



9210

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

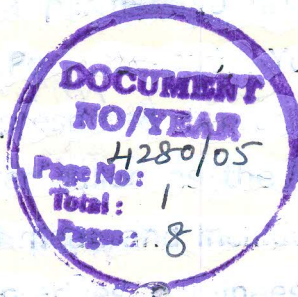


SALE DEED

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

BY

Mr.P.C.Govindaraja Naicker, S/o.Chellappa Naicker, aged 79 about years, residing at No.26, Dhamaraja Koil Street, Paruthipattu Village Chennai-71 hereinafter referred to as the **VENDOR**



CGEWHO

Authorised Signatory

P.C. Govindaraja Naicker

CGEWHO
[Signature]
Authorised Signatory

TO AND IN FAVOUR OF

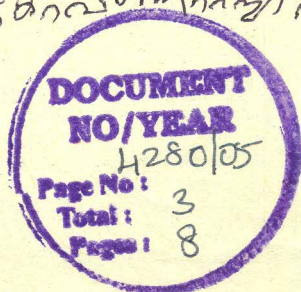
M/s. Central Government Employees Welfare Housing Organisation, a Society registered under The Societies Registration Act XXI of 1860 having its registered office at 6th Floor, A-Wing, Janpath Bhawan, Janpath Lane, New Delhi – 110 001 and represented by its Project Manager, Col.K.S.Muthukrishnan, SC, 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 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.489/2B2 measuring an extent of 1 acre was purchased by deed of sale dated 26.11.1978 and as registered as Doc.No.3839/1979 at SRO Poonamallee.
2. In respect of S.No.485 measuring an extent of 1 acre and 17 cents and in S.No.482 measuring an extent of 1 acre and 42 cents and in S.No.551 measuring an extent of 58 cents were purchased by deed of sale dated 5.2.1960 and as registered Doc.No.496/1960 at SRO Poonamallee.
3. In respect of S.No.489/2B3 measuring an extent of 50 cents was purchased by deed of sale dated 1.9.1983 and as registered as Doc.No.4643/1983 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.

P. C. Gnanapriya



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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.93,40,000 (Ninety Three Lakhs and Forty Thousand only) free from all encumbrances.

[REDACTED]

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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.93,40,000 (Ninety Three Lakhs and Forty 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 four different demand drafts, drawn in favour of P.C.Govindaraj and three DDs one each in favour of his three sons as mentioned below:

DDs drawn in favour of :

1. P.C.Govindaraj	034343	Rs.23,40,000
2. Padmanabhan	034344	Rs.30,00,000
3. G.Gopal	034345	Rs.20,00,000
4. G.Jeyaraman	034346	Rs.20,00,000

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

WHEREAS Vendor in consideration thereof doth hereby grant, convey, assign, transfer and sell unto the purchaser the land an extent of acres 4.67 cents comprised in S.Nos.482, 485, 551, 489/2B2, 489/2B3 in Paruthipattu Village, Poonamalle Taluk, Thiruvallur District morefully

P.C. Govindaraj

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DOCUMENT NO/YEAR
4280/05
Page No: 4
Total: 8
Pages: 8

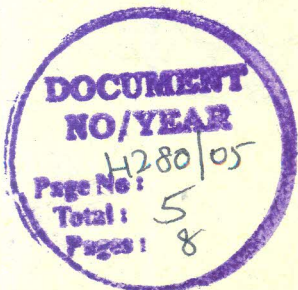
described in the schedule hereunder together with all the liberties, privileges, easements, appurtenances and advantages whatsoever belonging to the property hereby conveyed and assigned and transferred or actually held or enjoyed therewith to the purchaser herein from any hindrances, obstructions or 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 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 Purchaser 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.

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 that there is absolutely no claim or litigation pending in respect of the same.

P. E. G. ...



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[Signature]
Authorised Signatory

The Vendor doth covenant with the Purchaser 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 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.

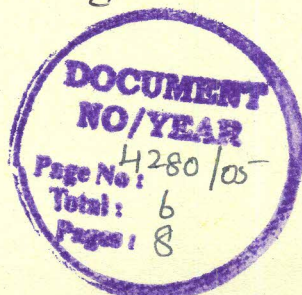
The Vendor doth covenant with the Purchaser that they and all persons claiming through or under them shall, from time to time at the request and cost of the Purchaser execute or cause to be done executed all such acts, deeds and things whatsoever for further and more perfectly assuring the title and 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.

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

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

P. e. Chandra Prasad



CGEWHO
[Signature]
Authorized Signatory

SCHEDULE

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

1. 1 acre in S.No.489/2B2 bounded on the:

North by : Dharmaraja Nadar's land

South by : Vendors land

East by : Ethiraj's land

West by : Dharmaraja Nadar's land

2. 1 acre 17 cents in S.No.485 bounded on the:

North by : S.No.487, 486

South by : S.No.484, Kannappan & N.Govindasamy Land

East by : S.No.551

West by : S.No.482

3. 1 acre and 42 cents in S.No.482 bounded on the:

North by : Dharmaraja Nadar's land

South by : S.No.485

East by : S.No.485

West by : Jayarama Nadar's land

4. 58 cents in S.No.551 bounded on the:

North by : S.No.550

South by : S.No.484

East by : S.No.554

West by : S.No.485

5. 50 cents in S.No.489/2B3 bounded on the:

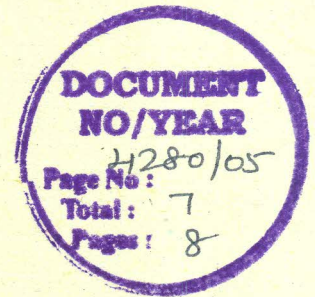
North by : Dharmaraja Nadar's land

South by : Dharmaraja Nadar's land

East by : Ethiraj's land

West by : S.No.2B2

P.C. Govindasamy



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Authorised Signatory

in all 4.67 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.92,40,000/-

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

WITNESSES:

P. C. [Signature]

1. *P. G. Padmanabha*
(P.G. PADMANABHAN)

VENDOR

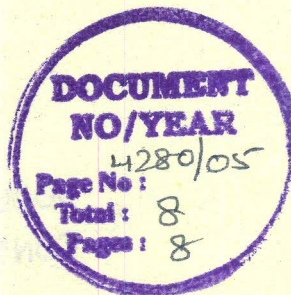
2. *[Signature]*
D. RANAPATHY

PURCHASER

Drafted by: *[Signature]*
S/O. DOVAISAMY NAICHAN
23, PEEUMAL NAICHAN ST
GOVARDHANA PATTI
#4 AVADI

CGEWHO
[Signature]
Authorised Signatory

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



CERTIFICATE UNDER SECTION 42 OF STAMP ACT.
 S. No...1129...of 2005 I hereby certify that a sum
 of Rs...74,7250 (Rupees seventy four thousand seven 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. Muller Appan
 residing at...Chennai...

pu 8 105
4280

presented in the Office of the Sub-Registrar
 AVADI and fee of Rs. 93750/- Paid between the
 years of 10-11 on the 13th July 2005

B. R. O. AVADI,
 27.7.05

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



DD No 312380 dt. 13.7.2005
 Mrs. Canara Bank, Maul Road
Chennai

EXECUTION ADMITTED BY

LEFT THUMB

DOCUMENT NO. 4280 OF 2005 BOOK.....
 CONTAINS.....7..... SHEET
1..... SHEET



M. D. B. M. W.
 SUB-REGISTRAR
P. C. Govindaraj S/o Challappan Naicker, No 26,
Dharmaraja Koil Street, Chennai-71.
 Family card NO. 011W/0083754
Ambattur(2)

LEFT THUMB

CGEWHO

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

Authorized Signatory

India Army
 PC-32583 E

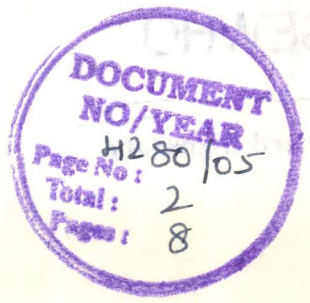
IDENTIFIED BY

PG Padmanabhan S/o. P. E. GOVINDARAJ.
36. Dharmaraj Koil St., PARUTHI STREET. CHENNAI. 71.

D. D. M. W. S/o. DORASWAMY NAYAGAR NO-23, Perumal Koil St
Gowarbhavagiri Avadi Chennai-71

13 JUL 2005

M. D. B. M. W.
 JOINT SUB REGISTRAR



REGISTERED AS NO. 4280 OF 2005 OF
 BOOK.....I.....
 DATE: 27/7/05

M. D. B. M. W.
 SUB-REGISTRAR

