



PURCHASERS



Office of District Registrar, Puducherry
Doc No: 25084 of 2023 Book I, III, IV
Page.....5.....of 16
Sub-Registrar, Puducherry

which the Seller herein accepted and has agreed to sell the same to the Purchasers, free from all encumbrances, charges and demands whatsoever.

NOW THIS DEED OF SALE WITNESSETH

That in sale consideration of payment of Rs.28,00,000/- (Rupees Twenty Eight Lakhs only) made to the Seller through RTGS UTR No.SIBLR52023081400342607 effected on 14.08.2023 from Account No.0182053000025160 with South Indian Bank Ltd., Puducherry to Account No.520101077408140 with Union Bank of India, Reddiarpalayam Branch, Puducherry, the receipt of which the Seller hereby acknowledges, towards full and final settlement of the Sale Consideration.

Totalling to Rs.28,00,000/- (Rupees Twenty Eight Lakhs only) the receipt of which the Seller hereby acknowledges, towards full and final settlement of the Sale Consideration.

The Seller hereby sells, conveys, grants, transfers and assigns unto and to the use of the Purchasers all their rights, title and interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Purchasers TO HAVE AND TO HOLD the same absolutely forever, free from all encumbrances, together with all water sources, privileges, easements, appurtenances or any other things hidden in the earth belonging to or appurtenant thereto, as shall ordinarily pass on such sale.

SELLER

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PURCHASERS

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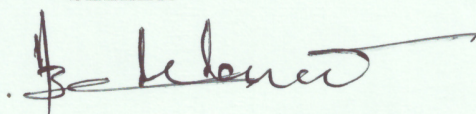
Office of District Registrar, Puducherry  
Doc No: 25084 of 2023 Book I, III, IV  
Page..... 6 ..... of 16  
Sub-Registrar, Puducherry

The Seller hereby covenants and declares that he have good and valid right to convey the said property hereby conveyed or expressed to be conveyed unto the Purchasers in the manner aforesaid. The Seller further assures the Purchasers that he had got a clear, effectual, subsisting and marketable title to the said property and absolute authority to sell the same in the manner aforesaid.

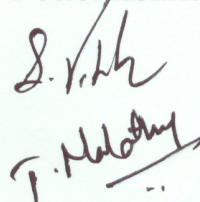
The Seller hereby assures and covenants with the Purchasers that nothing has been done or omitted to be done knowingly or suffered any acts, deeds or things, whereby, the schedule mentioned property is in anyway encumbered or that there is any mortgage charge or any other encumbrances or any other statutory charges over the schedule mentioned property and that the same is not the subject matter of any pending court, litigation, proceedings, land acquisition or attachments or other order of courts or courts of justice or agreements to sell and that the property has not been offered as security or collateral security to any court or courts of justice or to any other Revenue or local body or any other authorities or persons, as the case may be.

The Seller hereby assures and covenants with the Purchasers that all taxes and other public charges in respect of the schedule mentioned property have been paid up to date and that there are no arrears of any such taxes or

SELLER



PURCHASERS



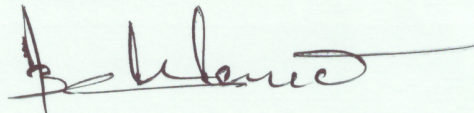
Office of District Registrar, Puducherry  
Doc No. 25084 of 2023 Book I, III, IV  
Page 7 of 16  
Sub-Registrar, Puducherry

any other public charges payable to the Government or any other Revenue or local body or any other authorities and if there remains any liability of taxes or rates for the said property to the Municipality or other Government or statutory authorities, the Seller shall clear the same and in case the same are collected from the Purchasers, the Seller shall pay the same to the Purchasers.

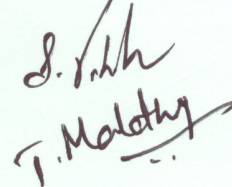
The Seller further covenants with the Purchasers that knowingly or otherwise, he had not caused or allowed any distress to be levied on the said property and if there remains any undisclosed and un-discharged liability in respect of the said property, the Seller shall clear the same and the Purchasers are free there from.

The Seller further agrees and undertakes to indemnify the Purchasers against all things, actions, losses, claims, demands, expenses and costs, whatsoever that may arise in respect of the schedule mentioned property hereby conveyed and assigned by reasons of any defect in title of the Seller and keep them free from disputes if any raised or objections made to this conveyance by any one and further should any claim be made or dispute raised at any time of any one in regard to this sale, the Seller hereby undertakes that he shall, at his own cost, settle the same and execute or cause to be executed such further acts, deeds and things as to more fully effectively convey title to the property hereby sold and conveyed to the Purchaser.

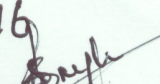
SELLER



PURCHASERS



Office of District Registrar, Puducherry	
Doc No. 25084	of 2023 Book I, III, IV
Page 8	of 16



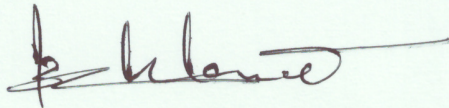
The Seller further assures and covenants with the Purchasers that the Purchasers and their heirs shall at any time or at all times hereafter quietly, absolutely and peacefully possess, use and enjoy the said property as their own property and receive the profits and usufructs thereof, without any let, hindrance, interruption, claim or demand by or from the Seller or any other person whomsoever claiming through him or in trust for him.

The Seller and all persons claiming under them shall and will, from time to time, upon the request and at the cost of the Purchasers, their heirs, executors, representatives and assigns, do or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto the Purchasers, their heirs, executors, representatives and assigns and placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

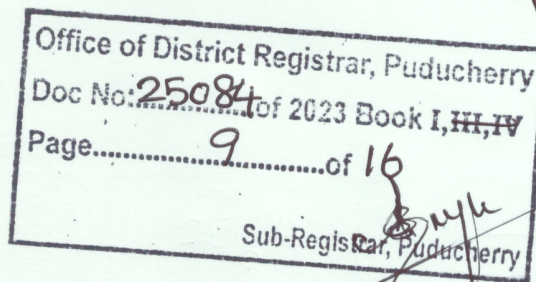
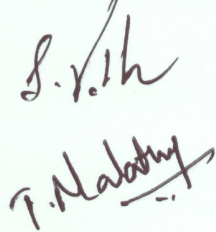
AND IT IS HEREBY FURTHER DECLARED

That the Purchaser are hereby entitled to get the said property transferred in her name in all Municipal and Revenue records and enjoy the same with absolute rights forever.

SELLER



PURCHASERS



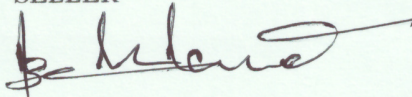
That the Seller hereby confirms and reiterates that on or before signing hereof, he had unconditionally and irrevocably delivered unto the Purchaser, vacant, perpetual and peaceful possession of the property together with any and all original documents of title of property as that are available, with a clear intent and purpose that hereinafter the Purchaser shall exercise full and absolute control and dominion over the property and the documents in respect thereof as an absolute owner in exclusive possession with unrestricted and unimpeachable rights thereof

The Seller has this day put the Purchasers in possession of the schedule mentioned property.

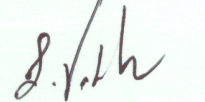
**SCHEDULE OF PROPERTY**

All that piece and parcel of Land and Building thereon, measuring an extent of 1975 Square feet out of 4201 Square feet as per site 4369 Square feet comprised in Cadastre No.339/1, as per Settlement Register Patta No.2347, Cadastre No.339/1Pt, R.S.No.131Pt., T.S.No.6/2/A/1, Ward-N, Block No.12 of Murungapakkam Revenue Village, Village No.44, Mudaliarpet Commune, Puducherry Town/Municipality.

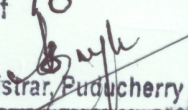
SELLER



PURCHASERS



Office of District Registrar, Puducherry	
Doc No: 25084	of 2023 Book I, HI, IV
Page: 10	of 16
Sub-Registrar, Puducherry	



Bounded on the :-

North by : Partly remaining land and building measuring 2394 Square feet and partly land in Town Survey No.6/2/A/1Pt now sold to Viknesh and Malathy,

South by : Murungapakkam to Villianur Road,

East by : Land in Town Survey Nos.6/2A/3 and 6/2A/2,

West by : Property belongs to Vaidehi Pragalanadane.

Measuring :

East to West on the Northern side : 55'6"

East to West on the Southern side : 59'

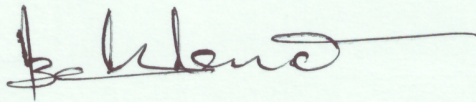
North to South on the Eastern side : 34'3"

North to South on the Western side : 34'9"

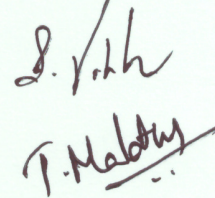
Admeasuring **1975 Square feet** and shown Green in the Plan annexed herewith and situated within Registration District of Puducherry and Sub Registration District of Puducherry.

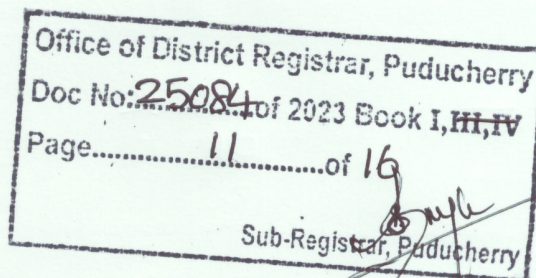
The market value of the property is Rs.28,00,000/-

SELLER



PURCHASERS



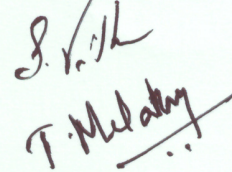


IN WITNESS whereof, the parties hereto have set their hands at  
Puducherry, on the day, month and year first above written.

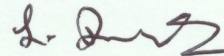
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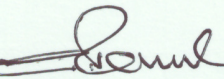


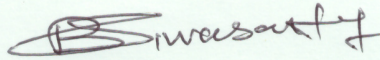
PURCHASERS



Witness:

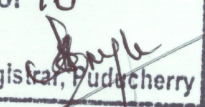
1.  Devanathan Alias Oudeacoumar, S/o. Selvaraj,  
No.26, I Cross Street, Suriyagandhi Nagar, Muthialpet, Puducherry.

2.  Ramesh, S/o. Chanemougam, No.8, Swaminatha  
Pillai Street, Backside house, Mudaliarpeta, Puducherry.



Prepared by : B. Sivasankar, LL.B., Advocate, Enrol.No.1428/2001

Office of District Registrar, Puducherry
Doc No: 25084 of 2023 Book I, III, IV
Page.....12.....of 16
Sub-Registrar, Puducherry



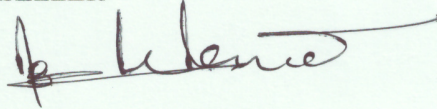
**ANNEXURE**

**STATEMENT OF MARKET VALUE UNDER RULE 3(1) OF THE  
PONDICHERRY STAMP (PREVENTION OF UNDER VALUATION OF  
INSTRUMENTS) RULES 1970**

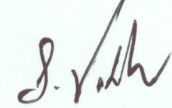
**Details of the building**

1. Structure of the building : R.C.C. terraced building.  
(a) Partly cement/mud/lime mortar : Cement mortar  
(b) Depth of foundation : 20'  
(c) Thickness of wall : 9"  
(d) Whether teak wood has been used : No  
(e) Flooring : Ordinary Plastering
2. Age of the building : 20 years  
3. Extent of land : **1975 Square feet**  
4. Extent of building : 92 Square meters
- | Floor        | Madras terrace | Country tiled    | Mangalore tiled | ACC sheet   |
|--------------|----------------|------------------|-----------------|-------------|
| Ground Floor | :              | 92 Square meters |                 | R.C.C. roof |
5. Separate portion (car shed) : Yes  
6. Well : No  
7. Compound Wall or barbed fence : No  
8. Toilet : Yes.  
9. Electrification details : Yes  
(a) No. of points : 10  
(b) Whether electrical motor exists : No.
10. Annual rent : Rs.24,000/-  
11. Land value : Rs.23,90,000/-  
12. Building Value with its Accessories: Rs.4,10,000/-  
13. Total Market Value : Rs.28,00,000/-

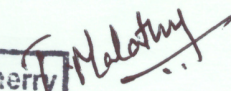
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PURCHASERS

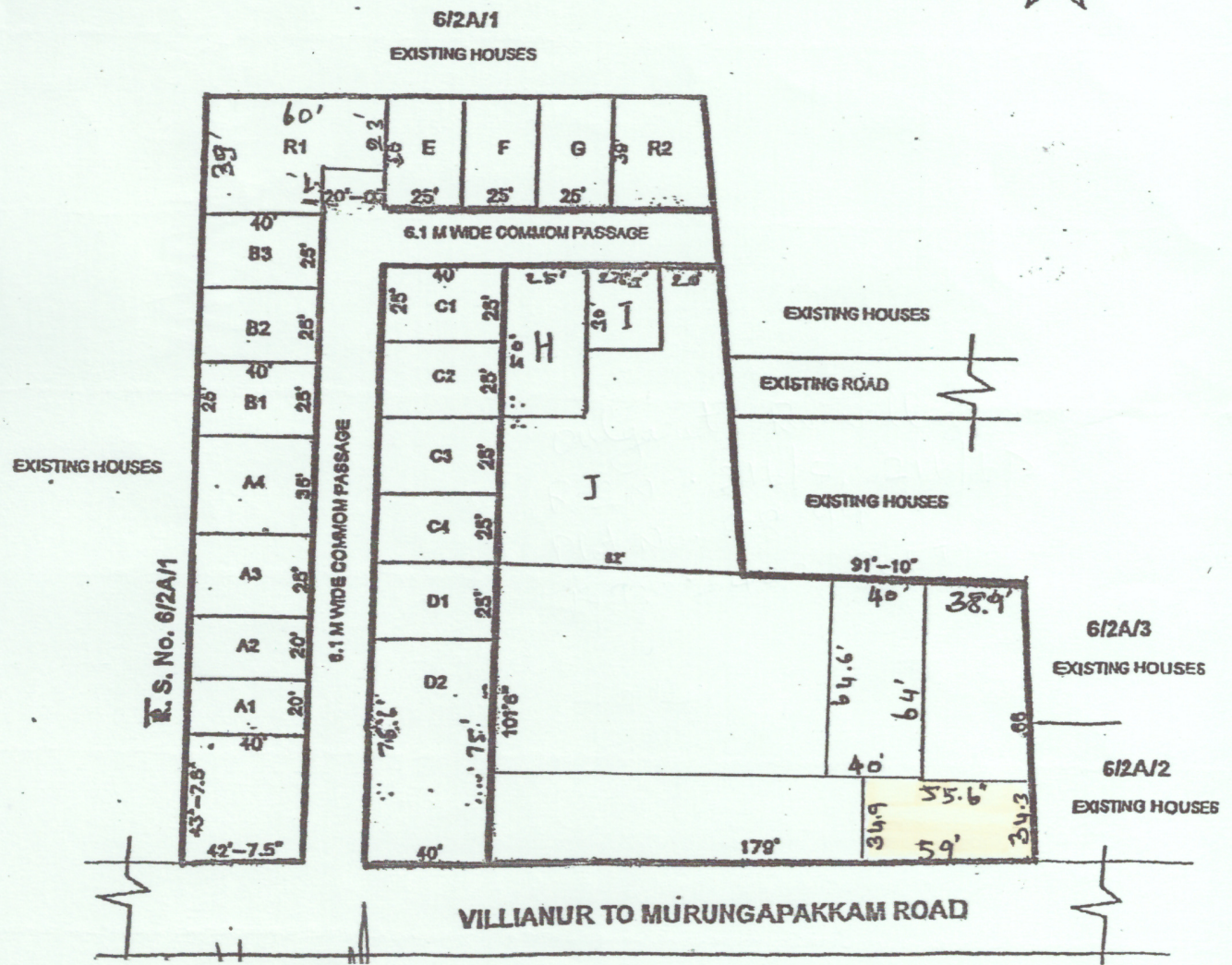
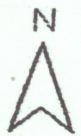


Office of District Registrar, Puducherry  
Doc No: 25084 of 2023 Book I, HI, IV  
Page.....13.....of 16  
Sub-Registrar, Puducherry



MURUNGAPAKKAM REV. VILLAGE, PUDUCHERRY

T.S No: 6/2A/1Pt, R.S NO:131Pt, CAD NO: 339/1Pt



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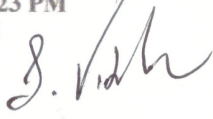
Office of District Registrar, Puducherry  
 Doc No: 25084 of 2023 Book I, III, IV  
 Page: 14 of 16  
 Sub-Registrar, Puducherry

*[Handwritten signature]*

SCANNED

Presented in the office of the Sub Registrar of  
Puducherry with the photographs and finger prints  
captured and fee of ₹14197/- paid on date  
14/08/2023 04:23 PM  
By: VIKNESH

Signature:

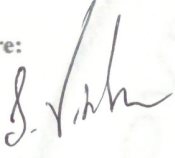


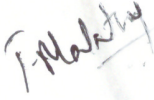






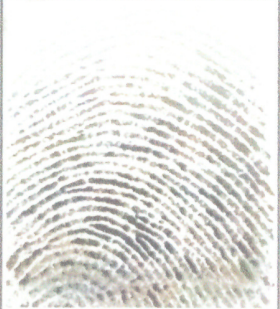
Registered as No. 25084 of book 1 on 14/08/2023  
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SATYANARAYANAN..G  
Sub Registrar - Puducherry



Nature of Transaction :Sale (S)

Claim admitted by			
Name	Address/ID Proof	Photo	Finger
VIKNESH. S/O. Selvamani  Signature: 	No.8, Zamindar Garden, Puducherry Puducherry - 605001  Others: 625359138684		
MALATHY. W/O. Viknesh  Signature: 	No.8, Zamindar Garden, Puducherry Puducherry - 605001  Others: 301490939561		

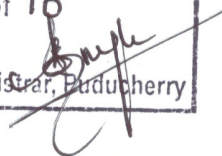
Execution admitted by			
Name	Address/ID Proof	Photo	Finger
BASKAR ALIAS PRAGALANADANE. S/O. Aroumougame  Signature: 	No.3, Vaibhav Illam, Green Garden Lawspet, Puducherry - 605 008  Others: 379119662529		







Office of District Registrar, Puducherry

Doc No: 25084 of 2023 Book I, HI, IV

Page.....15.....of 16

Sub-Registrar, Puducherry




Identified by			
Name	Address/ID Proof	Photo	Finger
<b>DEVANATHAN ALIAS OUDEACOUMAR. Selvaraj</b>   Signature:	<b>No.26, First Cross Street, Suriyagandhi Nagar, Muthialpet, Puducherry - 605003</b>  Others: 252755456005		
<b>RAMESH. Chanemougam</b>   Signature:	<b>No.8, Swaminatha pillai Street, Backside House Mudaliarpet Puducherry - 605004</b>  Others: 694848090281		

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Office of District Registrar, Puducherry  
 Doc No: 25084 of 2023 Book I, III, IV  
 Page: 16 of 16  
 Sub-Registrar, Puducherry



  
**SATHYANARAYANAN..G**  
 Sub Registrar - Puducherry  
 Signature of the Registering Authority