

10 Rs.



9208  
13.7.2005  
Srinivasa Rao  
USR construction

V.R. ANBAZHAGAN  
Stamp Vendor-Lic. No. 204/A7/97  
# 164, Linghi Chetty Street  
George Town, Chennai-600 001  
☎ 5343627 / 5356849



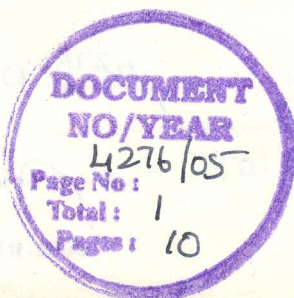
**SALE DEED**

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

BY

1. **Mr.C.Dulichand Bothra**, S/o.Mr.Chandamull Bothra, Hindu, aged about 60 years,
2. **Mr.D.Narendara Kumar Bothra**, S/o. Mr.C.Dulichand Bothra , Hindu, aged about 37 years,
3. **Mr.D.Surendra Kumar Bothra**, S/o.Mr.C.Dulichand Bothra, Hindu, aged about 35 years,

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**CGEWHO**  
*(Handwritten signature)*  
Authorised Signatory

4. **Mr.D.Suresh Kumar Bothra**, S/o.Mr.Dulichand Bothra, Hindu, aged about 30 years all are residing at No.9, Basin Water Works Street, Sowcarpet, Chennai-79 represented by their duly appointed Power of Attorney Agent Mr.K.Ravichandran, S/o.Late.T.Kanakaraj, aged about 40 years, Partner, M/s.'Ponnu Properties' a Partnership Firm having office at 16/A, Nehru Bazar, Avadi, Chennai-54 vide Power Nos. 1965/2004, 1966/2004, 1967/2004, 1968/2004 all dated 26.11.2004 registered on the file of SRO, Avadi, hereinafter referred to as the **VENDORS**, PAN NO.AAHFP7378R.

[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 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,

*K.S.Muthukrishnan*

**DOCUMENT NO/YEAR**  
4276/05  
Page No: 3  
Total: 3  
Pages: 10

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*[Signature]*  
Authorised Signatory

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 parties of the first part are the absolute Owner of the properties situated at Paruthipattu Village, Poonamallee Taluk, Thiruvallur District, comprised in S.No.472, 474/1, 474/2 measuring an extent of 3.93 acres having purchased the same from E.Jayavelu, S/o.Elumalai Naicker by a Deed of Sale dated 18.11.2002 and registered as Doc.No.4210/2002.

WHEREAS the above said properties were originally owned by Mr.M.Subramanian, Mr.M.Ramamurthy, Veeraraghavachari, P.S.Duraiammal and V.T.Indira.

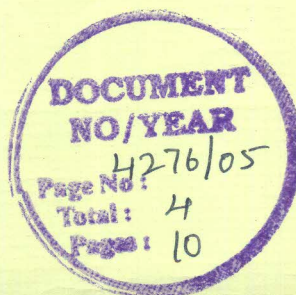
Whereas the above said persons sold the properties to Mr.E.Jayavelu and Mr.Arumugam by Sale Deeds bearing Nos.1300/1976, 951/1976 and 2786/1978.

Whereas the said E.Jayavelu and Arumugam were in joint possession of the property measuring an extent of 11.95 acres and by a Deed of Partition dated 15.7.1989 the Schedule Property fell to the share of E.Jayavelu by registered Doc.No.5367/1989 at SRO Poonamallee.

Whereas the said E.Jayavelu by a Deed of Sale dated 18.11.2002 sold the Schedule Property to the Vendors herein vide Doc.No.4210/2002 at SRO Avadi.

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Authorised Signatory



Whereas the Vendors ever since the date of purchase are in absolute possession and enjoyment of the Schedule Property uninterruptedly paying all taxes thereon.

Whereas the Vendors have entered into an Agreement of Sale with Ponnu Properties represented by its Partner K.Ravichandran and also executed the Power of Attorney in favour of K.Ravichandran.

Whereas the Vendors through the Power of Attorney agent K.Ravichandran offered to sell the Schedule mentioned Property and the purchaser agreed to purchase the Schedule Property for a sum of Rs. 51,30,000/- (Rupees Fifty One Lakhs and Thirty Thousand only) free from all encumbrances.

[Redacted text]

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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.51,30,000/- (Rupees Fifty One Lakhs and Thirty Thousand only) paid to the Vendors by Demand Draft in favour of K.Ravichandran, bearing No.034328 for Rs.51,30,000, drawn on Canara Bank, New Delhi, dated 12.7.2005.

1. The Vendors do hereby admit and acknowledge and acquit the Purchaser from further payment thereof.

*K. Ravichandran*

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Authorized Signatory

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Page No: 4276/05  
Total: 5  
Pages: 10

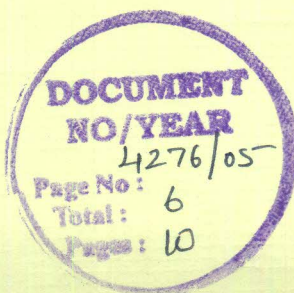
2. The Vendors in consideration thereof doth hereby grant, convey, assign, transfer and sell unto the purchaser the land of the extent of Acres 3.93 cents in S.Nos.472, 474/1, 474/2 of Paruthipattu Village, Poonamallee Taluk, Thiruvallur District morefully described in the schedule hereunder together 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 VENDORS 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 VENDORS do hereby covenant with the PURCHASER that not withstanding any thing omitted or knowingly suffered by them the said VENDORS have 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

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**Authorised Signatory**

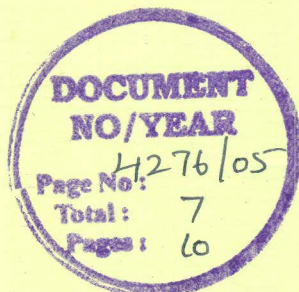


Vendors or any person claiming through or in trust for the said Vendors or the Vendors predecessors in title.

4. The Vendors do 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 Vendors do 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 any acquisition proceedings maintenance that there is absolutely no claim or litigation pending in respect of the same.
6. The Vendors do 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 Vendors also do 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.

*K. J. M. H. M.*

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*[Signature]*  
**Authorised Signatory**

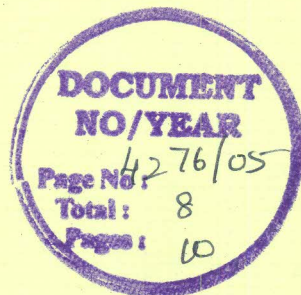


8. The Vendors do covenant with the Purchasers that they and all persons claiming through or under them shall, from time to time at the request and cost of the Purchasers execute or cause to be done executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title 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 Vendors do 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 Vendors have hereby given their consent for the mutation of name in favour of the Purchasers in the Revenue Records, such as patta, chitta etc.,
11. The Vendors hereby covenant for the transfer of the patta, etc.,
12. The Vendors have 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:

*K. J. M. / 12*



**CGEWHO**  
*[Signature]*  
Authorized Signatory

: 8 :

1. One acre 81 cents in S.No.472 bounded on the

North by : Land belonging to E.Arumugam

South by : Land in S.No.473

East by : Land in S.Nos.470 and 474

West by : Land in S.No.707

2. One acre 83 cents in S.No.474/1 bounded on the

North by : Land in S.No.469 and 470

South by : Land in S.No.626 and 627

East by : Land in S.Nos.474/1 belonging to E.Arumugam

West by : Land in S.No.472 and 474

3. Nil acre 29 cents in S.No.474/2 bounded on the

North by : Land in S.No.469 and 477

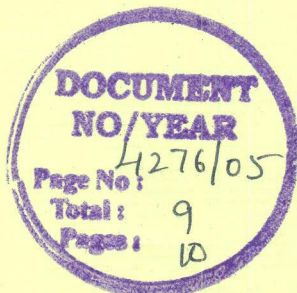
South by : Land in S.No.474/1 belonging to E.Arumugam

East by : Land in S.Nos.474/2 belonging to E.Arumugam

West by : Land in S.No.474/1 belonging to E.Arumugam

And land in S.No.469

*H. Arumugam*



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*[Signature]*  
Authorised Signatory

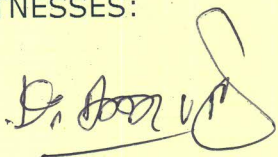


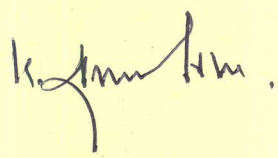
in all 3 acres 93 cents of agricultural land and situate within the Sub-Registration District of Avadi and Registration District of South Madras.

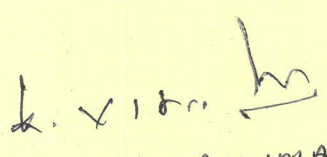
The Present market value of the property is Rs.11,68,500/- per acre.

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

WITNESSES:

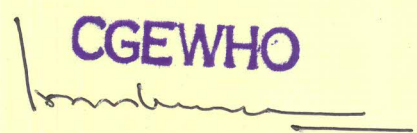
1. 

  
VENDOR

2.   
(K. VIJAYAKUMAR)

I

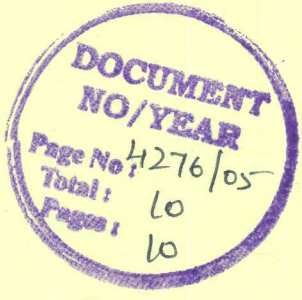
PURCHASER

  
**CGEWHO**  
Authorized Signatory

Drafted by:-



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



Scan  
Pkt 105  
4276

CERTIFICATE UNDER SECTION 42 OF STAMP ACT:  
S. No...1123...of 2005 I hereby certify that a sum  
of Rs. 41,545/- (Rupees Four Lacs Ten Thousand  
on account of proper/demand stamp duty has been  
levied under section 41 of the stamp act in respect  
of this instrument from U. P. Muthukrishnan  
residing at Chennai

presented in the Office of the Sub-Registrar

AVADI and fee of Rs. 51550/- Paid between B. O. AVADI,

years of 10-11 on the 13th July 2005 27/7/05

Signature of Sub Registrar  
and Collector under  
Section 41 of the Indian  
Stamp Act



DD No. 312374 DI-13/7/05

mb. Canara Bank - moan

DOCUMENT NO. 4276 OF 2005 BOOK.....

CONTAINS..... 9 SHEET

..... SHEET

EXECUTION ADMITTED BY  
LEFT THUMB

K. Anand Kumar (S/o. T. KANAGARAJ  
NO: 16A, NEHRU BAZAAR, AVADI

Pan no. AAHFP1378R

SUB-REGISTRAR

LEFT THUMB

CGEWHO

Authorized Signatory

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

IDENTIFIED BY

India Army De-32583F

(D. GANAPATHY) S/o Durginay Nair  
No. 23, perumal kottai st. Gauravapuram  
AVADI, CHENNAI - 71

(K. VIJAYAKUMAR) S/o T. KANAGARAJ  
NO. 2, ANNA ST, KANNIKAPURAM  
AVADI, CHENNAI - 54

13 JUL 2005

JOINT SUB REGISTRAR

REGISTERED AS NO. 4276 OF 2005 OF  
BOOK..... I  
DATE: 27/7/05

SUB-REGISTRAR

