

SALE DEED FOR RS. 4,21,289

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THIS DEED OF SALE MADE AT ATHUR this the day of 28th,
November 2006

BETWEEN

Mr.K.G.Praveen son of K.P.Gopalan aged about 60 years residing at Rangoli House, South Gate Post, Vaikom, Pin 686142 Kottayam District, Kerala State(herein after called the VENDOR) which term shall unless repugnant to have context or meaning there of be deemed to include his heirs, executors, administrators, legal representatives and assignees of the ONE PART

AND

Mr.K.G.BHASKARAN, S/o Mr.K.J.Gopinathan, aged about 54 years, residing at Konakuppakattil House, Poozhikol Post, Kaduthuruthy, Pin-686 604, Kottayam District, Kerala State Now residing at Green Acres House, Bodikamanvadi Village, Dindigul.

(Hereinafter called the PURCHASER which term shall unless repugnant to have context or meaning there of be deemed to include his heirs, executors, administrators, legal representatives and assignees of the OTHER PART).

WHEREAS the said Vendor is absolutely seized and jointly possessed along with the purchasers 1 5 in the below mentioned Documents Schedule Sl. No. 1 to 4 of or otherwise well and sufficiently entitled to the 1/6 undivided share piece and parcel of the land hereditament and premises situated at Bodikamanvadi Village and mournfully and particularly described in the schedule hereunder WHEREAS the Vendor

has become the joint owner of the Schedule mentioned properties along with the Purchaser 1 to 5 stated above in joint capacity vide the following 4 Regd. Sale Deeds duly Registered in the Office of the Sub Registrar, Athur, Dindigul Taluk.

Sl	Dated	Doct.	Volume &	Sale	Extent of
Nos.		No.	Page Nos.	Price	Property Acre
01.	23.02.2005	144/2005	No.1,28 Pages	Rs. 10,59,120/-	27.44
02.	18.03.2005	243/2005	20 pages	Rs. 75,615/-	2.13
03.	18.03.2005	244/2005	15 pages	Rs. 1,28,050/-	3.43
04.	18.03.2005	245/2005	24 pages	Rs. 6,64,950/-	20.46

AND WHEREAS the Vendor is thus the absolute Joint Owner of the Agricultural and cultivable lands is in Joint possession of and Joint enjoyment of the property and has good marketable title of 1/6th undivided share and full power to convey and title in the property.

WHEREAS the Vendor desire to sell 1/6th undivided share of his property more fully described in the schedule mentioned Agricultural properties and the Purchaser stated above agreed to buy the schedule mentioned property.

WHEREAS the Vendor agrees to sell the 1/6th undivided share of the property more fully described in the schedule and the Purchaser has also agreed to buy for a total consideration of Rs. 4,21,289/- (Rupees Four Lakhs Twenty One Thousand two hundred and eighty nine only) free of all encumbrances on the following terms and conditions.

NOW THE DEED OF SALE WITNESSES AS FOLLWOS:-

1. In consideration of the purchaser having paid the entire sale consideration of Rs. 4,12,289/- the Vendor release the purchaser from the obligation to pay the said sum, the receipt of which the Vendor hereby acknowledges.
2. The Vendor thus hereby sell, convey, grant, transfer, and assign to and into the Purchaser in the property morefully described in the schedule here under, together with all common rights, title, interest, claim, demand, estate right, passage, liberties, easements, including all other rights, appurtenances or belonging to or purported to belonging or held or enjoyed herewith by the Vendor to and upon the said property to have and to hold the same jointly to and unto to the purchaser.
3. The Vendor do hereby assures the purchaser that the schedule mentioned property is free from all encumbrance, charges, free from any defect in title and in the event of any dispute or defect whatsoever to the schedule mentioned property the Vendor shall indemnify and keep the purchaser indemnify against such losses, claims, damages, demands, costs and expenses suffered by the purchaser in that behalf.
4. The Vendor do hereby further assures the Purchaser that the Vendor has 1/6th joint ownership right in the property to sell the schedule mentioned property to the purchaser and no one else has right vested or contingent which can in any way derogate from the 1/6th joint ownership right and interest hereby conveyed.
5. The Vendor also do hereby assures the Purchaser that the Vendor has not done or knowingly suffered any act or deal or thing by

possession of the same at the time of Registration of these present.

10. The Vendor has handed over to the Purchaser copies of all the availed documents including parent deeds which are in his possession at the time of the Registration of the present.

SCHEDLUE MENTIONED PROEPRTY DINDIGUL TALUK ATHUR
REGISTRATION DISTRICT, BODIKAMANVADI VILLAGE

Sl. No.	Survey No.	Classification Of land	Extent	Document No
1.	168/7F	Punja	0.42(0.17.0)	144/2005
	220/3B	Punja	0.31(0.12.5)	144/2005
	220/3G	Punja	0.17(0.07.0)	144/2005
	220/5A	Punja	0.40(0.16.0)	144/2005
2.	168/1A	Punja	0.22(0.09.0)	144/2005
	168/1D	Punja	0.52(0.21.0)	144/2005
3.	168/2	Punja	1.64(0.65.5)	144/2005
	168/7A	Punja	2.34(0.94.5)	144/2005
4.	168/7C	Punja	0.42(0.17.0)	144/2005
	168/7E	Punja	0.45(0.18.0)	144/2005
	168/7G	Punja	2.42(0.17.0)	144/2005
5.	2119/1A	Punja	0.57(0.23.0)	144/2005
	220/4A	Punja	0.08(0.03.0)	144/2005
	220/4C	Punja	0.29(0.11.5)	144/2005

which the title to the schedule mentioned property herein as in any manner affected or hamper.

6. The Vendor do hereby agrees and covenants with Purchaser that the Purchaser shall And may at all times herein after peacefully and quietly possess and enjoy as full and absolute owner of the schedule mentioned property hereby conveyed and receive and take the profits, benefits and issued thereof without any let hindrances, interference, or claim by the Vendor shall indemnify and keep the Purchaser indemnified against all actions, claims, damages, demands, actions at law and other proceedings at the instance of any person and against all loss, damages, exposes which the purchaser may suffer incur or be put to by the reasons of any such claims, demands, actions at law and other proceedings.
7. The Vendor will support any application made by the Purchaser for mutation of the name on the schedule mentioned property hereby sold and will do all that he may be required to do in obtaining mutation in favour of the Purchaser.
8. The Vendor further agree and covenant with the purchaser that at all times and at the request and costs of the Purchaser to execute and register all such reasonable acts, deed and things as may be necessary for the purpose of better assuring the title of the Purchaser of the schedule mentioned property.
9. The Vendor has delivered all his rights and claims and possessions of his $1/6^{\text{th}}$ share and put the Purchaser in

	220/4B	Punja	0.54(0.22.0)	144/2005
	213/3D	Punja	0.15(0.06.0)	144/2005
6.	218/1	Punja	1.86(0.75.0)	144/2005
	218/2	Punja	0.40(0.16.0)	144/2005
	225/5	Punja	1.17(0.47.5)	144/2005
7.	225/1	Punja	0.80(0.32.5)	144/2005
8.	223/1A	Punja	0.29(0.11.5)	144/2005
	225/1B5	Punja	1.17(0.47.5)	144/2005
9.	168/8B	Punja	0.46(0.18.5)	144/2005
10.	219/2B	Punja	0.13(0.05.5)	144/2005
	220/4F	Punja	0.20(0.08.0)	144/2005
	220/4G	Punja	0.20(0.08.0)	144/2005
11.	168/6A	Punja	0.31(0.12.5)	144/2005
	168/6B	Punja	0.36(0.14.5)	144/2005
12.	220/3D	Punja	0.11(0.04.5)	144/2005
	220/3F	Punja	0.33(0.13.5)	144/2005
	220/5D	Punja	0.40(0.16.0)	144/2005
13.	220/3A	Punja	0.34(0.14.0)	144/2005
	220/5B	Punja	0.41(0.17.0)	144/2005
	168/7B	Punja	0.16(0.06.0)	144/2005
	168/7D	Punja	0.42(0.17.0)	144/2005
14.	225/2	Punja	0.86(0.35.0)	144/2005
15.	220/2	Punja	0.86(0.35.0)	144/2005
16.	220/1B	Punja	0.36(0.14.5)	144/2005
	168/8A	Punja	0.47(0.19.0)	144/2005
17.	219/1B	Punja	0.40(.16.0)	144/2005

18.	219/2D	Punja	0.27(0.11.0)	144/2005
	219/2E	Punja	0.40(0.16.0)	144/2005
19.	219/2A	Punja	0.26(0.11.0)	144/2005
	223/1D	Punja	0.86(0.35.0)	144/2005
	223/2	Punja	0.94(0.38.0)	144/2005
20.	224/5	Punja	2.72(1.11.0)	144/20052
	220/4E	Punja	0.40(0.16.0)	144/2005
21.	168/1C	Punja	0.20(0.08.0)	144/2005
22.	220/6	Punja	0.35(0.14.0)	144/2005
23.	214/2	Punja	0.41(0.17.0)	243/2005
24.	216	Punja	1.11(0.45.0)	243/2005
25.	217	Punja	0.48(0.19.0)	243/2005
26.	219/2C	Punja	0.13(0.05.0)	243/2005
27.	168/5D	Punja	0.26(0.10.50)	244/205
28.	168/5B	Punja	0.23(0.09.5)	224/2005
29.	168/5C	Punja	0.27(0.11.0)	224/2005
30.	168/5A	Punja	0.32(0.13.0)	224/2005
31.	213/3C	Punja	0.20(0.08.0)	244/2005
32.	224/4A	Punja	0.42(0.17.0)	244/2005
33.	223/1C	Punja	0.21(0.08.5)	224/2005
34.	172/4B1	Punja	0.32(0.13.0)	224/2005
35.	213/2B3	Punja	0.13(0.09.5)	224/2005
36.	213/2B2	Punja	0.08(0.03.5)	224/2005
37.	213/2B4	Punja	0.20(0.08.0)	224/2005
38.	168/4B2	Punja	0.46(0.18.5)	224/2005
39.	220/4B	Punja	0.07(0.03.0)	224/2005

40.	220/4D	Punja	0.26(0.10.5)	224/2005
41.	209	Punja	1.50(0.60.5)	245/2005
42.	172/2	Punja	0.40(0.16.0)	245/2005
43.	172/5	Punja	0.89(0.36.0)	245/2005
44.	172/1C	Punja	0.36(0.14.5)	245/2005
45.	172/3C	Punja	0.25(0.10.5)	245/2005
46.	172/3D	Punja	0.20(0.08.0)	245/2005
47.	208/3B	Punja	0.30(0.13.0)	245/2005
48.	208/3C	Punja	1.32(0.53.5)	245/2005
49.	208/3D	Punja	0.22(0.09.0)	245/2005
50.	210/1A	Punja	0.53(0.21.5)	245/2005
51.	210/1B	Punja	0.64(0.26.0)	245/2005
52.	210/3A	Punja	0.51(0.20.5)	245/2005
53.	210/3B	Punja	1.20(0.49.5)	245/2005
54.	210/4	Punja	1.16(0.47.0)	245/2005
55.	210/2	Punja	0.95(0.62.5)	245/2005
			Portion	
56.	212/1	Punja	0.49(0.20.0)	245/2005
57.	212/2	Punja	0.49(0.20.0)	245/2005
58.	212/3	Punja	0.57(0.23.0)	245/2005
59.	212/4	Punja	0.56(0.22.0)	245/2005
60.	213/1	Punja	1.17(0.47.5)	245/2005
61.	213/2B1	Punja	0.25(0.10.0)	245/2005
62.	213/3A	Punja	0.68(0.27.5)	245/2005
63.	213/3B	Punja	0.24(0.09.5)	245/2005
64.	215/1	Punja	1.74(0.70.5)	245/2005

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65.	215/2	Punja	0.64(0.26.5)	245/2005
66.	220/1A	Punja	0.65(0.26.5)	245/2005
67.	220/1C	Punja	0.37(0.15.0)	245/2005
68.	220/3C	Punja	0.14(0.05.0)	245/2005
69.	220/3E	Punja	0.32(0.13.0)	245/2005
70.	220/5C	Punja	0.36(0.26.5)	245/2005
71.	172/3B	Punja	0.20(0.08.0)	245/2005
72.	214/1A	Punja	0.58(0.23.0)	245/2005
73.	214/1B	Punja	0.58(0.23.0)	245/2005

Total Extent Acre/Cents 53.46

And including the terraces farm house situated in the Survey No.168/7A sq.ft., including the electric service connection No 156 together its deposit and the cattle shed measuring 300 sq.ft., with all the bore-wells, electric pump set Service Connection in SFSR No 2 together with other accessories and its deposits with all pathways water rights other manual rights.

Etc., as per the schedule vide Slae Deed dated 23.2.2005 vide Doct. No. 144/2005 at page No 18 to 22.

Sale Deed dated 18.3.2005 Doct. No. 243/2005 at page 15 to 17.

Sale Deed dated 18.3.2005 Doct. No. 245/2005 at page 15 to 20.

Out of the above schedule mentioned property the vendors 1/6th undivided share including all pathway easement and common rights covered under this Sale Deed.

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The above property comes under the territorial boundaries of the Bodikamanvadi Village Panchyat.

Market Value of the Property Rs. 4,12,289/-

There is no correction alteration, no interlineations no erasing in this document.

IN WITNESS WHEREOF the parties herein have hereunto put their hand and seal on the date, month and year first above written in the presents of the witnesses cited below:-

Sd/-

VENDOR

WITNESSES:-

Sd/-

K.B.HARISHAN

S/o K.G.BASKARAN

Bodikamanvadi village, Dindigul District.

Sd/-

S.Perumal

S/o Subbaiah Nadar,

3(1) STATEMENT

DINDIGUL TALUK ATHUR REGISTRATION DISTRICT,
BODIKAMANVADI VILLAGE

Sl. No.	Survey No.	Classification	Extent	Document
		Of land		
168/7F		Punja	0.42(0.17.0)	144/2005
220/3B		Punja	0.31(0.12.5)	144/2005

220/3G	Punja	0.17(0.07.0)	144/2005
220/5A	Punja	0.40(0.16.0)	144/2005
168/1A	Punja	0.22(0.09.0)	144/2005
168/1D	Punja	0.52(0.21.0)	144/2005
168/2	Punja	1.64(0.65.5)	144/2005
168/7A	Punja	2.34(0.94.5)	144/2005
168/7C	Punja	0.42(0.17.0)	144/2005
168/7E	Punja	0.45(0.18.0)	144/2005
168/7G	Punja	2.42(0.17.0)	144/2005
219/1A	Punja	0.57(0.23.0)	144/2005
220/4A	Punja	0.08(0.03.0)	144/2005
220/4C	Punja	0.29(0.11.5)	144/2005
220/4B	Punja	0.54(0.22.0)	144/2005
213/3D	Punja	0.15(0.06.0)	144/2005
218/1	Punja	1.86(0.75.0)	144/2005
218/2	Punja	0.40(0.16.0)	144/2005
225/5	Punja	1.17(0.47.5)	144/2005
225/1	Punja	0.80(0.32.5)	144/2005
223/1A	Punja	0.29(0.11.5)	144/2005
225/1B5	Punja	1.17(0.47.5)	144/2005
168/8B	Punja	0.46(0.18.5)	144/2005
219/2B	Punja	0.13(0.05.5)	144/2005
220/4F	Punja	0.20(0.08.0)	144/2005
220/4G	Punja	0.20(0.08.0)	144/2005
168/6A	Punja	0.31(0.12.5)	144/2005
168/6B	Punja	0.36(0.14.5)	144/2005

220/3D	Punja	0.11(0.04.5)	144/2005
220/3F	Punja	0.33(0.13.5)	144/2005
220/5D	Punja	0.40(0.16.0)	144/2005
220/3A	Punja	0.34(0.14.0)	144/2005
220/5B	Punja	0.41(0.17.0)	144/2005
168/7B	Punja	0.16(0.06.0)	144/2005
168/7D	Punja	0.42(0.17.0)	144/2005
225/2	Punja	0.86(0.35.0)	144/2005
220/2	Punja	0.86(0.35.0)	144/2005
220/1B	Punja	0.36(0.14.5)	144/2005
168/8A	Punja	0.47(0.19.0)	144/2005
219/1B	Punja	0.40(.16.0)	144/2005
219/2D	Punja	0.27(0.11.0)	144/2005
219/2E	Punja	0.40(0.16.0)	144/2005
219/2A	Punja	0.26(0.11.0)	144/2005
223/1D	Punja	0.86(0.35.0)	144/2005
223/2	Punja	0.94(0.38.0)	144/2005
224/5	Punja	2.72(1.11.0)	144/20052
220/4E	Punja	0.40(0.16.0)	144/2005
168/1C	Punja	0.20(0.08.0)	144/2005
220/6	Punja	0.35(0.14.0)	144/2005
214/2	Punja	0.41(0.17.0)	243/2005
216	Punja	1.11(0.45.0)	243/2005
217	Punja	0.48(0.19.0)	243/2005
219/2C	Punja	0.13(0.05.0)	243/2005
168/5D	Punja	0.26(0.10.50)	244/205

168/5B	Punja	0.23(0.09.5)	224/2005
168/5C	Punja	0.27(0.11.0)	224/2005
168/5A	Punja	0.32(0.13.0)	224/2005
213/3C	Punja	0.20(0.08.0)	244/2005
224/4A	Punja	0.42(0.17.0)	244/2005
223/1C	Punja	0.21(0.08.5)	224/2005
172/4B1	Punja	0.32(0.13.0)	224/2005
213/2B3	Punja	0.13(0.09.5)	224/2005
213/2B2	Punja	0.08(0.03.5)	224/2005
213/2B4	Punja	0.20(0.08.0)	224/2005
168/4B2	Punja	0.46(0.18.5)	224/2005
220/4B	Punja	0.07(0.03.0)	224/2005
220/4D	Punja	0.26(0.10.5)	224/2005
209	Punja	1.50(0.60.5)	245/2005
172/2	Punja	0.40(0.16.0)	245/2005
172/5	Punja	0.89(0.36.0)	245/2005
172/1C	Punja	0.36(0.14.5)	245/2005
172/3C	Punja	0.25(0.10.5)	245/2005
172/3D	Punja	0.20(0.08.0)	245/2005
208/3B	Punja	0.30(0.13.0)	245/2005
208/3C	Punja	1.32(0.53.5)	245/2005
208/3D	Punja	0.22(0.09.0)	245/2005
210/1A	Punja	0.53(0.21.5)	245/2005
210/1B	Punja	0.64(0.26.0)	245/2005
210/3A	Punja	0.51(0.20.5)	245/2005
210/3B	Punja	1.20(0.49.5)	245/2005

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210/4	Punja	1.16(0.47.0)	245/2005
210/2	Punja	0.95(0.62.5)	245/2005
	Portion		
212/1	Punja	0.49(0.20.0)	245/2005
212/2	Punja	0.49(0.20.0)	245/2005
212/3	Punja	0.57(0.23.0)	245/2005
212/4	Punja	0.56(0.22.0)	245/2005
213/1	Punja	1.17(0.47.5)	245/2005
213/2B1	Punja	0.25(0.10.0)	245/2005
213/3A	Punja	0.68(0.27.5)	245/2005
213/3B	Punja	0.24(0.09.5)	245/2005
215/1	Punja	1.74(0.70.5)	245/2005
215/2	Punja	0.64(0.26.5)	245/2005
220/1A	Punja	0.65(0.26.5)	245/2005
220/1C	Punja	0.37(0.15.0)	245/2005
220/3C	Punja	0.14(0.05.0)	245/2005
220/3E	Punja	0.32(0.13.0)	245/2005
220/5C	Punja	0.36(0.26.5)	245/2005
172/3B	Punja	0.20(0.08.0)	245/2005
214/1A	Punja	0.58(0.23.0)	245/2005
214/1B	Punja	0.58(0.23.0)	245/2005

74. In survey No 168/7A the terraced farm house Value Rs. 85,000/- (ANNEXURE-1A). Out of above schedule mentioned property acre 53,45 cents the vendors 1/6th and divided property value is Rs. 4,21,289/-.

(ANNEXURE-1A)

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Particulars of building:-

Nature of buildings :- Half cement and half lime
Mixed brick built walls.

Depth of Foundation :- 3 feet depth

Width of ground walls :- $\frac{3}{4}$ cubic feet

Whether the house is

Constructed with teak wood :- No, constructed with
Various trees.

Floor :- Cement floor

Age of building :- 11 years old

Extent of ground site :- 460 sqft

Total extent of building :- 160 sqft RCC roof and
300 sqft tin roofed building

Whether there is electric fittings:- Yes, 5 points

Market value of building

Including ground site :- Rs. 85,000/-

Date 28.11.2006

Certificate

This is to certify that the purchaser paid Rs. 3500/- less in respect
of building therefore the purchaser K.G.Baskaran has paid Rs.
3500/- (three thousand five hundred).

(True copy)

ANNEXURE-P 21

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SALE DEED FOR RS. 10,59,120/-

THIS DEED OF ABSOLUTE SALE MADE AT ATHUR this the day of
23rd, February 2005

BETWEEN

Mr.K.SRINIVASAN, 52 years of age son of Krishnasamy residing at
Door No. 129 Co-operative Nagar, Dindigul Town Tamil Nadu state
(herein after called the VENDOR) which term shall unless repugnant
to have context or meaning there of be deemed to include his heirs,
executors, administrators, legal representatives and assignees of the
ONE PART

AND

- 1.Mr.K.G.BHASKARAN, S/o Mr.K.J.Gopinathan, aged about 54
years, residing at Konakuppakattil House, Poozhikol Post,
Kaduthuruthy, Pin-686 604; Kottayam District, Kerala State Now
residing at Green Acres House, Bodikamanvadi Village, Dindigul.
- 2.Mrs.RETNAMMA 53 years of age W/o K.G.Baskaran residing at
Konakuppakattil House, Poozhikol Post, Kaduthuruthy, Pin-686 604,
Kottayam District, Kerala State
- 3.Mr.K.B.HARSAN 28 years of age
S/o K.B.Baskaran residing at Konakuppakattil House, Poozhikol
Post, Kaduthuruthy, Pin-686 604, Kottayam District, Kerala State
- 4.Mrs.K.B.LIYA 25 YEARS OF AGE, D/o K.B.Baskaran residing at
Konakuppakattil House, Poozhikol Post, Kaduthuruthy, Pin-686 604,
Kottayam District, Kerala State
5. Miss K.B.VEENA D/o
K.B.Baskaran residing at Konakuppakattil House, Poozhikol Post,
Kaduthuruthy, Pin-686 604, Kottayam District, Kerala State