5000Rs.

INDIA NON JUDICIAL

५000रू. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रूपये FIVE THOUSAND RUPEES

Rs 5000/-

Gojan Educational Trust
Ch-17.

1870
31/1/01

A. ரவீந்திரன்,

SALE DEED

THIS INDENTURE OF SALE executed at Chennai on this 31st day of JANUARY 2001 . By: **Mrs. FLORA.** W/o.Arumugam,aged about 68 years, residing at Avvaiyar Street, Mandiamman Nagar, Redhills, Chennai - 600 052, hereinafter referred to as "VENDOR" (which term shall mean and include wherever the context so permits the said person their heirs, administrators, legal representatives and assigns) of the ONE PART;

TO AND IN FAVOUR OF **GOJAN EDUCATIONAL TRUST,** a Charitable Trust registered with the Registrar, T.Nagar, Chennai – 17, and having its office at No.190, Lake view Road, Chennai – 600 033,

A. Flora

NOTARY
P. GURU RAMACHANDRAN
CITY OF CHENNAI
GOVT. OF TAMIL NADU

P 189/2001

G 13

4893

1 புத்தகம் 4893 7-ம் ஆண்டு ... எண் ... 13 தாள்களைக் கொண்டது ... 7 வது தாள்

சார்பதிவாளர்

2001-ம் ஆண்டு ஜனவரி மாதம் 31 நாள் ... மணிக்கு [illegible] சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்து கட்டணம் ரூ 1440/- செலுத்தியவர்

4 ...

எழுதிக் கொடுத்தவர் ...

இடது பெரு விரல்

A. Flora ... W/o P.A. Arumugam, Awaiyar St., Mondiamman Nagar, Redhills Ch-52.

இன்னாரென்று குறித்தவர்

V. ... S/o ...

... Ch-39

2001 ஜனவரி மீ 31 உ சார்பதிவாளர்

Rs 5000/-

Gogan Educational Trust
Ch. 17.

1871
31-1-01.

2

hereinafter referred to "PURCHASER" [which term shall mean and include, wherever the context so permits,the said person his heirs, administrators, legal representatives and asigns] of the OTHER PART:

WHEREAS the VENDOR is the sole and absolute owners and has been in full possession and enjoyment of the Dry Agricultural land at No.114,NALLUR Village, Ponneri Taluk, Tiruvallur District, comprised in Survey No.223/4A and New S.No.237/1E, admeasuring to an extent of 1.80 Acres **and S.No.237/1E admeasuring** to an extent of 0.42 Acre, totaling 2.22 Acres (Fully set out in the Schedule hereunder and hereinafter referred to as Property) having purchased the same by means of a Deed of Sale dated 15.12.1978 bearing as Doc.No.2437 of 1978 in the office of the sub-Registrar, ponneri out of his own funds.

A. Flora

Registered as No. 4493 of 2002

Book I volume 786

Pages 155 to 159

27th December 2001.

Sub-Registrar

சான்று:-- இவ்வாவணத்திற்கு ஏற்பட்ட
சந்தை மதிப்பு ரூ 419580/-க்கு
ஏற்கனவே வசூலிக்கப்பட்ட
முத்திரைக் கட்டணம் ரூ 36348/-
மற்றும் இதரப் பதிவுக் கட்டணம்
ரூ 2800/-, ஆக ரூ 39148/-மட்டும்
இன்று வசூலிக்கப்பட்டது. இதன்
இறுதியான மதிப்பு ரூ 279580/-

[illegible] சார்பதிவாளர்
3/3/03

புத்தக 208 [illegible]
12 [illegible]
சார்பதிவாளர்

5000Rs.

Rs. 5000/-

Gogan Educational Trust
CA-17.

A. ரவீந்திரன்.

WHEREAS THE vendor has offered to sell the property to the purchaser for Rs.1,40,000/- (Rupees One Lakh and forty thousand only) with vacant possession of the property.

WHEREAS the PURCHASER has agreed to purchase the property for Rs.**1,40,000/- (Rupees One lakh forty thousand only)** free from all encumbrances and other claims with vacant possession of the PORPERTY.

AND WHEREAS the parties hereto are desirous of reducing the terms ad conditions of the Deed of Sale into writing:

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:

A. Flora

500Rs.

Rs. 500/-
Gojan Educational Trust
Ch-17.

In pursuance of the aforesaid offer and agreement and in consideration of the said sum of Rs.1,40,000/- **(Rupees One lakh forty thousand only)** paid in cash by the purchaser to the vendors the receipt of which sums the vendor hereby admit, acknowledge and discharge the PURCHASER herein free from all liabilities therefrom, the VENDOR hereby sell, convey, grants, transfer and assign unto the PURCHASER by way of an absolute sale and free from all encumbrances and claims of all kinds the right, title and interest in the PROPERTY together with all drains, ways, water ways, water courses, minerals , plants, hedges and all other liberties and easements, rights, advantages, and privileges hither before held and enjoyed or reputed to have been used or enjoyed therewith and all the estate, right, title, interest, claims, and demand of the VENDORS into and upon the PROPERTY set out in the SCHEDULE hereunder and for ever free from all encumbrances and claims.

A. Peara

500Rs.

Rs-500/-

Gojan Educational Trust
Ch. 17.

1874
31.1.06

A. ரவிந்திரன்,

The VENDOR have this day delivered vacant possession of the PROPERTY TO the PURCHASER herein and the vendor hereby covenants that the purchaser shall and may at all times hereafter peaceably and quietly own, possess and enjoy the PROPERTY and receive the rents and profits thereof without any interruption, let or hindrance or claim through or under him or through or under any person or persons through whom the vendor derived title either immediately or remotely.

3. The VENDOR hereby covenants with the purchaser that the vendor have good valid full and unimpeachable title to convey the property and every part thereof to the purchaser in the manner aforesaid and that he hasnot done or omitted or knowingly suffered or been party or privy to any act, deed things whereby the PROPERTY or any part thereof is or may be impeached, encumbered or affected in

A. Flora

500Rs.

estate title or otherwise or whereby the vendor has in any way been hindred from conveying granting or assigning the PROPERTY absolutely and in the manner aforesaid to the PURCHASER.

The VENDOR hereby agrees and undertakes to indemnify and save harmless, the purchaser herein at all times free of all litigations, claims and demands whatsoever and to indemnify the PURCHASER against any loss, liability expenses and damges that may be incurred by the PURCHASER by reason of any defect or deficiency in title or lack of power, right or authority on the part of the vendor herein to sell the property hereby conveyed or by reason of any mistake or deficiency in the description or other particulars of property.

A. Flora

500Rs.

Rs.500/-

Goyan Educational Trust
Ch.17.

5. The vendor further assure the PURCHASER that she has paid to the Government of Tamil Nadu and all the local authorities all taxes, kist and all other public charges payable to them in respect of the PROPERTY upto the date of registration of these presents and that there re no arrears on account to any of them and that if any amount is found due and payable to any of them the VENDOR hereby undertake to pay the same and keep the purchaser fully indemnified at all times in this behalf.

6) The VENDOR agree and undertakes to execute or cause to be done executed and registered at all times at the cost and request of the purchaser herein all such acts, deeds, things and documents as may be reasonably required for more perfectly assuring the title and peaceful possession of the property hereby conveyed upto the use of the purchaser absolutely and forever.

A. Flora

500Rs.

Rs 500/-

Gagan Educational Trust
Ch. 41

7. The VENDOR hereby confirm that the property hereby conveyed are free from encumbrances, mortgages, charges, liens, lispendens, attachments of courts or revenue authorities, claims for maintenance or any other encumbrances whatsoever.

8. The vendor further confirm that the property are not the subject matter of any will or endowment or any litigation or any acquisition proceedings or any proceedings of any court or any other authority.

A. Flora

500Rs.

INDIA NON JUDICIAL

५००रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Rs 500/-

1878 31.1.05 Grojan Educational Trust Ch.17.

9. The VENDOR assures that the property hereby conveyed has been acquired out of self-acquired earning of the vendor and that he is the sole and and absolute owner of the property and that he has got the perfect title over the property and is competent to convey the same to the purchaser.

A. Flora

50 Rs. (12)

Rs 50/-

1879 / 31.1.01 Gajan Educational Trust Ch. 17.

A. ரவீந்திரன்,
சென்னை

10

10. The vendor hereby hand over certified copies of the title deeds of the property and the other documents pertaining thereto covered under this deed of sale to the purchaser.

11. The VENDOR further confirm that the market value of the property conveyed is **Rs.1,40,000/(Rupees one lakh forty thousand only).**

A. Flora

50 Rs.

पचास रुपये

भारत INDIA

५० रु. FIFTY RUPEES 50 Rs

Rs 50/-

Gojan Educational Trust

A. ரவிச்சந்திரன்,
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 352/ஆ7/2000
[illegible]
[illegible], சென்னை-52.

11

SCHEDULE

ITEM No.1:

All that piece and parcel of Agriculture land at No.114, **NALLUR Village**, Ponneri Taluk, Thiruvellore District, comprised in Survey Nos.**237/1E**, admeasuring to an extent of **Ac.1.80 cents**, and bounded;

NORTH BY – land in S.No.223/3,

SOUTHBY–land inS.No.238/1A,belonging to the purchaser

EASTBY–land in Survey No.237/1 ,belonging to the purchaser

WESTBY – land in S.No.237/1A, 1B, 1C, 1D.

A. Flora

14

. 50 Rs.

Rs 50/-

Gojan educational Trust
Ch.17.

ITEM NO.2

All that piece and parcel of Agriculture land at No.114, **NALLUR Village**, Ponneri Taluk, Thiruvellore District, comprised in Survey Nos.**237/1E**, admeasuring to an extent of **Ac.0.[illegible] cents**, and bounded;

NORTH BY – land in S.No.223/3,
SOUTHBY–land inS.No.**237/1A**,belonging to the purchaser

EAST BY – land belonging to the vendor
WESTBY – Alamadhi Village boundary.

In total extent of **Ac.[illegible] cents** , situated within the Registration District of North Chennai, Registration sub-District of Redhills.

A. Flora

50 Rs.

Gojan Educational Trust
Ch. 17.

A. ரவீந்திரன்,
முத்திரைத்தாள் விற்பனையாளர்
உரிம எண்: 2021/அ7/2000
8/2 ஐயப்பன் தெரு,
கொட்டிவாக்கம், சென்னை-52.

1882
31. 1. 01.

13

This property is market Value of **Rs.1,40,000/-**.

IN WITNESS WHEREOF THE ABOVE NAMED VENDOR HAS hereunto signed this deed on the day Month and Year first above written in the presence of:

WITNESSES:

A. Flora

1) B. Suresh

2) A. Vijayan

DRAFTED BY: R. Mohan

R. Mohan
DOCUMENT WRITER
L.NO. A 986/93-L.S (N)

NOTARY
P. GURU RAMACHANDRAN
CITY OF CHENNAI
G.O.MS.NO. 1460.LAW
DT. 07-11-2016

P. Guru Ramachandran
P. GURU RAMACHANDRAN
ADVOCATE & NOTARY PUBLIC,
NEW NO-16, SIXTH CROSS STREET
C. I. T. COLONY
MYLAPORE, CHENNAI-4
PHONE 24997954

Rs. 5000/-

Rajan Educational Trust
Chennai - 17.

A. ரவீந்திரன்,

1664
29/1/01

SALE DEED

THIS INDENTURE OF SALE executed at Madras this 29th day of JANUARY 2001 . By (1) **Mrs. KANNAMMA** W/o Bakthavachalam Reddy, aged 70 years, (2) **Mrs. B.LALITHA** , aged 40 years, W/o.Sadhasivam (3) **B.ANANDHAN**, aged 38 years S/o. Bakthavatchalam Reddy. (4) **Mrs.K.KANDHA** aged 36 years W/0. R.Kumar, (5) **B.BALU**, S/0.Bakthavatchalam, aged 34 years. (6) **B.KUBENDIRAN** aged 32 years S/o.Bakthavatchalam, (7) **MRS.B.SAMENDHI** aged 30 years, W/o.Sampathkumar, (8) **B.SELVAM** aged 28 years S/o.Bakthavatchalam, (9) **B. SAMPATH** aged 26 years S/o. Bakthavatchalam and both are residing at No.114, Kannoor

Kannamma.

B. Anandhan

NOTARY
P. GURU RAMACHANDRAN
CITY OF CHENNAI
DT. 07.11.2015
GOVT. OF TAMIL NADU

126/2001 Rs 1500/-
13200
1015+20/-

DOCUMENT No. ______ OF 200 OF ______
CONTAINS ______ SHEETS OF ______ SHEET.

SUB-REGISTRAR

PRESENTED IN THE OFFICE OF THE SUB-REGISTRAR OF RED-HILLS AND FEE OF Rs. 1035/- PAID BETWEEN THE HOURS OF 1 X 2 ON THE 20 January 2001

வஸந்தா

EXECUTION ADMITTED BY

LEFT THUMB
L.T.I. of Kannamma D/o. Bakthavachalam
No. 114, Kannoor Ammankoil St.-Mallur Village Ponneri Taluk

LEFT THUMB
வஸந்தா w/o. Sadhasivam - do —

LEFT THUMB
B. Anand S/o. Bakthavachalam - do —

LEFT THUMB
காந்தா w/o. R Kumar — do —

LEFT THUMB
B. [illegible] S/o. Bakthavachalam — do —

LEFT THUMB
[illegible] S/o. Bakthavachalam — do —

LEFT THUMB
B. [illegible] S/o. Bakthavachalam — do —

LEFT THUMB
[illegible] w/o. Sampath Kumar - do —

LEFT THUMB
[illegible] S/o. Bakthavachalam — do —

(18)

ரூ. 1000/-

1665
29/1/01

Gojan Educational Trust
Chennai – 17.

A. ரவீந்திரன்,
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 262/ஆ7/2000
2/3 ... தெரு,
...., சென்னை-52.

2

Amman Koil Street, Nallur Village, Ponneri Taluk., hereinafter referred to as "VENDORS" (which term shall mean and include wherever the context so permits the said person their heirs, administrators, legal representatives and assigns) of the ONE PART;

TO AND IN FAVOUR OF **GOJAN EDUCATIONAL TRUST**, a Charitable Trust registered with the Registrar, T.Nagar, Chennai – 17, and having its office at No.190, Lake view Road, Chennai – 600 033, hereinafter referred to "PURCHASER" (which term shall mean and include, wherever the context so permits, the said person his heirs, administrators, legal representatives and assigns) of the OTHER PART:

L.T.I. of Kannamma

B. Arunadu

B. Sambath

[illegible]

R. [illegible] No. 114 [illegible] PO

[illegible] 67 [illegible]

[illegible] S/o. [illegible]

N. S. C. [illegible]

[illegible] - 52

[illegible] 2001 Sub-Registrar

Registered as No. 126 of 200[illegible]	
Book 1	volume 704
Pages 169 to 174	
30th January 2001	
	Sub-Registrar.

DOCUMENT NO .... OF 200 OF [illegible]
CONTAINS .... SHEETS OF
.... SHEET.

SUB-REGISTRAR

ரூ.1000/-

1666
29/1/01

Gojan Educational Trust
Chennai - H.

A. [illegible]

3

WHEREAS the VENDORS are the sole and absolute owners and has been in full possession and enjoyment of the Dry Agricultural land at No.111,ALAMADHI Village, Ponneri Taluk, Truvallur District, comprised in Survey No.**1/1T** ,**and 1/3D** , at admeasuring to an extent of **Ac.2.03 cents**, (fully set out in the SCHEDULE hereunder and hereinafter referred toas 'PROPERTY') having inherited the same as legal heirs on the demise of Mr.Bakthavachalam Reddy who had purchased the same by way of Registered sale deed Dt.10.12.1979 bearing document No.2819/1979 at the office of Sub Registrar Ponneri out of his own funds.

Whereas the vendors has offered to sell the PROPERTY to the PURCHASER for **Rs.1,01,500/- (Rupees One lakh one thousand and five hundred only**) with vacant possession of the PROPERTY;

Kannamma

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रूपये ONE THOUSAND RUPEES

Rs. 1000/- A. R.

A. ரவீந்திரன்,

Gajan Educational Trust, Chennai - 14.

1664 29/1/01

முத்திரைத்தாள் விற்பனையாளர்

உரிம எண்: 282/87/2000

2/3 வையாபுரி தெரு,

பெட்ரோல், சென்னை-62.

WHEREAS the PURCHASER has agreed to purchase the property for Rs.1,01,500/- **(Rupees One lakh one thousand and five hundred only)** free from all encumbrances and other claims with vacant possession of the PORPERTY.

AND WHEREAS the parties hereto are desirous of reducing the terms ad conditions of the Deed of Sale into writing:

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:

In pursuance of the aforesaid offer and agreement and in consideration of the said sum of Rs.1,01,500/- **(Rupees One lakh one thousand and five hundred only)** paid in cash by the purchaser to the

1000Rs.

INDIA NON JUDICIAL

१०००रु. Rs 1000

एक हजार रूपये ONE THOUSAND RUPEES

Rs. 1000/-

1668 28/1/01 Gojan Educational Trust Chennai-17.

A. ரவீந்திரன்,

5

vendors the receipt of which sums the vendors hereby admit, acknowledge and discharge the PURCHASER herein free from all liabilities therefrom, the VENDORS hereby sell, convey, grants, transfer and assign unto the PURCHASER by way of an absolute sale and free from all encumbrances and claims of all kinds the right, title and interest in the PROPERTY together with all drains, ways, water ways, water courses, minerals, plants, hedges and all other liberties and easements, rights, advantages, and privileges hither before held and enjoyed or reputed to have been used or enjoyed therewith and all the estate, right, title, interest, claims, and demand of the VENDORS into and upon the PROPERTY set out in the SCHEDULE hereunder and for ever free from all encumbrances and claims.

Kanamma

1000Rs.

INDIA NON JUDICIAL

२000रु.   Rs 1000

भारत

एक हज़ार रूपये   ONE THOUSAND RUPEES

Rs. 1000/-

1669 29/1/01

Gajan Educational Trust
Chennai - 17.

6

The VENDORS have this day delivered vacant possession of the PROPERTY TO the PURCHASER herein and the vendors hereby covenants that the purchaser shall and may at all times hereafter peaceably and quietly own, possess and enjoy the PROPERTY and receive the rents and profits thereof without any interruption, let or hindrance or claim through or under him or through or under any person or persons through whom the vendor derived title either immediately or remotely.

3. The VENDORS hereby covenants with the purchaser that the vendors have good valid full and unimpeachable title to convey the property and every part thereof to the purchaser in the manner

Kannamma

1000 Rs.

INDIA NON JUDICIAL

१000रु.   R$ 1000

भारत

एक हजार रुपये   ONE THOUSAND RUPEES

Rs. 1000/-

1670
29/1/01

Arjan Educational Trust
Chennai - 17.

A. ரவீந்திரன்,

7

aforesaid and that he hasnot done or omitted or knowingly suffered or been party or privy to any act, deed things whereby the PROPERTY or any part thereof is or may be impeached, encumbered or affected in estate title or otherwise or whereby the vendor has in any way been hindred from conveying granting or assigning the PROPERTY absolutely and in the manner aforesaid to the PURCHASER.

The VENDORS hereby agrees and undertakes to indemnify and save harmless, the purchaser herein at all times free of all litigations, claims and demands whatsoever and to indemnify the PURCHASER, against any loss, liability expenses and damges that may be incurred by the PURCHASER by reason of any

Kannamma

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रूपये ONE THOUSAND RUPEES

Rs. 1000/-

A. ரவீந்திரன்,
முத்திரைத்தாள் விற்பனையாளர்
உரிமம் எண்: 262/ஆ7/2000

Rojan Educational Trust
Chennai 7

8

defect or deficiency in title or lack of power, right or authority on the part of the vendors herein to sell the property hereby conveyed or by reason of any mistake or deficiency in the description or other particulars of property.

5. The vendors further assure the PURCHASER they have paid to the Government of Tamil Nadu and all the local authorities all taxes, kist and all other public charges payable to them in respect of the PROPERTY upto the date of registration of these presents and that there re no arrears on account to any of them and that if any amount is found due and payable to any of them the

1000 Rs.

INDIA NON JUDICIAL

१००० रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रूपये ONE THOUSAND RUPEES

Rs. 1000/-

1679
27/1/01

Rajan Educational Trust
Chennai - 17.

A. ரவீந்திரன்,

9

VENDORS hereby undertake to pay the same and keep the purchaser fully indemnified atall times in this behalf.

6) The VENDORS agree and undertakes to execute or cause to be done executed and registered at all times at the cost and request of the purchaser herein all such acts, deeds, things and documents as may be reasonably required for more perfectly assuring the title and peaceful possession of the property hereby conveyed upto the use of the purchaser absolutely and forever.

Kamamma

50 Rs.

पचास रुपये

भारत

INDIA

FIFTY RUPEES

५० रु.

50RS

Gojan Educational Trust
Chennai - 17.

A. சந்திரன்,

10

7. The VENDORS hereby confirm that the property hereby conveyd are free from encumbrances, mortgages, charges, liens, lispendens, attachments of courts or revenue authorities, claims for maintenance or any other encumbrances whatsoever.

8. The vendors further confirm that the property are not the subject matter of any will or endowment or any litigation or any acquisition proceedings or any proceedings of any court or any other authority.

9. The VENDORS assure that are the sole and absolute owners of the property and that they have got the perfect title over the property and is competent to convey the same to the purchaser.

50 Rs.

Rs. 50/-

1696
29/11/01

Rajan Educational Trust
Chennai - 17.

A.

11

10. The vendors hereby hand over certified copies of the title deeds of the property and the other documents pertaining thereto covered under this deed of sale to the purchaser.

11. The VENDORS further confirm that the market value of the property conveyed is **Rs.1,01,500/- (Rupees one lakh one thousand and five hundred only)**.

SCHEDULE

All that piece and parcel of Agriculture land at No.111, **Alamadhi Village**, Ponneri Taluk, Thiruvallore District, comprised in Survey Nos.**1/1T**, an extent of 0.59 cents, and **1/3D** an extent of Ac.1.44 cents in total extent of Ac.**2.03** cents, and bounded:

B Santhathi

Kannamma

B Anand

50 Rs.

पचास रुपये

INDIA

५०रु. 50RS

FIFTY RUPEES

Rs.50/-

Gojan Educational Trust

Chennai - 17.

1675

29/1/01

A. ராஜேந்திரன்,

12

NORTH BY – land in S.No.1/3C and 1/1R belonging to Mrs.Jaya Gowri

SOUTH BY – land in S.No.1/1T and 1/3D belonging to Mr.Perumal,

EAST BY – Nallur Village boundary.

WEST BY –Sholavaranm lake,Poramboke land.

In total extent of Ac.2.03 cents , Ssituated within the Registration District of North Chennai, Registration sub-District of Redhills.

L.T.I. of Kamamma

50 Rs.

पचास रुपये

भारत

INDIA

५०रु.

50RS

FIFTY RUPEES

Rs. 50/-

1696 / 29/1/01 Gojan Educational Trust Chennai - 17.

A. ரவீந்திரன்,

13

This property is market Value of **Rs.1,01,500/-**

IN WITNESS WHEREOF THE ABOVE NAMED VENDORS HAVE hereunto signed this deed on the day Month and Year first above written in the presence of:

WITNESSES:

1) R. [signature]

2) [signature]

DRAFTED BY:

R. [signature]

DOCUMENT WRITER

L. NO. A 593/92-I-S (N)

1968-ம் வருடத்திய தமிழ்நாடு முத்திரைத் தீர்வை தடுப்புச் சட்டத்தின் விதி 3(1)-ன்படி வாக்குமூலம்

வ.எண்.	ச.எண்.	தன்மை	விஸ்தீரணம்	மார்க்கெட் மதிப்பு
1.	1/1T	விவசாய நிலம்	0.59 செ	29,500.00
2.	1/1-3D	"	1.44	72,000.00
		மொத்தம்	2.03	1,01,500.00

L.T.I. of Kannamma

NOTARY
P. GURU RAMACHANDRAN
CITY CHENNAI
G.O.MS.NO: 5401 LAW
DT: 07-11-2016
GOVT. OF TAMIL NADU

P. GURU RAMACHANDRAN
ADVOCATE & NOTARY PUBLIC,
NEW NO-18, SIXTH CROSS STREET
C. I. T. COLONY
MYLAPORE, CHENNAI-4
PHONE: 24997958

5000 RS.

INDIA NON JUDICIAL

५000 रु.   Rs 5000

पाँच हज़ार रुपये   FIVE THOUSAND RUPEES

Gojan Educational Trust
Ch. 17.

4443
31/1/01

T Rajan
தி. இராஜேந்திரன்,
... 2201/97
... 600 052

SALE DEED

THIS INDENTURE OF SALE executed at Chennai on this 31st day of JANUARY 2001 , By: **Mrs.JAYAGOWRI, W/o.Mr.V.Mani residing at Asrier Street, Mondiamman Nagar, Redhills, Chennai - 600 052**, hereinafter referred to as "VENDOR" (which term shall mean and include wherever the context so permits the said person their heirs, administrators, legal representatives and assigns) of the ONE PART:

TO AND IN FAVOUR OF **GOJAN EDUCATIONAL TRUST**, a Charitable Trust registered with the Registrar, T.Nagar, Chennai – 17, and having its office at No.190, Lake view Road, Chennai – 600 033, hereinafter referred to "PURCHASER" (which term shall mean and include, wherever the context so permits,the said person his heirs, administrators, legal representatives and assigns) of the OTHER PART:

M. Jaya Gowri

NOTARY
P. GURU RAMACHANDRAN
CITY OF CHENNAI
G.O.MS.No. 540,LAW
DT. 07-11-2016
GOVT. OF T

P187/2001

4891

13

2001 ... 31 ...

... 12801 ...

M. Thyagarajan

w/o. Mr. Mani, Asrar Street,
Mandiamman Nagar, Bethilla.
Chy 52.

[illegible]

2001 ... 31 ...

5000Rs.

Rs. 5000/-
Grejan Educational Trust
Cl. 17.

T Rajendran

WHEREAS the VENDOR is the sole and absolute owners and has been in full possession and enjoyment of the Dry Agricultural land at No.114,NALLUR Village, Ponneri Taluk, Tiruvallur District, comprised in **Survey No.237/11, admeasuring to an extent 0f [illegible] cents (Fully set** out in the Schedule hereunder and hereinafter referred to as Property) she having purchased the same by means of a Deed of Sale dated 15.12.1978 bearing as Doc.No.2438/1978 in the office of the sub-Registrar, ponneri out of his own funds.

WHEREAS THE vendor has offered to sell the property to the purchaser for **Rs.1,26,000/- (Rupees one lakh Twenty six thousand only)** with vacant possession of the property.

M. Jaya Sri

Registered as No. 4691 of 2001
Book 1 volume 786
Pages 143 to 147.
27th December 2001.

Sub-Registrar

சான்று :- இக்காவணத்திற்கு ஏற்பட்ட
சந்தை மதிப்பு ரூ 395010/-க்கு
கணக்கிடப்பட்ட முத்திரைக்
கட்டணம் போக மீதி முத்திரைக்
கட்டணம் ரூ 31963/- மற்றும்
ரூ 2695/-
இறைவு பதிவுக் கட்டணம்
ஆக ரூ 34658/- மட்டும் இன்று
[illegible] பட்டது [illegible]
[illegible] 10% [illegible]

சார்பதிவாளர்
3/3/03

1 புத்தகம் 4691 [illegible]
13 தாள்களைக் கொண்டது
5 [illegible]

சார்பதிவாளர்

1000Rs.

1941
31/1/01

A. ரவீந்திரன்.

3

WHEREAS the PURCHASER has agreed to purchase the property for Rs.1,26,000/- **(Rupees one lakh Twenty six thousand only)** free from all encumbrances and other claims with vacant possession of the PORPERTY.

AND WHEREAS the parties hereto are desirous of reducing the terms and conditions of the Deed of Sale into writing:

NOW THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:

In pursuance of the aforesaid offer and agreement and in consideration of the said sum of Rs.1,26,000/- **(Rupees one lakh Twenty six** thousand only) paid in cash by the purchaser to the

M. Jayagowri

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Rs. 1000/-
Gojan Educational Trust
Ch.17.

1942
31.1.01

vendors the receipt of which sums the vendor hereby admit, acknowledge and discharge the PURCHASER herein free from all liabilities therefrom, the VENDOR hereby sell, convey, grants, transfer and assign unto the PURCHASER by way of an absolute sale and free from all encumbrances and claims of all kinds the right, title and interest in the PROPERTY together with all drains, ways, water ways, water courses, minerals , plants, hedges and all other liberties and easements, rights, advantages, and privileges hither before held and enjoyed or reputed to have been used or enjoyed therewith and all the estate, right, title, interest, claims, and demand of the VENDORS into and upon the PROPERTY set out in the SCHEDULE hereunder and for ever free from all encumbrances and claims.

1000Rs.

Rs. 1000/-
Gajan Educational Trust
Ch. 32

A. ரவிந்திரன்.

1943
31-1-01

5

The VENDOR have this day delivered vacant possession of the PROPERTY TO the PURCHASER herein and the vendor hereby covenants that the purchaser shall and may at all times hereafter peaceably and quietly own, possess and enjoy the PROPERTY and receive the rents and profits thereof without any interruption, let or hindrance or claim through or under him or through or under any person or persons through whom the vendor derived title either immediately or remotely.

3. The VENDOR hereby covenants with the purchaser that the vendor have good valid full and unimpeachable title to convey the property and every part thereof to the purchaser in the manner aforesaid and that he hasnot done or omitted or knowingly suffered or been party or

1000 Rs.

Gajan Educational Trust

6

privy to any act, deed things whereby the PROPERTY or any part thereof is or may be impeached, encumbered or affected in estate title or otherwise or whereby the vendor has in any way been hindred from conveying granting or assigning the PROPERTY absolutely and in the manner aforesaid to the PURCHASER.

4. The VENDOR hereby agrees and undertakes to indemnify and save harmless, the purchaser herein at all times free of all litigations, claims and demands whatsoever and to indemnify the PURCHASER against any loss, liability expenses and damges that may be incurred by the PURCHASER by reason of any defect or deficiency in title or lack of power, right or authority on the part of the vendor herein to sell the property hereby conveyed or by reason

1000 Rs.

Gajar Educational Trust
Ch. 17.

A. ரவிந்திரன்,

1945
31.1.01

7

of any mistake or deficiency in the description or other particulars of property.

5. The vendor further assure the PURCHASER that she has paid to the Government of Tamil Nadu and all the local authorities all taxes, kist and all other public charges payable to them in respect of the PROPERTY upto the date of registration of these presents and that there re no arrears on account to any of them and that if any amount is found due and payable to any of them the VENDOR hereby undertake to pay the same and keep the purchaser fully indemnified at at times in this behalf.

M. Jaya Sri

२०००रु. Rs 1000

भारत

एक हजार रूपये ONE THOUSAND RUPEES

Grojan Educational Trust
Ch. M.

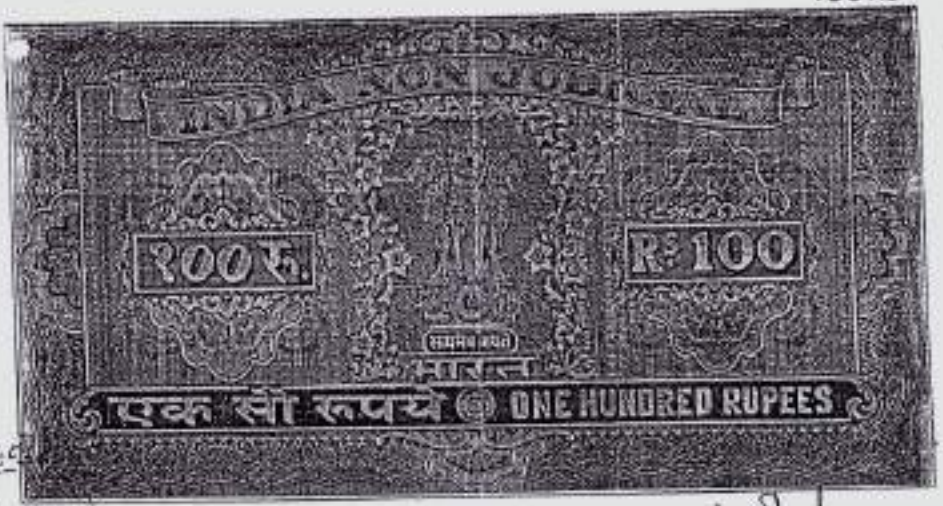
A. ரவீந்திரன்,
முத்திரைத்தாள் விற்பனையாளர்
உரிம எண்: [illegible]/2000
[illegible]
[illegible], சென்னை-[illegible].

1946
31.1.01

6) The VENDOR agree and undertakes to execute or cause to be done executed and registered at all times at the cost and request of the purchaser herein all such acts, deeds, things and documents as may be reasonably required for more perfectly assuring the title and peaceful possession of the property hereby conveyed upto the use of the purchaser absolutely and forever.

7. The VENDOR hereby confirms that the property hereby conveyed are free from encumbrances, mortgages, charges, liens, lispendens, attachments of courts or revenue authorities, claims for maintenance or any other encumbrances whatsoever.

100Rs.



Grojan Educational Trust
Ch-17

A. ரவிந்திரன்,
முத்திரைத்தாள் விற்பனையாளர்
உரிம எண்: 252/ஆ7/2008
2/3 வைப்பால் தெரு,
[illegible], சென்னை-52.

1947
31-1-01

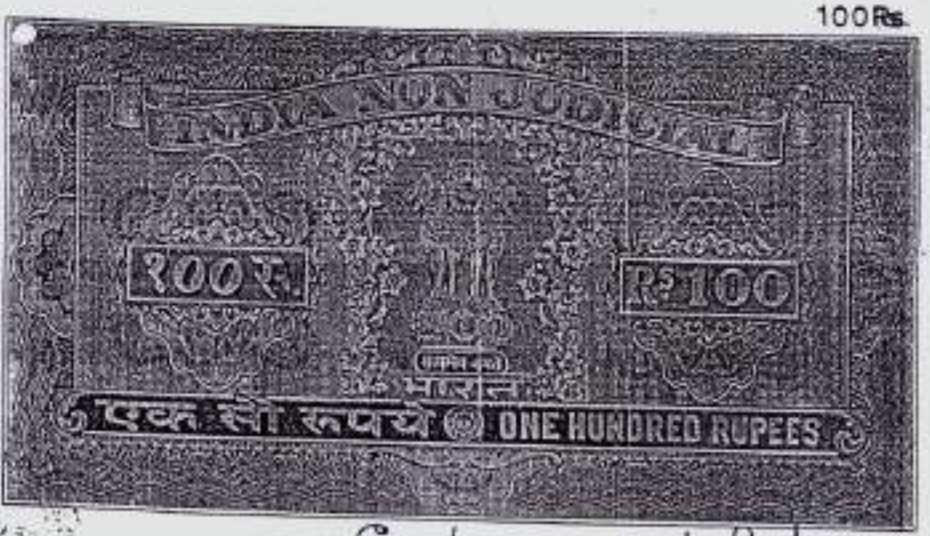
9

8. The vendor further confirm that the property are not the subject matter of any will or endowment or any litigation or any acquisition proceedings or any proceedings of any court or any other authority.

9. The VENDOR assures that the property hereby conveyed has been acquired out of self-acquired earning of the vendor and that he is the sole and and absolute owner of the property and that he has got the perfect title over the property and is competentto convey the same to the purchaser.

M. Jeyaraman

100 Rs.



Rs.100/-

Gojan Educational Trust
Ch.-17.

A. ரவீந்திரன்,

1948
31.1.01

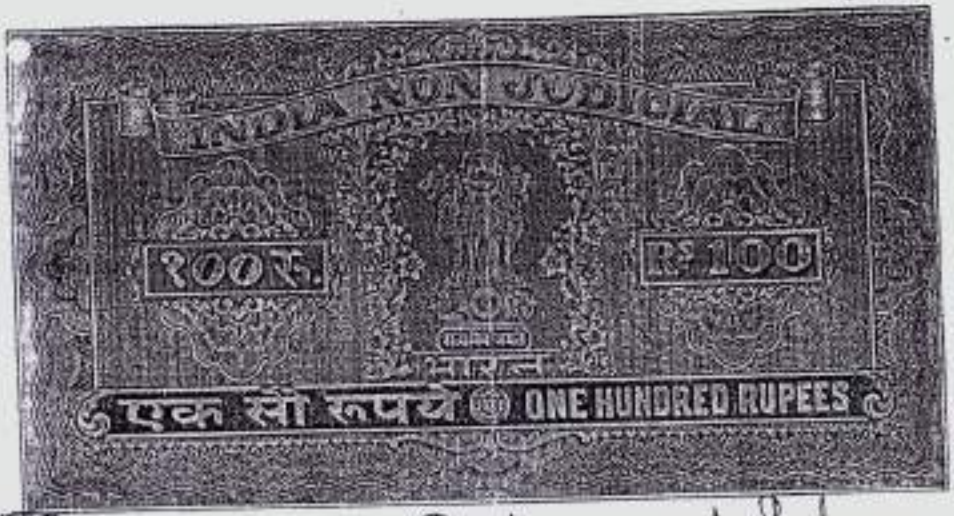
10

10. The vendor hereby hand over certified copies of the title deeds of the property and the other documents pertaining thereto covered under this deed of sale to the purchaser.

11 The VENDOR further confirm that the market value of the property conveyed is Rs.1,24,000/(Rupees one lakh Twenty Six Thousand only).

M-Jeyaseelan

100Rs.



Rs.100/-

1949 / 31.1.01

Gojan Educational Trust
Ch-17.

A. ...

11

SCHEDULE

All that piece and parcel of Agricultural land at No.114, **NALLUR Village**, Ponneri Taluk, Thiruvellore District., comprised in Survey No.237/1J admeasuring to an extent of **Ac.2.99 cents**, and bounded:

M. Jayaram

50 Rs.

Gnanam Educational Trust
Ch 17

1950
31.1.01

12

NORTH BY – land in S.No223/3.

SOUTHBY-land in s.no.238/1C

EASTBY– Ibrahim Sahib's Land,

WESTBY – Alagarswamy's Land in S.No.238/1H,

In total extent of **Ac.209 cents**, was situated within the Registration District of North Chennai, Registration sub-District of Redhills.

50 Rs.

पचास रुपये

भारत INDIA

FIFTY RUPEES

५०रु. 50RS

Gajan Educational trust Ch.-7

A. ரவீந்திரன்,

1951 31.1.01

13

This property is market Value of Rs.1,25,000/-

IN WITNESS WHEREOF THE ABOVE NAMED VENDOR HAS hereunto signed this deed on the day Month and Year first above written in the presence of:

M-Jayalakshmi

WITNESSES:

1) [signature]

2) [signature]

DRAFTED BY: R. Mohan

R. Mohana
DOCUMENT WRITER
L. No- A 986/99-MS (N)

P. GURU RAMACHANDRAN
ADVOCATE & NOTARY PUBLIC.
NEW NO-18, SIXTH CROSS STREET
C. I. T. COLONY
MYLAPORE, CHENNAI-4
PHONE-24992988

NOTARY P. GURU RAMACHANDRAN CITY OF CHENNAI GOVT. OF ...