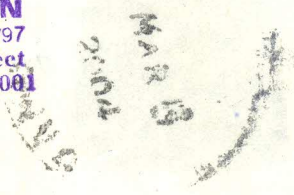


10 Rs.



9209
13-7-2005
Srinivasa Rao
VSR construction

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



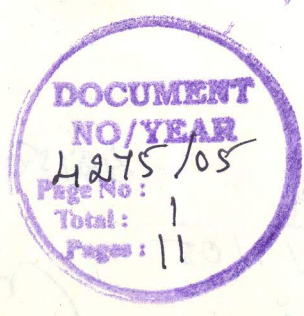
SALE DEED

THIS DEED OF SALE EXECUTED AT AVADI ON THIS THE 13TH DAY OF JULY 2005

BY

Mr.E. Arumugam, S/o.Elumalai Naicker, aged about 49 years, residing at No.5, Karuneegar Street, Paruthipattu Village, Chennai-600 071 hereinafter referred to as the **VENDOR**, PAN NO.AGZPA9407A.

E. Arumugam



CGEWHO
[Signature]
Authorized Signatory



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

CGEWHO

Authorised 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 6th 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 etc.

WHEREAS the Party of the First Part is the absolute Owner of the properties situated at Paruthipattu Village, Poonamallee Taluk, Thiruvallur District, comprised in S.Nos.474/1&2, 480/1, 472, 477/1, 479 measuring an extent of 5.97 1/2 acres (Five and Ninety Seven and half acres) having purchased the same along with larger extent along with his brother Mr.E.Jayavelu from

E. Jayavelu

CGEWHO

[Signature]
Authorised Signatory

DOCUMENT
NO/YEAR
4275/05
Page No: 3
Total: 3
Pages: 11

various persons viz., Mr.M.Subramanian and Mr.M.Ramamurthy, Veeraraghavachari and P.S.Duraiammal and V.T.Indira by various Sale Deeds bearing Nos.1300/1976, 951/1976 and 2786/1978.

WHEREAS the Vendor along with his brother E.Jeyavelu was in joint possession of the property measuring an extent of 11.95 acres in the schedule survey numbers and by a Deed of Partition dated 15.7.1989 the Schedule Property fell to the share of the Vendor herein by registered Doc.No.5367/1989 at SRO Poonamallee.

WHEREAS the Vendor ever since the date of acquisition is in absolute possession and enjoyment of the Schedule Property uninterruptedly by paying all taxes thereon.

WHEREAS the Vendor offered to sell the Schedule mentioned Property and the purchaser agreed to purchase the Schedule Lands for a sum of Rs. 1,67,30,000/- (One Crore Sixty Seven Lakhs and Thirty Thousand only) free from all encumbrances.

[REDACTED]

E. Arangan

CGEWHO

Authorised Signatory

CGEWHO

Authorised Signatory

DOCUMENT
NO/YEAR
4275/05
Page No:
Total:
Pages: 11

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

In pursuance of the above said ~~agreement~~ consideration of the sum of Rs.1,67,30,000/- (One Crore Sixty Seven Lakhs and Thirty Thousand only) paid to the Vendor at his request in the following manner by Demand Drafts:

Whereas at the request of the Vendor the payment of the Sale Consideration is being made under two different demand drafts, drawn in favour of Mr.E.Arumugam, and three DDs one each in favour of his wife and two of his sons as mentioned below:

1. E.Arumugam	315741	Rs.8,30,000
	034329	Rs.99,00,000
2. A.Krishnaveni	034330	Rs.20,00,000
3. A.Suresh	034331	Rs.20,00,000
4. A.Sathish Kumar	034333	Rs.20,00,000

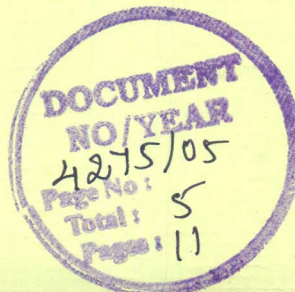
the above DDs having been drawn on Canara Bank, New Delhi, dated 12.7.2005

1. The Vendor doth hereby admits and acknowledges and acquit the Purchaser from further payment thereof.
2. The Vendor in consideration thereof doth hereby grant, convey, assign, transfer and sell unto the purchaser the land of the extent of Acres 5.97 ½ cents in S.Nos.474/1&2, 480/1, 472, 477/1, 479 of Paruthipattu Village,

E. Arumugam

CGEWHO

Authorized Signatory

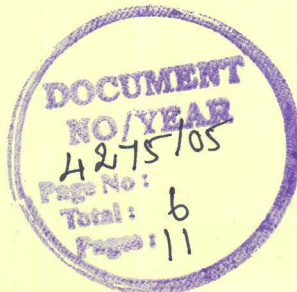


Poonamallee Taluk, Thiruvallur District morefully described in the schedule hereunder together with all the liberties, privileges, easements, appurtenances and advantages whatsoever belonging to the property hereby conveyed and assigned and transferred or actually held or enjoyed therewith to the purchaser herein from any hindrances, obstructions or other impediments by the vendors TO HAVE AND HOLD THE SAME absolutely and forever 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 unto the PURCHASER hereby to hold the same absolutely and for ever, free from all encumbrances.

3. 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 Vendors or the Vendors predecessors in title.

E. Arumugam

CGEWHO
[Signature]
Authorised Signatory

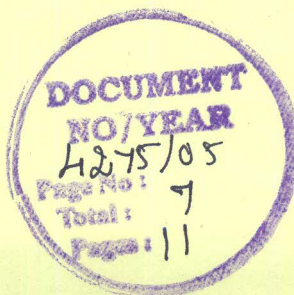


4. The Vendor doth hereby declare and assure the Purchaser that no one, other than the Vendors herein has any manner of right, title or interest in the Schedule Property.
5. The Vendor doth covenant with the Purchaser that the Schedule Property is free from all encumbrances and not subject to any charge, mortgage, lien, attachment, testamentary disposition, distraint or maintenance and any acquisition of requisition proceedings and that there is absolutely no claim or litigation pending in respect of the same.
6. The Vendor doth covenant with the Purchasers that they have 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.
7. The Vendor also doth covenant with the Purchaser that the Vendors shall at all times indemnify and keep the Purchasers 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.
8. The Vendor doth covenant with the Purchasers that they and all persons claiming through or under them shall, from time to time at the request and cost of the Purchasers execute or cause to be done executed all such acts,

E. Auger

CGEWHO

[Signature]
Authorised Signatory



: 7 :

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 Purchasers.

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

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

11. The Vendor hereby covenant for the transfer of the patta etc.,

12. 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, presently Poonamallee Taluk, Thiruvallur District as described below:

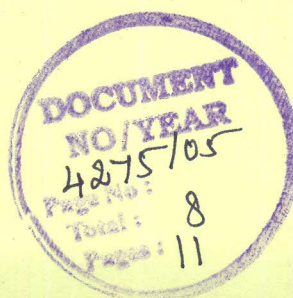
1. 2.12 acres in S.No.474/1&2 out of 4 acres and 25 cents bounded

on the:

E. Arangan

CGEWHO

[Signature]
Authorised Signatory



: 8 :

North by : Govinda Naicker's land

South by : Lake

East by : Jayaraman's land

West by : Remaining property of Jayavelu Naicker's portion

2. 0.58 acres in S.No.480/1 out of 1.16 acres bounded on the:

11685

North by : S.No.479

South by : Remaining property of Jayavelu Naicker's in

S.No.480/1

East by : Dharmaraja Nadar's Land

West by : Jayaraman's land

3. 1.81 acres in S.No.472 out of 3.62 acres bounded on the:

11685

North by : Lake

South by : Property in S.No.472 in favour of Jayavel

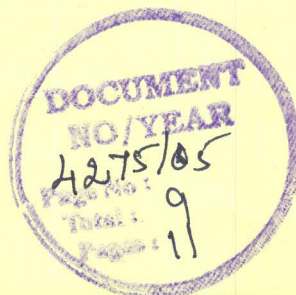
East by : Kistan's land

West by : Road

Z. Jeyaraj

CGEWHO

[Signature]
Authorised Signatory



: 9:

116851 -

4. 0.79 acres in S.No.477/1 bounded on the:

North by : Lake

South by : Murugesan's land

East by : Murugesan's land

West by : Jayavel Naicker's land

5. 0.67 1/2 acres in S.No.479 out of 1.35 acres bounded on the:

116851 -

North by : Lake

South by : S.No.480/1

East by : Dharmaraja Nadar's land

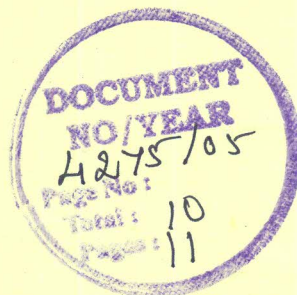
West by : The remaining land in S.No.479 of Jayavel Naicker's
land

in all 5.97 1/2 acres of agricultural land and situate within the Sub-Registration District of Avadi and Registration District of South Madras.

B. Arundhan

CGEWHO


Authorized Signatory

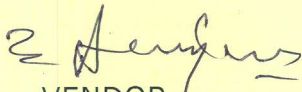


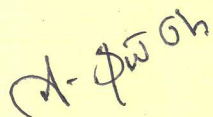
The Present market value of the property is Rs.11,68,500/- per acre.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS SALE DEED
ON THIS THE 13th DAY OF JULY 2005.


WITNESSES:

1. 
 A. SURESH
 * S/o E. ARUMUGAM
 no: 4, Karunigar st, Paluthipal,
 Avadi, ch-71.

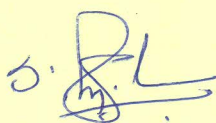


 VENDOR

2. 
 A. SATHISHKUMAR
 S/o E. ARUMUGAM
 NO.4, KARUNIGAR ST, PARITHIPET
 AVADI, CH-71

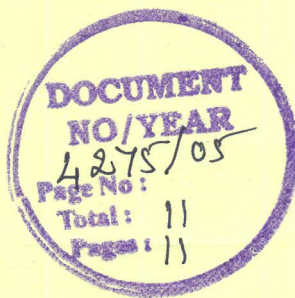
PURCHASER

CGEWHO

 Authorized Signatory

Drafted by:-

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



P. 43/05
4275

CERTIFICATE UNDER SECTION 42 OF STAMP ACT,
S. No.1122.... of 2005 I hereby certify that a sum
of Rs. 13304.50... (Rupees ~~thirteen thousand three hundred and fifty~~
on account of proper/deficit stamp duty has been levied under section 41 of the stamp act in respect
of this instrument from U. S. Muthukrishnan
residing at... Chennai...

retained in the Office of the Sub-Registrar
AVADI and fee of Rs. 16700/- Paid between
date of 10-11-05 to 13/7/2005

M. D. M. W.
Signature of Sub Registrar
and Collector under
Section 41 of the Stamp Act

B. R. O. AVADI,
27/7/05

Stamp Act



DD No 0232200 Dt- 13/7/05
ms. Canara Bank. moul
Chennai

EXECUTION ADMITTED BY

LEFT THUMB



E. Arumugam s/o

DOCUMENT NO 4275 OF 2005 BOOK...
CONTAINS... 10 SHEET
..... 1 SHEET

Shri Elumali No. 5,
Karuneger Street, Chennai.
Pan No. AGZPA9407A

M. D. M. W.
SUB-REGISTRAR

LEFT THUMB



IDENTIFIED BY

CGEWHO

Authorized Signatory

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

India Army Retad IC-32583F

A. Suresh

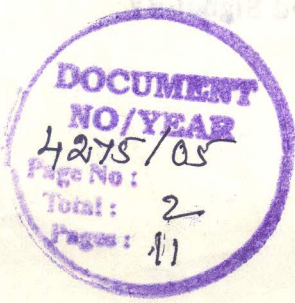
(A. SURESH) s/o E. ARUMUGAM NO: 4, Karunigar st, Paruthi pattu,
Avadi, ch-71.

A. Sathish Kumar

(A. SATHISH KUMAR) S/O E. ARUMUGAM, NO. 4, 1CARNABEST, PARTHIPATTU
AVADI, CH-71

M. D. M. W.
JOINT SUB REGISTRAR

13 JUL 2005



REGISTERED AS NO 4275 OF 2005 OF
BOOK... I ...
DATE: 27/7/05

M. D. M. W.
SUB-REGISTRAR

