

10 Rs.



V.R. Anbazhagan

V.R. ANBAZHAGAN

Stamp Vendor-Lic No. 204/A7/97

164, Linghi Chetty Street

George Town, Chennai-600 001

☎ 5343827 / 5356849

9206

13-7-2005

*Srinivasa Rao
VSR construction*

MAR 05

SALE DEED

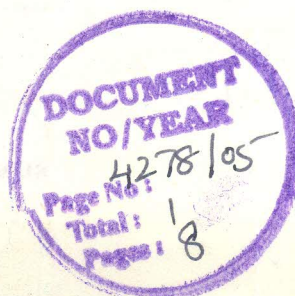
THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 13th DAY OF JULY 2005.

BY

Mr.N. MURUGESAN, S/o.Natesa Naicker, aged about 56 years, residing at No.3, Pilliyar Koil Street, Paruthipattu Village, Chennai-600 071, hereinafter referred to as the **VENDOR**.

[Faint, illegible text]

N. Murugesan



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Authorized Signatory

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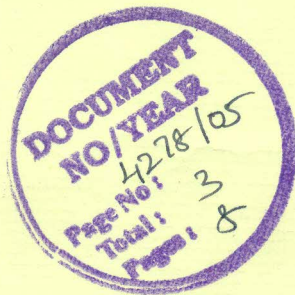
TO AND IN FAVOUR OF

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 Schedule mentioned Property was obtained by the Vendor herein by a Deed of Partition dated 30.3.1979 and registered as Doc.No.120/1979 at SRO Poonamallee. Ever since the date of acquisition the Vendor is in absolute possession and enjoyment of the property by obtaining patta in his name and paying taxes to the Government.

Whereas the Vendor offered to sell the Schedule mentioned Property and the purchaser agreed to purchase the Schedule Property for a sum of Rs.30,50,000/- (Rupees Thirty Lakhs and Fifty Thousand only) free from all encumbrances.

N. Sampson



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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

In pursuance of the above said ~~agreement~~ in consideration of the sum of Rs.30,50,000/- (Rupees Thirty Lakhs and Fifty Thousand only) paid to the Vendor at his request by demand drafts in the following manner:

Whereas at the request of the Vendor the payment of the Sale Consideration is being made under three different demand drafts, one DD drawn in favour of ^{N. Murugesan} Mr. ~~E. Arumugam~~, and other two Demand drafts one each in favour of his wife and his son as mentioned below:

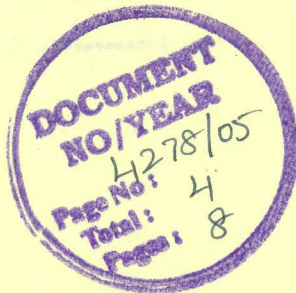
DDs drawn in favour of:

^{N. Murugesan} 1. A. M. Murugesan	034334	Rs.10,50,000	✓
2. M.Chandra	034335	Rs.10,00,000	✓
3. M.Suresh	034336	Rs.10,00,000	✓

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

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

N. Murugesan

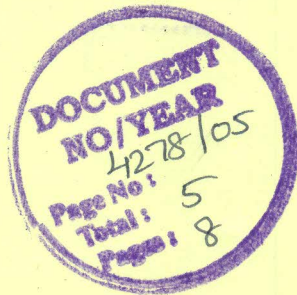


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The Vendor in consideration thereof do hereby grant, convey, assign, transfer and sell unto the purchaser the land of the extent of Acres 1.22 cents in S.Nos.476, 477/2, of Paruthipattu Village, Poonamallee Taluk, Thiruvallur District more fully described 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 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.

The VENDOR do 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 Vendors or any person claiming through or in trust for the said Vendor or the Vendors predecessors in title.

N. M. M. M. M.



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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.

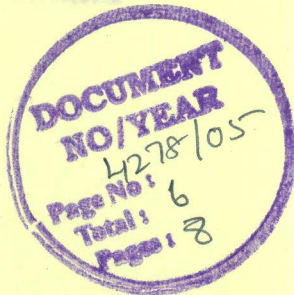
The Vendor doth covenant with the Purchaser that the Schedule Property is free from all encumbrances and not subject to any charge, mortgage, lien, attachment, testamentary disposition, distraint or maintenance any acquisition or acquisition proceedings and that there is absolutely no claim or litigation 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 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

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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 his consent for the mutation of name in favour of the Purchasers in the Revenue Records, such as patta, etc.,

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

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

SCHEUDLE

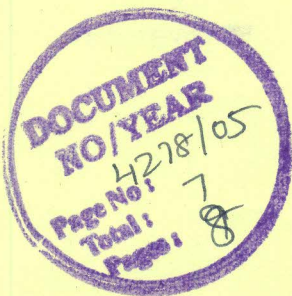
11685/-

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

1. 1 acre 16 cents in S.No.477/2 bounded on the:

North by : Lake;
South by : S.No.476;
East by : S.No.479;
West by : S.No.477/1;

nf. Meejagan



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2. 6 cents in S.No.476 bounded on the:

North by : S.No.477;

South by : P.Jayarama Naicker's land S.No.475;

East by : S.No.479;

West by : S.No.474;

in all 1 acre and 22 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 THIS SALE DEED ON THIS THE 13TH DAY OF JULY 2005.

WITNESSES:-

1. J. Bahji (J. BALAJI)
NO: 51, Dharmaraja Kavid St,
Paruthipet, Avadi,
Chennai - 61.

N. Murugesan

VENDOR.

2. (M. Suresh)
5, Pillaiyar Kovil St,
Paruthipet Village,
Avadi, Chennai - 600071.

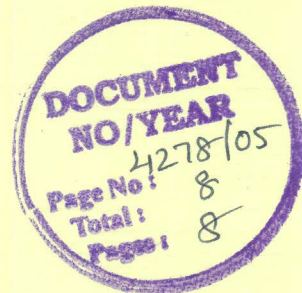
PURCHASER.

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Authorized Signatory

Drafted by:-

S. Thiruvengadam

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



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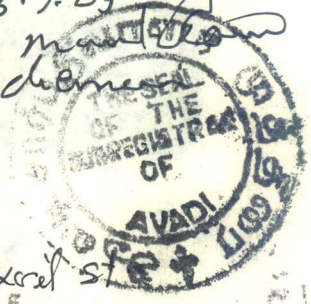
CERTIFICATE UNDER SECTION 42 OF STAMP ACT.
S. No...1125...of 2005 I hereby certify that a sum
of Rs. 244,050/- (Rupees Two Lacs Forty Four
Thousand and Fifty Rupees) on account of proper/deficit stamp duty has been
levied under section 41 of the stamp act in respect
of this instrument from U. S. Muthukrishnan
residing at Chennai

REGISTERED IN THE OFFICE OF THE SUB-REGISTRAR
AVADI and fee of Rs. 30700/- Paid between the
years of 10-11 on the 13th July 2005

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

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

DD No: 312376 D1-13.7.05
mb. Canara Bank, Chennai



EXECUTION ADMITTED BY
LEFT THUMB



U. S. Muthukrishnan
s/o. S. Nalasa Naidoo, 5, Pillaiyar Kovil St,
Paruthipet village, Avadi Chennai - 71

LEFT THUMB



Family card No. 01/y/14/970

DOCUMENT NO. 4278 OF 2005 BOOK...
CONTAINS 7 SHEETS

CGEWHO

Ambattur (Z)

M. D. M. W.
SUB-REGISTRAR

Authorized Signatory

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

IDENTIFIED BY

India Army
PE-32583 F

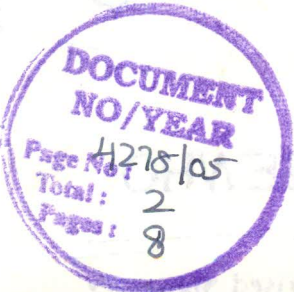
J. Balaji s/o E. Jayavelu. NO: 51, Dharmaraja Kovil, Paruthipet, Avadi ch-71

M. Suresh

M. SURESH, s/o N. MURUGESAN, # 5, Pillaiyar Kovil St,
paruthipet Village,
Avadi, ch-71.

13 JUL 2005

M. D. M. W.
JOINT SUB REGISTRAR



REGISTERED AS NO. 4278 OF 2005 OF
BOOK... I
DATE: 27/7/05

M. D. M. W.
SUB-REGISTRAR

