

1172/2019



தமிழ்நாடு தமிழ்நாடு TAMILNADU

₹.5000/-

TOTAL ENVIRONMENT HABITAT

Date: 24/12/19

Pvt. Ltd. Ooty

M. L. SUBRAMANI
TAMIL P VENDOR
10-11/1st Road, Ooty -1
MO: 987741192

B 962539

SALE DEED

THIS DEED OF SALE made this the 26th day of DECEMBER, TWO THOUSAND AND NINETEEN BETWEEN MR.L.R.SARAVANAKUMAR, son of Late.Raman, a Hindu, aged about 42 years, residing at Door No: 15/110, Masikandi Village, Bengal Mattam Post, Kundha Taluk, in the District of the Nilgiris, (Aadhaar No: 6968 4087 8116) (Mobile No: 9865133312) hereinafter called the **VENDOR** (which expression shall mean and include his heirs, Legal Representatives, Administrators, Executors and Assigns) of the ONE PART;

L.R. Saravanan
VENDOR

M. L. Subramani
PURCHASER

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1	cc. 11	17	1
Registering officer			



AND TOTAL ENVIRONMENT HABITAT PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having corporate identification number U45201KA2010PTC054651 and its registered office at Imagine No. 78, ITPL Main Road, EPIP Zone, Whitefield, Bangalore – 560 066, represented by its authorized Signatory **Mr.R.MANIKANDAN**, (Aadhaar No: 7252 3486 3803) (Mobile No: 9840822134) having come over to Udhagamandalam, in the District of the Nilgiris, (hereinafter called the **PURCHASER** which expression shall mean and include, unless it be repugnant to the subject or context thereof, include its successors-in-Office) of the OTHER PART;

WHEREAS originally the Tea Garden admeasuring an extent of 1.83 Acres, comprised in Old S.No: 402/1 and New R.S.No 1416/4 of Masikandi Village, Balacola – 2, more fully described in the Schedule hereunder belonged to the Vendor's father Late L.Raman by virtue of inheritance and succession and had also by continuous possession and enjoyment and had perfected his title by ouster as well as adverse possession to the same. Thus the Vendor's Father Late L.Raman became entitled to the Tea Garden admeasuring an extent of 1. 83 Acres, comprised in Old S.No: 402/1 and New R.S.No 1416/4 of Masikandi Village, Balacola - 2, more fully described in the Schedule hereunder and had been in peaceful possession and enjoyment by mutating his name in Revenue Records.

AND WHEREAS the Vendor's father Late L.Raman died intestate on 06-02-2004 leaving behind his wife namely R.K.Laksmi and his two sons namely L.R.Sivakumar and L.R.Saravanakumar (i.e., the Vendor herein) respectively as his legal heirs to succeed unto his estate. Ever since the demise of the Vendor's father Late L.Raman his aforesaid legal heirs became the joint and absolute owners with joint possession and enjoyment of the Tea Garden admeasuring an extent of 1.83 Acres, comprised in Old S.No: 402/1 and New R.S.No: 1416/4 of Masikandi Village, Balacola - 2, more fully described in the Schedule hereunder and had mutated their names in the revenue records.

VENDOR

R.R. Saravanakumar

PURCHASER

[Signature]

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Registering officer				



AND WHEREAS the Vendor's elder brother namely L.R.SIVAKUMAR had died on 21-09-2019 leaving behind his wife namely Mrs. Deena and his daughter namely Selvi.Shakthi as his legal heirs to succeed unto his estate. Thereafter the legal heirs of the Vendor's elder brother became joint and absolute owners and were in joint possession and enjoyment of the Tea Garden admeasuring an extent of 1.83 Acres, comprised in Old S.No: 402/1 and New R.S.No: 1416/4 of Masikandi Village, Balacola - 2, more fully described in the Schedule hereunder and had also mutated their names in the revenue records.

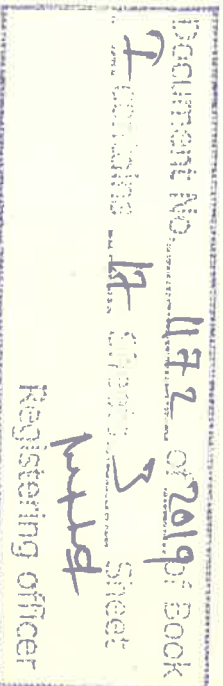
AND WHEREAS the Vendor's mother the said R.K.Lakshmi and the Vendor's sister-in-law the said Mrs. Deena and the Vendor's niece the said Selvi Shakthi had released their 2/3rd undivided share in the schedule mentioned property in favour of the Vendor herein by executing a Release Deed dated 04-12-2019 and registered as Document Number. 1101 of 2019, on the file of Joint II Sub Registrar, Udhagamandalam and followed by a Rectification Deed dated 23-012-2019 and registered as Document Number. 1164 of 2019, on the file of Joint II Sub Registrar, Udhagamandalam.

AND WHEREAS ever since the above said Release Deed and the Rectification Deed the Vendor herein became the absolute owner with peaceful possession and enjoyment of the schedule mentioned property and presently is having a good and marketable title to alienate the same in any manner contemplated under Law.

AND WHEREAS the Vendor herein has offered to sell an extent of 1. 83 Acres, comprised in Old S.No: 402/1 and New R.S.No: 1416/4 of Masikandi Village, Balacola - 2, which is more fully described in the schedule hereunder for a total sale consideration of Rs.11,03,490/- (RUPEES ELEVEN LAKHS THREE THOUSAND FOUR HUNDRED AND NINETY ONLY) and the Purchaser, taking into consideration the market value of similar properties in the same locality, have accepted the offer made by the Vendor and agreed to purchase the schedule mentioned property for the said sale consideration.

A.R. Srinivasan
VENDOR

[Signature]
PURCHASER



NOW THIS DEED OF SALE WITNESSES that in pursuance of the said agreement and in consideration of the said sum of **Rs.11,03,490/- (RUPEES ELEVEN LAKHS THREE THOUSAND FOUR HUNDRED AND NINETY ONLY)** paid by the Purchaser unto the hands of the Vendor by way of a Demand Draft bearing No: 052628, dated 23-12-2019, drawn on Axis Bank Limited, White field Branch, Bangalore, in favour of the Vendor herein, before the execution of these presents, the receipt of which sum the Vendor does hereby duly acknowledge as FULL SALE CONSIDERATION, the Vendor as absolute owner does hereby GRANT, CONVEY, ASSIGN, SELL and TRANSFER unto the Purchaser free from all encumbrances, the property more fully described in the schedule hereunder, and more particularly delineated and coloured "GREEN" in the sketch annexed herewith, together with all right of way, water, waterways, watercourses, liberties, rights, privileges, advantages and appurtenances and all other rights whatsoever pertaining to the said property and all rights, interest, claims and demands of the Vendor unto the said property TO HAVE AND TO HOLD the same unto the said Purchaser forever free from all encumbrances, claims, demands but also subject to the payment of all Government Assessments and other taxes payable to the Government and any other local authorities in respect of the said property hereby conveyed and also subject to the condition of title under which the said property is held under the Government.

THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER that he the Vendor has good right, title and interest and full power and absolute authority to GRANT, CONVEY AND ASSIGN the property in the manner aforesaid and the said property is free from all encumbrances, claims and demands and that the Purchaser has been placed in actual possession and the Purchaser may continue to enjoy the rents and profits of the same as the rightful owner thereof without any lawful interruption or disturbances by the Vendor or any other person or persons claiming through or in trust for the Vendor.

THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASER that if any defect in the title of the Vendor or if the Purchaser is deprived of the whole or any part of the share of the said property hereby conveyed or in case of future dispute either in Court of Law or otherwise either by

A.R. Guruswamy
VENDOR

[Signature]
PURCHASER

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Registering Officer			



the Vendor or any of his family members and legal heirs or any other person or persons claiming under him will indemnify the Purchaser their Successors-in-Office, legal representatives and assigns in interest to the extent of the same consideration.

THE VENDOR DOES HEREBY FURTHER COVENANT WITH THE PURCHASER that whenever reasonably required by the Purchaser and at the cost of the Purchaser the Vendor shall do, sign and execute all other acts, deeds and writings for better assuring the schedule mentioned property unto the Purchaser. The Vendor has this day handed over all the original title deeds regarding the schedule mentioned property.

The Purchaser has borne the stamp duty and registration charges with regard to this Sale deed.

The stamp duty and registration fee is being paid on the guideline valuation of the Schedule Property.

SCHEDULE OF PROPERTY

Registration District	:	The Nilgiris.
Registration Sub District	:	Udhagamandalam Joint II
Village	:	Balacola -2
Old R.S.No:	:	402/1
New R.S.No:	:	1416/4
Patta No.	:	3058
Extent owned	:	1.83 Acres of Tea Garden
Extent Conveyed	:	1.83 Acres of Tea Garden.

BOUNDARIES

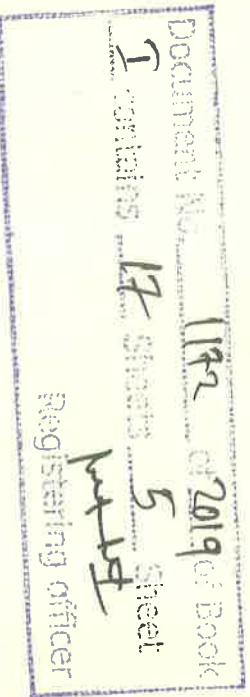
NORTH	:	S.No:1248.
SOUTH	:	S.No: 1416/2, 1416/3 and 1418.
EAST	:	S.No: 1416/5 Footpath.
WEST	:	S.No: 1416/1, 1416/2 and 1416/3

VENDOR

S.R. Suresh

PURCHASER

[Signature]



Guideline value of the property for] : Rs.11,03,490/-
the purpose of stamp duty]

Market value of the property for] : Rs.11,03,490/-
the purpose of consideration]

Market value of the property for] : Rs.11,03,490/-
the purpose of stamp duty]

IN WITNESS WHEREOF THE ABOVE NAMED VENDOR AND
PURCHASER HAVE SET THEIR RESPECTIVE HANDS TO THIS DEED
FOR SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED BY THE
ABOVE NAMED VENDOR AND THE
PURCHASER IN THE PRESENCE OF
THE FOLLOWING WITNESSES:-

(1) *C. J. Jagadeesh Babu*

Mr.C.JAGADEESH BABU, S/o.Mr.Chandran,
No:18/1, Greenland, High Lever Road,
Dummore, Fernhill Post,
Udhagamandalam – 643 004, The Nilgiris.
(Aadhaar No: 7943 9549 5981)

Mr. R. Srinivasan
VENDOR

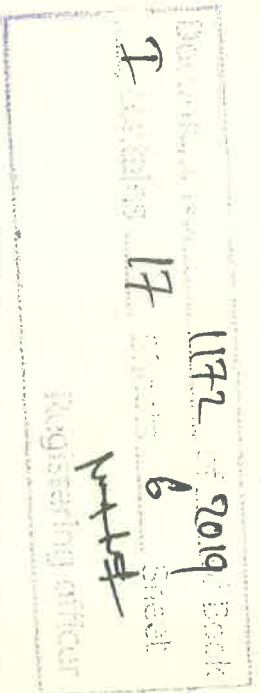
(2) *R. Velu*

Mr.R.VELU, S/o.Raju,
Door No; 1/387, Attapettu, Chinchona,
Dodabetta, Udhagamandalam – 643 002,
The Nilgiris,
(Aadhaar No; 3230 2458 7392)

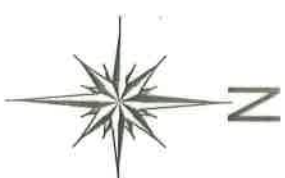
Mr. K. Srinivasan
PURCHASER

DOCUMENT PREPARED BY:-

M.K. Srinivasan
M.K.SAICHANDRAN, B.A.L.L.B.,
ADVOCATE,
No:2, FIRST FLOOR,
ANANDHA BHAVAN BUILDING,
ALMS HOUSE ROAD,
UDHAGAMANDALAM.
THE NILGIRIS.



DISTRICT : NILGIRIS
TALUK : KUNDAH
VILLAGE : BALACOLA -2
OLD R.S. NO : 402 / 1
NEW R.S. NO : 1416 / 4



REFERENCE

 EXTENT - 1.83 Acs (0.74.00 HEC)

 FOOT-PATH

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Registered officer

do. R. Pragasam

[Signature]





தமிழக அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : நீலகிரி

வட்டம் : குந்தா

வருவாய் கிராமம் : பாலகொலா 2

பட்டா எண் : 3058

உரிமையாளர்கள் பெயர்

1.	லிங்கன்	மகன்	ரங்கையா	-
2.	லிங்கன்	மகன்	நஞ்சுண்டி	-
3.	லிங்கன்	மகன்	ருக்கியம்மாள்	-
4.	லிங்கன்	மகன்	பேபியம்மாள்	-
5.	லிங்கன்	மகன்	மிச்சியம்மாள்	-
6.	லிங்கன்	மகன்	ஜானகி	-
7.	லிங்கன்	மகன்	மீனாட்சி	-
8.	லிங்கன்	மகன்	பீமன்	-
9.	லிங்கன்	மகன்	மீனாகுமாரி	-
10.	லிங்கன்	மகன்	லலிதா	-
11.	ராமன்	மகன்	லட்சுமி	-
12.	ராமன்	மகன்	சிவகுமார்	-
13.	ராமன்	மகன்	சரவணகுமார்	-
14.	கக்கமல்லன்	மனைவி	சுந்தரியம்மாள்	-
15.	கக்கமல்லன்	மகன்	லட்சுமி	-
16.	கக்கமல்லன்	மகன்	ரரணிலலீதா	-
17.	கக்கமல்லன்	மகன்	போஜராஜ்	-
18.	கக்கமல்லன்	மகன்	சிங்காரி	-
19.	கக்கமல்லன்	மகன்	சோமசுந்தரன்	-
20.	கக்கமல்லன்	மகன்	சகீலா	-
21.	சிவகுமார்	மனைவி	தீனா	-
22.	சிவகுமார்	மகன்	சக்தி	-
23.	ராமன்	மனைவி	ஆர் கே லட்சுமி	-


புர எண்	உயிரிவு	புறப்பு	நன்செய்	மற்றவை	குறிப்புரைகள்
1172	பாப்பு	பாப்பு	தீர்வை	பாப்பு	குறிப்புரைகள்
	ஹெக் - ஏர்	ஹெக் - ஏர்	ஹெக் - ஏர்	ஹெக் - ஏர்	

1 of 2

24-12-2019, 10:10

1416	4	0 - 74.00	3.65	--	--	--	2019/0103 /11/041222--- -- 03-12-2019
		0 - 74.00	3.65				

குறிப்பு2 :

	
1.	மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 11/05/011 /03058/40136 என்ற குறிப்பு எண்ணை உள்ளிடு செய்து உறுதி செய்துகொள்ளவும்.
2.	இத் தகவல்கள் 24-12-2019 அன்று 10:02:26 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3.	கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

உ.ர. செழுவா

[Signature]

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 Registering officer *[Signature]*





Government of India

I. R. Savanankumar

ಕೃಷಿ ಕಾರ್ಯಾಲಯ / ಬೀದಿ:

Library of Congress Authority of India

சுதந்திர சமூக சமூக

15715 56611

உத்தரவாங்கல் - மூலம் திருவிழா.

SECRET

Appendix

S/O Patan 15/10, Masbandi

Deeghahmashan; poet.

Udugumadani, The Nixons.

Bengaluru, Tamil Nadu

643204

6968 4087 8116



R. R. Guzman

Docu 1150 1192 of 2019 of Book
I
17 sheets 10 Street
myself
Registering officer



आयकर विभाग
INCOME TAX DEPARTMENT
SARAVANAKUMAR L R
RAMAN
 28/10/1983
 Permanent Account Number
BTFPSS315K
 Signature *R.R. Saravanan*

 12052006

R.R. Saravanan

इस कार्ड के साथ / साथ ही अपने बैंक में / में
 अपना बैंक खाता नंबर / खाता संख्या
 को दर्ज करें, जो कि, इस कार्ड के साथ मिलकर बैंक खाते में
 एक से अधिक धन प्रवाह करने के लिए - 400 013.
 If this card is lost / duplicate's lost card is issued.
 Please inform / return to
 Income Tax PAN Services Unit, NSD,
 4th Floor, A Wing, Trade Wing,
 Kamala Mitta Complex,
 S. B. Marg, Lower Patel, Mumbai - 400 013.
 Tel: 91-22-2980 8600 Fax: 91-22-2980 8604
 e-mail: income@nsd.gov.in

[Signature]

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 Registering officer *[Signature]*



Total Environment Habitat Private Limited

"IMAGINE", No. 78, ITPL Road,
EPIP Zone, Whitefield, Bangalore 560 066
T : +91 80 4245 3000 F : +91 80 2841 6624
www.total-environment.com
CIN: U 45201 KA 2010 PTC 054651

Total Environment

EXTRACT

from the Minutes of the Meeting of the Board of Directors of **Total Environment Habitat Private Limited** held at **10:15 pm** on **Monday, 9th December 2019** at the Registered Office of the Company at No.78, Imagine, ITPL Main Road EPIP Zone, Whitefield, Bangalore 560066

Chairman informed the meeting that the Company needs to give authorization to an individual to sign and execute Sale Deed (as Purchaser) for and on behalf of the Company, with respect to purchase of land admeasuring 183 acres situated at Nilgiris and to present the same for registration before concerned Sub Registrar of Assurance.

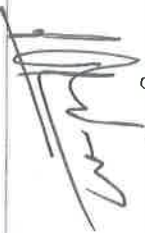
After due deliberation, the following resolutions were passed at the meeting:

"RESOLVED THAT Mr. R. Manikandan (PAN: AAPM4526H) be and is hereby authorized to sign and execute Sale Deed (as Purchaser) for and on behalf of 'Total Environment Habitat Private Limited', with respect to purchase of land admeasuring 183 acres situated at Nilgiris and to present the same for registration before concerned Sub Registrar of Assurance, in capacity of Company's authorised representative.

RESOLVED FURTHER THAT authorization under this resolution shall be valid till December 31, 2019

RESOLVED FURTHER THAT any of the Director of the Company, be and is hereby authorized to do all such acts, deeds and things to give effect to this resolution and to submit a certified copy of this resolution wherever required."

Specimen signature of authorised individual is as hereunder



(R. Manikandan)

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Registering Officer's Certificate to be a True Extract		

Extracted by

Director
Total Environment Habitat Private Limited



भारत सरकार
GOVERNMENT OF INDIA

महोदयों के लिए
Manikandan R
प्रोफ़ेसर / DOB : 20/04/1968
पुरुष / MALE

7252 3486 3803



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पते पर:
S/O: Ramakrishnan, B2-B
BLOCK SUNDEEP KALA
APARTMENTS, 2635,
SUNDEEP ROAD, Neebarkandam,
Kanchiexpuram, Tamil Nadu,
600115

पता: 600115



ஆதாரம் - சமந்தரண மனிதனின் அடிகாறம்

1947
1800 300 1947
bapip@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

M.R. Pragasam

[Signature]

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I contain 12 sheets 13 sheet
Registering officer





இந்திய அரசாங்கம்
Government of India



A ஜெதீஸ் பாபு
C Jagadeesh Babu
தந்தை: சந்திரன்
Father : Chandran
மேல் புகைப்படம்: 2007/15/78
ஆண், Nam, Male



7943 9549 5981

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

B.R. Pragasam



இந்திய தனிப்பட்ட அங்கீகரிக்கப்பட்ட
Unique Identification Authority of India

முகவரி: 18/1 கிரீன் லேவல் ரோட்,
தாண்டேர், பெர்ஹில்,
புதிர் உதகமண்டலம்
நீலகிரி, தமிழ் நாடு 643004

Address: 18/1 GREEN
LAND, HIGH LEVEL ROAD,
DANMERE, FERNHILL
POST, Udhagamandalam
The Nilgiris, Fernhill, Tamil
Nadu, 643004

7943 9549 5981



ஆதார்
1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

B.R. Pragasam

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14 Serial 14
Registering officer



முகப்பு அட்டை
உறுப்பினர் அட்டை



பெயர்: **சு.சு. சுவாமிநாதன்**
 பணி: **பிரதான அலுவலர்**
 தொலைபேசி: **3230 2458 7392**



சுதர் - சரதர்வன் மலிதலிள் அதிகாரம்

Unique Identification Authority of India

பெயர்: **சு.சு. சுவாமிநாதன்**
 பணி: **பிரதான அலுவலர்**
 தொலைபேசி: **3230 2458 7392**

Address: 1/387,
 ATTAPETTU CINCHONA,
 DODDABETTA,
 Uthagamandadam,
 Doddabetta, The Nilgiris,
 Udhagamandalam, Tamil
 Nadu, 643002

S. S. Swaminathan

[Signature]

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 Registering officer *[Signature]*



CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 999 of 2019

I hereby certify that a sum of ₹ 72,245/- (Rupees Seventy Two Thousand Two Hundred and Fourty Five only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. மணிகண்டன் ஆர் residing at பி2-பி, பிளாக் சந்திப் கலா அபார்ட்மெண்ட், எண்.2/535, சந்திப் ரோடு, நிலாங்கரை, Kancheepuram, Tamil Nadu, India, 600115.

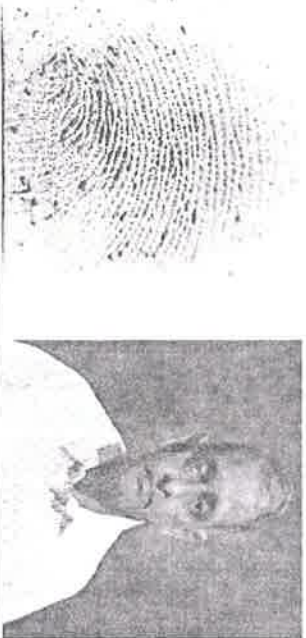
Sub Registrar: Uthagamandalam -Joint II
Date: 26/12/2019

Signature of Sub Registrar and Collector under Section
41 of the Indian Stamp Act

[Signature]
JOINT SUB REGISTRAR II
UTHAGAMANDALAM

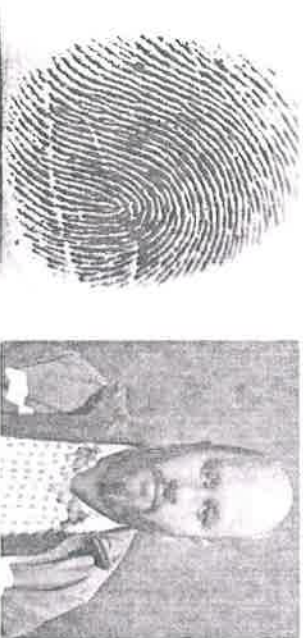
Presented in the office of the Sub Registrar of Uthagamandalam -Joint II and fee of ₹ 44,530/- paid at 12:39 PM on the 26/12/2019 by

Left Thumb



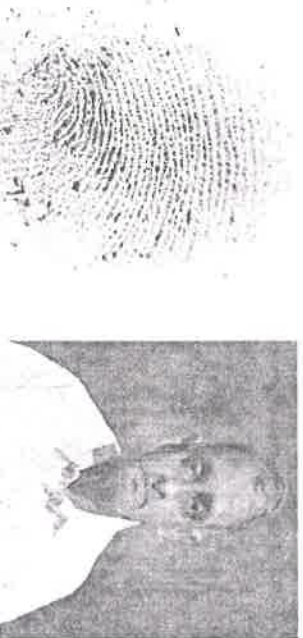
[Signature]

Execution admitted by
Left Thumb



[Signature]

Claim admitted by
Left Thumb



[Signature]



Document No. 1172 of 2019 of Book Sheet 16
I contains per recitals of document
Registering officer *[Signature]*

Additions as per recitals of document

1/2

R/Uthagamandalam -Joint II/Book-1/1172/2019

Identified By

1. R. Velu
Mr. VELU R Son of RAJU 1/387, Attapettu, Chinchona, Doddabetta, Ooty, Nilgiris,
Tamil Nadu, India, 643002.
2. C. Shanmugam
Mr. JAGADEESH BABU C Son of CHANDRAN 18/1, Green Land, High Level
Road, Dunnere, Fernhill, Ooty, Nilgiris, Tamil Nadu, India, 643004.

26th day of December 2019

[Signature]

SENTHILKUMAR R

JOINT SUB REGISTRAR
UTHAGAMANDALAM

Registered as Number R/Uthagamandalam -Joint II/Book-1/1172/2019.

Date: 26/12/2019

Uthagamandalam -Joint II



[Signature]

SENTHILKUMAR R

JOINT SUB REGISTRAR
UTHAGAMANDALAM

Documents 1192 of 2019 of Book
1 contains 17 sheets 17 Sheet
2/2
Registering officer
[Signature]

