

5000Rs.

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098169

28 SEP 2005

C.K. Geever chtr P. Ravi Rajan
M. KAILASHI CHAND
STAMP VENDOR
New No. 7, (Old No 52) Jeeva Road
SAIDAPET - CHENNAI - 600015
L.N.11727/991, 24332042



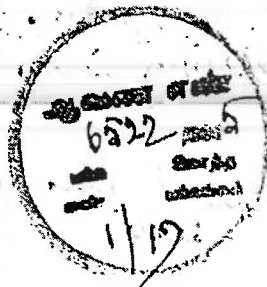
SALE DEED

THIS DEED OF SALE executed at Thirupporur this 29th day of September 2005
by (1) K. RANI AMMAL, wife of Kamalanatha Mudaliar, aged 63 years, residing at
No.100, Nellikuppam Village, Kancheepuram District (2) N.S. MASILAMANI, Son of
Late Singara Mudaliar, Hindu, aged 56 years, residing at 100, Nellikuppam Village,
Kancheepuram District, hereinafter called "THE VENDORS".

TO AND IN FAVOUR OF

- (1) Mr. C.K.GEEVER, son of Mr. C.I. Kurian, aged about 36 years, residing at
22/9, Bharathi Nagar, 1st Main Road, Nesapakkam, Chennai 600 078
- (2) Mr. P.RAVIRAJ, son of late Mr. P. Lokanadham, aged about 35 years, residing at
2D, Ramaniyam Towers, #12 Greenways road, R.A. Puram, Chennai - 600 028,
hereinafter called the "PURCHASERS".

C.K. Geever
P. Ravi Rajan



K. D. ...

M. S. ...

சாதிக்கப்பட்டவர்கள்

098170 P. Ravi Raj
28 SEP 2005

M, KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Jewell Road
SAIDAPET - CHENNAI - 600015
L.N.117276/91, 21, 2043

The term "VENDORS" and "PURCHASERS" wherever it occurs, shall mean and include, their legal heirs, legal representatives, administrators, executors and assigns
WITNESSETH:

WHEREAS the First VENDOR is the absolute owner of the agricultural land comprised in Old Patta No.357, New Patta No.793, Survey No.149/T1, measuring an extent of (2.70.5 Hectare) 6.68 acres, together with well and 5.H.P. Electric Pump Set (E.B. Service Connection No.153) situated at No.100, Nellikkuppam Village, Kancheepuram District, more fully described in the Schedule "A" hereunder. She having obtained the same from M. Rajalakshmi and M. Priya under Settlement Deed dated 22.07.1997 under Document No.1487/1997 in the Office of the Sub Registrar of Thirupporur.

Thiruppurur.
C. K. Gurus
P. Nairai

6822-2-5
3/17

[illegible]

5000Rs.



C.K. Geever
P. Ravi Ray
098171
28 SEP 2005

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No.32) Jeenu Road
SAIDAPET - CHENNAI - 600 015
L.N.11727/91, Q 2433/04



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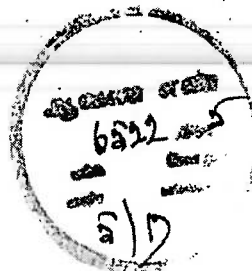
WHEREAS the Second VENDOR is the husband of the First Settlor M. Rajalakshmi and father of the Second Settlor M. Priya, the Second VENDOR had to leave the matrimonial house due to compelling circumstances for long years. Due to the Second VENDOR long absence from his family, his wife M. Rajalakshmi and his daughter M. Priya were in possession and enjoyment of the Schedule mentioned property. During the absence of the Second VENDOR, his wife M. Rajalakshmi and daughter M. Priya, executed the Settlement deed dated 22.07.1997 in favour of the First VENDOR.

AND WHEREAS the Second VENDOR have now returned and has joined his family and therefore, he is executing the above said sale deed jointly with the first VENDOR by way of abundant caution.

C.K. Geever
P. Ravi Ray

K. R. Srinivasan

M. Kailash Chand

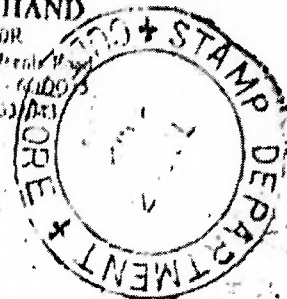


5000Rs.



C.K. Gouvar
P. Ravikumar
098172
28 SEP 2005

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Pearl P...
SAIDAPET - CHENNAI - 600035
L.N.11727/09/01/02/03/04/05

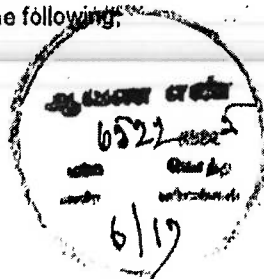


AND WHEREAS, the VENDORS have agreed to sell the property measuring 2.0 Acres forming part of Schedule "A" mentioned property and more fully described in Schedule "B" hereunder in favour of the PURCHASERS for the total sale consideration of Rs.7,41,200/- (Rupees Seven Lakhs Forty One Thousands Two Hundreds Only) free from all encumbrances whatsoever.

AND WHEREAS the PURCHASERS have agreed to purchase the Schedule "B" mentioned property free from all encumbrances whatsoever for the said sum of Rs.7,41,200/- (Rupees Seven Lakhs Forty One Thousands Two Hundreds Only).

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS: In pursuance of the above said agreement in consideration of the Schedule "B" mentioned property and in consideration of the sum of Rs.7,41,200/- (Rupees Seven Lakhs Forty One Thousands Two Hundreds Only) paid by the PURCHASERS to the VENDORS by means of Cheques in the following:

C.K. Gouvar
P. Ravikumar



M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Pearl P...
SAIDAPET - CHENNAI - 600035
L.N.11727/09/01/02/03/04/05

5000Rs.

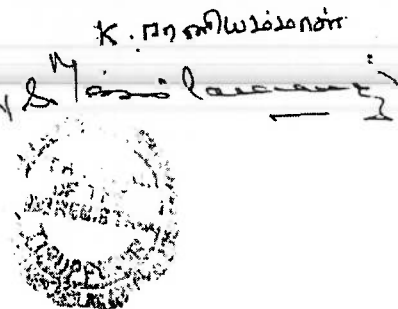
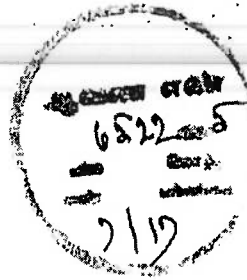


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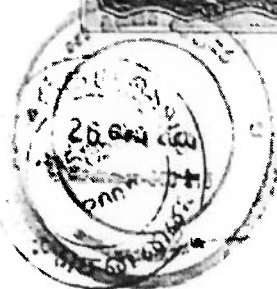
- i) Rs.3,00,000/- (Rupees Three Lakhs Only) by cheque bearing No.075519 dated 27.07.2005 drawn on Vijaya Bank, Triplicane Branch
- ii) Rs.2,50,000/- (Rupees Two Lakhs and Fifty Thousands Only) by cheque bearing No.078963 dated 18.08.2005 drawn on Oriental Bank of Commerce, Mount Road Branch and
- iii) Rs.1,91,200/- (Rupees One Lakh Ninety One Thousands and Two Hundred Only) by cash

the VENDORS do hereby admit and acknowledge and release the PURCHASERS from payment of the same once again and the VENDORS do by these presents, hereby sell, transfer, convey and assign by way of absolute sale TO AND UNTO the PURCHASERS the Schedule "B" mentioned property together with all easements, privileges, liberties

C.K. Geever
P. Ravi Raj



5000Rs.

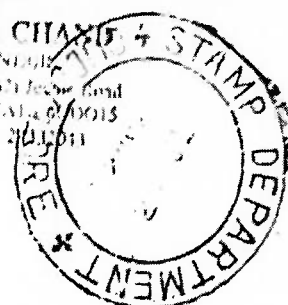


C. K. Goever
P. Ravi Raj

098180
28 SEP 2005

M. Kailash Chandra

M. KAILASH CHANDRA
STAMP VENDOR
New No. 1, (Old No. 1) Jeeva Road
SAIDAPET - CHENNAI - 600015
L.N.11727/2001, 02/01/2011

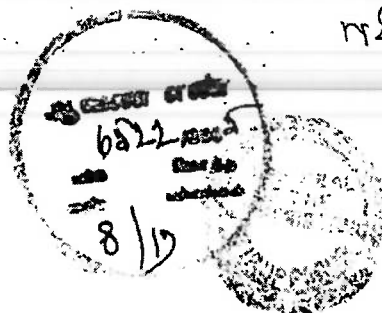


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and advantages, and all estates, ways, drains, water ways, water courses, rights, title, interest, benefits, claims and demand whatsoever the VENDORS have on and upon the same TO HAVE AND TO HOLD the said property hereby sold, convey, transferred and assigned or expressed or intended so to be and every part thereof, unto and to the use of the PURCHASERS absolute, free from all encumbrances whatsoever and for the absolute use and enjoyment of the PURCHASERS for ever.

The VENDORS do hereby covenant with the PURCHASERS that the PURCHASERS shall at all times peacefully and quietly possess and enjoy the Schedule "B" mentioned property without any let or lawful interruption, claim or demand whatsoever by the VENDORS or any of their predecessors-in-title or any person/s lawfully or equitably claiming as aforesaid.

C. K. Goever
P. Ravi Raj



K. Ramesh Babu
M. Kailash Chandra

098181
28 SEP 2005

New No. 7, (Old No.52) Jeas Road
SAIDAPET - CHENNAI - 600015
L.N.11727/P/91, C 243320/5

K. നഗേഷ്വരൻ

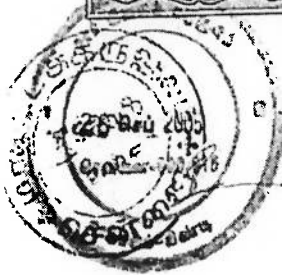
C. R. G.
P. Nairaj.

11.14.14 sublimation

6522-5
9/11/2



5000Rs.

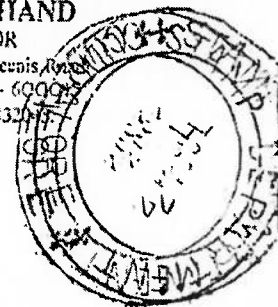


C.K. Goever
P. Ravi Raj

098182
28 SEP 2005

M. Kailash Chand
M, KAILASH CHAND
STAMP VENDOR

New No. 7, (Old No. 52) Jeeva Nagar
SAIDAPET - CHENNAI - 600032
L.N.11727/191, O 24332

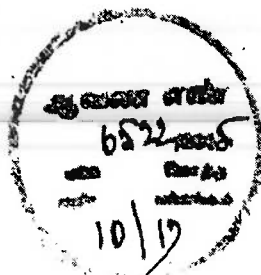


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The VENDORS declare and covenant with the PURCHASERS that there are no suits, appeals land acquisition proceedings either central or state or any legal proceedings pending before any court or authority in which any question relating to the Schedule "A" mentioned property is in issue and that there are no attachment, proclamations or orders on the schedule property, which in any way prevent its alienation and the VENDORS have not entered into any prior agreement for sale with anybody else and that the VENDORS have not done any act or thing and have not offered the Schedule "B" mentioned property as security by which the property will be in anyway affected in title, estate, possession or enjoyment of the PURCHASERS by this absolute sale deed.

C.K. Goever
P. Ravi Raj

K. R. Ravi Varan
M. Kailash Chand



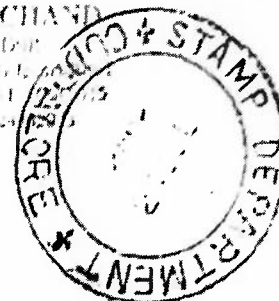
5000Rs.



C.K. Goover
P. Ravi Raj

098183
28 SEP 2005

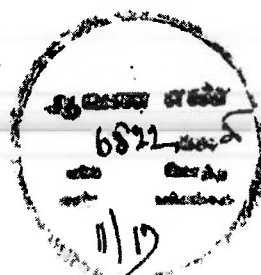
M. Kailash Chandra
STAMP DEPARTMENT
New No. 7, 10th Floor,
SAIDAPET - CHENNAI
L.N.11727/11, D. 11



The VENDORS further covenant with the PURCHASERS that the VENDORS will indemnify and keep the PURCHASERS well and sufficiently indemnified against all claims damages and actions at law and other proceedings at the instance of any person/s and against all losses, damages, costs and expenses which the PURCHASERS may sustain, incur or be put to by reason of such claim, demand or actions at law and other proceedings.

The VENDORS further declare that they had paid all land taxes and other charges due and payable in respect of the Schedule "B" mentioned property up to the date of the sale and agrees to reimburse the PURCHASERS herein if he is called upon to pay the amount in respect thereof.

C.K. Goover
P. Ravi Raj



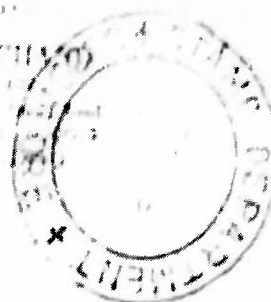
K. Ramesh Babu
W.B. Ramesh Babu





098184
28 SEP 2005

M. KAILASH CHAND



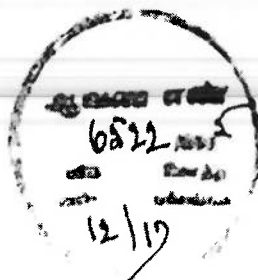
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The VENDORS herein have this day handed over the vacant possession of the Schedule "B" mentioned property to the PURCHASERS herein

(Whole Property)

All that piece and parcel of the land being agricultural bearing Patta No 357 New Patta No 793, as per Patta Survey No.149/11, measuring an extent of 6.68 Acres (Hectare 270.5) together with well and 5.H.P. Electric Pump Set (E.B. Service Connection No 153) situated at No.100, Nellikuppam Village, Chengalpattu Taluk, Kancheepuram District and bounded on the;

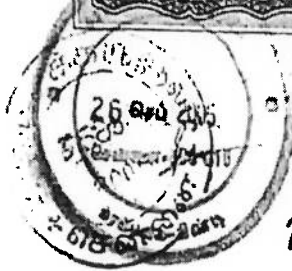
C. K. G. / P. K. G.



K. K. K. K. K.

ms. 100

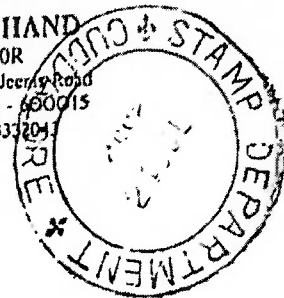
5000Rs.



C.K. Geever
P. Ravi Raj

098185
28 SEP 2005

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Jeeva Road
SAIDAPET - CHENNAI - 600015
L.N.11727/91, 2433204



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North by : Poramboke land

South by : Land belongs to Mr. Lakshmana Naidu

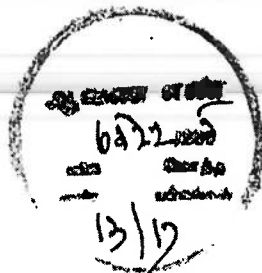
East by : Land belongs to C.K. Geever and P.Raviraj and Land in
S.No.152/7A

West by : Land belongs to C.K. Geever and P.Raviraj and Land in
S.No.149/10D3

and lying within the Registration District of Chengalpattu and Registration District of
Thiruporur.

C.K. Geever
P. Raviraj

K. Ravi Raj
N. S. Lakshmanan





C.K. Geever
P. Raviraj

098186
28 SEP 2005

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Jeevika Road
SAIDAPET - CHENNAI - 600015
L.N.11727/1971, Q 24332043

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SCHEDULE "B" PROPERTY
(Property hereby Conveyed)

All that piece and parcel of the Agricultural land being Southern portion of Schedule "A" mentioned property measuring an extent of 2.00 Acres bearing Patta No.357, New Patta No.793, as per Patta Survey No.149/11 part, situated at No.100, Nellikuppam Village, Chengalpattu Taluk, Kancheepuram District and bounded on the:

North by : Land belongs to K. Rani Ammal

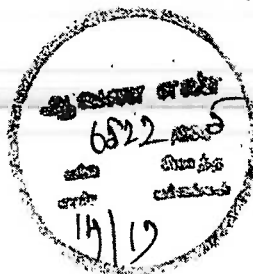
South by : Land in Survey No.149/14

East by : Land belongs to C.K. Geever and P. Raviraj and Land in S.No.152/7A

West by : Land in Survey No.149/10D3

and lying within the Registration District of Chengalpattu and Registration District of Thiruporur.

C.K. Geever
P. Raviraj



K. Rani Ammal
P. Raviraj





C.R. Gover
P. Ravi Raj

008187

M. KAILASH CHAND
STAMP VENDOR

28 SEP 2005

New No. 7, 10th Cross Street, Road
SAIDAPET - CHENNAI - 600 015
LN 11327991, 0 2001041

11

The Market value of the Property hereby conveyed is Rs 7,41,200/-

In witness whereof the parties hereunto have affixed their signatures on the day,
month and year first above written.

C.R. Gover
P. Ravi Raj
PURCHASERS

WITNESSES:

1. *[Signature]* D/o N.S. Marlamoni
No, 100, Nellikuppam Village.
Chengelpet - Taluk.
2. M. Radolaxman n/o N.S. Marlamoni
No. 100. Nellikuppam Village.
Chengelpet Taluk.

Drafted by:

R. SUNDARESAN,
Lic No A-218/MSS/1997,
No 51, Kamaraj Avenue, Adyar,
Chennai - 600 020

