

SALE DEED FOR Rs. 46,00,000/-

MARKET VALUE Rs.46,00,000/-

THIS DEED OF SALE executed at Puducherry on this the Twenty Ninth day of September, Two Thousand and Twenty Three (29-09-2023)

BY (1) **ATHULYA** (Aadhaar No.7670 2311 6793) wife of (Late) Murugavell (2) **M. HARIHARAN** (Aadhaar No.4089 0314 4989) son of (Late) Murugavell (3) **M. SREEHARAN** (Aadhaar No.3107 4880 4655) all are residing at No.148, Villianur Main Road, Murungapakkam, Mudaliarpet Commune, Puducherry - 605 004 - represented by their power of attorney agent **Mr. A. BASKAR alias PRAGALANADANE**, (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, vide General Power of Attorney Deed, dated 06.09.2023, registered as Document No.1487/2023, in Book-IV, before the Office of the District Registrar, Puducherry, hereinafter called the "SELLER", (which term shall mean and include, wherever the context so requires or permits, his/her heirs, legal representatives, executors, administrators, successors-in-interest, nominees and assigns) of the **ONE PART**.

SELLER
(as power agent)

PURCHASER

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TO AND IN FAVOUR OF

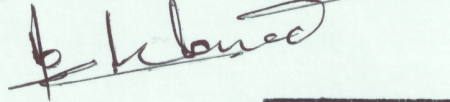
(1) **Mr. VIKNESH**, (PAN No.AIDPV2552K; Aadhaar No.6253 5913 8684) son of Mr. Selvamani, aged 37 years and residing at No.8, Zamindar Garden, Puducherry – 605 001; hereinafter called the “**PURCHASER**”, (which term shall mean and include, wherever the context so requires or permits, their heirs, legal representatives, executors, administrators, successors-in-interest, nominees and assigns) of the **OTHER PART**.

DO HEREBY WITNESSETH AS FOLLOWS:

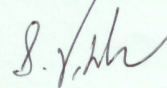
WHEREAS, a larger extent of property in Cadastre No.339/1 situated at Murugapakkam Village, of which the property morefully described in Schedule hereunder forms part, belonged to one Murugavell, son of Selvaraj @ Raghavan, having purchased from one Marie Cojandessamy, under a Notarial Sale Deed, dated 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.

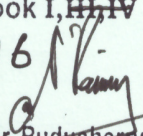
SELLER
(as power agent)



PURCHASER



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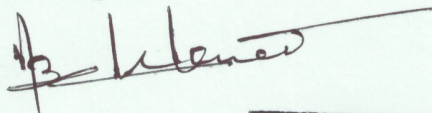
WHEREAS, the above said Mrs. Athulya, W/o. Murugavell had settled an extent of 8353 Square feet, out of 52372 Square feet with building thereon in Ward-N, Block No.12, T.S.No.6/2/A/1, in favour of her husband Mr. Murugavell, under a Settlement Deed, dated 15.09.2017, registered as Document No.12605/2017, in Book-I, in the office of the District Registrar, Puducherry and had retained the remaining extent of 44019 Square feet and had been in possession and enjoyment of the same.

WHEREAS, the above said Mrs. Athulya, W/o. Murugavell had sold some portion in the aforesaid extent demarcating as Plot Nos.A, B, C, D after leaving 6.10 M wide common passage and retained the remaining extent of 23788 Square feet in Ward-N, Block No.12, T.S.No.6/2/A/1.

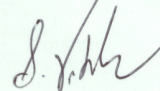
AND WHEREAS, the above said Mr. Murugavell and his wife Mrs. Athulya under a General Power of Attorney Deed, dated 02.12.2019, registered as Document No.1766/2019 in Book-IV in the Office of the District Registrar, Puducherry have appointed one Mr. Srinath, S/o. Mr. Suyambu authorizing him to deal with the said extent of 23788 Square feet, besides another extent in Ward-N, Block No.12, T.S.No.6/2/A/1.

WHEREAS, the above said Mr. Srinath S/o. Mr. Suyambu as power agent had entered into an agreement of Sale with one A. Baskar @

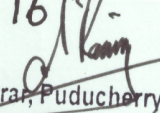
SELLER
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Pragalanadane (Seller herein) in respect of an extent of 16833 Square feet as per site 14764 Square feet in Ward-N, Block No.12, T.S.No.6/2/A/1, vide Deed of Sale Agreement, dated 30.07.2020, registered as Document No.12930/2020 in Book-I, in the office of the District Registrar, Puducherry.

WHEREAS, one of the principal Mr. Murugavell died on 23.08.2020 at Murungapakkam, Puducherry, the said General Power of Attorney Deed executed by Murugavell is no longer valid and the above said Mrs. Athulya having absolute right over the property having acquired under the Settlement Deed, dated 09.08.2017, registered as Document No.10690/2017.

WHEREAS, the above said Mrs. Athulya along with M. Hariharan and M. Sreeharan, both sons of Murugavell under a General Power of Attorney Deed, dated 05.09.2023, registered as Document No.1487/2023 in Book-IV, before the Office of the District Registrar, Puducherry, had appointed Mr. Baskar alias Pragalanadane, S/o. Mr. Aroumougam, as their power agent authorizing him to sell the property. The said M. Hariharan and M. Sreeharan, both sons of Murugavell, have been added as a party to the power of attorney only by way of abundant caution even though they have no claim over the property.

SELLER
(as power agent)

[Handwritten signature of Seller]

PURCHASER

[Handwritten signature of Purchaser]

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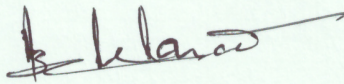
Thus, the principals of the Seller became absolute owner of the two items of properties more specifically and clearly delineated in the schedule hereto and since then he is in the possession and absolute enjoyment thereof.

AND WHEREAS, the power agent of Sellers A. BASKAR alias PRAGALANADANE had now intended to sell away the said property mentioned in the schedule hereunder and the Purchaser had offered to purchase the said property for a sum of Rs.46,00,000/- (Rupees Fourty Six Lakhs only) for which the Sellers herein accepted and has agreed to sell the same to the Purchaser, free from all encumbrances, charges and demands whatsoever.

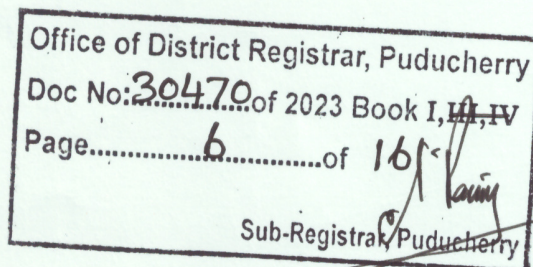
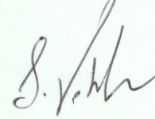
NOW THIS DEED OF SALE WITNESSETH

That in sale consideration of payment of Rs.46,00,000/- (Rupees Fourty Six lakhs only) made to the Seller through RTGS UTR No.BARBR52023091900930187 effected on 19.09.2023 from Account No.05640100043532 with Bank of Baroda, Vellala Street, Puducherry to Account No.510101003132608 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.

SELLER
(as power agent)



PURCHASER



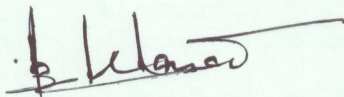
Totalling to Rs.46,00,000/- (Rupees Forty Six Lakhs only) the receipt of which the Seller hereby acknowledges, towards full and final settlement of the Sale Consideration.

The Seller hereby sells, conveys, grants, transfers and assigns unto and to the use of the Purchaser all his rights, title and interest, claim and demand whatsoever in the schedule mentioned property and delivers vacant possession thereof to the Purchaser 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.

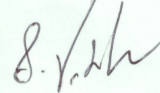
The Seller hereby covenants and declares that he have good and valid right to convey the said property hereby conveyed or expressed to be conveyed unto the Purchaser in the manner aforesaid. The Seller further assures the Purchaser that he had got a clear, effectual, subsisting and marketable title to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

The Seller hereby assures and covenants with the Purchaser 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

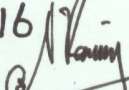
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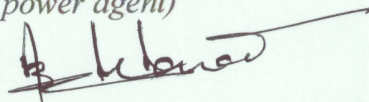


encumbered or that there is any mortgage charge or any other encumbrances or any other statutory charges over the schedule mentioned property and that the same is not the subject matter of any pending court, litigation, proceedings, land acquisition or attachments or other order of courts or courts of 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.

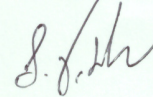
The Seller hereby assures and covenants with the Purchaser that all taxes and other public charges in respect of the schedule mentioned property have been paid up to date and that there are no arrears of any such taxes or any other public charges payable to the Government or any other Revenue or local 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 Purchaser, the Seller shall pay the same to the Purchaser.

The Seller further covenants with the Purchaser 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 Purchaser are free there from.

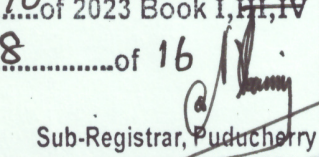
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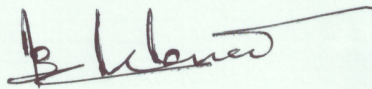


The Seller further agrees and undertakes to indemnify the Purchaser against all things, actions, losses, claims, demands, expenses and costs, whatsoever that may arise in respect of the schedule mentioned property hereby conveyed and assigned by reasons of any defect in title of the Seller and keep them 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.

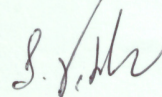
The Seller further assures and covenants with the Purchaser that the Purchaser and their heirs shall at any time or at all times hereafter quietly, absolutely and peacefully possess, use and enjoy the said property as their own property and receive the profits and usufructs thereof, without any let, 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 her/him shall and will, from time to time, upon the request and at the cost of the Purchaser, his heirs, executors, representatives and assigns, do or cause to be done and

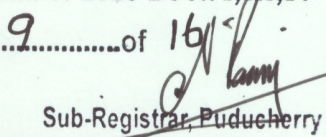
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execute all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto the Purchasers, their heirs, executors, representatives and assigns and placing them in possession of the same according to the true intent and meaning of these presents as shall or may be reasonably required.

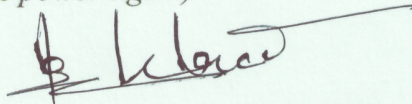
AND IT IS HEREBY FURTHER DECLARED

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

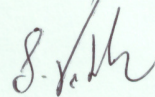
That the Seller hereby confirms and reiterates that on or before signing hereof, he had unconditionally and irrevocably delivered unto the Purchaser, vacant, perpetual and peaceful possession of the property together with any and all original documents of title of property as that are available, with 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 Purchaser in possession of the schedule mentioned properties.

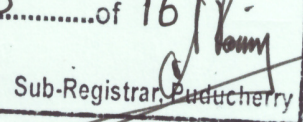
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SCHEDULE OF PROPERTIES

ITEM No.I: (Plot No.J1)

All that piece and parcel of Vacant Land marked as **J1** and coloured green in the Plan annexed herewith measuring an extent of 1980 Sq.ft. 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, Mudaliarpeta Commune, Puducherry Town/Municipality.

Bounded on the :-

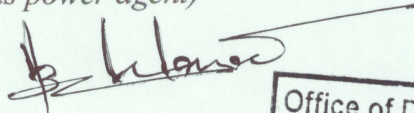
- North by : Partly land belongs to Athulya and Partly houses in T.S.No.6/2/A/1 Pt.
- South by : Property belonged to Vaidehi purchased by Viknesh,
- East by : Property belonged to Baskar purchased by Viknesh and Malathy,
- West by : Land marked as J2 (mentioned below)

Measuring :

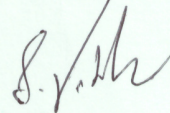
- East to West on the Northern side : 28 Feet
- East to West on the Southern side : 32 Feet
- North to South on the Eastern side : 65 Feet
- North to South on the Western side : 67 Feet

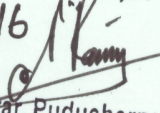
Totalling to 1980 Square feet

SELLER
(as power agent)



PURCHASER



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ITEM No.II: (Plot No.J2)

All that piece and parcel of Vacant Land marked as **J2** and coloured pink in the Plan annexed herewith measuring an extent of 1816 Sq.ft. 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.

Bounded on the :-

North by : Property belongs to Athulya,
South by : Property belonged to Vaidehi purchased by Viknesh,
East by : Land marked as J1 (mentioned above)
West by : Land marked as J3

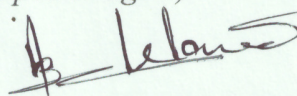
Measuring :

East to West on the Northern side : 27 Feet
East to West on the Southern side : 27 Feet
North to South on the Eastern side : 67 Feet
North to South on the Western side : 67 Feet 6 Inches

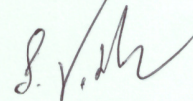
Totalling to 1816 Square feet

Both **J1** and **J2** totally measure **3796 Square feet** and situated within Registration District of Puducherry and Sub Registration District of Puducherry.

SELLER
(as power agent)



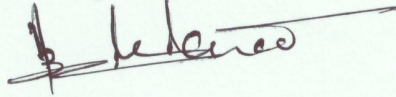
PURCHASER



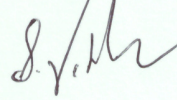
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The total market value of both item of property is Rs.46,00,000/-
IN WITNESS whereof, the parties hereto have set their hands at
Puducherry, on the day, month and year first above written.

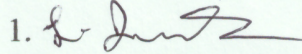
SELLER
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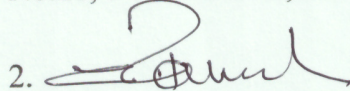


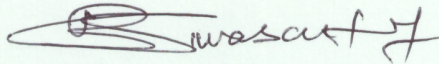
PURCHASER



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, Mudaliarpet, Puducherry.

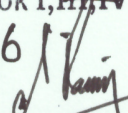


Prepared by :B. Sivasankar, LL.B., Advocate, Enrol.No.1428/2001

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SCANNED

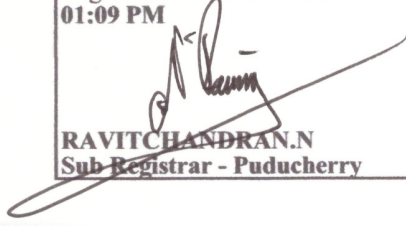
Presented in the office of the Sub Registrar of Puducherry with the photographs and finger prints captured and fee of ₹23197/- paid on date 29/09/2023 01:09 PM
By: VIKNESH

Signature:






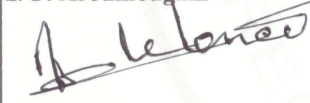


Registered as No. 30470 of book 1 on 29/09/2023 01:09 PM



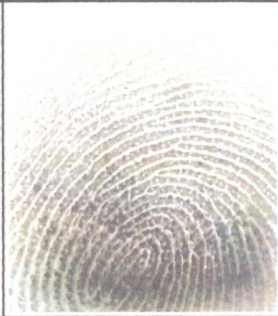
RAVITCHANDRAN.N
Sub Registrar - Puducherry



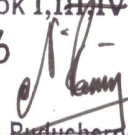
Nature of Transaction :Sale (S)

Claim admitted by			
Name	Address/ID Proof	Photo	Finger
VIKNESH.S S/O. Selvamani Signature: 	No.8, Zaminadar Garden, Rajbhavan, Puducherry - 605 001 Others: 625359138684		

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

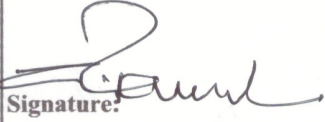
Identified by			
Name	Address/ID Proof	Photo	Finger
DEVANATHAN ALIAS OUDEACOMAR. Selvaraj Signature: 	No.26, First Cross Street, Sooriyagandhi Nagar, Muthialpet, Puducherry - 605 003 Others: 252755456005		

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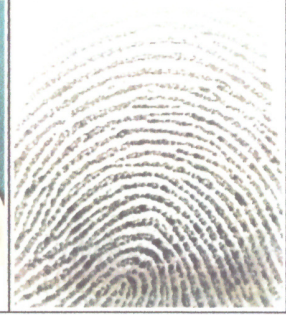
RAMESH.
Chanemougam

Signature:



No.8, Swaminatha Pillai Street
Backside Mudaliarpet
Puducherry - 605 004

Others: 694848090281



29 SEP 2023

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RAVICHANDRAN.N

Sub Registrar - Puducherry

Signature of the Registering Authority