



9213
13.7.2005
Srinivasa Rao
NSR construction

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



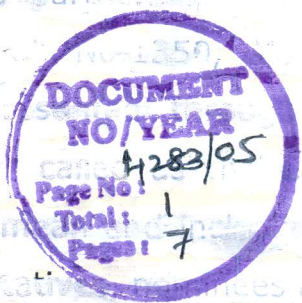
SALE DEED

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

BY

Mr.N.Govindaswamy, S/o.Natesa Naicker, aged about 55 years, residing at No.1, Pilliyar Koil Street, Paruthipattu Village, Chennai - 600 071 hereinafter referred to as the **VENDOR** represented by their duly appointed Power of Attorney Agent G.Raghu, S/o.M.Govindasamy, aged about 26 years, residing at No.1, Pillaiyar Koil Street, Paruthipattu Village, Chennai-71 vide Doc.No.1207/2005, dated 23.6.2005 registered on the file of SRO, Avadi.

G. Raghu



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Authorised Signatory

G. Raghu

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Authorised Signatory

TO AND IN FAVOUR OF

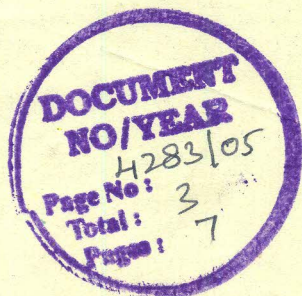
M/s. Central Government Employees Welfare Housing Organisation, a Society registered under the Societies Registration Act XXI of 1860 having its registered office at 6th Floor, A-Wing, Janpath Bhawan, Janpath Lane, New Delhi - 110 001 and represented by its Project Manager, Col.K.S.Muthukrishnan, SC, 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 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.1120/1979 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 lands for a sum of Rs.27,00,000/- (Rupees Twenty Seven Lakhs only) free from all encumbrances.

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G. Raghu



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NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

In pursuance of the above said ~~agreement and in~~ consideration of the sum of Rs.27,00,000/- (Rupees Twenty Seven Lakhs only) paid to the vendors at his request by Demand Draft in the following manner:

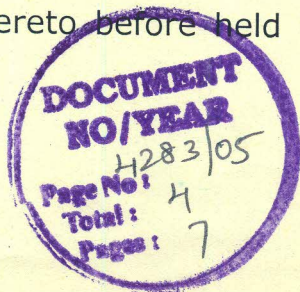
Whereas at the request of the Vendor the payment of the Sale Consideration is being made under three different demand drafts, drawn in favour of Power of Attorney Mr.G.Raghu and two DDs one each in favour of his father (G.P.'s father) and mother as mentioned below: The distribution of the sale consideration by D.Ds have been confirmed / given consent to by other legal heirs of Mr.Govindaswamy ie., Mrs.G.Jamuna, Mrs.G.Gowri and Mrs.Anjali DDs drawn in favour of:

1. N.Govindaswamy	315746	Rs.7,00,000
2. G.Padmavathi	315747	Rs.7,00,000
3. G.Ragu	034347	Rs.13,00,000

all the above DDs are 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 acre 1.35 cents comprise in S.No.484/1D, 484/1C1, 484/1E, 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

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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.

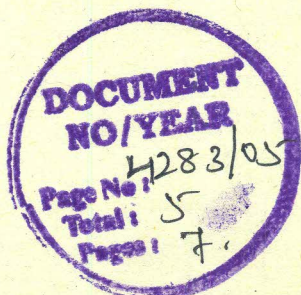
The VENDOR doth hereby covenant with the PURCHASER that notwithstanding any thing omitted or knowingly suffered by them the said VENDOR has full power and the absolute right to convey, grant and assign the schedule property to the use of the Purchaser hereby absolutely and the said property may be entered 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 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 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.

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The Vendor also doth covenant with the Purchaser that the Vendor 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 purchasers in the Revenue Records, such as patta, TNEB etc.,

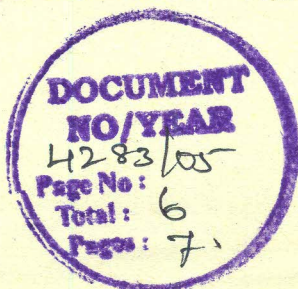
The Vendor hereby covenants for the transfer of the patta, etc.,

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

SCHEUDLE

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

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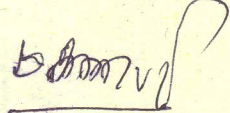
1. 20 cents in S.No.484/1C1 bounded on the:
 North by : Govindaraja Naicker's land
 South by : Kannappan's land
 East by : Govindaswamy's land
 West by : S.No.484/1A
2. 59 cents in S.No.484/1D bounded on the:
 North by : P.C.Govindaraja Naicker's land
 South by : Rama Naicker's land
 East by : S.No.484/1E
 West by : S.No.484/1C2
3. 55 cents in S.No.484/1E bounded on the:
 North by : S.No.551
 South by : S.No.611/1
 East by : S.No.552 & 553
 West by : S.No.484/1D
4. 1 cent in S.No.484/1A bounded on the:
 North by : P.C.Govindaraja Naicker's land
 South by : S.No.484/1B
 East by : S.No.484/1C1
 West by : S.No.484/1B

in all 1.35 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.27,00,000/-

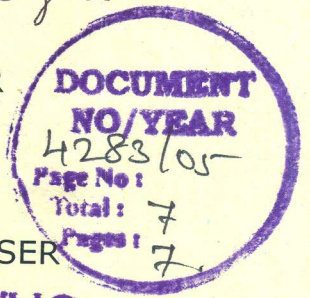
IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DATED ON THIS THE 13th DAY OF JULY 2005.

WITNESSES:

1.  *sc-by*
 Arz Hani Mvannad
 No 18 Kaanna Palli St
 Paradi Post
 C-31
2.  *Dr. H. J. by.*

G. Reghu

VENDOR



PURCHASER

CGEWHO

[Signature]
Authorized Signatory

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


no. 23 - 10/10/2005
[Handwritten notes]

PSI/05
4283

CERTIFICATE UNDER SECTION 42 OF STAMP ACT
S. No.1137.... of 2005. I hereby certify that a sum
of Rs. 2,60,50. (Rupees Two Lacs 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 K. L. Muthukrishnan
residing at.....Chennai.....

presented in the Office of the Sub-Registrar
AVADI and fee of Rs. 27,300/- Paid between the
years of 10-11 on the 13th July 2005

S. R. O. AVADI,
27.7.05

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


G. Ragh

DD No. 312381 Dt. 13.7.05
Ms. Canara Bank Mumbai
Chennai.

DOCUMENT NO. 4283 OF 2005 BOOK I
CONTAINS.....6..... SHEET
.....1..... SHEET

EXECUTION ADMITTED BY

LEFT THUMB



G. Ragh S/O

N. GOVINDASWAMY
N. GOVINDASWAMY, 1. PILLIYARKOIL
ST. PARTHIVEL, CHENNAI - 71.

FAMILY RATION CARD NO: 01/G/0777196. AMBATOUR (T.K)

LEFT THUMB



CGEWHO

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

Authorised Signatory

India Army FC - 32583 F

S/O. K. DURAISWAMY NAICKER 23, PERUMALKOIL ST
GOVARTHANAGIRI. AVADY. CHENNAI. 71.

IDENTIFIED BY

Mr H. M... S/O ERAMAAL NO 18 KANAKAPALLI ST
PARTHIVEL
Chennai

13 JUL 2005

DOCUMENT NO/YEAR
4283/05
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Page: 7

REGISTERED AS NO. 4283 OF 2005 OF
BOOK I
DATE: 27/7/05

Signature of Sub-Registrar
SUB-REGISTRAR

JOINT SUB-REGISTRAR

