

10 Rs.



9205
13.7.2005
Srinivasa Rao
VSR construction

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



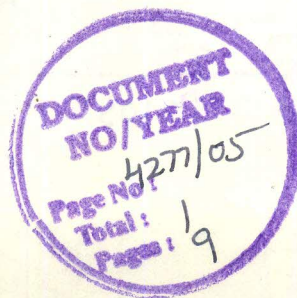
SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 13th DAY OF JULY, 2005.

BY

Mr.E. JAYAVELU, S/o. Elumalai Naicker, aged about 57 years, residing at No.22/2, Dharmaraja Koil Street, Paruthipattu Village, Chennai-600 071, hereinafter referred to as the '**VENDOR**';

E. Jayavelu



CGEWHO

Authorised Signatory

CGEWHO

Authorised Signatory

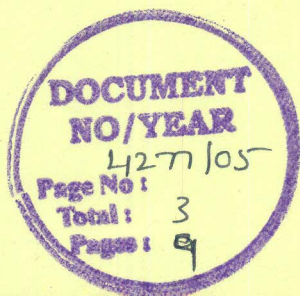
TO AND IN FAVOUR OF

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, hereinafter 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, now Thiruvallur District, comprised in S.Nos. 480/1, 477/1,479 measuring an extent of Acres 2.04½ cents having purchased the same along with larger extent along with his brother Mr.E. Arumugam from 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. Arumugam was in joint possession of the property measuring an extent of 11.95 acres and by a Deed

E. Arumugam



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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.57,26,000/- (Rupees Fifty Seven Lakhs and Twenty Six Thousand only) free from all encumbrances.

[REDACTED SECTION]

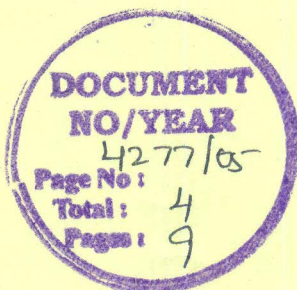
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Authorized Signatory

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH as follows:

In pursuance of the above said ~~agreement and in~~ consideration of the sum of Rs. 57,26,000/- (Rupees Fifty Seven Lakhs and Twenty Six Thousand only) paid to the vendors in the following manner:

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. Jeyavelu and his son as mentioned below:

S. Jeyavelu



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Authorized Signatory

DDs drawn in favour of:

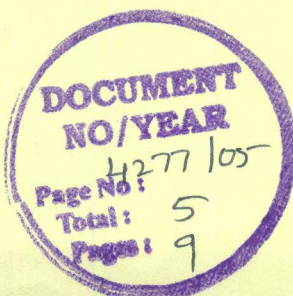
- | | | |
|---------------|--------|--------------|
| 1. E.Jayavelu | 034337 | Rs.37,26,000 |
| 2. R.Balaji | 034338 | Rs.20,00,000 |

all the above Demand Drafts are drawn on Canara Bank, New Delhi, dated 12.07.2005.

WHEREAS Vendor in consideration thereof doth hereby grant, convey, assign, transfer and sell unto the purchaser the land extent of acres 2.04 ½ cents comprised in S.Nos.477/1, 479, 480/1 of Paruthipattu Village, Poonamallee Taluk, Thiruvallur District morefully described in the schedule hereunder together with other 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 VENDORS in and to the said property hereby conveyed and assigned or expressed so to be unto the PURCHASERS hereby to hold the same absolutely and for ever free from all encumbrances.

The VENDOR doth hereby covenant with the PURCHASERS that not withstanding any thing omitted or knowingly suffered by them the said

E. Jayavelu



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[Signature]
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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.

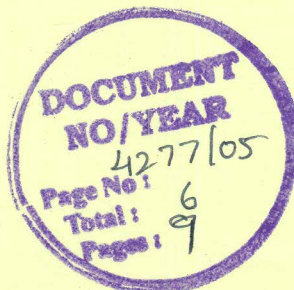
The Vendor doth hereby declare and assure the Purchaser that no one, other than the Vendors herein has any manner of right, title or interest in the Schedule Property.

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 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 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.

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

S. Jay. L.



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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 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.

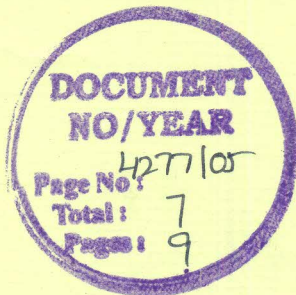
The Vendor doth hereby declare that they have paid all the taxes and other public outgoing in respect of the Schedule Property to the concerned authorities upto this date in full and undertake to pay the same, if any thing is found unpaid upto this date.

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

E. Jagan Reddy



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[Signature]
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SCHEUDLE

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

1. 0.58 acres in S.No.480/1 bounded on the:

North by : Arumugu Naicker's portion;
South by : Lake;
East by : Dharmaraja Nadar's land;
West by : Jayavel Naicker's portion;

2. 0.79 acres in S.No.477/1 bounded on the:

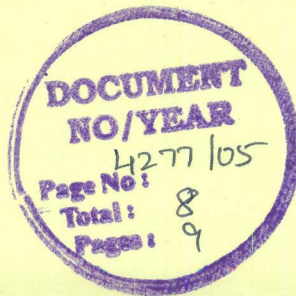
North by : Lake;
South by : Arumuga Naicker's portion;
East by : Arumuga Naicker's portion;
West by : Govinda Naicker's land;

3. 0.67 1/2 acres in S.No.479 bounded on the:

North by : Govindasamy's land;
South by : S.No.480/1;
East by : Arumuga Naicker's portion;
West by : Murugesan's land;

in all Acres 2.04 1/2 Cents of agricultural land and situate within the Sub-Registration District of Avadi and Registration District of South Madras.

S. Jeyaraj



CGEWHO
[Signature]
Authorised Signatory

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 13TH DAY OF JULY, 2005.

WITNESSES:

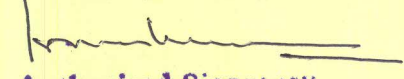
1. *N. Murugesan* (N. MURUGESAN)
5, Pellaigoo Koel St
Paruthipet Village
Arachi - Chennai - 71.




VENDOR.

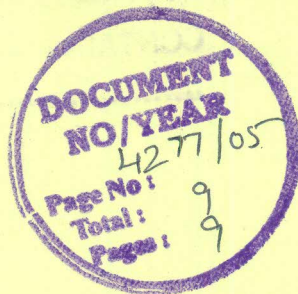
2. *J. Balaji* (J. BALAJI)
No: 51, Dharmaraja Koel St,
Paruthipet, Avadi
Chennai - 71.

PURCHASERS.

CGEWHO

Authorised Signatory

Drafted by:-


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



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PWS/05
4277

CERTIFICATE UNDER SECTION 42 OF STAMP ACT.
S. No...1124...of 2005 I hereby certify that...
of Rs 45,8180.. (Rupees Four Lacks, Eighty Eight
on account of proper/deficit stamp duty has been levied
levied under section 41 of the stamp act in respect
of this instrument from B. S. Mallaiah
residing at...Chennai.....

presented in the Office of the Sub-Registrar
AVADI and fee of Rs 5750/- Paid between B. R. O. AVADI,
years of 10-11 on the 13th July 2005 27/7/05

M. N. Subramanian
Signature of Sub Registrar
and Collector under
Section 41 of the Indian
Stamp Act



D Dasi 312377 DI-13
mb. Canara Bank
Main Road, Chennai

EXECUTION ADMITTED BY

LEFT THUMB



S. Jay. S/o E. Umalai
22/2 Dharmarajakoil St Paruthipet Avadi
Family card No. 01/y/142048
Ambattur(z)

DOCUMENT NO...4277...OF 2005 BOOK...I
CONTAINS.....8..... SHEET
.....1..... SHEET

LEFT THUMB



CGEWHO

Authorized Signatory

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

M. N. Subramanian
SUB-REGISTRAR

IDENTIFIED BY

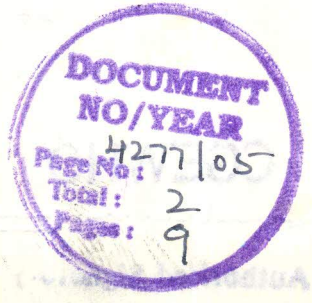
India Army
IC - 32583F

N. Neeyan s/o. S. Malisa Narayan . 5, Pellaiyar Road St, Paruthipet village
Avadi - Chennai - 71

J. Buljiz s/o E. Jayavelu. NO: 51, Dharmaraja kavid st, Paruthipet
Avadi, Ch. 71.

M. N. Subramanian
JOINT SUB REGISTRAR

13 JUL 2005



REGISTERED AS NO...4277...OF...2005...OF
BOOK...I...
DATE: 27/7/05

M. N. Subramanian
SUB-REGISTRAR

