

082411 - 1 AUG 2005 MAKAILASH CHAND

New No. 7, (Ohi No 3.) Jamie Road SAIDAPET - CHENNAL - 600015 L.N. 11727/@/91, © 24232043

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Thiruporur, on this 1st day of August, 2005 BY Mr., N.V. KAMALANATHAN, S/o. Veerasamy Mudaliar, aged about AS years, residing at No.100, Nellikuppam Village, Chengalpet Taluk, Kancheepuram District, hereinafter called the "VENDOR", which term shall mean and include wherever the context so requires or permits himself, his heirs, executors, administrators, legal representatives and assigns of the ONE PART:

TO AND IN FAVOUR OF

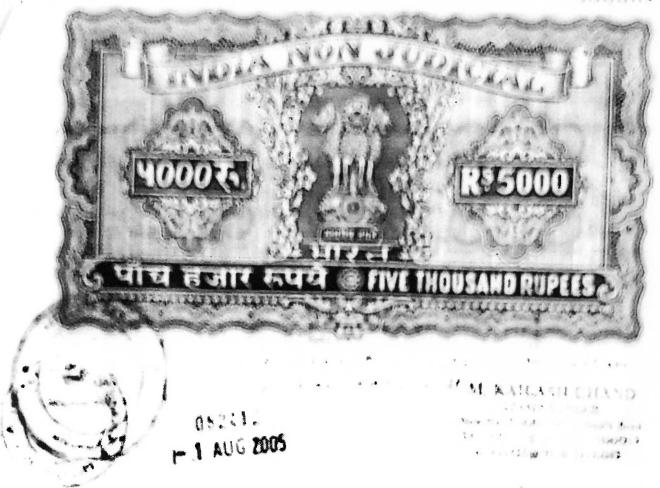
 Mr. C.K.GEEVER, son of Mr. C.I. Kurian, aged about 36 years, residing at No.22/9, Bharathi Nagar, 1st Main Road, Nesapakkam, Chennai 600 078

2. Mr.P.RAVIRAJ, son of Jate Mr. P. Lokanadham, aged about 35 years, residing at 2D, Ramaniyam Towers, No.12 Greenways Road, R.A.Puram.

Chennai - 600 028,

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hereinafter called the "PURCHASERS" which term shall mean and include wherever the context so requires or permiss themselves died here executions administrators legal representatives and assigns of the OTHER PART WITHESSETH AS FOLLOWS

Whereas the VENDOR is the sole and absolute owner of the agricultural land bearing Patta No.56, comprised in Survey No.149/10Dr2 measuring an extent of 0.90. Acres situated at No.100, Nethruppam Village Changaipet Talux Kancheepuram District the same having purchased by the Vendor out of his self earlied money from Lahahmana Nacher Sio Gopal Nacher, under a deed of sale dated 07.02.1976, and duly registated as Document No.180 of 1978 in Book 1 vibratile 555. Pages 437 & 436 in the Official No. Sub Registrar of Thiruporum valuable consideration from out of tight in earliergs and savings ANO.

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WHEREAS the VENDOR herein in physical possession and enjoyment of the said agricultural land more fully described in the Schedule hereunder by paying kists and other rates payable to Govt, regularly without any default so far by having obtained patta from the Taluk Office in their names AND

WHEREAS the PURCHASERS herein has approached the VENDOR and offered to purchase the agricultural measuring 80.4 Cents (2003) out of 90 Cents and more fully described in Schedule hereunder for a sale consideration of Rs.3,00,000/- (Rupees Three Lakhs Only) free from all N.V. Kamos my ter encumbrances AND

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NOW THIS DEED OF SALE WITNESSETH:

That in pursuance of the agreement and the covenants hereinafter contained and in consideration of the amount of Rs.3,00,000/- (Rupees Three Lakhs Only) paid by the PURCHASERS to the Vendor in the following manner:

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New No. 7. (Öld No.52) Jeenis Road

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- i) Rs.2,00,000/- (Rupees Two Lakhs Only) by cheque bearing No.963958, dated 06/07/2005, drawn on ICICI Bank, Santhome Branch.
- ii) Rs.1,00,000/- (Rupees One Lakh Only) by cash on 01.08.2005

thereby totaling Rs.3,00,000/-, the receipt of which sum and every part thereof both the VENDOR herein doth hereby admit and acknowledge and acquit the PURCHASERS from further payment, the VENDOR herein conveys, sells, transfers and assigns unto the PURCHASERS absolutely and for ever the property mentioned in the Schedule hereunder with all ways, waters, water courses,

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fencing, liberties, privileges, easements, advantages and appurtenances whatsoever appertaining to the said property now or heretofore held, used, occupied or enjoyed therewith together with all the interest, right and title of the VENDOR in and upon the said property and any part thereof TO HAVE AND TO HOLD the same unto the PURCHASERS absolutely and for ever free from all encumbrances.

THE VENDOR herein doth hereby covenant with the PURCHASERS that the VENDOR is absolutely entitled to the property hereby conveyed and have full power to convey the same in the manner set out herein and they have not done or knowingly suffered any act, or thing whereby the property hereby conveyed is encumbered or charged in any manner.

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The VENDOR herein doth hereby declare and assure the PURCHASERS that the property hereby conveyed is not subject to any encumbrances, mortgage, charge, claim, levy, will, trust, settlement, lien or lispendens or the subject matter of any pending proceedings or attachment of court or any other Panchayat or Revenue authorities or any other proceedings or any prior agreement to sell or lease or any other liabilities.

The VENDOR herein do hereby further covenant with the PURCHASERS and the PURCHASERS shall and may at all times hereafter peacefully and quietly possess and enjoy the said property covered by this Sale Deed and every part thereof without any manner of eviction, interruption or disturbances, claim or

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demand whatsoever from the VENDOR or in trust for the VENDOR and the VENDOR shall indemnify and save harmless the PURCHASERS from any loss, damage, expenses or injury of any kind on account of any such claim or demand or encumbrance whatsoever in relation to the said property.

The VENDOR herein doth hereby further covenant with the PURCHASERS that if any dispute arises in respect of the said property hereby conveyed and the PURCHASERS sustains any loss thereby and the VENDOR shall managed the loss on the liability of other property belonging to them and their personal liability.

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The VENDOR herein doth hereby covenant with the PURCHASERS that he shall at all times hereafter on the request and at the cost of the PURCHASERS or any person deriving title under him doth execute or cause to be done or executed all acts, deeds or things or lawful assurances or further or more particularly assuring the said property unto and to the use of the PURCHASERS and the peaceful possession thereof as aforesaid as may be reasonably required.

The VENDOR herein doth hereby agree to pay all the taxes due and that has accrued due on the property hereby conveyed up to the date of the registration of this Sale Deed and the VENDOR doth hereby covenant with the PURCHASERS to indemnify him against any expenses, loss or damage he may be put to or suffered by reason of any non-payment of the same. N.V. T. Rum Clern & him

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1000Rs. Miccertain C. K. GEEVER

P.RAVIRAJ

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THIS INDENTURE WITNESSETH that the PURCHASERS is put to vacant possession of the property hereby conveyed by the VENDOR on the date of registration of this sale deed.

THIS INDENTURE ALSO WITNESSETH that all the original title deeds relating to the property are handed over to the PURCHASERS on the date of registration of this Sale Deed.

SCHEDULE OF PROPERTY

All that piece and parcel of the agricultural land bearing Patta No.56, New Patta No.89, comprised in Survey No.149/10D/2 measuring an extent of 80.4 Cents out of 90 Cents situated at No.100, Nellikuppam Village, Chengalpet Taluk, Kancheepuram District and bounded on the;

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North by : Land in Survey No.149/11

South by : Guduvanchery -Kottamedu Main Road

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

West by : Land in Survey No.149/10A2, 149/10B, 149/10C and 149/10D1

And measuring:

East to West on the Northern side : 105 Feet

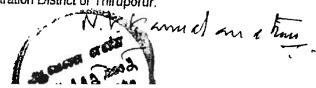
East to West on the Southern side : 105 Feet

North to South on the Eastern side : 334 Feet

North to South on the Western side : 334 Feet

in all measuring 35070 Square feet and lying within the Registration District of Chengalpet and Sub – Registration District of Thiruporur.

C. K. Gum





The present market value of the property is Rs.3,00,000/-

IN WITNESS WHEREOF BOTH THE VENDOR AND THE PURCHASERS HEREIN HAVE AFFIXED THEIR SIGNATURES ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF:

WITNESSES:

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VENDOR

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No. 11 koelun.