

13-10/-
V. S.R. Constructions.
M. Srinivasa Rao
Hyderabad.

K. Sankala
K. SASIKALA
Stamp Vendor L.No. 4255/E1/95
261, N.M. Road, Avadi-54

SALE DEED

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

BY

1. **Mrs.K.Radha**, W/o.Late.Kannappan, aged about 65 years,
2. **Mr.Dhandapani**, S/o.Late.Kannappan aged about 45 years
3. **Mr.K.Sridhar**, S/o.Late.Kannappan, aged about 38 years,
4. **Mr.K.Jambulingam**, S/o. Late.Kannappan, aged about 36 years,
5. **Ms.Manimegalai**, W/o.Mohan, aged about 33 years
6. **Ms.K.Nirmala**, D/o. Late.Kannappan, aged about 31 years all are residing at No.5, Karuneeagar Street, Paruthipattu Village, Chennai-600 071, hereinafter referred to as the **VENDORS**

The vendors 2nd to 6 who are the legal heirs of the late Mr.Kannappan are being represented by their General Power Agent Mrs.K.Radha, aged about 65 years, residing at No.5, Karuneeagar Street, Paruthipattu Village, Chennai-600 071, who was appointed as their Power Agent by a Deed of General Power at 20-06-2005 duly registered as a document bearing No.1208/2005 on the file of SRO Avadi and the aforesaid Mrs.K.Radha signed for herself being the wife of the late Kannappan and also as the Power Agent of the vendors 2 to 6 herein.

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CGEWHO
Authorized Signatory

AND

~~Whereas the said property was obtained by husband of the 1st Vendor and father's of the other Vendors by Deed of Partition dated 28.3.1979 and registered as Doc.No.1117/1979 at SRO Poonamallee. Ever since the date of acquisition the said Kannappan was in absolute possession and enjoyment of the property by obtaining patta in his name and paying taxes to the Government.~~

~~Whereas the said Kannappan Naicker died on 23/4/2005 leaving behind the Vendors herein as the legal heirs to inherit the estate.~~

~~Whereas the Vendors are in peaceful possession and enjoyment of the property and now in order to meet certain urgent family expenses~~

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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 husband of the 1st Vendor and father's of the other Vendors by Deed of Partition dated ²⁹~~28~~.3.1979 and registered as Doc.No.1117/1979 at SRO Poonamallee. Ever since the date of acquisition the said Kannappan was in absolute possession and enjoyment of the property by obtaining patta in his name and paying taxes to the Government.

Whereas the said Kannappan Naicker died on 23/4/2005 leaving behind the Vendors herein as the legal heirs to inherit the estate.

Whereas the Vendors are in peaceful possession and enjoyment of the property and now in order to meet certain urgent family expenses

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offered to sell the schedule mentioned property and the purchaser agreed to purchase the schedule lands for a sum of Rs.20,20,000/- (Rupees Twenty Lakhs and Twenty Thousand only) free from all encumbrances.

Whereas the Confirming Party represented the Purchaser in discussions with Vendors in respect of the terms and conditions to sell them to the Purchaser and in accordance at the request of all the parties hereto, it agreed to join the execution of the Sale Deed as the Confirming Party.

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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.20,20,000/- (Rupees Twenty Lakhs and Twenty Thousand only) paid to the vendors at their requests by Demand draft in the following manner:

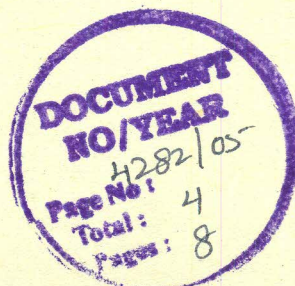
Whereas at the request of the Vendors the payment of the Sale Consideration is being made under three different demand drafts, drawn in favour of K.Radha and two DDs one each in favour of her two sons as mentioned below. The distribution of the DDs have been confirmed/given consent to by other legal heirs of Kannappan.

DDs drawn in favour of:

1. K.Radha	034348	Rs.10,20,000	✓
2. K.Sridhar	315757	Rs.5,00,000	✓
3. K.Jambulingam	315748	Rs.5,00,000	

All the above Demand Drafts are drawn on Canara Bank, New Delhi dated 12.7.2005.

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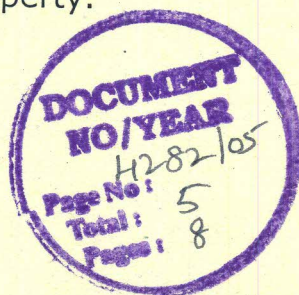
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WHEREAS Vendor in consideration thereof doth hereby grant, convey, assign, transfer and sell unto the purchaser the land an extent of Acre 1.01 cents comprised in S.Nos.484/1B, 484/1C, 484/1A in Paruthipattu Village, Poonamallee Taluk, Thiruvallur 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 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 PURCHASER hereby to hold the same absolutely and for ever free from all encumbrances.

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 Purchaser without any let or hindrance, interruption or claim by the Vendors or any person claiming through or in trust for the said Vendors or the Vendors predecessors in title.

The Vendors do hereby declare and assure the Purchaser that no one, other than the Vendors herein have any manner of right, title or interest in the schedule property.

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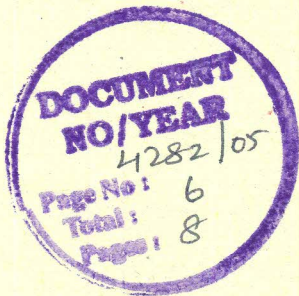
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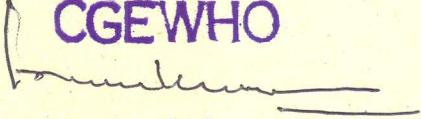
The Vendors do covenant with the Purchaser that the schedule property is free from all encumbrances and not subject to any charge, mortgage, lien, attachment, testamentary disposition, distraint or maintenance and any acquisition or acquisition proceedings and that there is absolutely no claim or litigation pending in respect of the same.

The Vendors do 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 Vendors also do 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.

श्रीगणेशाय नमः



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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.

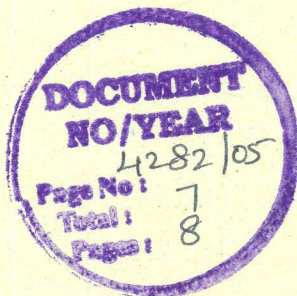
The Vendors do hereby declare that they have paid all the taxes and other public outgoing in respect of the schedule property to the concerned authorities upto this date in full and undertake to pay the same, if any thing is found unpaid upto this date.

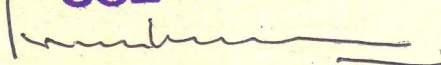
The Vendors have given their consent for the mutation of name in favour of the purchasers in the Revenue Records, such as patta, TNEB, etc.,

The Vendors hereby covenants for the transfer of the patta, etc.,

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

5/11/05



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--1--
SCHEUDLE

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

1. 58 cents in S.No.484/1B bounded on the:
North by : P.C.Govindaraja Naicker's land
South by : Ram Naicker's land
East by : N.Govindaswamy's land
West by : S.No.484/2
2. 0.42 acres in S.No.484/1C bounded on the:
North by : Natesa Naicker's land
South by : Govindasamy Naicker's land
East by : Natesa Naicker's land
West by : Kannappa Naicker's land
3. 1 cent in S.No.484/1A bounded on the :
North by : Govindasamy Naicker's land
South by : S.No.484/1B
East by : S.No.484/1C1
West by : S.No.484/1B

in all 1 acre and 1 cent 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.20,20,000/-

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

WITNESSESS:

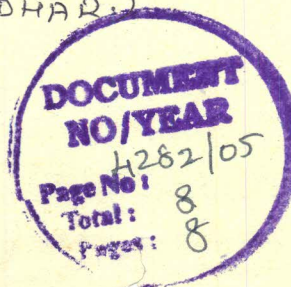
1. *K. Dhanda Panji* (K. DHANDAPANI)
NO.19, Piddaiar Koids ST
Paruthi pet.
2. *K. Jambulingam* (K. JAMBULINGAM)
3. *K. Sidhar* (SRDHAR.)

J N G M

Self & Power Agent
VENDOR

PURCHASER

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



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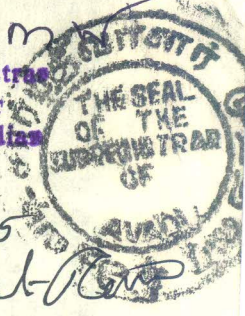
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CERTIFICATE UNDER SECTION 42 OF STAMP ACT.
S. No...1133...of 2005 I hereby certify that a sum
of Rs. 161,650/- (Rupees one lakh sixty one thousand six hundred and fifty) on account of proper stamp duty has been levied under section 41 of the stamp act in respect of this instrument from U. L. Mulla Chenni residing at Chenni.

registered in the Office of the Sub-Registrar
AVADI and fee of Rs. 20450/- Paid between
of 10-11 on the 13th July 2005

S.R.O. AVADI,
27-7-05

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



DD No 312382 Dt. 13.7.05
Mrs. Kanara Bai, Mumbai

EXECUTION ADMITTED BY

LEFT THUMB



DOCUMENT NO. 4282 OF 2005 BOOK...
CONTAINS... SHEET
... SHEET

T. N. D. Kannappan

M. D. M. N
SUB-REGISTRAR

FADE D. Kannappan No. 19 Piddaikkoidst
Paruthi Pet. MAAS. 600071

FAMILY RATION CARD NO. B1/G/0777430. AMBATTUR (T.C)

LEFT THUMB



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Authorized Signatory

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

IDENTIFIED BY

India Army

IC-32583F

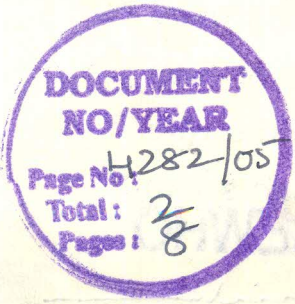
S. Dhandapani S. DHANDAPANI S/o D. KANNAPPAN No. 19. Piddaikk
koilst Paruthi Pet. CHANNI 600071

K. Sridhar.

K. SRIDHAR. S/o D. KANNAPPAN 19. Piddaikk
koilst Paruthi pet CHANNI 600071

M. D. M. N
JOINT SUB REGISTRAR

13 JUL 2005



REGISTERED AS NO. 4282 OF 2005 OF
BOOK...
DATE: 27/7/05

M. D. M. N
SUB-REGISTRAR

