

077654

11 JUL 2005

C.K. GEEVER - CH - 71

P. RAVIRAJ - CH - 22

0288 366540

Sale Deed

M. KAILASH CHAND
STAMP VENDOR

New No. 7, (Old No 52) Jeeva Road
SAIDAPET - CHENNAI - 600015
L.N.11727/0/21, 10 24332043

SALE DEED

naufy
30/1/19
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, Chengalpeta 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

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P. Raviraj

N.V. Kamalanathan

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M. KAILASH CHAND
STAMP VENDOR
New No. 1, (Old No. 52) Jeenu Road
SAIDAPET - CHENNAI - 600015
L.N.11727/9/91, D 24JJ2043

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WHEREAS the VENDOR is the sole and absolute owner of the agricultural land bearing Patta No.266, comprised in Punja Survey No.149/10A1A measuring an extent of 1.09 Acres (47524 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 1) Mr.D. Dhasarathan, 2) Mr.D. Padmanabhan, both sons of Duraisamy Naidu, under a deed of sale dated 22.12.1975 and duly registered as document No.1905/1975 in Book 1, Volume 532, Pages from 496 to 470, 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

C. K. Gunn

P. Ravi Rao

N. V. K. Ramdas

1000Rs



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 consideration of Rs.4,04,000/- (Rupees Four Lakhs and Four Thousand Only) free from all encumbrances AND

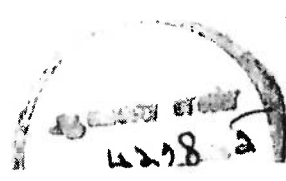
WHEREAS the Vendor herein has accepted the offer of the PURCHASERS and agreed to sell the said agricultural land mentioned in the Schedules hereunder to the PURCHASERS for the said sale consideration of Rs.4,04,000/- (Rupees Four Lakhs and Four Thousand Only) free from all encumbrances whatsoever.

NOW THIS DEED OF SALE WITNESSETH:

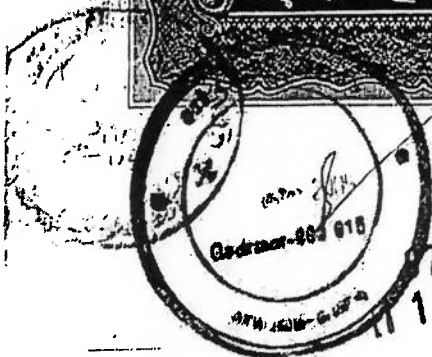
That in pursuance of the agreement and the covenants hereinafter contained and in consideration of the amount of Rs.4,04,000/- (Rupees Four Lakhs and Four Thousand Only) paid by the PURCHASERS to the Vendor in the following manner.

K. K. G...
M. Narin...

N. V. Ramul...

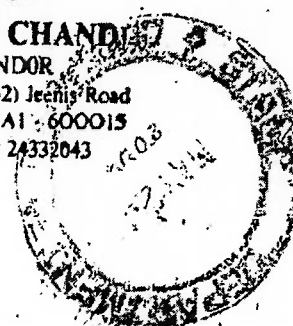


1000Rs.



C.K. GEEVER
P. RAVI RAJ

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

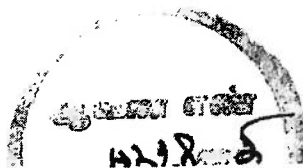


- i) Rs.2,00,000/- (Rupees Two Lakhs Only) by cheque bearing No.963955, dated 06.07.2005, drawn on ICICI Bank Ltd., Santhome Branch, Chennai
- ii) Rs.2,00,000/- (Rupees Two Lakhs Only) by cheque bearing No.840313, dated 06.07.2005, drawn on HDFC, Valasaravakkam Branch, Chennai
- iii) Rs.4,000/- (Rupees Four Thousand Only) by cash

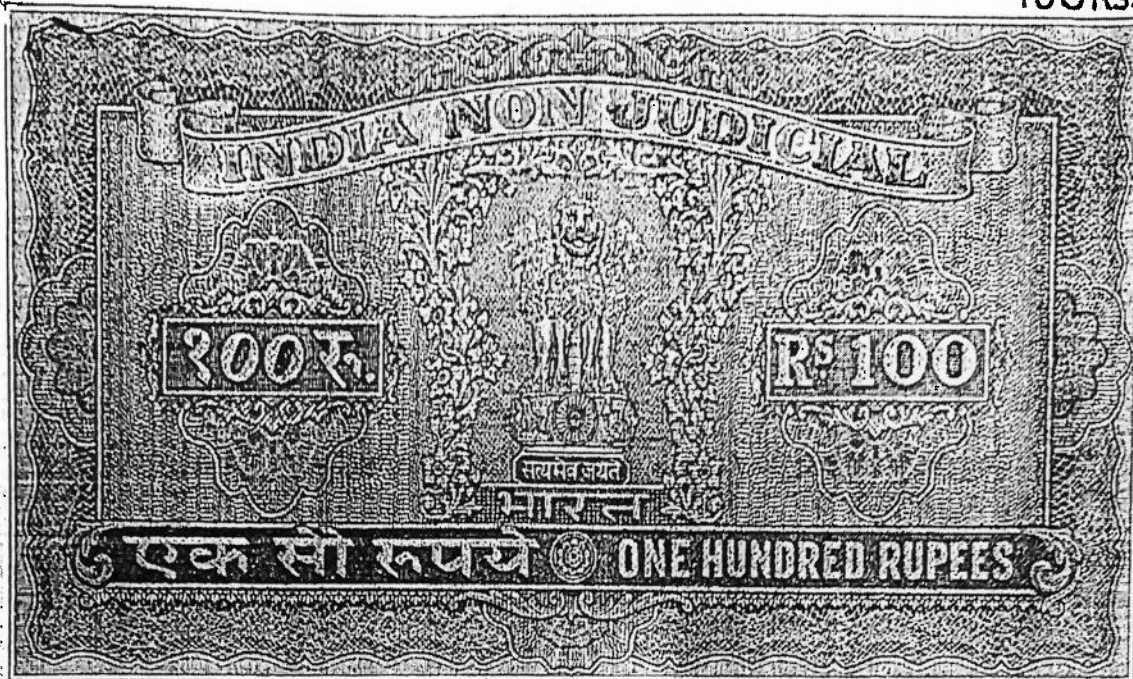
thereby totaling Rs.4,04,000/-, the receipt of which sum and every part thereof both the VENDOR herein doth hereby admit and acknowledge and acquit the PURCHASERS from further payment, the VENDOR herein conveys, sells, transfers and assigns unto the PURCHASERS absolutely and for ever the property mentioned in the Schedules hereunder with all ways, waters, water courses, fencing, liberties, privileges, easements,

C.K. GEEVER
P. RAVI RAJ

N. V. Rammalaxmi



100Rs.



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11-1 JUL 2005
TAMIL NADU
C.K. GEEVER
P. RAVI RAJ

00AA 874965
M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No.52) Jeevis Road
SAIDAPET - CHENNAI - 600015
L.N.11727/91, 24332043

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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. GEEVER
P. RAVI RAJ

N. Y. K. R. M. S. S.

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तमिलनाडु TAMIL NADU

C.K. GEEVER

P. RAVI RAJ

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11 JUL 2005

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M. Kailash Chand

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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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. Gever
P. Raviraj

N. K. Kannan

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50 Rs.



तमिलनाडु TAMIL NADU
C. K. GREVER
P. RAVIRAJ

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11 JUL 2005

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M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Jeonis Road
SANDAPET - CHENNAI - 600015
L.N.11727/91, 0 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. Grever
P. Raviraj

N. K. Kammalans

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11 JUL 2005
TAMIL NADU
C.K. GEEVER
P. RAVI RAJ

00AA 108142
M. Kailash Chand

M. KAILASH CHAND
STAMP VENDOR
New No. 7, (Old No. 52) Jeenla Road
SAIDAPET - CHENNAI - 600015
L.N.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.

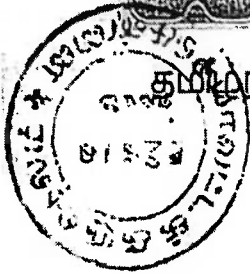
THIS INDENTURE ALSO WITNESSETH that all the original title deeds relating to the property are handed over to the PURCHASERS on the date of registration of this Sale Deed.

C.K. GEEVER
P. RAVI RAJ

N. V. Kammalan

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தமிழ்நாடு தமில்நாடு TAMIL NADU
C. K. GEEVER
P. RAVI RAJ

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11 JUL 2005

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

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SCHEDULE OF PROPERTY

All that piece and parcel of the agricultural land bearing Patta No.266, comprised in Punja Survey No.149/10A1A measuring an extent of 47524 Square Feet (or) 1.09 Acres situated at No.100, Nellikuppam Village, Chengalpet Taluk, Kancheepuram District and bounded on the :

NORTH BY : Kuttai
SOUTH BY : Land belonging to Perumal Naidu
EAST BY : Land belonging to Masilamani Mudaliar
WEST BY : Road

and lying within the Registration District of Chengalpet and Sub - Registration District of Thiruporur.

C.K. GEEVER
P. RAVI RAJ

N. K. Kannan

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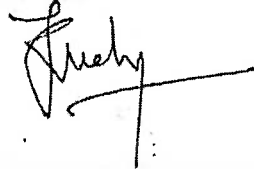
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P. RAVI RAJ.

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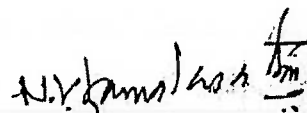
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The present market value of the property is Rs.4,04,000/-
IN WITNESS WHEREOF BOTH THE VENDOR AND THE PURCHASERS HEREIN
HAVE AFFIXED THEIR SIGNATURES ON THE DAY MONTH AND YEAR FIRST ABOVE
WRITTEN IN THE PRESENCE OF:

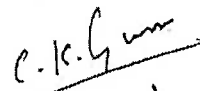
WITNESSES:

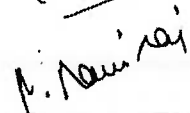
1. 

2. N.M. Muthu Kumar



VENDOR





PURCHASERS

Drafted by self - N.V. Kammalavathi
No. 100, Nellikuppam.