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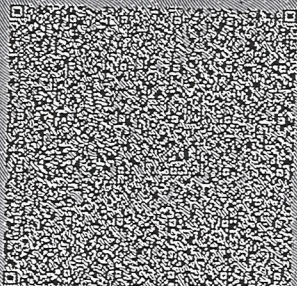


सत्यमेव जयते

INDIA NON JUDICIAL Government of Tamil Nadu

e-Stamp

Certificate No. : IN-TN00290206366002L
Certificate Issued Date : 20-Mar-2013 01:51 PM
Account Reference : SHCIL (FI)/ Inshcil01/ TAMBARAM/ TN-CS
Unique Doc. Reference : SUBIN-TNTNSHCIL0100301865423881L
Purchased by : RubyManoharanPropertyDevPLtdRepbyPA KRubyManoharan
Description of Document : Article 23 Conveyance
Property Description : Selaiyur Village, Tambaram Taluk, Kanchipuram District
Consideration Price (Rs.) : 78,48,000
(Seventy Eight Lakh Forty Eight Thousand only)
First Party : G Selvam
Second Party : RubyManoharanPropertyDevPLtdRepbyPA KRubyManoharan
Stamp Duty Paid By : RubyManoharanPropertyDevPLtdRepbyPA KRubyManoharan
Stamp Duty Amount (Rs.) : 5,49,360
(Five Lakh Forty Nine Thousand Three Hundred And Sixty only)



Please write or type below this line

SALE DEED

RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD

K. Ruby Manoharan
Director

K. Gamil Selvi



ZK 0002813840

Statutory Alert

1. The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-Registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilstamp.com

Bk-1
3165
2013 S. S. S. S.

DOCUMENT
NO / YEAR
Page No. 3165/2013
Total: 2
Pages: 10

Presented in the Office of the
Sub Registrar of Selaiyur and
Fee of Rs. 18630/- Paid between
the hours of 2-3 on the
20 MAR 2013 by

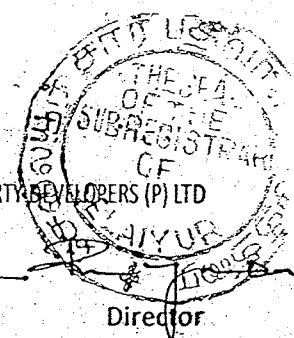
Document No. 3165 of 2013
Containing 8 Sheets
..... 1 Sheet

Sub-Registrar

LEFT THUMB



RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD



Director

*Additions as per the recitals of this Document

SELAIYUR

EXECUTION ADMITTED BY
LEFT THUMB



K. S. S. S.

*Additions as per the recitals of this Document

RAR

SELAIYUR

Claim admitted by

LEFT THUMB



RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD

Director

*Additions as per the recitals of this Document

SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED AT SELAIYUR on this 20th day of MARCH 2013 by

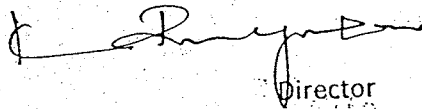
Mrs.G.SELVAM son of M.Govindhasamy Naicker aged about 50 years, residing at No.16 Vijayarangan Street, Irumbuliyur, East Tambaram, Chennai - 600 059 represented by his General Power of Attorney Agent Mrs.K.TAMILSELVI wife of D.Karthikayan aged about 51 years, residing at No.551 Velachery Road, East Tambaram, Chennai - 600 059 (General Power of Attorney dated 09.03.2007 registered as Document No. 1315/2007 in Book 4, in the office of the Sub-Registrar of Tambaram) hereinafter called THE 'VENDOR' OF THE ONE PART;

TO AND IN FAVOUR OF:-

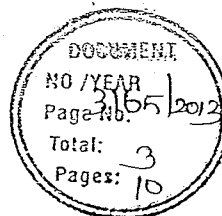
M/s.RUBY MANOHARAN PROPERTY DEVELOPERS PRIVATE LIMITED represented by its Director Mrs.K.RUBY MANOHARAN (PAN:AADCR3108A) wife of Mr.R.Manoharan, aged about 43 years, having office at 'Ruby Tower' No.240, Velachery Main Road, Selaiyur, Chennai- 600 073, presently functioning at No.247-B, Velachery Main Road, Selaiyur, Chennai- 600 073 hereinafter referred as PURCHASER OF THE OTHER PART;

The terms 'VENDOR' and 'PURCHASER' shall mean and include themselves, their heirs, executors, administrators, legal representatives and assigns
WITNESSETH :-

RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD


Director

K. Tamil Selvi



IDENTIFIED BY

1, LKCA-RANUWATHAWI 8/0. ABBOT Waidu 'A' Block 42
Sathisunder 8/0 Ram. Chennai 73

2, 8/0 Waidu 3/5 Subaidu, New 655, Vekary
Road, East Tambalam, Chennai - 600059

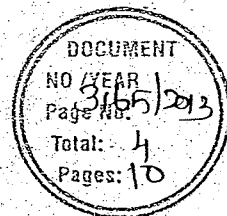
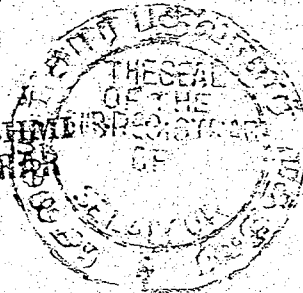
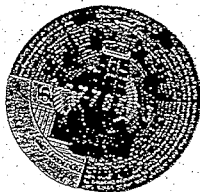
.....20th.....day of March.....2013
Sub-Registrar

REGISTERED AS No. 3165...OF...2013...OF
BOOK.....
DATE.....

12 0 MAR 2013

SUB-REGISTRAR
SELAIYUR

B. VARALAKSHMI
SUB-REGISTRAR

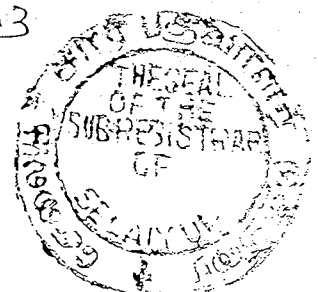


Document No. 3165 of 2013

Containing....8....Sheets

.....2.....Sheet

Sub-Registrar



WHEREAS the Vendor is the sole and absolute owner of all that piece and parcel of vacant land measuring an extent of Acres 0.20 Cents or 8720 Sq.ft., comprised in Survey No.217/2A under old Patta No.1141 situated at No.33 Selaiyur Village, Tambaram Taluk, Kancheepuram District morefully described in the Schedule hereunder hereinafter called the Schedule property he having acquired the same from Mr.S.Thangavel s/o Chellan under Sale Deed dated 26.05.2006 (registered as Document No.4569 of 2006 in the Office of Sub-Registrar Tambaram);

WHEREAS the Vendor ever since date of its purchase has been in continuous possession and enjoyment of the Schedule property without least hindrance from anybody and is free from all encumbrances;

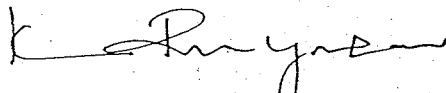
WHEREAS the Vendor does not require the Schedule Property for any purpose and also is in need of funds therefore has decided to dispose of the same by a sale;

WHEREAS the Vendor has offered to sell the Schedule Property to the Purchaser for a total sale consideration of Rs.43,60,000/- (Rupees Forty Three Lakh and Sixty Thousand Only) absolutely free from all encumbrances;

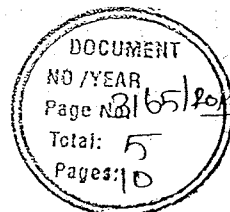
WHEREAS the Purchaser has accepted the said offer and agreed to purchase the Schedule Property from the Vendor for a total sale consideration of Rs.43,60,000/- (Rupees Forty Three Lakh and Sixty Thousand Only) free from all encumbrances;

WHEREAS both the Vendor and the Purchaser have now come forward to execute the Sale deed and complete the sale transaction in all respects;

RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD


Director

K. yonil selji



NOW THIS DEED OF SALE WITNESSETH THAT as follows:

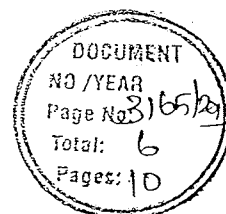
THAT in consideration of the aforesaid recitals and in consideration of payment of sum of Rs.43,60,000/- (Rupees Forty Three Lakh and Sixty Thousand Only) paid by the Purchaser to the Vendor towards purchase price by way of two Cheques, (1) Cheque No.722582 Amount Rs. 21,80,000/- & (2) Cheque No.722583 Amount Rs. 21,80,000/- both the Cheques dated 20.03.2013, drawn on ICICI Bank Selaiyur Branch; the receipt of which sum the Vendor doth hereby acknowledges and acquits and releases the Purchaser from any further payments thereof, the Vendor doth hereby grant, convey, sell, transfer, assign and unto the Purchaser by way of absolute sale the Schedule Property morefully described in the Schedule hereunder together with all advantages, ways, water courses hedges, liberties, privileges etc and all other rights belonging to or in any use appurtenant to the said Schedule property and all the rights, title, interest, claim and demand whatsoever of the Vendor into and upon the Schedule Property TO HAVE and TO HOLD the said land hereby transferred and conveyed to the PURCHASER absolutely and forever;

THE VENDOR do hereby declare and covenant with the Purchaser that there are no encumbrances on the Schedule Property and it is not subject matter of any suit, litigation or proceedings and there are no charges, liens, trusts, attachments, claims or demands, will or attachment, maintenance charges, whatsoever now subsisting on the Schedule property and it has not been offered or given as security or mortgage by any court, tribunal or revenue or other authorities and the said Schedule property hereby conveyed and assigned or expressed so as to be unto the Purchaser hereby absolutely and free from all encumbrances and forever.

RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD


Director

K. Joril Selji



THAT THE VENDOR doth hereby declare and covenant with the purchaser that the vendor shall and will at all times indemnify the purchaser against all claims and demands whatsoever in respect of the Schedule property and make good to the purchaser all losses, damages, costs and expenses which the purchaser may be put to, incur or suffer by reasons of any defect, deficiency in the title of the Schedule property;

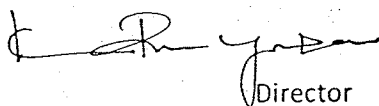
THAT THE VENDOR further covenants with the purchaser that he shall at all times execute, register or causes to be done, execute and registered at the expense of the purchaser all such further or other act or acts, deeds and things which the purchaser may reasonably require for more perfectly assuring the title of the said Property;

THAT THE VENDOR doth hereby declare and covenant with the purchaser that he has put the purchaser in vacant possession of the Schedule property and the purchaser shall and may peacefully and quietly enter into, possession and enjoy the Schedule property without any let or hindrance, interruption or disturbance from or under or from any other persons lawfully claiming through or under him;

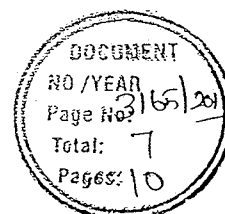
THAT THE VENDOR do hereby declare and covenant with the purchaser that he has paid all taxes due to the government till this day and all other taxes hereafter levied shall be borne by the purchaser only;

THAT THE VENDOR hereby has given consent for mutation of records in the name of the purchaser with Revenue and all other authorities concerned with respect of the Schedule Property;

RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD


Director

K. Yamil Selig



THAT THE VENDOR has this day handed over the Photocopies of parent documents and related originals Documents pertaining to Schedule property to the purchaser herein;

THAT THE VENDOR hereby declares the Deed of General Power of Attorney executed by him in favour of the Power Agent is still in force.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land measuring an extent of Acres 0.20 Cents or 8720 Sq.ft., comprised in Survey No.217/2A under old Patta No.1141 situated at No.33 Selaiyur Village, Tambaram Taluk, Kancheepuram District and

BOUNDED ON THE:-

North By : Land belongs to Mrs.Amithammal;
South By : Land belongs to Mr.Munusamy reddy;
East By : Land belongs to Mr.Indrasabha Naicker;
West By : Lake;

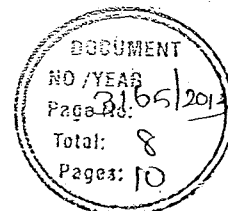
and situated within the Registration District of Chennai South and Sub-Registration District Selaiyur.

The Schedule property is situated at Thiruvengadam Lane and lies within the Tambaram Municipality Limits;

RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD


Director

K. yamil Selj



The market value of the Schedule property in the estimation of the parties is
Rs.78,48,000/-

IN WITNESS WHEREOF THE VENDOR REPRESENTED BY HIS POWER AGENT
AND THE PURCHASER HAVE SET THEIR HANDS AND SIGNED THIS DEED
OF SALE THE DAY, MONTH AND YEAR, FIRST ABOVE WRITTEN IN THE
PRESENCE OF:-

WITNESSES:-

1. A. K. R. RANUWATHAN

K. S. S. S. S.

VENDOR
(Represented by his power agent)

RUBY MANOHARAN PROPERTY DEVELOPERS PVT. LTD.

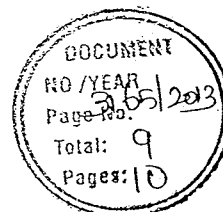
K. S. S. S. S.
Director

PURCHASER

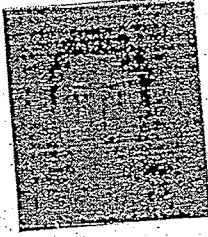
2. D. S. S. S. S.
D. KARTHIKEYAN

Drafted By:-

R. S. S. S. S.
RAJA RAM S.K. B.A., B.L.,
ADVOCATE ROLL No : 1553 / 01
HIGH COURT OF MADRAS



நிரந்தர கணக்கு எண் / PERMANENT ACCOUNT NUMBER
ADDPR9008H



பெயர் / NAME
RUBY MANOHARAN

தந்தை பெயர் / FATHER'S NAME
MANOHARAN

பிறந்த தேதி / DATE OF BIRTH
13-03-1969

கையொப்பம் / SIGNATURE

(Signature)

வருமானவரி ஆணையர் (கணினிப்பொறி இயக்கம்)
Commissioner of Income-Tax (Computer Operations)

இந்த அட்டை காணாமற்போனாலோ,
கண்டெடுக்கப்பட்டாலோ இவ்வட்டையை கிழிபோகித்
தீர்க்காணும் அதிகாரிக்கு தகவல் அனுப்பும்படி அங்கு
திருப்பி அனுப்பும்படி கோரப்படுகிறது.

வருமானவரி ஆணையர் (கணினிப்பொறி இயக்கம்),
108, மகாத்மா காந்தி சாலை,
நுங்கம்பாக்கம்,
சென்னை-600 034.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income-tax (Computer Operations),
108, Mahatma Gandhi Road,
Nungambakkam,
Chennai - 600 034.

ELECTION COMMISSION OF INDIA
IDENTITY CARD

இந்திய தேர்தல் ஆணையம்
வாக்காளர் அடையாள அட்டை
EZZ2364651



Elector's Name : Tamilselvi
வாக்காளர் பெயர் : தமிழ்செல்வி
Husband's Name : Karthikeyan
கணவரின் பெயர் : கார்த்திகேயன்
Sex / பாலினம் : Female / பெண்
Age as on 1-1-2006 : 45
1.1.2006 அன்று வயது : 45

EZZ2364651

Address : 551
Ward 18 vallacharry road
Tambaram (m)
KANCHIPURAM - 600073

முகவரி : 551
வார்டு 18 வேளச்சேரி ரோடு
தாம்பரம் (ந)
காஞ்சிபுரம் - 600073

Facsimile Signature of Electoral Registration Officer
வாக்காளர் பதிவு அதிகாரியின் கையொப்ப முத்திரை
For 020 - 2Tambaram
Assembly Constituency

020 - தாம்பரம்
சட்டமன்ற தொகுதி

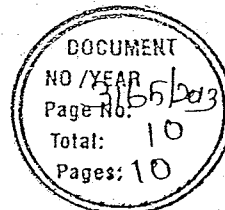
Place : Chengalpattu
இடம் : செங்கல்பட்டு
Date / நாள் : 30/03/2006

This card may be used as an Identity Card
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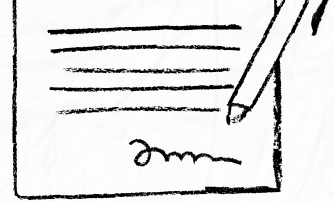
406 / 302

RUBY MANOHARAN PROPERTY DEVELOPERS (P) LTD

(Signature)
Director



K. Yamil Selvi



our services doesn't just end there



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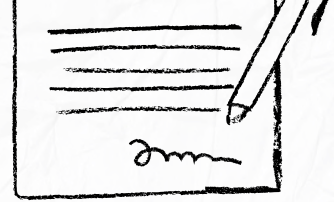
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