



9211  
13.7.2005  
Srinivasa Rao  
NSR construction

V.R. ANBAZHAGAN  
Stamp Vendor-Lic No. 204/A7/97  
# 164, Linghi Chetty Street  
George Town, Chennai-600 001  
☎ 5343827 / 5356849



**SALE DEED**

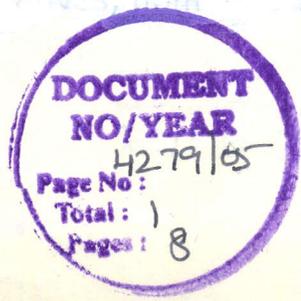
THIS DEED OF SALE EXECUTED AT AVADI ON THIS THE 13<sup>th</sup> DAY OF JULY 2005.

BY

**Mr.P.Jayaraman**, S/o.Late.Poongavana Naicker, aged 78 about years, residing at No.121, Srinivasan Nagar, Poonamallee High Road, Chennai-71 hereinafter referred to as the **VENDOR**.

*[Faint, mostly illegible text from the deed document]*

*[Handwritten signature]*



**CGEWHO**  
*[Handwritten signature]*  
Authorized Signatory

**CGEWHO**

Authorized Signatory

TO AND IN FAVOUR OF

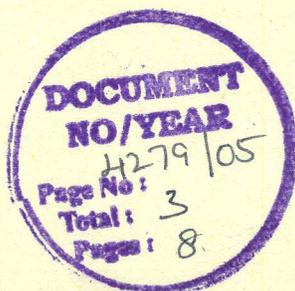
**M/s. Central Government Employees Welfare Housing Organisation**, a Society registered under the Societies Registration Act XXI of 1860 having its registered office at 6<sup>th</sup> Floor, A-Wing, Janpath Bhawan, Janpath Lane, New Delhi – 110 001 and represented by its Project Manager, Col.K.S.Muthukrishnan, SC, S/o.Late.M.Shivaraman, aged about 58 years, residing at "Sapper Arcade", No.1, I Cross Street, Ramappa Nagar, Perungudi, Chennai-600 096 herein after referred to as the **PURCHASER** which expression shall wherever the context so admits, mean and include its successors in title, executors, administrators and assigns of the other part.

WHEREAS the schedule mentioned property was purchased by the Vendor herein by three different Sale Deeds namely:

1. In respect of S.No.475 measuring and extent of 1.60 acres was purchased by deed of sale dated 30.1.1967 and as registered Doc.No.529/1967 at SRO Poonamallee.
2. In respect of S.No.624/3 measuring and extent of 1.11 acres was purchased by deed of sale dated 19.12.1973 and as registered Doc.No.3491/1973 at SRO Poonamallee.
3. In respect of S.No.625/1 measuring an extent of 1 acre was purchased by deed of sale dated 25.10.1979 and as registered Doc.No.4260/1979 at SRO Poonamallee.

Whereas ever since the date of purchase the Vendor is in absolute possession and enjoyment of the property by obtaining patta in his name and paying taxes to the Government.

*[Handwritten signature]*



**CGEWHO**  
*[Handwritten signature]*  
Authorised Signatory

Whereas the Vendor offered to sell the schedule mentioned property and the purchaser agreed to purchase the schedule lands for a sum of Rs.92,75,000/- (Rupees Ninety Two Lakhs and Seventy Five Thousand only) free from all encumbrances.

[REDACTED]

CGEWHO  
Authorized Signatory

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

In pursuance of the above said ~~agreement and in~~ consideration of the sum of Rs. 92,75,000/- (Rupees Ninety Two Lakhs and Seventy Five Thousand only) paid to the vendor at his request in the following manner by demand draft:

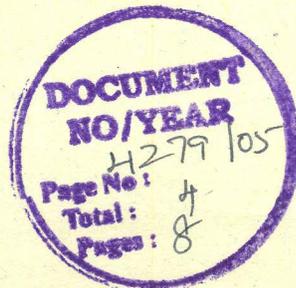
Whereas at the request of the Vendor the payment of the Sale Consideration is being made under five different demand drafts, drawn in favour of Mr.P.Jayaraman, and Four DDs one each in favour of his two sons and one grand son and one grand daughter as mentioned below:

DDs drawn in favour of

- |                 |        |              |
|-----------------|--------|--------------|
| 1. P.Jeyaraman  | 034339 | Rs.32,75,000 |
| 2. K.Sekar      | 034340 | Rs.20,00,000 |
| 3. J.Jeganathan | 034341 | Rs.20,00,000 |
| 4. S.Sankar     | 034332 | Rs.10,00,000 |
| 5. J.Sasikala   | 034342 | Rs.10,00,000 |

all the above DDs are drawn on Canara Bank, New Delhi dated 12.7.2005.

*[Handwritten signature]*



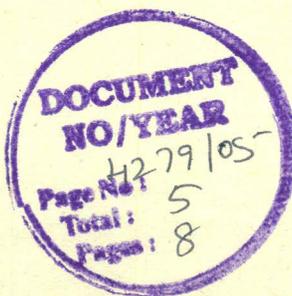
CGEWHO  
*[Handwritten signature]*  
Authorized Signatory

WHEREAS Vendor in consideration thereof doth hereby grant, convey, assign, transfer and sell unto the purchaser the land of extent of Acres 3.71 cents comprised in S.Nos.624/3, 625, 475 in Paruthipattu Village, Poonamallee Taluk, Thiruvallur District morefully described in the schedule hereunder together with all liberties, privileges, easements, appurtenances and advantages whatsoever belonging to the property hereby conveyed and assigned and transferred or actually held or enjoyed therewith to the purchaser herein from any hindrances, obstructions or other impediments by the vendors TO HAVE AND HOLD THE SAME absolutely together with all the pathways, hedges, erections and all appurtenances appurtenant thereto with all advantages, privileges, liberties, easements, easementary rights hereto before held used or enjoyed therewith or reputed to belong thereto and all the estate, right title, interest, property, claim and demand whatsoever of the VENDOR in and to the said property hereby conveyed and assigned or expressed so to be unto the PURCHASER hereby to hold the same absolutely and for ever free from all encumbrances.

The VENDOR doth hereby covenant with the PURCHASER that not withstanding any thing omitted or knowingly suffered by them the said VENDOR has full power and the absolute right to convey, grant and assign the schedule property to the use of the Purchaser hereby absolutely and the said property may be entered into, held and enjoyed by the Purchasers without any let or hindrance, interruption or claim by the Vendor or any person claiming through or in trust for the said Vendor or the Vendor predecessors in title.

The Vendor doth hereby declare and assure the Purchaser that no one, other than the Vendor herein has any manner of right, title or interest in the schedule property.

*[Handwritten signature]*



**CGE WHO**  
*[Handwritten signature]*  
Authorized Signatory

The Vendor doth covenant with the Purchaser that the schedule property is free from all encumbrances and not subject to any charge, mortgage, lien, attachment, testamentary disposition, distraint or maintenance and any acquisition or acquisition proceedings and that there is absolutely no claim or litigation pending in respect of the same.

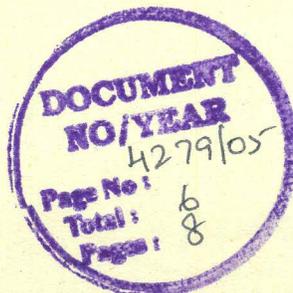
The Vendor doth covenant with the Purchaser that they has not omitted to do or committed any act, deed or thing or been party or privy to any act, deed or thing whereby their right to convey the schedule property unto the Purchaser in the manner contained in these presents is in any way affected hampered, curtailed or clouded.

The Vendor also doth covenant with the Purchaser that the Vendors shall at all times indemnify and keep the Purchaser harmless and indemnified against all losses, damages, claims, expenses and liabilities which the Purchaser may be put to or sustain by reason or any defect in title or dispute that may be put forward or raised by anybody claiming the schedule property.

The Vendor doth covenant with the Purchaser that they and all persons claiming through or under them shall, from time to time at the request and cost of the Purchaser execute or cause to be done executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title and peaceful and effective possession of the schedule property according to the true intent and meaning of there present as shall reasonable be required by the Purchaser.

The Vendor doth hereby declare that they have paid all the taxes and other public outgoing in respect of the schedule property to the concerned authorities upto this date in full and undertake to pay the same, if any thing is found unpaid upto this date.

*Devin L...*



*[Signature]*  
CGEWHO  
Authorised Signatory

The Vendor has given their consent for the mutation of name in favour of the purchaser in the Revenue Records, such as patta, TNEB, etc.,

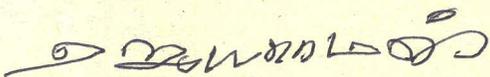
The Vendor hereby covenants for the transfer of the patta, etc.,

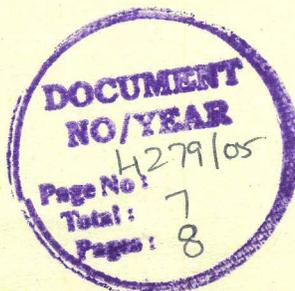
The Vendor has hereby handed over the vacant possession of the schedule property along with all the original title deeds.

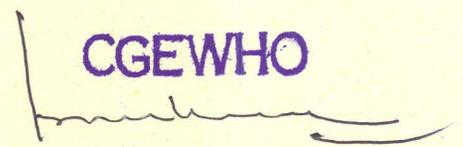
### SCHEDULE

ALL THAT PIECE AND PARCEL OF Nanja agricultural land in Paruthipattu Village, Poonamallee Taluk, Thiruvallur District as described below:

1. 1 acre 60 cents in S.No.475 bounded on the:
  - North by : Murugesan's land
  - South by : S.No.625
  - East by : S.No.480, Jayavel & Arumugam's land
  - West by : S.No.474, Arumuga Naicker's land
  
2. 1 acre 11 cents in S.No.624/3 bounded on the:
  - North by : Jayavel's land
  - South by : Exports Company's land
  - East by : Govindaraj Naicker's land
  - West by : Vendors land
  
3. 1 acre in S.No.625 bounded on the:
  - North by : Arumuga Naicker's land
  - South by : Exports Company's land
  - East by : S.No.624/3
  - West by : Nadar's land





  
CGEWHO  
Authorized Signatory

in all 3.71 acres of agricultural land and situate within the Sub-Registration District of Avadi and Registration District of South Madras.

The Present market value of the property is Rs.92,75,000/-

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DATED ON THIS THE 13<sup>th</sup> DAY OF JULY 2005.

WITNESSESS:

*[Handwritten signature]*

VENDOR

1. *[Handwritten signature]*

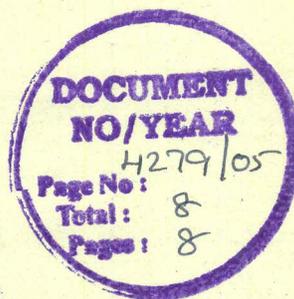
2. *[Handwritten signature]*  
Sekar 8/0, Jayaramam  
No. 121, Poonamallee Main Road -  
Kovanthangiri  
Chr 71

PURCHASER

Drafted by  
*[Handwritten signature]*

**CGEWHO**  
*[Handwritten signature]*  
Authorised Signatory

**S. THIRUVENGADAM, M.A., B.L.,  
ADVOCATE & NOTARY PUBLIC,  
No.164/280, Linghi Chetty Street,  
CHENNAI-600 001.**



BOOK... DOCUMENT NO... SHEET... CONTAINS... SHEET... REGISTER...

CERTIFICATE UNDER SECTION 42 OF STAMP ACT, 1992.  
S. No. 1126 of 2005 I hereby certify that the instrument of Rs. 74,205/- (Rupees seven lakhs, forty two thousand and five hundred only) on account of proper/deficit stamp duty levied under section 41 of the stamp act in respect of this instrument from K. S. Muthukrishnan residing at Chennai.

P 42/05  
4279

presented in the Office of the Sub-Registrar  
AVADI and fee of Rs. 93000/- Paid between the  
years of 10-11 on the 13th July 2005

**S. R. O. AVADI,**  
27/7/05

*M. D. M. W.*  
Signature of Sub-Registrar  
and Collector under  
Section 41 of the Stamp Act  
1992  
THE SEAL OF THE SUB-REGISTRAR OF AVADI

DD No 312378 Dt- 13-7-05  
MS. Camasa Bank - Main Road  
Chennai - 600 009

EXECUTION ADMITTED BY

LEFT THUMB



DOCUMENT NO 4279 OF 2005 BOOK.....  
CONTAINS..... SHEET  
..... SHEET

LEFT THUMB



*M. D. M. W.*  
S/o Poongavananicker, No 62,  
Srinivasan nagar, Chennai-71.  
Family card NO. oily/546598 Ambattur(2)

**CGEWHO**

Authorized Signatory

Col (Retd) K.S. MUTHUKRISHNAN, SC  
PROJECT MANAGER,  
CGEWHO, CHENNAI-Phase II

IDENTIFIED BY

India Army  
IC-32583F

*M. D. M. W.*  
S/o DORASWAMY NAYAKAR  
NO-23, Perumal Koyal Street Govardhanagari  
Avadi Chennai-71

S. Sella S/o. Jayaramnaidu, 34 Ponnammali road, Srinivasan nagar  
Govardhanagari Avadi Chennai-71

*M. D. M. W.*  
JOINT SUB REGISTRAR

13 JUL 2005

DOCUMENT NO/YEAR  
4279/05  
Page No: 2  
Total: 2  
Pages: 8

REGISTERED AS NO. 4279 OF 2005  
BOOK I  
DATE: 27/7/05

*M. D. M. W.*  
SUB-REGISTRAR

THE SEAL OF THE SUB-REGISTRAR OF AVADI