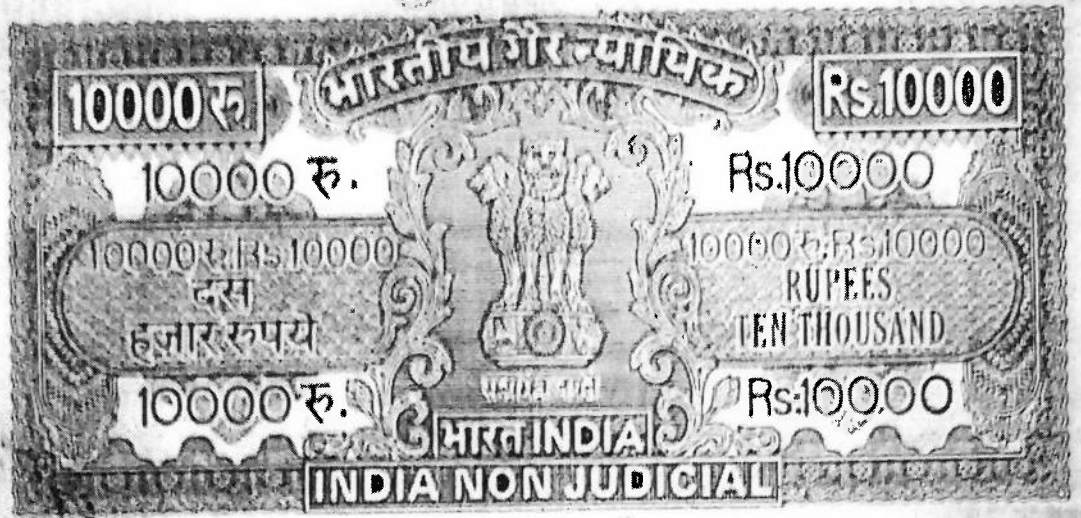


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C.K. GEEVER - CH. 78
P. RAVIRAJ - CH. 28

06AA 945394
SAIDAPET

077672
11 JUL 2005

M. KAILASH CHAND
STAMP VENDOR
New No. 7, Old No. 52, Jeevis Road
SAIDAPET - CHENNAI - 600015
L.N.11727/91, 24332043

Handwritten signature
30/1/19

SALE DEED

THIS DEED OF ABSOLUTE SALE executed at Thiruporur, on this 11th day of JULY, 2005 BY Mr. N.V. KAMALANATHAN, S/o. Veerasamy Mudaliar, aged about 75 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

1. 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 late Mr. P. Lokanadham, aged about 35 years, residing at 2D, Ramaniyam Towers, No.12 Greenways Road, R.A.Puram, Chennai - 600 028,

hereinafter called the "PURCHASERS" which term shall mean and include wherever the context so requires or permits themselves, their heirs, executors, administrators, legal representatives and assigns of the OTHER PART WITNESSETH AS FOLLOWS:

C.K. GEEVER
P. Raviraj

N.V. Kamalanathan

2008

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100

2008

1100

(C.K. Gurr)

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N.Y. Kambhams

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Handwritten text in Tamil script.



(C.K. Gurr)

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P. Kambhams



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2008

2008

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C. K. GEEVER
P. RAVI RAJ

06AA 945395

M. Kailash

077673
11 1 JUL 2005

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52), Jeenai Road
SAIDAPET - CHENNAI - 600015
L.N.11727/91, D 24332043

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WHEREAS the VENDOR is the sole and absolute owner of the agricultural land bearing Patta No.12, comprised in Punja Survey No.152/1B measuring an extent of 1.07 Acres (46652 Square feet) situated at No.100, Nellikuppam Village, Chengalpet Taluk, Kancheepuram District, and more fully described in the Schedule hereunder, the same having been purchased by the VENDOR out of his self earned money from Mrs.Kuppammal, W/o. Devaraj Naidu, under a deed of sale dated 17.03.1982 and duly registered as document No.439/1982 in Book 1, Volume 629, Pages from 171 to 173 in the Office of the Sub Registrar of Thiruporur for valuable consideration from out of his own earnings and savings AND

WHEREAS the VENDOR herein in physical possession and enjoyment of the said agricultural lands more fully described in the Schedules 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 said agricultural land and more fully described in Schedule hereunder for a sale consideration of Rs.4,00,000/- (Rupees Four Lakhs . Only) free from all encumbrances AND

N. K. Kammala



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11 JUL 2005

C.K. GEORGE
R RAVI RAO
06AA 945396
M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No.52) Jeenu Road
SAIDAPET - CHENNAI - 600015
L.N.11727/9/91, 24332043

WHEREAS the VENDOR herein has accepted the offer of the PURCHASERS and agreed to sell the said agricultural land mentioned in the Schedules hereunder to the PURCHASERS for the said sale consideration of Rs.4,00,000/- (Rupees Four Lakhs Only) free from all encumbrances whatsoever.

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.4,00,000/- (Rupees Four Lakhs Only) paid by the PURCHASERS to the Vendor in the following manner:

- i) Rs.2,00,000/- (Rupees Two Lakhs Only) by cheque bearing No.963956, dated 06.07.2005, drawn on ICICI Bank Ltd., Santhome Branch, Chennai
- ii) Rs.2,00,000/- (Rupees Two Lakhs Only) by cheque bearing No.840314, dated 06.07.2005, drawn on HDFC, Valasaravakkam Branch, Chennai

thereby totaling Rs.4,00,000/-, 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 Schedules

K. G.

N. V. Kannan



C.K. GEEVER
P. RAVI RAJ
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1 JUL 2005

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Jeevika Road
SAIDAPET - CHENNAI - 600015
L.M.11727/91, D 24332043

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hereunder with all ways, waters, water courses, 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.

C.K. G...
Raviraj

N.K. Kumar as 1st

A329

500Rs.



C. K. GEEVIL
P. RAVI RAO

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Jeena Road
SAIDAPET - CHENNAI - 600015
Tel. 11727, 91, 8 2433264

077676
11 JUL 2005.

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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 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.

C. K. GEEVIL
A. NARIN RAO

N. K. RAMANATHAN

500Rs.



077677
11 JUL 2005
C.K. GEEVER
P. RAVI RAJ

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Jeenai Road
SAIDAPET - CHENNAI - 600015
L.N.11727/91, 24332043

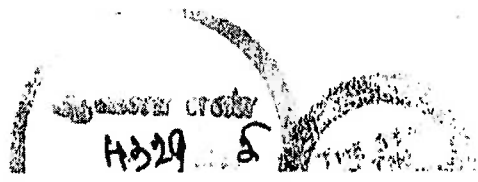
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The VENDOR herein doth hereby further covenant with the PURCHASERS that if any dispute arises in respect of the said property hereby conveyed and the PURCHASERS sustains any loss thereby and the VENDOR shall managed the loss on the liability of other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

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.

C.K. GEEVER
P. RAVI RAJ

N.Y. KANNAN on 1/11/05



500Rs.



C.K. GEEVER
P. RAVI RAJ

077678
11 JUL 2005

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Jeon's Road
SAIDAPET - CHENNAI - 600015
L.M.11727/91, © 24332043

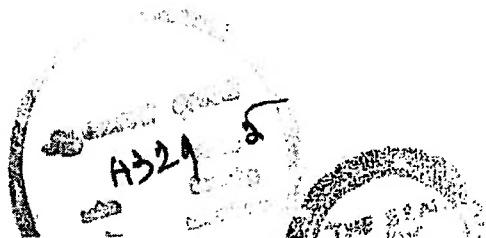
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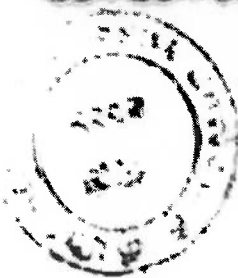
The VENDOR herein doth hereby agree to pay all the taxes due and that has accrued due on the property hereby conveyed up to the date of the registration of this Sale Deed and the VENDOR doth hereby covenant with the PURCHASERS to indemnify him against any expenses, loss or damage he may be put to or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

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.

C.K. Geever
P. Raviraj

N. V. Kameshwar





36236 C.K. GEEVER
11.7.05 P. RAVI RAO

K. VIJAYA MENON,
STAMP VENDOR
L.No. 950924/12550 Dt. 11-7-05
22/104, ELLAIAHMAN KOTI ST.,
ADYAR, CHENNAI - 600 029

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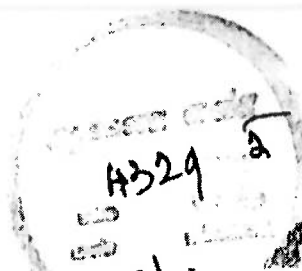
THIS INDENTURE ALSO WITNESSETH that all the original title deeds relating to the property are handed over to the PURCHASERS on the date of registration of this Sale Deed.

SCHEDULE OF PROPERTY

All that piece and parcel of the agricultural land bearing Patta No.12, comprised in Punja Survey No.152/1B measuring an extent of 46652 Square feet (1.07 Acres) situated at No.100, Nellikuppam Village, Chengalpet Taluk, Kancheepuram District and lying within the Registration District of Chengalpet and Sub - Registration District of Thiruporur.

C.K. G...
P. Raviraj

N. K. ...





11-2-37
P. RASIRAY

K. VITTA MENON
STAMP VENDOR
1 NO. GOVERNMENT ROAD, 11-11-37
20, 104 ELLAMMANAKKAL ST.
ADYAR, CHENNAI - 600 002

The present market value of the property is Rs 4,00,000/-.

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:

1. *[Signature]*

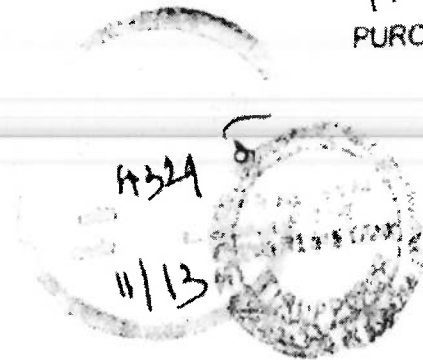
2. N. M. Manikandan

N. V. Kammalanthu

VENDOR

C. K. G...

P. RASIRAY
PURCHASERS



11.11 by Self N. V. Kammalanthu