10 Rs.

11333
18/9/92

Md. Shaukathulla
Madras

R. NATARAJAN
STAMP VENDOR,
188 6 PANTHEON ROAD
EGMORE.
MADRAS - 600 008.
Phone: 8253259

SALE DEED

This Deed of Sale executed at Madras on this the 30th day of September 1992

BY

DR. V.BASU JOHN, son of Late V.John, Christian, aged about 49 years, C/o.Klein & Peyerl, 135 Mount Road, Madras 600 002 hereinafter called the VENDOR

TO AND IN FAVOUR OF

MR. MD. SHAUKATHULLA son of Sri. MD. Ubaidullah, aged 49 years, residing at 6, Arathoon Road, Royapuram, Madras 600 013, hereinafter referred to as the PURCHASER.

I hereby certify that the transaction of the within instrument has been duly registered by myself in Book ... No. 6656 has been duly ...

B. O. ...

Date 30.9.92 Joint Sub Registrar I

Presented in the Office of the District Registrar of Madras Central and fee of Rs. 5170.00 paid between the hours of 2 and 3 PM on the 30th September 1992 by

EXECUTION ADMITTED BY

V. Basil John son of Late V. John
c/o Klein & Peyerl, 135, Mount Road,
Madras - 600 002

IDENTIFIED BY

C. Sankaran S/o Late Kannan, F 107,
Annanagar, Madras 600 002

தமிழ் S/o. ... No. 2. ...

30th September 1992

JOINT SUB REGISTRAR-I

The terms Vendor and the Purchaser shall wherever the context so permits include his heirs, executors, legal representatives, administrators and assigns.

WHEREAS the property described in Schedule "A" hereto was owned earlier by Mrs.Sarah John, the mother of the Vendor who purchased the same under Sale Deed dated 13th May 1961 registered as Document No.1073/61 in the Office of the Sub-Registrar at Thyagarayanagar in the Registration District of Madras, Chingleput;

AND WHEREAS the said Mrs. Sarah John transferred portion of the said property unto the vendor herein absolutely and irrevocable partly by deed of Settlement dated 9th Sept. 1968 registered as Document No.2309/68 in the Office of the Sub-Registrar at Thyagaraya Nagar and the remaining under the Deed of Settlement dated 2nd May 1969 registered as Document No.589/69 in the Office of the Sub-Registrar at Thyagaraya Nagar;

AND WHEREAS the purchaser alongwith others contracted with Basu Color Lab (P) Ltd for the construction of an apartment building "TEJAS" in the land described in Schedule A hereto, on account of the Purchaser whereby the said Basu Color Lab (P) Ltd contracted to construct for the Purchaser the flat described in the schedule "B" hereto;

AND WHEREAS the Purchaser being desirous of holding the apartment described

இந்த ஆவணச் சொத்தில் [illegible]
மதிப்பு ரூ....29 11.35 [illegible]
பின் நிர்ணயிக்கப்பட்டது. [illegible]
விதிக்கத்தக்க வேறுபாடான முத்திரைத் தீர்வை
மற்றும் பதிவுக்கட்டணம் ரூ.3934.42 [illegible]
கொண்ட இந்திய உச்ச நீதி மன்ற 23-9-1991-ம்
நாளிட்ட ஐ.ஏ.எண். 2-265 90 ஐ.ஏ.எண்.1/91
மற்றும் ஐ. ஏ. எண். 266-529 / 91 ஆணைப்படி
இச்சொத்தின் மீது தமிழ்நாடு அரசுக்கு முதன்மைக்
கடனாக (FIRST CHARGE) ஏற்படுத்தப்படுகிறது.
இந்த வழக்கில் உச்ச நீதி மன்ற இறு[illegible]
ஆணைக்குட்பட்டு சொத்து பின்னர் [illegible]
நபர்களுக்கு மாற்றப்பட்டாலும் இந்த [illegible]
சொத்தை பெறுபவர்கள் செலுத்த [illegible]
இந்த குறிப்பானை இந்த உச்ச நீ[illegible]
12-4-1991-ம் நாளிட்ட சி.ஏ.எண் 5[illegible]
/90 மற்றும் சி.ஏ.எண்: 5914 [illegible] 90 [illegible]
ஐ.ஏ.எண். 2-265 90 ஐ.ஏ.எண் 1/91 மற்றும்
ஐ.ஏ.எண். 266-529 91 ஆணைகளின்படி இந்த
ஆவணத்தின் மீது எழுதப்பட்டது.

[illegible]
இணை சார் பதிவாளர்-2

Registered as No 926 of 199 2 of

Book 1 Volume 172 Pages 635-70

[illegible] 1992 Joint Sub Registrar-1

[illegible]

[illegible]

[illegible] No. 926 [illegible]
[illegible] 17 [illegible]
[illegible] 2 [illegible]

[illegible] Sub-Registrar

in schedule "B" hereto approached the vendor, through Basu Color Lab (P) Ltd offer ing to purchase undivided interest in the land described in the schedule "A" hereto;

AND WHEREAS the vendor accepted the said offer and agreed to convey undivided interest in the land described in the schedule A hereto unto the Purchaser.

NOW THIS DEED WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.4,00,000/- (Rupees four lakhs only) paid by the purchaser to the vendor (the receipt whereof in the manner aforesaid the vendor doth hereby admit and acknow ledge and release the purchaser from obligations to pay any further consideration under these presents) the vendor doth hereby grant, convey, assign, transfer, sell unto the Purchaser one sixteenth undivided interest of the vendor in the land des cribed in schedule "A" hereto and together with proportionate right, title, interest, claims in the estate of the Vendor, licences, permission, advantages thereto belonging or enjoyed as such this far in to upon the same and every part thereof TO HAVE AND TO HOLD the same unto the Purchaser absolutely and forever and free of all encumbrances but however subjected to all that is stated in the Schedule "A" to "G" below;

2. And that the vendor doth hereby declare that the vendor has this day placed

Document No. 946 of 20
Section 17 Stamp
Date 5 [illegible]

Addl. Sub-Registrar

the purchaser in peaceable joint possession of the land described in the schedule A below and to the extent the interest herein expressed to be hereby conveyed and assures the purchaser that the purchaser may remain in such enjoyment thereof without any interruption from the vendor or from any person claiming through, under or in trust for the vendor.

3. And that the vendor doth hereby declare that the vendor is the true, lawful, absolute, exclusive owner of the property described in the schedule A hereto and that the vendor had never been privy to any act or deed by which the right, title and interest of the vendor to convey the interest in the said property in the manner herein contained is in any way conveyed or curtailed and the same is free of all mortgages leases and proceedings, partnership, charges for arrears of tax or fees.

PROVIDED ALWAYS :

1. That the purchaser shall be entitled to the enjoyment of the property/area specific ally marked for the purchaser in schedule C hereto which is part of the property described in the schedule A hereto exclusively but with no right or liberty to raise constructions thereon.

2. That in the enjoyment of the apartments referred to in schedule B below and of the undivided interest in the land described in the schedule A hereto, the purchaser

[illegible] 926 [illegible]
[illegible] 17 [illegible]
[illegible]

[illegible]

shall abide by the provisions contained in schedule C to G hereto and shall hold the interest in the land hereby conveyed as impartible.

3. That the flat referred to in schedule B hereto is constructed by the purchaser and not by the vendor and as such it is not hereby conveyed.

SCHEDULE "A"

(LAND)

All that piece and parcel of land in plot No.24 of Poes Garden of R.S.No. 1567, 81st Division Teynampet, Madras within the Sub Registration District of Thyagaraya Nagar in the Registration District of Madras-Chingleput, under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring by recent admeasurement 6 grounds and Nil square feet or thereabouts bound on the

| | |
|---|---|
| North by | Plot Nos.24/1 and 24/2 |
| East by | Plot Nos.25 and 26 |
| South by | Existing road and |
| West by | Plot No.24/3 |

(One sixteenth undivided interest only is conveyed hereby subject to/together with, the right to use the portion of land/building described in the schedule C below exclusively by persons mentioned in the said schedule C).

Market Value of property conveyed: Rs: 4,00,000/-
Stamp Duty paid on guide line value of Rs: 511560/-

Sub-Registrar

SCHEDULE "B"

(Apartment constructed by the Purchaser and not hereby conveyed)

GROUND FLOOR EAST FRONT APARTMENT

Shaded RED in the plan attached.

SCHEDULE "C"

(Areas of Exclusive Use)

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground floor East Front Apt. | Basement Room East of Lift Well and Open Car Park |
| Ground Floor West Front Apt. | Basement Room West of Lift Well and Open Car Park |
| First floor East Front Apt. | Basement Room adjacent to Eastern side car ramp and covered car park |
| First floor West Front Apt. | Basement Room adjacent to Western side car ramp and covered car park |
| Second floor East Front Apt. | Basement room adjacent to Eastern side car ramp and covered car park |

| | |
|---|---|
| Second floor west front Apt. | Basement room adjacent to Western side car ramp and covered car park |
| Second floor east back Apt. | Basement room adjacent to Eastern side car ramp and open car park |
| Second floor west back Apt. | Basement room adjacent to western side car ramp and covered car park |
| Third floor front Apt. | Room adjacent to eastern side car ramp |

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground floor east back Apt. | Garden and open car park in North eastern side |
| Ground floor west back Apt. | Garden and open car park in north western side |
| First floor east back Apt. | Garden and open car park in north eastern side |
| First floor west back Apt. | Garden and open car park in north western side |
| Third floor east front Apt. | Terrace roof garden as marked and covered car park |
| Third floor west front Apt. | Terrace roof garden as marked and covered car park |
| Third floor east back Apt. | Terrace roof garden as marked and covered car park |
| Third floor west back Apt. | Terrace roof garden as marked and open car park |

EXCLUSIVE AREA FOR APARTMENTS DESCRIBED IN SCHEDULE "B" IS SHADED BLUE AND RESERVED CAR PARKS SHADED RED IN THE PLAN ATTACHED.

926

17

7

SCHEDULE "D"

(Expenses to the shared)

The purchaser in proportion to his share of land, alongwith other purchasers in the proportions of their shares, shall be deemed to have accepted the following conditions and to have contracted to bear the following expenses:

1. All rates and out-goings payable if any, in respect of the land described in the schedule A hereto and the building thereon, but excluding taxes or fees levied on B schedule apartment.

2) The expenses of routine maintenance including painting, white washing, clearing etc and provision of the common service to the building but not including C schedule area.

(a) Maintenance of lifts, pumpsets, generators and other machineries, sanitary and electrical lines common to the building.

(b) Replacement of bulbs and electrical fittings in corridors and in all common areas but not including C schedule area.

(c) Payment of electrical and water charges for common services.

(d) Maintenance of potted plants in the buildings.

(e) Provision of night watchman, lift boys, caretakers, other employees.

(f) Cleaning of stair cases, corridors and car parks.

(g) Repairs and maintenance expenses generally.

(3) Should the purchaser default in payment due for any common expense benefits or amenities, a majority of the purchasers while carrying out the services as contem plated above shall have the right to remove such common benefits or amenities including electricity and water connection from the enjoyment of the defaulter.

4) Provided always the vendor shall not be liable and the purchaser shall be liable for the charges for meter rent, electricity and water and all other common expenses from the date of communication by the builder to the purchaser of their willingness to hand over possession of the construction referred to in the schedule B above to the purchaser.

SCHEDULE "E"

(Restrictions on the rights of the Purchaser)

The Purchaser so as to bind himself, his successors in interest, heirs, representatives and assigns and with the consideration of promotion and protecting his rights and interest as the purchaser of the construction described in schedule B above, and in consideration of the covenants of the vendors bindings on the purchasers of the

Document No. 926 Book No. I

Serial No. 17 Block

Year

Sub-Registrar

other undivided interest in the property described in the schedule A above or the construction thereon, doth hereby agree to be bound by the following covenants.

1. Not to raise any construction in addition to that mentioned in the schedule B above.

2. Not to use or permit the use of the construction referred to in the schedule B above in a manner which would diminish the value or utility of the pipes, cisterns and the like common amenities provided in the property described in the schedule A above or in any construction made thereon.

3. Not to use the space in the land described in the schedule A above left open after the construction for parking heavy vehicles or to use the same in any manner which might cause hindrance for the free ingress or egress from any other part of the construction or contrary to or inconsistent herewith.

4. Not to default in the payment of any taxes or levy to be shared by the other joint purchasers and users of the property described in the schedule A above or expenses to be shared by the owners of the constructions thereon or any specified part thereof.

5. Not to decorate the exterior of the property otherwise than in a manner agreed to by a majority of the purchasers of the construction in the land described in the schedule A above.

6. Not to make any arrangement for the maintenance of the building referred to

Sub-Registrar

above and for ensuring the common amenities therein for the benefit of all concerned , other than that as agreed to by the majority of the purchasers.

SCHEDULE "F"

(Right of Purchasers to the Common Area)

1. Full right and liberty for the Purchaser and all persons authorised or permitted by the purchaser (in common with all other persons entitled, permitted or authorised to the like right) at all times, by day or by night and for all purposes to go, pass and repass the staircase and the passage inside and outside the buildings to the construction described in schedule B hereto.

2. Full right and liberty to the persons referred to supra in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night and for all purposes to go and repass over the land appurtenant to the buildings constructed in the land described in the schedule A above.

3. The right to adjacent and lateral support and shelter and protection from the other parts of the aforesaid buildings and from the side and roof thereof.

4. The free and uninterrupted passage of running water, gas and electricity from and to the construction through the sewerage, drain and water courses, pipes, cables

Document No. 926 Vol. 2 of Book
Containing 17 Sheets 1
11 Sheet

Sub-Registrar

and wires which now or at any time hereafter, be in, under or passing through the building or any part thereof.

5. Right of passage for the purchaser and his agents or workmen to the other parts of the buildings at all reasonable time on notice to where the water tanks are situated for the purpose of cleaning or repairing or maintaining the same.

6. Rights of passage for the purchaser and his agent or workmen to other part of the building at all reasonable times on notice to enter into and upon other parts of the building for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains and water courses, cable pipes and wires causing as little distur bances as possible and making good any damages caused.

7. To lay cables or wires in the property described in the schedule B hereto or passages for telephone or other installations however respecting the equal right of the others therefor.

8. The right for the purchaser, his servants, workmen and others at all reasonable times on notice to enter into and upon other parts of the said buildings for the purpose of repairing, maintaining, renewing, altering or rebuilding the construction referred to in the schedule B or any part of the building giving adjacent and lateral

926

12 Sheets 1

12 Sheet

Intuitive Registrar

support shelter or protection to the construction thereof.

9. The right to do all or any of the acts aforesaid without notice in the case of emergency.

SCHEDULE "G"

(The Vendor's Covenant)

1. That the vendor will require every person to whom he shall hereafter transfer, grant or lease any properties comprised in the property described in the schedule A hereto to covenant and to respect the conditions and observe the restrictions setforth in the schedule above.

2. That the vendor and the assignees or trustee claiming through or in trust for the vendor will always respect the rights of the purchaser mentioned in this Deed and in schedule E in particular.

3. The vendor hereafter shall faithfully follow the covenants herein contained and shall not confer on any other persons or any right not reserved for the purchaser herein nor shall they contract to exclude for the transferees any burden expressed to be shared by the purchaser herein, save in respect of land exclusively reserved

Document No. 926 Book 91 of 2001

Certified on 17 day of 1

13 2021

Sub-Registrar

for being used as open space, basement area for exclusive use and open terrace space for exclusive use.

4. The vendor accepts and agrees that any covenant by the vendor in future in any deed of document reducing or altering the right of the purchaser herein or imposing on the purchaser any restrictions not found herein before shall be void.

5. The vendor shall give inspection of the title deeds relating to the property retained with them at the request of the purchaser or his nominees at all reasonable times.

IN WITNESS WHEREOF the vendor has hereunder fixed his hand on the day, month and year first above written.

WITNESSES:

1) C. SAI KUMAR
FLAT ANNA NAGAR
MADRAS 102

2)

VENDOR

Drafted By
K Radhakrishnan
A. RADHAKRISHNAN
ADVOCATE
1st FLOOR,
9, VALLIAMMAL ROAD,
MADRAS - 600 007
PHONE: 663587

Document No. 926 Dated 19.2.91

Contains 17 Sheets

14 Sheet

Inter Sub-Registrar

3R$50P

INDIA

सत्यमेव जयते

भारत

SPECIAL ADHESIVE

Ayesha Rumaisa
Madras

C. Sukhan

C. SUGHAN PILLAI

JUL

SALE DEED

This Deed of Sale executed at Madras on this the 30th day of September 1992

BY

DR. V.BASU JOHN, son of Late V.John, Christian, aged about 49 years, C/o.Klein & Peyerl, 135 Mount Road, Madras 600 002 hereinafter called the VENDOR

-TO AND IN FAVOUR OF

MRS. AYESHA RUMAISA, wife of Mr. MD. Imranullah, aged 21 years and residing at 6, Arathoon Road, Royapuram, Madras 600 013 hereinafter referred to as the PURCHASER.

P 32 / 927

Presented in the Office of the District Registrar of Madras Central and fee of Rs. 5170.00 paid between the hours of 2 and 3 PM on the 30th September 1992 by

Document No. 927 Year 92

Contains 10 Sheets 1 Sheet

Joint Sub-Registrar

EXECUTION ADMITTED BY

V. Baun John Son of late V. John, Klein & Peyert, 135 Mount Road, Madras-600 002

IDENTIFIED BY

C. Sankuman S/o late Kannan, F 107 Annanagar, Madras-600 102.

S/o. No. 2.

30th September 1992

JOINT SUB REGISTRAR-I

3R$50P


C. SUBBIAN PILLAI
S.R.O. NO. 20R
BHOOTHAPANDY.



The terms Vendor and the Purchaser shall wherever the context so permits include his heirs, executors, legal representatives, administrators and assigns.

WHEREAS the property described in Schedule "A" hereto was owned earlier by Mrs.Sarah John, the mother of the Vendor who purchased the same under Sale Deed dated 13th May 1961 registered as Document No.1073/61 in the Office of the Sub-Registrar at Thyagarayanagar in the Registration District of Madras, Chingleput;

AND WHEREAS the said Mrs. Sarah John transferred portion of the said property unto the vendor herein absolutely and irrevocable partly by deed of Settlement dated 9th Sept. 1968 registered as Document No.2309/68 in the Office of the Sub-Registrar at Thyagaraya Nagar and the remaining under the Deed of Settlement dated 2nd May 1969 registered as Document No.589/69 in the Office of the Sub-Registrar at Thyagaraya Nagar;

AND WHEREAS the purchaser alongwith others contracted with Basu Color Lab

இந்த ஆவணச் சொத்தில் கண்ட கட்டிடத்தின் மதிப்பு ரூ. 28,135 என கணிப்பணிக்குழு நிர்ணயிக்கப்பட்டது. இ.வ.வ. வரி கணக்கில் விற்பனைக் கணக்கு முத்திரைத் தீர்வை மற்று பரிசுக் கணக்கு எண் 35342 கொண்ட இந்த பத்திரம் 27.9.1991-ம் தேதியிட்ட ஐ.எ.எ எண். 2-265/90 ஐ.எ.எண். 1/91 மற்றும் ஐ.எ எண். 266-529/91 ஆணைப்படி இப்பத்திரத்தின் மீது பிற்கால இணைக் முத்திரைக் கட்டணம் (FIRST CHARGE) எற்படுத்தப்படுகிறது. இந்த வழக்கில் உச்ச நீதிமன்ற இறுதி ஆணைக்குட்பட்டு சொத்து பிள்ளை எந்தவொரு நபருக்கு மாற்றப்பட்டாலும் இந்தொகையை சொத்தை பெறுபவர்கள் செலுத்த வேண்டும். இந்த குறிப்பாணை இதே உச்ச நீதி மன்ற 12.1.1991-ம் நாளிட்ட சி.ஆ.எண். 5656-5914/90 மற்றும் சி.ஆ.எண்: 5914/90 5914(இ)/90-ம் ஆ.எண். 2-265/90 ஐ.எ.எண். 1/91 மற்றும் ஐ.எ.எண். 266-529/91 ஆணைகளின்படி இந்த ஆவணத்தின் மீது எழுதப்பட்டது.

இணை சார் பதிவாளர் I

Registered as No 927 of 1992 of

Book 1 Volume 177 Pages 71 to 78.

22nd October 1992 Joint Sub Registrar-I

Next number of Cancelling Registration

The original two

Joint Sub Registrar I

Registered No. 927 of 1992 of

Book 1 Sheets 1

Sect

Joint Sub. Registrar II

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

3696
6/6/92

Ayesha Fareesa Nalkyas

C. Subbiah

C. BU[illegible] PILLAI
S/[illegible] JR [illegible]
BHOOTHAPANDY.



(P) Ltd for the construction of an apartment building "TEJAS" in the land described in Schedule A hereto, on account of the Purchaser whereby the said Basu Color Lab (P) Ltd contracted to construct for the Purchaser the flat described in the schedule "B" hereto;

AND WHEREAS the Purchaser being desirous of holding the apartment described in schedule "B" hereto approached the vendor, through Basu Color Lab (P) Ltd offer ing to purchase undivided interest in the land described in the schedule "A" hereto;

AND WHEREAS the vendor accepted the said offer and agreed to convey undivided interest in the land described in the schedule A hereto unto the Purchaser.

NOW THIS DEED WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum

Ram Bhat

of Rs.4,00,000/- (Rupees four lakhs only) paid by the purchaser to the vendor (the receipt whereof in the manner aforesaid the vendor doth hereby admit and acknow ledge and release the purchaser from obligations to pay any further consideration under these presents) the vendor doth hereby grant, convey, assign, transfer, sell unto the Purchaser one sixteenth undivided interest of the vendor in the land des cribed in schedule "A" hereto and together with proportionate right, title, interest, claims in the estate of the Vendor, licences, permission, advantages thereto belonging or enjoyed as such this far in to upon the same and every part thereof TO HAVE AND TO HOLD the same unto the Purchaser absolutely and forever and free of all encumbrances but however subjected to all that is stated in the Schedule "A" to "G" below;

2. And that the vendor doth hereby declare that the vendor has this day placed the purchaser in peaceable joint possession of the land described in the schedule A below and to the extent the interest herein expressed to be hereby conveyed and assures the purchaser that the purchaser may remain in such enjoyment thereof without any interruption from the vendor or from any person claiming through, under or in trust for the vendor.

3. And that the vendor doth hereby declare that the vendor is the true, lawful, absolute, exclusive owner of the property described in the schedule A hereto and that the vendor had never been privy to any act or deed by which the right, title and interest of the vendor to convey the interest in the said property in the manner

Document No. 927 Vol. 95 of 2004
Contains 18 Sheets 1
[illegible] Sheet

[illegible] Registrar

herein contained is in any way conveyed or curtailed and the same is free of all mortgages leases and proceedings, partnership, charges for arrears of tax or fees.

PROVIDED ALWAYS :

1. That the purchaser shall be entitled to the enjoyment of the property/area specific ally marked for the purchaser in schedule C hereto which is part of the property described in the schedule A hereto exclusively but with no right or liberty to raise constructions thereon.

2. That in the enjoyment of the apartments referred to in schedule B below and of the undivided interest in the land described in the schedule A hereto, the purchaser shall abide by the provisions contained in schedule C to G hereto and shall hold the interest in the land hereby conveyed as impartible.

3. That the flat referred to in schedule B hereto is constructed by the purchaser and not by the vendor and as such it is not hereby conveyed.

SCHEDULE "A"

(LAND)

All that piece and parcel of land in plot No.24 of Poes Garden of R.S.No. 1567,

927

13

5

Dcka Sab. Bagh

81st Division Teynampet, Madras within the Sub Registration District of Thyagaraya Nagar in the Registration District of Madras-Chingleput, under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring by recent admeasurement 6 grounds and Nil square feet or thereabouts bound on the

| | |
|---|---|
| North by | Plot Nos.24/1 and 24/2 |
| East by | Plot Nos.25 and 26 |
| South by | Existing road and |
| West by | Plot No.24/3 |

(One sixteenth undivided interest only is conveyed hereby subject to/together with, the right to use the portion of land/building described in the schedule C below exclusively by persons mentioned in the said schedule C).

Market value of property : Rs: 4,00,000/-
Stamp duty paid on Guide line value of : Rs: 5,11,560

Document No. 927 Year 97 of Book
Volume 18 Sheets 1
Number 6 Sheet

Joint Sub-Registrar

SCHEDULE "B"

(Apartment constructed by the Purchaser and not hereby conveyed)

FIRST FLOOR EAST FRONT

Shaded RED in the plan attached.

SCHEDULE "C"

(Areas of Exclusive Use)

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground floor East Front Apt. | Basement Room East of Lift Well and Open Car Park |
| Ground Floor West Front Apt. | Basement Room West of Lift Well and Open Car Park |
| First floor East Front Apt. | Basement Room adjacent to Eastern side car ramp and covered car park |
| First floor West Front Apt. | Basement Room adjacent to Western side car ramp and covered car park |
| Second floor East Front Apt. | Basement room adjacent to Eastern side car ramp and covered car park |

927 25

18 1

7

Joint Sub- Registrar

| | |
|---|---|
| Second floor west front Apt. | Basement room adjacent to Western side car ramp and covered car park |
| Second floor east back Apt. | Basement room adjacent to Eastern side car ramp and open car park |
| Second floor west back Apt. | Basement room adjacent to western side car ramp and covered car park |
| Third floor front Apt. | Room adjacent to eastern side car ramp |

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground floor east back Apt. | Garden and open car park in North eastern side |
| Ground floor west back Apt. | Garden and open car park in north western side |
| First floor east back Apt. | Garden and open car park in north eastern side |
| First floor west back Apt. | Garden and open car park in north western side |
| Third floor east front Apt. | Terrace roof garden as marked and covered car park |
| Third floor west front Apt. | Terrace roof garden as marked and covered car park |
| Third floor east back Apt. | Terrace roof garden as marked and covered car park |
| Third floor west back Apt. | Terrace roof garden as marked and open car park |

EXCLUSIVE AREA FOR APARTMENTS DESCRIBED IN SCHEDULE "B" IS SHADED BLUE AND RESERVED CAR PARKS SHADED RED IN THE PLAN ATTACHED.

Document No. 927 Dt. 9 of Book
Serial No. 18 Section 1
9 Sl.No.

Joint Sub- Registrar

SCHEDULE "D"

(Expenses to the shared)

The purchaser in proportion to his share of land, alongwith other purchasers in the proportions of their shares, shall be deemed to have accepted the following conditions and to have contracted to bear the following expenses:

1. All rates and out-goings payable if any, in respect of the land described in the schedule A hereto and the building thereon, but excluding taxes or fees levied on B schedule apartment.

2) The expenses of routine maintenance including painting, white washing, clearing etc and provision of the common service to the building but not including C schedule area.

(a) Maintenance of lifts, pumpsets, generators and other machineries, sanitary and electrical lines common to the building.

(b) Replacement of bulbs and electrical fittings in corridors and in all common areas but not including C schedule area.

(c) Payment of electrical and water charges for common services.

(d) Maintenance of potted plants in the buildings.

927

18

9

Sub- Registrar

(e) Provision of night watchman, lift boys, caretakers, other employees.

(f) Cleaning of stair cases, corridors and car parks.

(g) Repairs and maintenance expenses generally.

(3) Should the purchaser default in payment due for any common expense benefits or amenities, a majority of the purchasers while carrying out the services as contem plated above shall have the right to remove such common benefits or amenities including electricity and water connection from the enjoyment of the defaulter.

4) Provided always the vendor shall not be liable and the purchaser shall be liable for the charges for meter rent, electricity and water and all other common expenses from the date of communication by the builder to the purchaser of their willingness to hand over possession of the construction referred to in the schedule B above to the purchaser.

SCHEDULE "E"

(Restrictions on the rights of the Purchaser)

The Purchaser so as to bind himself, his successors in interest, heirs, representatives and assigns and with the consideration of promotion and protecting his rights and interest as the purchaser of the construction described in schedule B above, and

Document No. 927 Vol. 11 of 2006

Contains 18 Sheets 1

10 Sheet

Joint Sub-Registrar

in consideration of the covenants of the vendors bindings on the purchasers of the other undivided interest in the property described in the schedule A above or the construction thereon, doth hereby agree to be bound by the following covenants.

1. Not to raise any construction in addition to that mentioned in the schedule B above.

2. Not to use or permit the use of the construction referred to in the schedule B above in a manner which would diminish the value or utility of the pipes, cisterns and the like common amenities provided in the property described in the schedule A above or in any construction made thereon.

3. Not to use the space in the land described in the schedule A above left open after the construction for parking heavy vehicles or to use the same in any manner which might cause hindrance for the free ingress or egress from any other part of the construction or contrary to or inconsistent herewith.

4. Not to default in the payment of any taxes or levy to be shared by the other joint purchasers and users of the property described in the schedule A above or expenses to be shared by the owners of the constructions thereon or any specified part thereof.

5. Not to decorate the exterior of the property otherwise than in a manner agreed to by a majority of the purchasers of the construction in the land described in the schedule A above.

6. Not to make any arrangement for the maintenance of the building referred to

Registration No. 927 ...95...

Date 18 ... 1

Sub-Registrar

above and for ensuring the common amenities therein for the benefit of all concerned , other than that as agreed to by the majority of the purchasers.

SCHEDULE "F"

(Right of Purchasers to the Common Area)

1. Full right and liberty for the Purchaser and all persons authorised or permitted by the purchaser (in common with all other persons entitled, permitted or authorised to the like right) at all times, by day or by night and for all purposes to go, pass and repass the staircase and the passage inside and outside the buildings to the construction described in schedule B hereto.

2. Full right and liberty to the persons referred to supra in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night and for all purposes to go and repass over the land appurtenant to the buildings constructed in the land described in the schedule A above.

3. The right to adjacent and lateral support and shelter and protection from the other parts of the aforesaid buildings and from the side and roof thereof.

4. The free and uninterrupted passage of running water, gas and electricity from

Document No. 927 Vol. 8 of 2006
Consists 18 Sheets 1
12 Pages

Joint Sub-Registrar

and to the construction through the sewerage, drain and water courses, pipes, cables and wires which now or at any time hereafter, be in, under or passing through the building or any part thereof.

5. Right of passage for the purchaser and his agents or workmen to the other parts of the buildings at all reasonable time on notice to where the water tanks are situated for the purpose of cleaning or repairing or maintaining the same.

6. Rights of passage for the purchaser and his agent or workmen to other part of the building at all reasonable times on notice to enter into and upon other parts of the building for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains and water courses, cable pipes and wires causing as little distur bances as possible and making good any damages caused.

7. To lay cables or wires in the property described in the schedule B hereto or passages for telephone or other installations however respecting the equal right of the others therefor.

8. The right for the purchaser, his servants, workmen and others at all reasonable times on notice to enter into and upon other parts of the said buildings for the purpose of repairing, maintaining, renewing, altering or rebuilding the construction

Document No. 927 Book No.
Book No. 18 Volume No. 1
Page No. 13

Asst/Sub. Registrar

referred to in the schedule B or any part of the building giving adjacent and lateral support shelter or protection to the construction thereof.

9. The right to do all or any of the acts aforesaid without notice in the case of emergency.

SCHEDULE "G"

(The Vendor's Covenant)

1. That the vendor will require every person to whom he shall hereafter transfer, grant or lease any properties comprised in the property described in the schedule A hereto to covenant and to respect the conditions and observe the restrictions setforth in the schedule above.

2. That the vendor and the assignees or trustee claiming through or in trust for the vendor will always respect the rights of the purchaser mentioned in this Deed and in schedule E in particular.

3. The vendor hereafter shall faithfully follow the covenants herein contained and shall not confer on any other persons or any right not reserved for the purchaser herein nor shall they contract to exclude for the transferees any burden expressed

Document No. 927 of 96 of 2004
Contains 18 Sheets
14 Plot

Joint Sub-Registrar

to be shared by the purchaser herein, save in respect of land exclusively reserved for being used as open space, basement area for exclusive use and open terrace space for exclusive use.

4. The vendor accepts and agrees that any covenant by the vendor in future in any deed of document reducing or altering the right of the purchaser herein or imposing on the purchaser any restrictions not found herein before shall be void.

5. The vendor shall give inspection of the title deeds relating to the property retained with them at the request of the purchaser or his nominees at all reasonable times.

IN WITNESS WHEREOF the vendor has hereunder fixed his hand on the day, month and year first above written.

WITNESSES:

1) C. SATKUMAR
F 107 ANNA NAGAR
MADRAS 102

2)

VENDOR

Drafted By
K. RADHAKRISHNAN
ADVOCATE
1st FLOOR,
9, VALLIAMMAL ROAD,
MADRAS - 600 007
PHONE: 663587

Document No. 927 Dt. 8
Contains 18 Sheets 1
5 Seal

Addl/Sub. Registrar

340 0627

هو العلي العظيم

فون نمبر ۳۴۰۰۶۲۷

محکمۃ الشرعیۃ الغراء ودار القضاء الحسینی جزیرۃ ممبئی

خادم الشرع

# قاضی سید مہتاب احمد الحسینی

چیف قاضی شہر بمبئی


(Alka Mansion,
ahim Rahmatulla Road,
ar Mandvi Post
hendi Bazar,
Mumbai-400 003.

۲۵۹-الکا مینشن
ابراہیم رحمۃ اللہ روڈ
نزد مانڈوی پوسٹ
بھنڈی بازار
بمبئی ۴۰۰۰۰۳

QAZI SYED MEHTAB AHMED HUSAINI
CHIEF QAZI OF MUMBAI B.A. (HON'S), LL.B.


Ref. No. 134/2001.

Date 27 - 04 - 2001.

## DIVORCE CERTIFICATE

IT IS HEREBY CERTIFIED FROM THE OFFICE OF THE CHIEF QAZI OF MUMBAI THAT today i.e. on 27th April 2001 at about 3.30 p.m. at our office situated at 259, Alka Mansion, 1st Floor, E.R. Road, Mumbai-400 003, one MR. MOHAMED IMRANULLAH KHALILULLAH, an Indian Muslim, aged 38 years, resident of A7, Gems Court, 14, K.N.K.Road, Chennai-400 006, has given and pronounced TALAQ-E-MUBARAT on mutual consent to AYESHA RUMAISA D/O. SHAUKATULLAH, an Indian Muslim, aged 32 years, resident of 92, Poes Garden, Chennai-600 086 and thus has dissolved and terminated their marriage on mutual consent in the presence of the witnesses Mr. Ayaz Khan Vakil Khan and Mr. Shamshad Ali Shahzad Ali Khan. However, the Divorcee has foregone and withdrawn all her claims of Meher, Iddat, present, past and future maintenance, etc.

CERTIFIED that the above information is in accordance with the office record. The Divorce is valid as per the Muslim Shariat Law and their relation as husband and wife has ceased to exist any more.

KHADIMUSH SHRA

QAZI SYED MEHTAB AHMED HUSAINI
B.A. (HON'S) LL.B.
Chief Qazi of Bombay

Place : MUMBAI.

Date : 27th April 2001.

Office of:
Qazi Syed Mehtab Ahmed Husaini
B.A. (Hon's), LL.B.
CHIEF QAZI OF BOMBAY
259, Alka Mansion, 1st Floor,
Ebrahim Rahmatulla Road, Bombay-400 003.
Phone : 343 06 27

محکمۂ شرعیہ عالیہ و دار القضاء حسینی بمبئی

# طلاق نامہ / خلع نامہ

۱۳۴/۲۰۰۱

قاضی سید مہتاب احمد الحسینی
چیف قاضی شہر بمبئی - بی۔اے (آنرز) ایل۔ایل۔بی
۲۵۹ - الکا مینشن ، ابراہیم رحمت اللہ روڈ
بمبئی نمبر ۴۰۰۰۰۳ فون ۳۴۳۰۶۲۷

تاریخ : ۲۷ اپریل سنہ ۲۰۰۱ وقت ۳½ بجے دن مقام : محکمہ شرعیہ عالیہ بھنڈی بازار، بمبئی ۳

| نمبر | نام معہ ولدیت | عمر | مکمل پتہ | رقم مہر و تفصیل | اسباب و شرائط طلاق | دستخط |
|---|---|---|---|---|---|---|
| طالق | محمد عمران اللہ محمد خلیل اللہ | ۳۸ سال | ۱۷/۱ - جیمس کورٹ - ۱۴ کے۔ این۔ کے روڈ - چینی بے ۶ ماہمانڈو اسٹریٹ جاوار بمبئی | مطلقہ نے طالق کو رقم مہر - عدت و دیگر حقوق معاف کر دیا ہے اسلئے کوئی دعویٰ فی مطالبہ طالق پر باقی نہیں ہے | طالق نے مطلقہ کو آپسی اتفاق و رضامندی کے ساتھ دو گواہان کی موجودگی میں طلاق مبرہ دیدیا ہے۔ دونوں کا کوئی رشتہ زوجیت و منکوحیت باقی نہیں رہا ہے۔ دونوں کا کوئی دعویٰ فی مطالبہ کسی قسم کا ایکدوسرے پر باقی نہیں ہے | |
| مطلقہ | عائشہ رمانہ بنت شوکت اللہ | ۳۲ سال | ۹۲ - پوئنس گارڈن - ۸۶ چینی بے ماہمانڈو اسٹریٹ جاوار بمبئی | | | |
| گواہ نمبر ۱ | شمشاد علی شہزاد علی خان | ۲۶ سال | شبنم بلڈنگ - فلیٹ ۱۰۳ - نور اسٹریٹ روڈ - بمبئی ۳ | | | |
| گواہ نمبر ۲ | ایاز خان وکیل احمد خان | ۴۰ سال | ۱۶/۲۶ - آکار بلڈنگ - بہرام جی ٹاؤن - پائمل مانپاڑہ - بانبوم | | | |
| دیگر حاضرین مجلس | / / / | / | / / / | | | |

میں نے مسماۃ عائشہ رمانہ بنت شوکت اللہ کو طلاق، طلاق، طلاق دیا۔

دستخط طالق

QAZI SYED MEHTAB AHMED HUSAINI
B.A. (HON'S) LL.B.
Chief Qazi of Bombay

SETTLEMENT.

500Rs.

INDIA NON JUDICIAL

५०० रु.

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

4822
21/9/2005

U. Mohamed Shaukathulla
Chennai

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

## DEED OF SETTLEMENT

**This Deed of Settlement executed** at **Chennai** on this 22nd day of Septemebr, 2005 by **Mr U. Mohamed Shaukathulla, S/O Mr. A. MOHAMMED UBAIDULLA,** aged about 62 years **(PAN No. AAHP S 8979 F)** residing at No.76, (New No.50) Poes Gardens, Chennai 600 086, hereinafter referred to as the SETTLOR of the One Part, TO AND IN FAVOUR OF **Ms. AYESHA RUMAISA, d/o Mr U. Mohamed Shaukathulla,** aged about 34 years, **(PAN NO AABPA6295Q )** , residing at No.76 (New No.50) , Poes Gardens, Chennai 600 086, hereinafter referred to as the **SETTLEE** of the Other Part; the terms **SETTLOR** and **SETTLEE** wherever occur shall mean and include their heirs, executors, legal representatives and assigns witnesseth as follows:

....2

DOCUMENT No. 847/2005 Total Pages 17 Page No 1

S+

997

CERTIFICATE UNDER SECTION 4... OF THE STAMP ACT

493 2005

I Hereby 9500/-

(Rupees Nine thousand Five hundred only) on ... duty

has been ... in

Respect of the ...

Thiru. U. MOHAMED SHAUKATHULLA

Residing at Chennai

23/9/05

District Registrar's Office
Madras Central
Madras-600 018.

Registrar
Under
Section 4 of the Stamp Act

Presented in the Office of the District Registrar of Central Chennai and fee of Rs. 2160.00
Paid between the Hours of ... A.M. ... P.M. on ... day of ... 200

Document No. 997 2005 of Book 1
Contains 6 Sheets
1 Sheets

DOCUMENT No. 997/2005
Page No. 2 Total Pages 7

Joint Sub Registrar-I

EXECUTION ADMITTED

IDENTIFIED BY

S/o A. Md. Ubaidullah, 50 Pons Garden Chennai 86

Passport no. 2005359

seen regarding identity

IDENTIFIED BY

K. Md. Rusdullah S/o U. M. Khalil 8, 12th and street, Indira Nagar Chennai-600 20

M. A. MOHAMED JAFFAR. S/o ABDUL KAREEM - 3/65 fourth street. Annanagar Western Extension. Chennai 600101

23rd September 2005

REGISTERED As No. 997 of 200.5 of Books

Date 23.9.2005 JOINT SUB-REGISTRAR

THE SEAL OF THE DISTRICT REGISTRAR

**WHEREAS the** SETTLOR herein purchased one sixteenth undivided interest in the land in plot No 24 of Poes Gardens of R.S. No 1567, 81st Division Teynampet, Madras, measuring 6 grounds or thereabout together with the right to use the portion of land/building exclusively under a sale deed dated 30th day of September, 1992 and registered as document No. 926 of 1992 in the Office of District Registrar of Madras Central.

AND WHEREAS the SETTLOR along with others contracted with Basu Color Lab (P) Ltd for the construction of an apartment building "TEJAS" in the land at 24, Poes Gardens Chennai 600 086 on account of the Purchaser whereby the said Basu Color Lab (P) Ltd., contracted to construct for the SETTLOR an apartment (flat) measuring about 1800 sq.ft. in Block A in the said land.

WHEREAS the SETTLOR thus has one-sixteenth ( 1/16th ) undivided share in the land in plot No 24 of Poes Gardens of R.S. No 1567, 81st Division Teynampet, Madras, measuring 6 grounds or thereabout together with the right to use the portion of land/building exclusively the said immovable property and the apartment (flat) measuring about 1800 sq.ft. in Block A and more fully described in the Schedule hereunder and hereinafter known as Scheduled Property

**WHEREAS** the SETTLOR has ever since been in possession and enjoyment of the said Scheduled property.

...3

Document No. 987 200 of Book
Contains 6 Sheets
21 Sheets

Joint Sub Registrar

**WHEREAS** the SETTLOR as a co owner having One sixteenth undivided share in the land and exclusive right in the apartment (flat) and more fully described in the Schedule hereunder has absolute right to dispose of the same as he wishes and the SETTLOR covenants that he alone is entitled to sell, grant, transfer and assign the SCHEDULE Property and no one else has any right, claim, title or interest in the said SCHEDULE Property,

**WHEREAS** the SETTLOR out of natural love and affection he bears towards his daughter viz. Ms AYESHA RUMAISA and with a view to provide his daughter a residential place in Poes Gardens exclusively in her name, has now decided to settle the Schedule property to the above said Ms AYESH RUMAISA the SETTLEE herein;

**NOW THIS DEED OF SETTLEMENT WITNESSETH AS FOLLOWS:**

1. That in pursuance of the aforesaid recitals and in consideration of the love and affection, the SETTLOR bears towards the SETTLEE herein, the SETTLOR doth hereby settle his one-sixteenth ( 1/16th ) undivided share in the land in plot No 24 of Poes Gardens of R.S. No 1567, 81st Division Teynampet, Madras, measuring 6 grounds or thereabout together with the right to use the portion of land/building exclusively the said immovable property and the apartment (flat) measuring about 1800 sq.ft. in Block A and more fully described in the Schedule hereunder in favour of the SETTLEE herein with absolute rights and for ever free from all encumbrances and as absolute owner thereof and subject to the terms contained in the deed of sale dated 30th day of September,1992, executed in favour of the SETTLOR.

....4

Document No 997 .....200...of Book

Contains...6 3

Joint Sub Registrar

2. That the SETTLOR further covenants that the schedule property hereunder can be enjoyed by the SETTLEE with full rights of alienation. That the SETTLOR further covenants, he has paid all the rates, taxes, and other revenue outgoings upto date in respect of the scheduled property .

3. That the SETTLOR has this day handed over the joint possession of the schedule property to the SETTLEE and the SETTLEE can enjoy the property as she wishes.

4. The SETTLOR further covenants that he shall do all such acts, deeds and things that may be necessary and required for further assuring the title and peaceful possession of the schedule property hereby settled on the SETTLEE.

5. The SETTLOR further covenants that the SCHEDULE property is free from all encumbrances, and claims and he has not charged, mortgaged or otherwise encumbered the SCHEDULE property in any manner and not subjected it to any claim or demand including by way of collateral security to any individual or institution.

6. The SETTLOR further covenants that the Schedule property is not the subject matter of any acquisition / requisition proceedings under any Government or Court order and that there is no notification under the provision of the T.N. Urban land (Ceiling and Regulation) Act in respect of the schedule property.

...5

Document No. 887 Book 5

Contains 6

Joint Sub Registrar

7. The SETTLOR hereby gives his consent for mutation of Records in the name of SETTLEE in respect of the Schedule property with the Revenue, Municipal and all other Government Authorities concerned and also for transfer of names in the Corporation Property Register, TNEB records and CMWSSB records and any other record wherein the ownership of the Schedule property is involved.

8. The SETTLOR further covenants and assures that all the taxes rates, public charges and Government dues as demanded up to this date have been paid by the SETTLOR in respect of Schedule property and the SETTLEE herein shall be liable only to pay the said charges and public charges hereafter payable in respect of the Schedule property.

9. The SETTLEE accepted the Settlement and took possession of the Schedule Property.

**SCHEDULE PROPERTY**

1/16th (one - sixteenth) Undivided share in the land in plot No.24 of Poes Garden Door No. 16 [Old No. 92] of R.S. No.1567, 81st Division Teynampet, Madras within the Sub Registration District of Thyagaraya Nagar in the Registration District of Madras Chengleput, under the sanctioned layout No.57 of 1960 of Corporation of Madras, measuring 6 grounds and nil sq.ft or thereabouts bounded on the

North by : Plot Nos 24/1 and 24/2
South by : Existing Road
East By : Plot Nos 25 and 26 and
West By : Plot No 24/3.

...6

DOCUMENT No. 997/2005
Page No 6 Total Pages 7

Document No. 887/2005 of Reg.

Contains 6 Sheets

5 Sheets

Joint Sub Registrar

And the apartment (flat) measuring about 1800 sq.ft. in Block A and all the interest, right and title ensured in favour of the SETTLOR in the deed of sale dated 30th September, 1992 executed in favour of the SETTLOR.

{Value for Registration purpose Rs.10,00,000/- (Rupees ten lakhs only)}

**IN WITNESS WHEREOF THE Parties hereto have set their hands and signatures on the day and year first above written.**

**WITNESSES**

1 Anu Jurawlah
K Rajkumar Jurawlah
15/8, 12th Cross Street
Rudra Nagar
Chennai - 600020.

Farida
Farida Shaukath
50 Poes Garden
Chennai - 600086.

(U. Mohamed Shaukathulla)
**SETTLOR**

(AYESHA RUMAISA)
**SETTLEE**

Drafted by Self

DOCUMENT No. 1977/2005 Total Pages 7 Page No. 7

Document No. 387 .....200..... of Book

Contains 6 .....Sheets

6 .....Sheets

Joint Sub Registrar

THE SEAL OF THE DISTRICT REGISTRAR

# சென்னை மாநகராட்சி
## CORPORATION OF CHENNAI
## பொது சுகாதாரத்துறை
## DEPARTMENT OF PUBLIC HEALTH

D4608427119/2013

FORM-NO. 6, படிவம் எண் .6

(See rule 8-விதி 8ஐப் பார்க்க)

**DEATH CERTIFICATE / இறப்பு சான்றிதழ்**

(ISSUED UNDER SECTION 12/17 OF REGISTRATION OF BIRTH AND DEATH ACT 1969
பிறப்பு மற்றும் இறப்பு பதிவு சட்டம் 1969-ன் பிரிவு 12/17-ன் கீழ் வழங்கப்பட்டது)

This is to certify that the following information has been taken from the original record of death of the Corporation of Chennai of the State of Tamil Nadu, India.

கீழ்கண்ட தகவல்கள் தமிழ்நாடு சென்னை மாநகராட்சி அசல் இறப்பு பதிவேட்டிலிருந்து எடுக்கப்பட்டவை என சான்று வழங்கப்படுகிறது

| | |
|---|---|
| Zone 09 | Division 111 |
| Name | AYESHA RUMAISA |
| Name of Father / Husband | U.MOHAMED SHAUKATHULLAH |
| Name of Mother | . |
| Permanent Residential Address | OLD NO.92,NEW NO.16,FLAT 1-A,TEJAS APARTMENTS, POES GARDEN, CHENNAI 600086 |
| Address of the deceased at the time of death | OLD NO.92,NEW NO.16,FLAT 1-A,TEJAS APARTMENTS, POES GARDEN, CHENNAI 600086 |
| Sex | Female |
| Age | 44 YEARS |
| Date of Death | 15-OCT-2013 |
| Place of Death | APOLLO HOSPITALS 21, GREAMS LANE CHENNAI -600006 |
| Registration Number | 2013/09/111/000722/0 |
| Date of Registration | 17-OCT-2013 |
| Date of Issue | 23-OCT-2013 |
| Remarks (If Any) | HDR NO.481/2013 |

PUBLIC HEALTH DEPARTMENT B & D UNIT 23-OCT-2013 CORPORATION OF CHENNAI

Dr. P. KUGANANTHAM
M.B.B.S.,D.P.H.,M.P.H. - WHO Fellow (Johns Hopkins, USA)
DTM&H (LSTM & H-UK),F.I.S.C.D.
City Health Officer
Corporation Of Chennai

Ensure Registration of every Birth and Death / பிறப்பு / இறப்பு பதிவினை உறுதி செய்யீர்

Note : This certificate is computer generated and does not require any Seal/Signature in original. The authenticity of this certificate can be verified at www.chennaicorporation.gov.in. The Registration Number is unique to each death.

D.DIS B4 / 39/27 / 2013

OFFICE OF THE TAHSILDAR
MYLAPORE - TRIPLICANE TALUK
CHENNAI - 600 028.

Sl. No. 2776 / 2013

Dated : 13-12- 2013

# LEGAL HEIRSHIP CERTIFICATE

This is to cerfity that AYESHA RUMAISA

S/o. W/o. D/o. U. MOHAMED SHAUKATHULLAH who was residing at No. 92 New No. 16 Flat 1-A, Tejas Apartments Poes Garden Chennai-600086 Expired on 15.10.2013 at Chennai

leaving behind him / her the following legal heirs.

| Sl. No. | Name | Age | Relationship | Marital Status |
|---|---|---|---|---|
| 1. | Mohamed Karan Ubaidi | 21 | Son | Unmarried |
| | Mohammed Imranullah Khalilullah, Husband of the deceased got divorce by mutual consent, Ref No. 134/2001 dt. 27.4.2001 | | | |

The Father / Mother / Husband / Wife of the deceased Pre-deceased him / her.

This certificate is issued for the purpose of Transfer of property, Property Tax Bank A/c, EB, Insurance, Gas connection only

To

Mohamed Karan Ubaidi
No. 50/76 Poes Garden
Chennai-600086

13/12/2013

TAHSILDAR
Mylapore - Triplicane Taluk
Chennai - 600 028.

TAHSILDAR
MYLAPORE - TRIPLICANE TALUK,
CHENNAI - 600 028.

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

Rs. 25,000/-

03DD 254204.

1960
15/12/2003

Kanwar Bir Singh Kohli

G. SIVAKUMAR
STAMP VENDOR / 14508/B3/92
11/7, 4th ST., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.

# SALE DEED

This DEED OF SALE is executed at Chennai on this the 17th day of December, 2003;

**BY**

Mr. S. RANGANATH, son of (late) Mr. Sthanu Ayyar, aged about 64 years, residing at # A1/A2, Sumangala Apartments, No. 12, 60 feet Raod, HAL III Stage, Indira Nagar, Bangalore 560 075, now come down to Chennai, hereinafter referred to as the **VENDOR** [having PAN ADAPR 3668 N];

DOCUMENT No. 1285/2003

Page No 1 | Total Pages 18

1285

Document No. 1285 ....2003 of Book 1

Contains ....12.... Sheets

.....188.... Sheets

Joint Sub Registrar-I

Presented in the Office of the District Registrar of Central Chennai and fee of Rs. 3860.00 Paid between the Hours of 4.15 ....on 17th December day of ....2003

DOCUMENT No. 1285/2003

| Page No | Total Pages |
|---|---|
| 2 | 18 |

EXECUTION ADMITTED

Left Thumb

(S. RANGANATH) S/o. late Mr. S Thanu Ayyar #A1/A2, Sumangala Apts. No. 14, Gopat Road HAL III Stage, Indira Nagar, B'lore 75, now Come down to Chennai.

PAN Card No. ADAPR 3468N seen regarding identity

Left Thumb

(K. B. SINGH) S/o. late S Hardit Singh Kohli, No. 13 (Old No. 62) Greenways Road, Chennai 600028.

PAN Card No. AFIPK9199P seen regarding identity

IDENTIFIED BY

S. Mohan S/o. K. SAMBASIVAN 24/27, Ramanujan Nagar, Ayyamavaram Chennai-600 0

(M. SHANMUGAM) S/o. M.R. MURUGANY, 439/A, Royal Enclave, Anna Nagar East, Chennai 600 102.

17th December Day of ....2003

Joint Sub-Registrar-I

REGISTERED As No. 1285 of 2003 of Book 1

Date 17/12/2003 JOINT SUB-REGISTRAR-I

INDIA NON JUDICIAL

RUPEES 25000

03DD 254252

C. P. GOPALAN
STAMP VENDOR
10913/B-I/86
198, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 8273919

7601
15/12/2003

Kanwar Bir Singh Kohli



## TO AND IN FAVOUR OF

Mr. KANWAR BIR SINGH KOHLI, son of (late) S. Hardit Singh Kohli, aged about 47 years, residing at No. 134 (Old No. 62) Greenways Road, Chennai 600 028, hereinafter referred to as the PURCHASER [having PAN AFIPK 9199 P].

The terms VENDOR and PURCHASER shall wherever the context so permits, mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns.

WHEREAS under a Deed of Sale dated 13.03.1961 registered as Document No. 1073 of 1961 in the Office of the Registrar of Madras Chengelpet, M/s. Binny &

DOCUMENT No. 1255/2003

| Page No | Total Pages |
|---|---|
| 3 | 18 |

INDIA NON JUDICIAL

RUPEES 25000

7602
15/12/2003.

R. 25,000/-

03DD 2542

C. P. GOPALAN
STAMP VENDOR
10913/B-I/86
198. V. K. HIGH ROAD
Nungambakkam, Madras
PH: 8273919

Kanwar Bir Singh Kohli



Co. (Madras) Limited, sold land of an extent of 6 grounds comprised in R.S. No. 1567 bearing Plot No. 24 in the sanctioned lay out vide No. 57 of 1960 of Corporation of Madras known as Poes Garden, to Mrs. Sarah John.

AND WHEREAS under a Deed of Settlement dated 09.09.1968 registered as Document No. 2309 of 1968 in the Office of the Sub-Registrar of Assurances, T. Nagar, Mrs. Sarah John settled land of an extent of 3 grounds out of 6 grounds purchased by her under the aforesaid Sale Deed dated 13.03.1961, comprised in R.S. No. 1567, Western half of Plot No. 24, Poes Garden, in favour of her son Basu John Vettath.

DOCUMENT No. 1285/2003

| Page No | Total Pages |
|---|---|
| | |

INDIA NON JUDICIAL

RUPEES 25000

Rs. 25,000/-

03DD 254256

7641

16/12/2003

Kanwar Bir Singh Kohli

C. P. GOPALAN
STAMP VENDOR
10913/B-I/86
198, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 8273919



AND WHEREAS under another Deed of Settlement dated 02.05.1969 registered as Document No. 589 of 1969 in the Office of the Sub-Registrar of Assurances, T. Nagar, said Mrs. Sarah John settled the remaining land of an extent of 3 grounds out of 6 grounds purchased by her under the aforesaid Sale Deed dated 13.03.1961, comprised in R.S. No. 1567, Eastern half of Plot No. 24, Poes Garden, in favour of her son Basu John Vettath.

AND WHEREAS under an agreement dated 15.09.1988 entered into between Dr. V. Basu John and Basu Color Lab Pvt. Ltd., the aforesaid Dr. V. Basu John appointed Basu Color Lab Pvt. Ltd. to develop the plot acquired by him as aforesaid by constructing residential flats and obtained planning permit and Building Permit from the competent authorities.

DOCUMENT No. 1285/2003

| Page No | Total Pages |
|---|---|
| 5 | 18 |

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000

Rs. 25,000/-

03DD 254257

16/12/2022

Kanwar Bir Singh Kohli

P. GOPALAN
STAMP VENDOR
10913/B-I/86
198, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 8273919



AND WHEREAS under an agreement dated 27.09.1989 entered into between Basu Color Lab Pvt. Ltd. and M/s. Rajwanthi Properties (P) Ltd., Basu Color Lab Pvt. Ltd. agreed to construct for the said M/s. Rajwanthi Properties (P) Ltd. an apartment of an area of 1,725 sq. ft. being North West Corner on the First Floor of the proposed building to be raised on the said land, who in turn assigned all its rights under this agreement to S. Ranganath, the VENDOR herein.

AND WHEREAS under a Deed of Sale dated 26.06.1992 registered as Document No. 728 of 1992 in the Office of the District Registrar of Assurances, Madras Central, Dr. V. Basu John sold an 1/16th undivided share and interest in the land of an extent of 6 grounds, comprised in R.S. No. 1567, bearing Plot No. 24, Poes Garden, Chennai, to S. Ranganath, the VENDOR herein.

DOCUMENT No. 2855/2003
Page No 6 Total Pages 18

RUPEES 25000 रुपये

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

Rs. 25,000/-

03DD 254210

16/12/2003

Kanwar Bir Singh Kohli

G. SIVAKUMAR,
STAMP VENDOR / 14508/B3/92
11/7, 4th ST., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.



AND WHEREAS the said Basu Color Lab Pvt. Ltd. constructed the said apartment, as per the terms of the aforesaid Agreement dated 27.09.1989 and handed over possession of the same to S. Ranganath, the VENDOR herein.

AND WHEREAS the apartment constructed for the VENDOR as per the terms of the abovementioned Agreement dated 27.09.1989 as well as the undivided interest in the land purchased by him under the aforesaid Sale Deed dated 26.06.1992 are jointly and more particularly described in the Schedule hereunder.

AND WHEREAS the VENDOR represented that he has been the absolute owner in uninterrupted possession and enjoyment of the property described in the Schedule hereunder ever since he acquired the same in the manner aforesaid.

DOCUMENT No. 128 / 2003
Page No 7 | Total Pages 18

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 2542

Rs. 25,000/-

2073
16/12/2003

Kanwar Bir Singh Kohli

G. SIVAKUMAR
STAMP VENDOR / 14508/
11/7, 4th ST., JAYALAKSHMI
MUNGAMBAKKAM, CHENNA



AND WHEREAS the VENDOR herein has agreed to sell and the PURCHASER has agreed to purchase the said apartment and the undivided interest in land which are more particularly described in the Schedule hereunder for a consideration of a sum of Rs. 38,50,000/- (Rupees Thirty eight lakhs and fifty thousand only) free of all encumbrances.

## NOW THIS DEED OF SALE WITNESSES AS FOLLOWS

1. That in pursuance of the aforesaid agreement and in consideration of a sum of **Rs. 38,50,000/- (Rupees Thirty eight lakhs and fifty thousand only)** paid by the PURCHASER to the VENDOR in the following manner:

DOCUMENT No. 1285

INDIA NON JUDICIAL

RUPEES 25000 रुपये

03DD 254212

Rs 25,000/-

2/11

17/12/2003

Kanwar Bir Singh Kohli

G. SIVAKUMAR,
STAMP VENDOR / 14508/B3/92
11/7, 4th ST., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.



(a) a sum of Rs. 1,00,000/- (Rupees One lakh only) paid vide Cheque No. 645772 dated 03.11.2003 drawn on Centurion Bank Ltd., Nandanam, Chennai, in favour of the VENDOR herein;

(b) a sum of Rs. 4,00,000/- (Rupees Four lakhs only) paid vide Demand Draft No. 795074 dated 14.11.2003 drawn on Centurion Bank Ltd., Nandanam, Chennai, in favour of the VENDOR herein;

(c) the balance sum of RS. 33,50,000/- (Rupees Thirty three lakhs and fifty thousand only) paid vide Banker's Cheque No. 820790 dated 17.12.2003 drawn on Citi Bank, Chennai, in favour of the VENDOR herein;

DOCUMENT No. 1285/2003

Page No. 9 | Total Pages 18

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

R. 25,000/-

03DD 25424

G. SIVAKUMAI
STAMP VENDOR 14008,
11/7, 4th ST., JAYALAKSHM
MUNGAMBAKKAM, CHENN

2119
17/12/2003

Kanwar Bir Singh Kohli



the receipt of which total sum of RS. 38,50,000/- as aforesaid, the VENDOR doth hereby acknowledges and discharge the PURCHASER from any further payment and from all claims therefor, the VENDOR doth hereby grant, convey, sell, transfer and assign unto the PURCHASER by way of absolute sale, an apartment admeasuring **1,725 sq. ft.** (inclusive of proportionate share in common areas) bearing No. IF-6, on the First Floor West Back Apartment of the building known as "TEJAS" situated at Plot No.24, Door No. 92, Poes Garden, Chennai 600 086, together with a **1/16th** undivided share and interests in all that piece and parcel of land of an extent of **6 grounds** comprised in Old R.S. No. 1567, present R.S. No. 1567/30, Block No. 31 of Mylapore Village, Mylapore Triplicane Taluk, along with exclusive use of Garden and open car park space in North Western side of the Said building,

DOCUMENT

INDIA NON JUDICIAL

RUPEES 25000

Rs. 25,000/-

03DD 254260

7623

17/12/2003

Kanwar Bir Singh Kohli

C. P. GOPALAN
STAMP VENDOR
10913/B-I/86
198. V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 8273919



more particularly described in the Schedule hereunder and hereinafter referred to as the SAID PROPERTY.

The SAID PROPERTY is hereby conveyed with rights in common with other co-owners, present or future, of the said 6 grounds of land and owners of other portions of the building situated thereon, with common rights in the stair-cases, ways and all other easements, advantages, liberties, rights and privileges in anyway appurtaining thereto or reputed to belong thereto or enjoyed therewith.

2. The VENDOR covenants with the PURCHASER that the VENDOR has a perfect, lawful, absolute and good right and title to the SAID PROPERTY and

DOCUMENT No. 1285/2003

| Page No | Total Pages |
|---|---|
| 11 | 18 |

INDIA NON JUDICIAL

RUPEES 25000

पच्चीस हजार रुपये

Rs. 25,000/-  03DD 254261

7654
17/12/2003

Kanwar Bir Singh Kohli

C. P. GOPALAN
STAMP VENDOR
10913/B-1/96
198, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 8273919



is entitled to grant, convey and sell the same unto the PURCHASER with full rights of ownership and that the SAID PROPERTY shall at all times remain with the PURCHASER and be quietly held and enjoyed by him without any interruption or disturbance by the VENDOR or any other person or persons whomsoever claiming through or under him.

3. The VENDOR doth hereby assures the PURCHASER that the property hereunder conveyed is free from any mortgage, charge, attachment, or lien of any kind, and that the "SAID PROPERTY" is not the subject matter of any adverse claim or demand or pending legal proceeding whatsoever.

DOCUMENT No. 1285/2003

Page No 12 | Total Pages 18

भारतीय गैर न्यायिक

बीस हजार रुपये

RUPEES

20000

रुपये

Rs 20000 INDIA NON JUDICIAL Rs 20000

02CC 442325

1962

15/12/2002

Rs 20,000/-

Kanwar Bir Singh Kohli

G. SIVAKUMAR.
STAMP VENDOR / 14508/B3/92
11/7, 4th ST., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.



4. The VENDOR doth hereby covenant with the PURCHASER that the VENDOR has not done or knowingly suffered or been party to any act as a result of which the SAID PROPERTY or any part thereof may be impeached, affected, encumbered in title, estate, or otherwise or whereby the VENDOR is in any way hindered from conveying or assigning the SAID PROPERTY or any part thereof.

5. In the event of there being any encumbrance or defect whatsoever in the title of the SAID PROPERTY the VENDOR shall indemnify and keep indemnified the PURCHASER against all losses, claims, damages, costs and expenses suffered by the PURCHASER on that behalf.

DOCUMENT No. 1285/2003
Page No 13 Total Pages 18

भारतीय गैर न्यायिक

10000 रु. Rs 10000

10000 रु. Rs.10000

10000 रु. Rs 10000 दस हज़ार रुपये

10000 रु. Rs 10000 RUPEES TEN THOUSAND

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

7277
11/12/02

Rs.10,000/- 04AA 542054

Karwar Bir Singh Kohli

C. P. GOPALAN
STAMP VENDOR
10913/B-1/86
198, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 8273919



6. The VENDOR doth hereby assures the PURCHASER that the VENDOR shall at all times and at the request and cost of the PURCHASER execute and register or cause to be done or executed and registered all acts, deeds and things, and assurances as may be deemed necessary for more perfectly assuring the title of the PURCHASER to the SAID PROPERTY.

7. The VENDOR declares that the SAID PROPERTY shall be held and enjoyed by the PURCHASER with all the rights and subject to all the duties that are cast on the owners of flats, which involves sharing of common rights and amenities.

DOCUMENT No. 1285/2003

Page No 14 | Total Pages 18

1000 Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

2116

Rs. 1000/-

17/12/2003

Kanwar Bir Singh Kohli

G. SIVAKUMAR.
STAMP VENDOR / 14508, 83/93
11/7, 4th ST., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.



8. The VENDOR states that he has on this day put the PURCHASER in vacant possession of the SAID PROPERTY and handed over all original title deeds and other documents relating to the property described in the Schedule hereunder to the PURCHASER herein.

## SCHEDULE

3063/-

An apartment admeasuring **1,725 sq. ft.** (inclusive of proportionate share in common areas) bearing No.IF-6, on the First Floor West Back Apartment of the building known as "TEJAS" situated at Plot No. 24, Door No. 92, Poes Garden, Chennai 600 086, together with a **1/16th** undivided share and interests in all that piece and parcel of land of an extent of **6 grounds** comprised in Old R.S. No.

DOCUMENT No. 1285 / 2003

| Page No | Total Pages |
|---|---|
| 15 | 18 |

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

2117

17/12/2022

R. 1000/-

Karwan Bir Singh Kohli

G. SIVAKUMAR.
STAMP VENDOR / 14608/B3/92
11/7, 4th ST., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.



1567, present R.S. No. 1567/30, Block No. 31 of Mylapore Village, Mylapore Triplicane Taluk, along with exclusive use of Garden and open car park space in North Western side of the Said building, and the said land bounded on the

North by : Plot Nos. 24/1 & 24/2, comprised in R.S. Nos. 1567/23 & 24
South by : Poes Garden Road
East by : Plot Nos. 25 & 26, comprised in R.S. Nos. 1567/31 & 36
West by : Plot No. 24/3, comprised in R.S. No. 1567/29

situated within the Registration District of Chennai and Sub-Registration District of Madras Central.

DOCUMENT No. 1285/2003
Page No 16 Total Pages 18

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

2118

17/12/2022

Rs. 1000/-

G. SIVAKUMAR.
STAMP VENDOR 14508/B3/92
11/7, 4th ST., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI-34.

Kanwar Bir Singh Kohli

2023



Market value of the property hereby conveyed: RS. 38,50,000/-

IN WITNESS WHEREOF the VENDOR and the PURCHASER herein have signed this Deed of Sale on the day, month, and year first above written in the presence of

WITNESSES:

1. S. MOHAN
S/o K. SAMBASIVAM
24/27, RAMANUJAM NAGAR
AYYANAVARAM CHENNAI 600023

2. M. SHANMUGAM
S/o. M. Ramusamy

VENDOR

PURCHASER

Document drafted by: Self.

DOCUMENT No. 1285/2003

| Page No | Total Pages |
|---|---|
| 17 | 18 |

# ANNEXURE - 1 A

1. Description of the building :
   a) Construction of the Structure : Cement
   b) Depth of foundation : 4'
   c) Thickness of walls : 9"
   d) Whether teakwood used through out : No
   e) Flooring : Mosaic
2. Age of the Building : 11 years
3. Extent of the Site : 1/16th share in 6 grounds (i.e. 900 sq. ft.)

3 A. Value of the Site : Rs. 27,58,500/-

4. Built up area : 1,725 sq. ft.

| | G.Floor | 1st Floor | 2nd floor | 3rd floor | 4th floor |
|---|---|---|---|---|---|
| Madras Terrace R.C.C. Roof A.C.C. Sheet | — | 1,725 sq. ft. | — | — | — |

5. Area of separate garage if any : Nil
6. a) Length of Compound wall if any : Nil
   b) Length of barbed wire or chain or link fence : Nil
7. Well with diameter and depth : Nil
8. Is there a separate latrine or Septic tank : Nil
9. Elec. Installation
   a) No. of points : 10
   b) No. of Fans : Nil
   c) No of Elec. pumps : 1 common
10. Annual Rental value : Rs. 42,424/-
11. Executant's estimate of the Market Value of the building and site. : Rs. 38,50,000/-

Land Value : Rs. 27,58,500-
Building Value : Rs. 10,91,500
Rs. 38,50,000-

Place : Chennai

Signature of Executants & claimant

DOCUMENT No. 1262/2003
Page No 18 Total Pages 18

37

Rs. 3,08,000/-


03DD 254112

1797

G. SIVAKUMAR.
STAMP VENDOR 14508/83/92
11/7, 4th St., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.

Amrjit Kaur Kohli

# SALE DEED

This DEED OF SALE is executed at Chennai on this the 17th day of December, 2003:

**BY**

**Mrs. VASANTHA RANGANATH**, wife of S. Ranganath, aged about 54 years, residing at # A1/A2, Sumangala Apartments, No. 12, 60 feet Raod, HAL III Stage, Indira Nagar, Bangalore 560 075, now come down to Chennai, hereinafter referred to as the **VENDOR** [having PAN ABXPV 5155 H];

DOCUMENT
No. 1286/2003

| Page No | Total Pages |
|---|---|
| 1 | 19 |

1286

Document No 1286 ....2003 of Book 1
Contains 12 Sheets
181 Sheets

Joint Sub Registrar-I

Presented in the Office of the District Registrar of Central Chennai and fee of Rs 38680.00 Paid between the Hours of 4.5 on 17th December 2003

DOCUMENT No 1286 of 03
Fees 2 | Total Pages 19

EXECUTION ADMITTED

Left Thumb

(VASANTHA RANGANATH) w/o. S. Rangnath, #A1/A2, Sunangala Apts, No. 1d, 60 feet Road, III Stage Indira Nagar, B'glore -75, now come down to chennai.

PAN Card No. ABXPR5155H. seen regarding identity

Left Thumb

(ARUNJIT KAUR KOHLI) w/o. Kanwar Bir Singh Kohli No. 134 (old No. 62) Greenways Road, Chennai 600028.

PAN Card No. AFBPK8337G. seen regarding identity

IDENTIFIED BY

S. Mohan S/o K. Sambasivam 26/27, Ramanujam Nagar, Vijayaraghavapuram, Chennai-23

(M. Shanmugam) S/o. M. Ramasamy, 439/9, Royal Enclave, Anna Nagar East, Chennai 600102.

17th December
Day of 2003

Joint Sub-Registrar-I


Rs 25,000/-

03DD 254203

Arunjit Kaur Kohli

G. SIVAKUMAR.
STAMP VENDOR 14808/B3/92
11/7, 4th St., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.



## TO AND IN FAVOUR OF

**Mrs. ARUNJIT KAUR KOHLI**, wife of Mr. Kanwar Bir Singh Kohli, aged about 42 years, residing at No. 134 (Old No. 62) Greenways Road, Chennai 600 028, hereinafter referred to as the **PURCHASER** [having PAN AFBPK 8337 G]

The terms VENDOR and PURCHASER shall wherever the context so permits, mean and include their respective heirs, executors, administrators, legal representatives, successors and assigns.

WHEREAS under a Deed of Sale dated 13.03.1961 registered as Document No. 1073 of 1961 in the Office of the Registrar of Madras Chengelpet, M/s. Binny &

DOCUMENT No. 1286/2003
Page No 3 Total Pages 19

REGISTERED As No. 1286 of 2003 of Book-I

17-12
Date 2003

JOINT SUB-REGISTRAR I

Note: Number of Copies Registered with the Original One.

Joint Sub-Registrar-I

DOCUMENT
No. 1286/2003
Page No. 4
Total Pages 19

Document No 1286 2003 of Book I
Contains 17 sheets
and 2 sheets

Joint Sub Registrar-I

RUPEES 25000 रुपये

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

RUPEES 25000 रुपये

RUPEES 25000 रुपये

पच्चीस हजार रुपये

0300 254205

G. SIVAKUMAR.
STAMP VENDOR 14608/B3/92
11/7, 4th ST., JAYALAKSHMIPURAM.
VIRUGAMBAKKAM, CHENNAI - 34.



Co. (Madras) Limited, sold land of an extent of 6 grounds comprised in R.S. No. 1567 bearing Plot No. 24 in the sanctioned lay out vide No. 57 of 1960 of Corporation of Madras known as Poes Garden, to Mrs. Sarah John.

AND WHEREAS under a Deed of Settlement dated 09.09.1968 registered as Document No. 2309 of 1968 in the Office of the Sub-Registrar of Assurances, T. Nagar, Mrs. Sarah John settled land of an extent of 3 grounds out of 6 grounds purchased by her under the aforesaid Sale Deed dated 13.03.1961, comprised in R.S. No. 1567, Western half of Plot No. 24, Poes Garden, in favour of her son Basu John Vettath.

DOCUMENT No. 1285/2000
Page No 5 Total Pages 19

S

பதிவு எண்: 343/அபா/2003 நாள்: 22.12.2003.

343 22.12.2003.

31.12.2003.

Document No. 1286 2003 of Book 1

Contains. 3

Joint Sub Registrar

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 254254

P. GOPALAN
STAMP VENDOR
10913/B-1/86
198, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 8273919

Arunjit Kaur Kohli



AND WHEREAS under another Deed of Settlement dated 02.05.1969 registered as Document No. 589 of 1969 in the Office of the Sub-Registrar of Assurances, T. Nagar, said Mrs. Sarah John settled the remaining land of an extent of 3 grounds out of 6 grounds purchased by her under the aforesaid Sale Deed dated 13.03.1961, comprised in R.S. No. 1567, Eastern half of Plot No. 24, Poes Garden, in favour of her son Basu John Vettath.

AND WHEREAS under an agreement dated 15.09.1988 entered into between Dr. V. Basu John and Basu Color Lab Pvt. Ltd., the aforesaid Dr. V. Basu John appointed Basu Color Lab Pvt. Ltd. to develop the plot acquired by him as aforesaid by constructing residential flats and obtained planning permit and Building Permit from the competent authorities.

DOCUMENT
1256/2000-3
Page No. 6 | Total Pages 19

RUPEES 25000 रुपये

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 254255

C. P. GOPALAN
STAMP VENDOR
1091313/86
198, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH- 827391

Anujit Kaur Kohli

-3-

AND WHEREAS under an agreement dated 27.09.1989 entered into between Basu Color Lab Pvt. Ltd. and M/s. Akshay Properties (P) Ltd., Basu Color Lab Pvt. Ltd. agreed to construct for the said M/s. Akshay Properties (P) Ltd. an apartment of an area of 1,725 sq. ft. being North West Corner on the Ground Floor of the proposed building to be raised on the said land, who in turn assigned all its rights under this agreement to Vasantha Ranganath, the VENDOR herein.

AND WHEREAS under a Deed of Sale dated 26.06.1992 registered as Document No. 726 of 1992 in the Office of the District Registrar of Assurances, Madras Central, Dr. V. Basu John sold an 1/16th undivided share and interest in the land of an extent of 6 grounds, comprised in R.S. No. 1567, bearing Plot No. 24, Poes Garden, Chennai, to Vasantha Ranganath, the VENDOR herein.

DOCUMENT No. 1286 Page No. 2 Total Pages 19

RUPEES 25000 रुपये

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 254258

16/12/2002

Amrjit Kaur Kohli

C. P. GOPALAN
STAMP VENDOR
10013/3-1/86
195, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 3273919



AND WHEREAS the said Basu Color Lab Pvt. Ltd. constructed the said apartment, as per the terms of the aforesaid Agreement dated 27.09.1989 and handed over possession of the same to Vasantha Ranganath, the VENDOR herein.

AND WHEREAS the apartment constructed for the VENDOR as per the terms of the abovementioned Agreement dated 27.09.1989 as well as the undivided interest in the land purchased by him under the aforesaid Sale Deed dated 26.06.1992 are jointly and more particularly described in the Schedule hereunder.

DOCUMENT
No. 1288
Date 3
Book No. 1 Year 2002
Pages 8/19

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 254259

C. P. GOPALAN
STAMP VENDOR
198, V. K. HIGH ROAD
Nungambakkam, Madras-34



AND WHEREAS the VENDOR represented that she has been the absolute owner in uninterrupted possession and enjoyment of the property described in the Schedule hereunder ever since she acquired the same in the manner aforesaid.

AND WHEREAS the VENDOR herein has agreed to sell and the PURCHASER has agreed to purchase the said apartment and the undivided interest in land which are more particularly described in the Schedule hereunder for a consideration of a sum of Rs. 38,50,000/- (Rupees Thirty eight lakhs and fifty thousand only) free of all encumbrances.

DOCUMENT No. 2847/2003
Pages 9 Total Pages 19


03DD 254206

G. SIVAKUMAR.
STAMP VENDOR 14508, B3/92
11/7, 4th St., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.

Amrjit Kaur Kohli



**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS**

1. That in pursuance of the aforesaid agreement and in consideration of a sum of **RS. 38,50,000/- (Rupees Thirty eight lakhs and fifty thousand only)** paid by the PURCHASER to the VENDOR in the following manner:

(a) a sum of Rs. 1,00,000/- (Rupees One lakh only) paid vide Cheque No. 645773 dated 03.11.2003 drawn on Centurion Bank Ltd., Nandanam, Chennai, in favour of the VENDOR herein;

(b) a sum of Rs. 4,00,000/- (Rupees Four lakhs only) paid vide Demand Draft No. 795075 dated 14.11.2003 drawn on Centurion Bank Ltd., Nandanam, Chennai, in favour of the VENDOR herein;

DOCUMENT No. 1287/2003
Page No 10 | Total Pages 19

RUPEES 25000 रुपये

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 254207

G. SIVAKUMAR.
STAMP VENDOR / 14508/B3/92
11/7, 4th St., JAYALAKSHMIPURAM,
KILNGAMBAKKAM, CHENNAI - 34.

Amrjit Kaur Kohli



(c) the balance sum of RS. 33,50,000/- (Rupees Thirty three lakhs and fifty thousand only) paid vide Banker's Cheque No. 820791 dated 17.12.2003 drawn on Citi Bank, Chennai, in favour of the VENDOR herein;

the receipt of which total sum of RS. 38,50,000/- as aforesaid, the VENDOR doth hereby acknowledges and discharge the PURCHASER from any further payment and from all claims therefor, the VENDOR doth hereby grant, convey, sell, transfer and assign unto the PURCHASER by way of absolute sale, an apartment admeasuring **1,725 sq. ft.** (inclusive of proportionate share in common areas) bearing No. GF-2, on the Ground Floor West Back Apartment of the building known as "TEJAS" situated at Plot No.24, Door No.

DOCUMENT No. 12861/2003
Page No. 11 | Total Pages 19

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 254208

G. SIVAKUMAR.
STAMP VENDOR 11508/93/32
11/7, 4th St., JAYALAKSHMIPURAM.
MUNGAMBAKKAM, CHENNAI - 34.

Amrjit Kaur Kohli



92, Poes Garden, Chennai 600 086, together with a **1/16th** undivided share and interests in all that piece and parcel of land of an extent of **6 grounds** comprised in Old R.S. No. 1567, present R.S. No. 1567/30, Block No. 31 of Mylapore Village, Mylapore Triplicane Taluk, along with exclusive use of Garden and open car park space in North Western side of the Said building, more particularly described in the Schedule hereunder and hereinafter referred to as the SAID PROPERTY.

The SAID PROPERTY is hereby conveyed with rights in common with other co-owners, present or future, of the said 6 grounds of land and owners of other portions of the building situated thereon, with common rights in the stair-cases, ways and all other easements, advantages, liberties, rights and

DOCUMENT No. 1286/2003
Page No. 12 Total Pages 19

RUPEES 25000 रुपये

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

RUPEES 25000 रुपये

पच्चीस हजार रुपये

RUPEES 25000 रुपये

03DD 254209

G. SIVAKUMAR.
STAMP VENDOR 14508/83/92
11/7, 4th ST., JAYALAKSHMIPURAM,
MUNGAMBAKKAM, CHENNAI - 34.

Amrjit Kaur Kohli



privileges in anyway appurtaining thereto or reputed to belong thereto or enjoyed therewith.

2. The VENDOR covenants with the PURCHASER that the VENDOR has a perfect, lawful, absolute and good right and title to the SAID PROPERTY and is entitled to grant, convey and sell the same unto the PURCHASER with full rights of ownership and that the SAID PROPERTY shall at all times remain with the PURCHASER and be quietly held and enjoyed by her without any interruption or disturbance by the VENDOR or any other person or persons whomsoever claiming through or under her.

3. The VENDOR doth hereby assures the PURCHASER that the property hereunder conveyed is free from any mortgage, charge, attachment, or lien of

DOCUMENT No. 1286 / 2003

| Page No | Total Pages |
|---|---|
| 13 | 19 |

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

03DD 254241

C. P. GOPALAN
STAMP VENDOR
10913/B-1/86
198, V. K. HIGH ROAD
Vangambakkam, Madras-34
PH: 8273918

Amrjit Kaur Kohli



any kind, and that the "SAID PROPERTY" is not the subject matter of any adverse claim or demand or pending legal proceeding whatsoever.

4. The VENDOR doth hereby covenant with the PURCHASER that the VENDOR has not done or knowingly suffered or been party to any act as a result of which the SAID PROPERTY or any part thereof may be impeached, affected, encumbered in title, estate, or otherwise or whereby the VENDOR is in any way hindered from conveying or assigning the SAID PROPERTY or any part thereof.

5. In the event of there being any encumbrance or defect whatsoever in the title of the SAID PROPERTY the VENDOR shall indemnify and keep indemnified

DOCUMENT No. 1286/2003
Page No. 19 Total Pages 19

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Amrjit Kaur Kohli

P. GOPALAN
STAMP VENDOR
10913/8-1/86
198, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 8273919



the PURCHASER against all losses, claims, damages, costs and expenses suffered by the PURCHASER on that behalf.

6. The VENDOR doth hereby assures the PURCHASER that the VENDOR shall at all times and at the request and cost of the PURCHASER execute and register or cause to be done or executed and registered all acts, deeds and things, and assurances as may be deemed necessary for more perfectly assuring the title of the PURCHASER to the SAID PROPERTY

7. The VENDOR declares that the SAID PROPERTY shall be held and enjoyed by the PURCHASER with all the rights and subject to all the duties that are

DOCUMENT No. 1286 Year 2003
Page No 13 Total Pages 19

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

2003

Amrit Kaur Kohli

S. P. GOPALAN
STAMP VENDOR
10913/84/86
198, V. K. HIGH ROAD
Nungambakkam, Madras-34
PH: 8273319



cast on the owners of flats, which involves sharing of common rights and amenities.

8. The VENDOR states that she has on this day put the PURCHASER in vacant possession of the SAID PROPERTY and handed over all original title deeds and other documents relating to the property described in the Schedule hereunder to the PURCHASER herein.

## SCHEDULE

An apartment admeasuring **1,725 sq. ft.** (inclusive of proportionate share in common areas) bearing No.GF-2, on the Ground Floor West Back Apartment of

DOCUMENT No. 1286/2003
Page No 16 / Total Pages 19

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

2003

C.P. GOPALAN
STAMP VENDOR
10913/B-I/66
198, V. K. HIGH ROAD
Vengambakkam, Madras-34
PH: 8273919

Amrit Kaur Kohli



the building known as "TEJAS" situated at Plot No. 24, Door No. 92, Poes Garden, Chennai 600 086, together with a **1/16th** undivided share and interests in all that piece and parcel of land of an extent of **6 grounds** comprised in Old R.S. No. 1567, present R.S. No. 1567/30, Block No. 31 of Mylapore Village, Mylapore Triplicane Taluk, along with exclusive use of Garden and open car park space in North Western side of the Said building, and the said land bounded on the

North by : Plot Nos. 24/1 & 24/2, comprised in R.S. Nos. 1567/23 & 24
South by : Poes Garden Road
East by : Plot Nos. 25 & 26, comprised in R.S. Nos. 1567/31 & 36
West by : Plot No. 24/3, comprised in R.S. No. 1567/29

DOCUMENT No. 126/2003
Page No. 17 Total Pages 19

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Amrjit Kaur Kohli

P. GOPALAN
STAMP VENDOR
10913/3-1/36
195, V. K. HIGH ROAD
Nungambakkam, Madras-34
Ph: 8272919



situated within the Registration District of Chennai and Sub-Registration District of Madras Central.

Market value of the property hereby conveyed: RS. 38,50,000/-

IN WITNESS WHEREOF the VENDOR and the PURCHASER herein have signed this Deed of Sale on the day, month, and year first above written in the presence of

WITNESSES:

1. S. MOHAN S/o. K. SAMBASIVAM
24/27, RAMANUJAM NAGAR
AYYANAVARAM
CHENNAI-600 023.

2. (M. SHANMUGAM)
S/o. M. R. MUNUSAMY

VENDOR

PURCHASER

Document drafted by:

DOCUMENT
No. 1286/2003
Page No 18 Total Pages 19

# ANNEXURE - 1 A

1. Description of the building :

   a) Construction of the Structure : Cement

   b) Depth of foundation : 4'

   c) Thickness of walls : 9"

   d) Whether teakwood used through out : No

   e) Flooring : Mosaic

2. Age of the Building : 11 years

3. Extent of the Site : 1/16th share in 6 grounds (i.e. 900 sq. ft.)

3 A. Value of the Site : Rs. 27,58,500/-

4. Built up area : 1,725 sq. ft.

| | G.Floor | 1st Floor | 2nd floor | 3rd floor | 4th floor |
|---|---|---|---|---|---|
| Madras Terrace<br>R.C.C. Roof<br>A.C.C. Sheet | 1,725 sq. ft. | — | — | — | — |

5. Area of separate garage if any : Nil

6. a) Length of Compound wall if any : Nil
   b) Length of barbed wire or chain or link fence : Nil

7. Well with diameter and depth : Nil

8. Is there a separate latrine or Septic tank : Nil

9. Elec. Installation
   a) No. of points : 10
   b) No. of Fans : Nil
   c) No of Elec. pumps : 1 common

10. Annual Rental value : Rs. 53,180/-

11. Executant's estimate of the Market Value of the building and site. : Rs. 38,50,000/-

| | | |
|---|---|---|
| Land Value | : | Rs. 27,58,500 - |
| Building Value | : | Rs. 10,91,500 - |
| | | Rs. 38,50,000/- |

Place : Chennai

Signature of Executants

DOCUMENT No. 1286/2003
Page No 19 Total Pages 19

Document No. 1286 of 2022
Contains 12 Sheets
12 Sheets

Joint Sub Registrar-I

IPNO-64280955

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

तमिलनाडु TAMILNADU

N 479940

GITANJALI REDDY

CHENNAI-86

30-5-2019

A. ROUF BASHA, B.A.,
STAMP VENDOR LIC No: 8/B3/97
NEW No: 17, OLD No: 9,
P.P.V. KOIL STREET, MYLAPORE,
CHENNAI-600 004. Ph: 24983427

# SETTLEMENT DEED

**(Daughter to Mother)**

THIS DEED OF SETTLEMENT EXECUTED AT CHENNAI ON THIS 22ND **DAY OF MAY 2019**, BY

**MRS.SRIYA REDDY,** Wife of Mr.Vikram Krishna and Daughter of Mr.Bharath Reddy, aged, about 36 years and residing at Old Door No.92, New Door No.16, Poes Garden, Chennai – 600086 **(PAN NO.ASUPS1075P)**

hereinafter called the **"SETTLOR"** which term shall mean and include wherever the context so requires or permits her heirs, executors, administrators, legal representatives and assigns of the ONE PART:

## TO AND IN FAVOUR OF

**MRS.GITANJALI REDDY,** Wife of Mr.Bharath Reddy, aged about 62 years and residing at Old Door No.92, New Door No.16, Poes Garden, Chennai – 600086 **(PAN NO.ACMPG2971Q)**



Document No. 615 of 2019 of Book 1 contains 12 Sheets 1 Sheet

Registering Officer

615/2019
Book I

hereinafter called the **"SETTLEE"** which term shall mean and include wherever the context so requires or permits her heirs, executors, administrators, legal representatives and assigns of the OTHER PART WITNESSETH ;

**WHEREAS** the larger extent of land admeasuring 6 Grounds and morefully described in the Schedule hereunder belonged to one Dr.V.Basu John who had come into the possession of the said land under Deed of Settlement dated 09.09.1968 and registered as Document No.2309/1968 in SRO, T.Nagar and also under Deed of Settlement dated 02.05.1969 and registered as Document No.589/1969 in SRO, T.Nagar.

**AND WHEREAS** Subsequently a Sale Deed dated 10.07.1992 and registered as Document No.732/1992 in the office of the District Registrar, Madras Central had been executed by the above Said Dr.V.Basu John to and in favour of Mrs.Gitanjali Reddy (the **SETTLEE**) for the Sale of 1/16th Undivided Share of land in the Said larer extent of land admeasuring 6 Grounds (ie 900 Sq.ft of Undivided Share of land) and morefully described in the Schedule hereunder. Moreover a Construction Agreement had been entered into between M/S.Basu Colour Lab Private Limited AND Mrs.Gitanjali Reddy for the Construction of the Apartment with a super built up area of 1715.50 Sq.ft in the Second Floor of the Apartment Complex namely 'Tejas' with one Basement room measuring 50 Sq.ft adjacent to eastern side car ramp and open car park and morefully described in the Schedule hereunder. Subsequently the above Said Apartment had been Constructed by M/S.Basu Colour Lab Private Limited and handed over to Mrs.Gitanjali Reddy **(SETTLEE).**

**AND WHEREAS** Subsequently a Settlement Deed dated 02.05.2013 and registered as Document No.491/2013 in the office of the District Registrar, Chennai Central had been executed by the above Said Mrs.Gitanjali Reddy to and in favour of her Daughter Mrs.Sriya Reddy **(SETTLOR)** for the Settlement of the Property morefully described in the Schedule hereunder and ever since the **SETTLOR** is in absolute, continuous and peaceful possession of the Property morefully described in the Schedule hereunder. Moreover the Property tax for the below mentioned Schedule Property had been assessed by Greater Chennai Corporation in the name of the **SETTLOR** vide Property tax assessment number 09-118-03526-000.

**WHEREAS** the **SETTLEE** is the mother of the **SETTLOR** and the **SETTLOR** is desirous of making the Settlement of the Property morefully described in the Schedule hereunder to and in favour of the **SETTLEE** out of her natural love and affection.

**WHEREAS** the **SETTLEE** has signified her acceptance to the Settlement hereby made by these presents.

**NOW THIS DEED OF SETTLEMENT WITNESSETH :**

THAT in Consideration of the natural love and affection the **SETTLOR** has for the **SETTLEE** being her mother, the **SETTLOR** hereby Settle, transfer and assign in favour of the



Document No. 615 of 2019 of Book I Volume 12 Sheet 12

Officer

**SETTLEE** the Schedule Property mentioned herein, together with all right, estate, title, interest, property claim and demand into and upon the said Property TO HAVE AND TO HOLD THE SAME unto and to the use of the **SETTLEE** free from any encumbrances or adverse claims and the **SETTLEE** is entitled to enjoy the Schedule Property absolutely in whatever manner she thinks fit.

TO HAVE AND TO HOLD THE SAME unto and to the use of the **SETTLEE** free from any encumbrances or adverse claims.

THE **SETTLOR** hereby covenant that the Property hereby Settled in favour of the **SETTLEE** is free from all encumbrances, charges, claims etc. Moreover Subsequent to this Settlement Deed, the above Said **SETTLEE** shall possess and enjoy the said Schedule Property absolutely in her own right as absolute owner thereof by paying taxes and other outgoings in her own name and shall use the same in any manner she likes including alienation of the Settled Property.

**THIS SETTLEMENT IS IRREVOCABLE** and the **SETTLOR** has executed this Deed of Settlement Deed in a proper state of mind without any coercion and has also delivered possession of the Property morefully described in the Schedule hereunder to the **SETTLEE**. Moreover the Original title deeds pertaining to the Schedule Property mentioned herein is also handed over by the **SETTLOR** to the **SETTLEE**.

## SCHEDULE OF PROPERTY

All that piece and parcel of East Back **Apartment** (North Eastern Corner) **with a super built up area of 1715.50 Sq.ft in the Second Floor** of the Apartment Complex namely 'Tejas' with one Basement room measuring 50 Sq ft adjacent to eastern side car ramp and open car park bearing Plot No.24, Old Door No.92, New Door No.16, 2F/11, Poes Garden, Chennai – 600086 together with 1/16th Undivided Share of land in the total land admeasuring 6 Grounds (ie **900 Sq.ft of Undivided Share of land**) Comprised in **R.S.No.1567 of Teynampet Village**, Chennai District and larger extent of land being bounded on the land:

| | |
|---|---|
| North by | : Plot Nos.24/1 and 24/2 |
| South by | : Existing Road |
| East by | : Plot Nos.25 and 26 |
| West by | : Plot No.24/3 |

and Situated within the Registration District of Chennai Central and Registration Sub District of Chennai Central Joint I and lying within the limits of Corporation of Chennai.

Property tax assessment number: 09-118-03526-000

Document No 615 of 2019 -3- of Book
5 Consists 12 Sheets 3 Sheet
Registering Officer

The value of the Schedule Property hereby settled as per the executant assessment is **Rs.2,00,00,000/-**

IN WITNESS WHEREOF THE SETTLOR HAS SET HIS HAND AND SIGNATURE ON THE DAY AND MONTH AND YEAR FIRST ABOVE WRITTEN.

SETTLOR

**WITNESSES:**

1. (B. GANESH)
FLAT NO. 208, KIRAN ENCLAVE
3/88, RAJALAKSHMI NAGAR, MOULIVAKKAM
GERUGAMBAKKAM, CHENNAI - 600128

2. S. Santhanam
(S. SANTHANAM)
7, 'S' BLOCK, PUSHPA NAGAR
NUNGAMBAKKAM, CHENNAI - 600034

**DRAFTED BY**

**G.SHYAM SUNDER**
**ADVOCATE**
**ROLL NO.Ms.156/2003**
**63/3, SECOND MAIN ROAD, R.A.PURAM,**
**CHENNAI – 600 028**

Document No. 615 of 2019 of Book 5 contains 12 Sheets 4 Sheet

Registering Officer

IRNO · 64280955

R/Chennai Central Joint I/Book-1/615/2019

## CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 389 of 2019

I hereby certify that a sum of ₹ 20,000/- (Rupees Twenty Thousand only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mrs. ஸ்ரீயா ரெட்டி residing at பழைய கதவு எண் 92, புது கதவு எண் 16, போயஸ் கார்டன், சென்னை - 600086, Teynampet, Mylapore, Chennai, Tamil Nadu, India, 600086.

Sub Registrar: Chennai Central Joint I
Date: 22/05/2019

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

Presented in the office of the Sub Registrar of Chennai Central Joint I and fee of ₹ 4,150/- paid at 11:22 AM on the 22/05/2019 by

Left Thumb

9840085657

Additions as per recitals of document

Execution admitted by
Left Thumb

Document No. 615 of 2019 of Book 5 contains 12 Sheets 5 Sheet

Additions as per recitals of document

Registering Officer

Identified By

1. Ganesh — Mr. GANESH B Son of HARI BHAT FLAT NO.208, KIRAN ENCLAVE, DOOR NO.3/88, RAJALAKSHMI NAGAR, MOULIVAKKAM, CHENNAI, MADHANANTHAPURAM, Alandur, Chennai, Tamil Nadu, India, 600128.

2. S. Santhanam — Mr. SANTHANAM S Son of CHOKALINGAM 7, S BLOCK, PUSHPA NAGAR, NUNGAMBAKKAM, CHENNAI, Nungambakkam, Egmore, Chennai, Tamil Nadu, India, 600034.

22nd day of May 2019

Prabhavathi M
Sub Registrar
SUB-REGISTRAR
DISTRICT REGISTRAR CADRE
JOINT 1, CENTRAL CHENNAI

Registered as Number **R/Chennai Central Joint I/Book-1/615/2019**

Date: 22/05/2019
Chennai Central Joint I

Prabhavathi M
Sub Registrar
SUB-REGISTRAR
DISTRICT REGISTRAR CADRE
JOINT 1, CENTRAL CHENNAI

Document No. 615 of 2019 of Book
1 contains 12 Sheets 6 Sheet

Registering Officer

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SRIYA REDDY

BHARATH REDDY

28/11/1982
Permanent Account Number
ASUPS1075P

Signature

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कमला मिल्स कम्पाउंड,
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013.

*If this card is lost / someone's lost card is found, please inform / return to :*
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2493 0664,
e-mail: tinfo@nsdl.co.in

Document No. 615 of 2019 of Book
5 contains 12 Sheets 7 Sheet

Registering Officer

இந்திய அரசாங்கம்
Government of India

சிரியா ரெட்டி
Sriya Reddy

பிறந்த நாள்/DOB: 26/11/1982
பெண்/ Female

4458 4736 4177

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

ஆதார்
Unique Identification Authority of India

முகவரி: க/பெ விக்ரம் கிருஷ்ணா
16 / 92, போயஸ் தோட்டம், கோபாலபுரம்
கோபாலபுரம், கோபாலபுரம், சென்னை
தமிழ் நாடு, 600086

Address: W/O: Vikram Krishna, 16 / 92, POES GARDEN, GOPALAPURAM, Gopalapuram, Chennai, Gopalapuram, Tamil Nadu, 600086

4458 4736 4177

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Document No. 615 of 2019 of Book
5 contains 12 Sheets 8 Sheet

Registering Officer

भारत सरकार

आधार

இந்திய அரசாங்கம்

Unique Identification Authority of India

Government of India

பதிவு அடையாளம் / Enrollment No.: 0000/00555/57668

To
கணேஷ் ப
Ganesh B
C/O Hari Bhat
Flat No 208 Kiran Enclave 3/88 Rajalakshmi Nagar
Moulivakkam
Gerugambakkam
Gerugambakkam
Kancheepuram
Tamil Nadu 600128
9884770348

22/04/2016

153076752

ME530767829FH

உங்கள் ஆதார் எண் / Your Aadhaar No. :

**6875 3414 6615**

எனது ஆதார், எனது அடையாளம்

---

இந்திய அரசாங்கம்

Government of India

கணேஷ் ப
Ganesh B
பிறந்த நாள் / DOB : 10/09/1980
ஆண்பால் / Male

**6875 3414 6615**

எனது ஆதார், எனது அடையாளம்

Document No. 615 of 2019 of Book 5 contains 15 Sheets 9 Sheet

Registration Officer

இந்திய அரசாங்கம்
Government of India

சந்தானம் சொ
Santhanam S

பிறந்த நாள்/DOB: 12/06/1957
ஆண்/ Male

2932 8592 4100

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

முகவரி: த/பெ: சொக்கலிங்கம்
7, எஸ் ப்லாக் புஷ்பா நகர்
நுங்கம்பாக்கம் நுங்கம்பாக்கம்
நுங்கம்பாக்கம் சென்னை, தமிழ் நாடு
600034

Address: S/O: Chokalingam, 7, S BLOCK, PUSHPA NAGAR, NUNKAMBAKKAM, Nungambakkam, Nungambakkam, Chennai, Chennai, Tamil Nadu, 600034

2932 8592 4100

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Document No 615 of 2019 of Book 1
Volume 15 Sheets 10 Sheet

Registration Officer

Document No. 6155 of 2019
Book 12 Sheet 11

Chennai Corporation
PROPERTY TAX RECEIPT

Reciept#: 2018-19/N118/1
131308
Date #: 08/02/2019

Assesse Name :
SRIYA REDDY
Bill No :
09-110-03526-000
Old Bill No:
07-113-1007-013
Door No :
162F/11
Street Name :
162F/11, Poes Garden ,
Teynampet, Cathadral Roa
d, CHENNAI, 600086

| # | Half Year | Amt(Rs) |
|---|---|---|
| 1 | 2018_2019_1 | 521.00 |
| 2 | 2018_2019_2 | 5405.00 |
| 3 | 2019_2020_1 | 5021.00 |

Paid Amt :Rs 10947.00
Balance Amt:Rs -5021.00

Bank :
HDFC BANK
Branch :
CH
Cheque # : 001117
Cheque Date: 08/02/2019

(Signature)
TC
Chandrasekar
Date 08-02-2019 12:10
**********
The receipt can be downl
oaded from www.chennaico
rporation.gov.in
**********

Document No. 615 of 2019 of Book
5 contains 12 Sheets 12 Sheet

Registering Officer

66,508/-

3R$50P

INDIA

सत्यमेव जयते

भारत

SPECIAL ADHESIVE

Basu John

C. Subbian

2043
3/6/92

SUPRE[illegible] PILLAI
S[illegible]OR
BI[illegible]

# SALE DEED

This Deed of Sale executed at Madras on this the 10th day of July 1992,

**BY**

DR. V.BASU JOHN, son of Late V.John, Christian, aged about 49 years, c/o.Klein & Peyerl, 135 Mount Road, Madras 600 002 hereinafter called the VENDOR.

**TO AND IN FAVOUR OF**

MR. BHARATH REDDY, son of Mr. P.B.V.Reddy, aged 37 years and residing at 26, Pycrofts Garden Road, Madras 600 006 hereinafter referred to as the PURCHASER.

733

Document No. 733 of 1992 of Book
Contains 22 Sheets
Sheet

Joint Sub. Registrar

Presented in the Office of the District Registrar of Madras Central and Fee Rs. 5149-50 paid between the hour of 4 and 5 PM on the 10th July 1992 by

EXECUTION ADMITTED BY

V. Baby John, son of Late V. John
Klein & Peyert, No: 135 Mount Road,
Madras - 600 002.

IDENTIFIED BY

S/o Late Kumar

C. SAI KUMAR
F 107, Annanagar East,
Madras-600 102.

S/o. No: 2, 4th Cross Street

10th July 1992

JOINT SUB REGISTRAR-I


2097
3/6/92

Batsu John

C. Subbian

C. SUBBIAN PILLAI
S.R.O. [illegible]
BHOOTHALINGAM



The terms Vendor and the Purchaser shall wherever the context so permits include his heirs, executors, legal representatives, administrators and assigns.

WHEREAS the property described in Schedule "A" hereto was owned earlier by Mrs. Sarah John, the mother of the Vendor who purchased the same under Sale Deed dated 13th May 1961 registered as Document No.1073/61 in the Office of the Sub-Registrar at Thyagarayanagar in the Registration District of Madras, Chingleput;

AND WHEREAS the said Mrs. Sarah John transferred portion of the said property unto the Vendor herein absolutely and irrevocably partly by deed of Settlement dated 9th Sept. 1968 registered as Document No. 2309/68 in the Office of the Sub-Registrar at Thyagaraya Nagar and the remaining under the Deed of Settlement dated 2nd May 1969 registered as Document No. 589/69 in the Office of the Sub-Registrar at Thyagaraya Nagar;

AND WHEREAS the Purchaser alongwith others contracted with Basu Colour Lab

இந்த ஆவணச் சொத்தில் உள்ள கட்டிடத்தின் மதிப்பு ரூ.....25,640/70 [illegible] ப்பணிக்கு பின் நிர்ணயிக்கப்பட்டது. இ[illegible] விதிக்கத்தக்க வேறுபாடுகள் முந்தைய தீர்வை மற்றும் பகிர்வுக்கட்டணம் ரூ.3320/- [illegible] சொத்து இந்திய உச்ச நீதி மன்ற 23-9-1991-ம் நாளிட்ட ஐ.ஏ.எண். [illegible] ஏ.எ[illegible].1.91 மற்றும் ஐ.ஏ எண். 266-529/91 ஆணைப்படி இச்சொத்தின் மீது [illegible] முழு [illegible] கடனாக (FIRST CHARGE) ஏற்படுத்தப்படுகிறது. இந்த வழக்கில் உச்ச நீதி மன்ற இறுதி ஆணைக்குட்பட்டு சொத்து பின்னர் எத்தனை நபர்களுக்கு மாற்றப்பட்டாலும் இத்தொகையை சொத்தை பெறுபவர்கள் செலுத்த வேண்டும். இந்த குறிப்பாணை இந்திய உச்ச நீதி மன்ற 12-4-1991-ம் நாளிட்ட சி.ஏ.எண். 5656-5914/90 மற்றும் சி.ஏ.எண்: 5914 [illegible] 90 5914/90-ல் ஐ.ஏ.எண். 2-265/90 ஐ.ஏ.எண். 1/91 மற்றும் ஐ.ஏ.எண். 266-529/91 ஆணைகளின்படி இந்த ஆவணத்தின் மீது எழுதப்பட்டது.

Registered as No 733 of 1992 of

Book ...1... Volume 174 Pages 454-465

Joint Sub Registrar-I

[illegible]

[illegible]

[illegible]

[illegible]

[illegible] No 733 ... 1992 [illegible]

[illegible] 22 [illegible]

[illegible] 2 [illegible]

[illegible]

3

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

3041
5/6/92

Basu John

C. Subbiah



(P) Ltd., for the construction of an Apartment Building "TEJAS" in the land described in Schedule A hereto, on account of the Purchaser whereby the said Basu Colour Lab (P) Ltd contracted to construct for the Purchaser the flat described in the Schedule "B" hereto; AND WHEREAS the Purchaser being desirous of holding the Apartment described in Schedule "B" hereto approached the Vendor, through Basu Colour Lab (P) Ltd., offering to purchase undivided interest in the land described in the Schedule "A" hereto;

AND WHEREAS the Vendor accepted the said offer and agreed to convey undivided interest in the land described in the Schedule "A" hereto unto the Purchaser.

**NOW THIS DEED WITNESSETH**

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.4,00,000/- (Rupees four lakhs only) paid by the Purchaser to the Vendor

Document No. 733 of 1992 of Book I
Contains 22 Sheets
B Sheet

Joint Sub-Registrar II

4

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2091
3/6/92

C. Subbian.

C. SUBBIAN PILLAI
S.R.O. VENDOR
BHOOMI [illegible]DY.



(the receipt whereof in the manner aforesaid the Vendor doth hereby admit and acknowledge and release the Purchaser from obligations to pay any further consider ation under these presents) the Vendor doth hereby grant, convey, assign, transfer, sell unto the Purchaser one sixteenth undivided interest of the Vendor in the land described in Schedule "A" hereto and together with proportionate right, title, interest, claims in the estate of the Vendor, licences, permission, advantages thereto belonging or enjoyed as such this far in to upon the same and every part thereof TO HAVE AND TO HOLD the same unto the Purchaser absolutely and forever and free of all encumbrances but however subjected to all that is stated in the Schedule "A" to "G" below.

2. And that the Vendor doth hereby declare that the Vendor has this day placed the Purchaser in peaceable joint possession of the land described in the Schedule "A" below and to the extent the interest herein expressed to be hereby conveyed and assures the Purchaser that the Purchaser may remain in such enjoyment thereof without any interruption from the Vendor or from any person claiming through,

Protokoll No. 733/1992 of
Contains 22 Sheets
4 Sheet

Fotot.Sob. Registrar

5

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2085
3/6/92

Basu John

C. Subbian.



C. SUBBIAN PILLAI
S. R. O.,
BHOOTHAPANDY.

under or in trust for the Vendor.

3. And that the Vendor doth hereby declare that the Vendor is the true, lawful, absolute, exclusive owner of the property described in the Schedule "A" hereto and that the Vendor had never been privy to any act or deed by which the right, title and interest of the Vendor to convey the interest in the said property in the manner herein contained is in any way conveyed or curtailed and the same is free of all mortgages leases and proceedings, partnership, charges for arrears of tax or fees.

**PROVIDED ALWAYS :**

1. That the Purchaser shall be entitled to the enjoyment of the property/area specifically marked for the purchaser in Schedule "C" hereto which is part of the property described in the Schedule "A" hereto exclusively but with no right or liberty to raise constructions thereon.

733 92
22
5

6

3R$50P

INDIA

तीन रुपये पचास पैसे

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2083
3/6/92

Basu John

C. Subbian.

. 6 .

C. SUBBIAN PILLAI
S. R. O. VENDOR
BHOOTHAPANDY.

JUL

2. That in the enjoyment of the Apartments referred to in Schedule "B" below and of the undivided interest in the land described in the Schedule "A" hereto, the Purchaser shall abide by the provisions contained in Schedule "C" to "G" hereto and shall hold the interest in the land hereby conveyed as impartible.

3. That the flat referred to in Schedule "B" hereto is constructed by the Purchaser and not by the Vendor and as such it is not hereby conveyed.

**SCHEDULE "A"**

(Land)

All that piece and parcel of land in Plot No.24 of Poes Garden of R.S. No.1567, 81st Division Teynampet, Madras within the Sub Registration District of ~~Thyagaraya~~ Madras

Basu Pillai

Received on No. 733 1992 of Book
Pages 22 + Slots
6 Other

Sub-Registrar

7

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2080
3/6/92

Basu John

C. Subbian.



Central ~~Nagar~~ in the Registration District of Madras - Chingleput, under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring by recent admeasurement 6 grounds and Nil square feet or thereabouts bound on the

| | |
|---|---|
| North by | : Plot Nos.24/1 and 24/2 |
| East by | Plot No.25 and 26 |
| South by | Existing Road and |
| West by | Plot No.24/3 |

(One sixteenth undivided interest only is conveyed hereby subject to/together with, the right to use the portion of land/building described in the Schedule 'C'below exclusively by persons mentioned in ~~the said~~ Schedule C).

Stamp Duty paid on Guide Line Value of Rs. 511,560/-

Registered No. 733/92 of 19
Contains 22 Sheets
7 Sheet

Sub-Registrar

8

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2077/3/6/92

Basu John

C. Subbian.



C. SUBBIAN PILLAI
S. R. O.
BHOOTHAPANDY

**SCHEDULE "B"**

(Apartment constructed by the Purchaser and not hereby conveyed)

SECOND FLOOR EAST FRONT APARTMENT

Shaded RED in the plan attached.

**SCHEDULE 'C'**

(Areas of Exclusive Use)

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground floor East Front Apt. | Basement Room East of Lift Well and Open Car Park |

Document No. 733 1962 of Dec.
Contains 22 Sheets
8 Sheet

Joint Sub-Registrar

9

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

भारत

THREE RUPEES FIFTY PAISE

2074
3/6/92

Basu John

C. Subbian

. 9 .

C. SUBBIAN PILLAI
S. R. O. VENDOR
BHOOTHAPANDY.

| | |
|---|---|
| Ground Floor West Front Apt. | Basement Room West of Lift Well and open Car Park |
| First Floor East Fronnt Apt. | Basement Room adjacent to Eastern side car ramp and covered car park |
| First floor West Front Apt. | Basement Room adjacent to Western Side Car Ramp and coveed car park |
| Second Floor East Front Apt | Basement room adjacent to Eastern Side Car Ramp and covered car park |
| Second floor West Front Apt. | Basement room adjacent to Western Side car ramp and covered car park |
| Second Floor East Back Apt | Basement room adjacent to Eastern side car ramp and open car park |
| Second floor west back Apt. | Basement room adjacent to western side car ramp and covered car park |
| Third floor front Apt. | Room adjacent to eastern side car ramp. |

Basu John

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2071
3/6/92

Basu John

C. Subbian



C. SUBBIAN PILLAI
S. R. O. VENDOR
BHOOTHAPANDY.

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground Floor East Back Apt. | Garden and open Car Park in North Eastern Side |
| Ground Floor West Back Apt. | Garden and open Car Park in North Western Side |
| First Floor East Back Apt. | Garden and open Car Park in North Eastern Side |
| First Floor West Back Apt. | Garden and open Car Park in North Western Side |
| Third Floor East Front Apt. | Terrace Roof Garden as Marked and covered Car Park |
| Third Floor West Front Apt. | Terrace Roof Garden as Marked and covered Car Park |
| Third Floor East Back Apt. | Terrace Roof Garden as Marked and covered Car Park |
| Third Floor West Back Apt. | Terrace Roof Garden as Marked and open Car Park |

EXCLUSIVE AREA FOR APARTMENTS DESCRIBED IN SCHEDULE "B" IS SHADED BLUE AND RESERVED CAR PARKS SHADED RED IN THE PLAN ATTACHED.

Document No. 733 1994 of
Contains 22 Sheets
60 Sheet

Point Sub. Registrar

11

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2070
3/6/92

Baiju John

C. Subhian.



C. SUBBIAN PILLAI
S.R.O.
BHOOTH

## SCHEDULE "D"

(Expenses to the shared)

The Purchaser in proportion to his share of land, alongwith other purchasers in the proportions of their shares, shall be deemed to have accepted the following conditions and to have contracted to bear the following expenses:

1) All rates and out-goings payable if any, in respect of the land described in the Schedule 'A' hereto and the building thereon, but excluding taxes or fees levied on B Schedule apartment.

2) The expenses of routine maintenance including painting, white washing, clearing etc.,and provision of the common service to the building but not including "C" Schedule Area.

(a) Maintenance of lifts, pumpsets, generators and other machineries, sanitary and electrical lines common to the building.

Document No. 733 1982

Contains 22 Sheets

4 Sheet

Joint Sub-Registrar

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2067
3/6/92

Basu John

C. Subbian.



C. SUBBIAN PILLAI
S. R. O.
BHOOTHA

(b) Replacement of bulbs and electrical fittings in corridors and in all common areas but not including C Schedule Area.

(c) Payment of electrical and water charges for common services.

(d) Maintenance of potted plants in the buildings.

(e) Provision of night watchman, lift boys, caretakers, other employees.

(f) Cleaning of stair cases, corridors and car parks.

(g) Repairs and maintenance expenses generally.

3) Should the purchaser default in payment due for any common expense benefits or amenities, a majority of the purchasers while carrying out the services as contemplated above shall have the right to remove such common benefits or amenities including electricity and water connection from the enjoyment of the defaulter.

4) Provided always the Vendor shall not be liable and the Purchaser shall be liable for the charges for meter rent, electricity and water and all other common

Document No. 733 Book 92 of Deeds
Page 22 Sheets
12 Sheet

Registrar of Deeds

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2064
3/6/92

Basu John

C. Subbia

C. SUBBIAH PILLAI
S/O [illegible]
BHOOTHAPANDY.

expenses from the date of communication by the Builder to the Purchaser of their willingness to hand over possession of the construction referred to in the Schedule 'B' above to the purchaser.

**SCHEDULE "E"**

(Restrictions on the rights of the Purchaser)

The Purchaser so as to bind himself, his successors in interest, heirs, representatives and assigns and with the consideration of promotion and protecting his rights and interest as the purchaser of the construction described in Schedule 'B' above, and in consideration of the covenants of the Vendors bindings on the Purchasers of the other undivided interest in the property described in the Schedule 'A' above or the construction thereon, doth hereby agree to be bound by the following covenants,

Document No. 733192
Volume 22 Block
13 Sheet

Sub-Registrar, Pondicherry

14

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2061
3/6/92

Baan John

. 14 .

C. Subbian

C. SUBBIAN PILLAI
S. R. O. VENDOR
BHOOTHAPANDY.

1. Not to raise any construction in addition to that mentioned in the Schedule 'B' above.

2. Not to use or permit the use of the construction referred to in the Schedule 'B' above in a manner which would diminish the value or utility of the pipes, cisterns and the like common amenities provided in the property described in the Schedule 'A' above or in any construction made thereon.

3. Not to use the space in the land described in the Schedule 'A' above left open after the construction for parking heavy vehicles or to use the same in any manner which might cause hindrance for the free ingress or egress from any other part of the construction or contrary to or inconsistent herewith.

4. Not to default in the payment of any taxes or levy to be shared by the other joint purchasers and users of the property described in the Schedule 'A' above or expenses to be shared by the owners of the constructions thereon or any specified part thereof.

Document No. 733 of 192

Contains 22 Sheets

14 Sheet

Joint Sub-Registrar

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2058/3/6/92

Bank joint C. Subbian



C. SUBBIAN PILLAI
S.R.O. VENDOR
BIOOTH... DY. ... JUL

5. Not to decorate the exterior of the property otherwise than in a manner agreed to by a majority of the Purchasers of the construction in the land described in the Schedule 'A' above.

6. Not to make any arrangement for the maintenance of the building referred to above and for ensuring the common amenities therein for the benefit of all concerned, other than that as agreed to by the majority of the purchasers.

**SCHEDULE "F"**

(Right of Purchasers to the Common Area)

1. Full right and liberty for the Purchaser and all persons authorised or permitted by the Purchaser (in common with all other persons entitled, permitted or authorised to the like right) at all times, by day or by night and for all purposes to go, pass and repass the staircase and the passage inside and outside the buildings to the construction described in Schedule 'B' hereto.

2. Full right and liberty to the persons referred to supra in common with all

Document No. 733/1992

Contains 22 Sheets

15 Sheet

Joint Sub-Registrar

16

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

Barn John

C. Subbian

2655/3/6/92



C. SUBBIAN PILLAI
S. R. O.
BHOOTHAPANDY.

JUL

other persons with or without motor cars or other permitted vehicles at all times, day and night and for all purposes to go and repass over the land appurtenant to the buildings constructed in the land described in the Schedule 'A' above.

3. The right to adjacent and lateral support and shelter and protection from the other parts of the aforesaid buildings and from the side and roof thereof.

4. The free and uninterrupted passage of running water, gas and electricity from and to the construction through the sewerage, drain and water courses, pipes, cables and and wires which now or at any time hereafter, be in, under or passing through the building or any part thereof.

5. Right of passage for the purchaser and his agents or workmen to the other parts of the buildings at all reasonable time on notice to where the water tanks are situated for the purpose of cleaning or repairing or maintaining the same.

6. Rights of passage for the Purchaser and his agent or workmen to other part of the building at all reasonable times on notice to enter into and upon other parts of the building for the purpose of repairing, cleaning, maintaining or renewing

733 92

22

66

17

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2052
3/6/92

C. SUBBIAN PILLAI
S. R. O. VEPPOOR
BHOOTHAPANDY



any such sewers, drains and water courses, cable pipes and wires causing as little disturbances as possible and making good any damages caused.

7. To lay cables or wires in the property described in the Schedule "B" hereto or passages for telephone or other installations however respecting the equal right of the others therefor.

8. The right for the purchaser, his servants, workmen and others at all reasonable times on notice to enter into and upon other parts of the said buildings for the purpose of repairing, maintaining, renewing, altering or rebuilding the construction referred to in the Schedule 'B' or any part of the building giving adjacent and lateral support shelter or protection to the construction thereof.

9. The right to do all or any of the acts aforesaid without notice in the case of emergency.

Document No. 737 of 19 92
Volume 22 Sheets
17 Sheet

Patna Sub. Registrar

18

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2049
3/6/92

C. Subbiah

C. SUBBIAH
S. R. O. VANAGR
BHOOTHAPANDY



## SCHEDULE 'G'

(The Vendor's Covenant)

1. That the Vendor will require every person to whom he shall hereafter transfer, grant or lease any properties comprised in the property described in the Schedule "A" hereto to covenant and to respect the conditions and observe the restrictions setforth in the Schedules above.

2. That the Vendor and the assignees or trustee claiming through or in trust for the Vendor will always respect the rights of the Purchaser mentioned in this Deed and in Schedule 'E' in particular.

3. The Vendor hereafter shall faithfully follow the covenants herein contained and shall not confer on any other persons or any right not reserved for the Purchaser

Document No. 733 1992 of 20
Contains 22 Sheets
18 Sheet

Joint Sub. Registrar

19

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

2046
3/6/92

C. Subbian

C. SUBBIAN PILLAI
S. R. O. VENDOR
BHOOTHAPANDY.



herein nor shall they contract to exclude for the transferees any burden expressed to be shared by the Purchaser herein , save in respect of land exclusively reserved for being used as open space, basement area for exclusive use and open terrace space for exclusive use.

4. The Vendor accepts and agrees that any covenant by the Vendor in future in any deed of document reducing or altering the right of the Purchaser herein or imposing on the Purchaser any restrictions not found herein before shall be void.

5. The Vendor shall give inspection of the title deeds relating to the property retained with them at the request of the Purchaser or his nominees at all reasonable times.

IN WITNESS WHEREOF the Vendor has hereunder fixed his hand on the day, month and year first above written.

WITNESSES:

1) C. SAI KUMAR,
F 107, Annanagar East,
Madras-600 102.

2)

VENDOR

Document No. 733 1992 of

Contains 22 Sheets

19 Sheet

Joint Sub. Registrar

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AC 072800

G. SIVAKUMAR
Stamp Vendor
LIC No: 14508/B1/92
1, 4th Street, Jayalakshmipuram
Ingambakkam, Chennai-600 034.
Mobile : 9381004109

60294
03/12/11

Rs.100/-
V. Vishnu Reddy.

**SETTLEMENT DEED**

This Deed of Settlement is executed at Chennai on this 05th day of December, 2011;

**BY**

**PREEYA REDDY,** wife of V.Vishnu Reddy, Hindu, aged about 47 years, residing at Flat No.2A, Tejas, old No. 92, new No.16, Poes Gardens, Chennai – 600 086, hereinafter referred to as the SETTLOR;

**TO AND IN FAVOUR OF**

**V. VISHNU REDDY,** son of Late V. Raghunath Reddy, Hindu, aged about 50 years, residing at Flat No.2A, Tejas, old No. 92, new No.16, Poes Gardens, Chennai – 600 086, hereinafter referred to as the SETTLEE.

Preeya Reddy

DOCUMENT No. 1091/2011

| Page No | Total Pages |
|---|---|
| 1 | 12 |

SCANNED

1091/11
13K, 5

Scanned No. 1091 Scroll No.
Includes 10 Sheets
1st Sheets

Joint Sub Registrar

CERTIFICATE UNDER SECTION 41 OF THE STAMP ACT

S. No. 474 of 2011

I Hereby Certify that a sum of Rs. 9000/-
(Rupees One Thousand only
only) on Account of Deficit Stamp duty
has been levied under section 41 of the stamp act in
Respect of this instrument from
Thiru Preeja Reddy
Residing at Chennai-88

District Registrar's Office
Madras Central
Madras-600 018

District Registrar
and Collector Under
Section 41 of the Stamp Act

5/12/2011

Presented in the Office of the District Registrar of Central Chennai and fee of Rs. 2,100/- paid between the hours of 11:12 on the 5th day of Dec 2011 by

LEFT THUMB

Preeja Reddy

Pan No: AHYPP6506B

Additions as per the recitals of this Document

District Registrar
Madras Central Office
Madras-600 018

EXECUTION ADMITTED
LEFT THUMB

Preeja Reddy

Additions as per the recitals of this Document

DOCUMENT
No. 1091/2011
Page No 2
Total Pages 12

IDENTIFIED BY:

R. Naresh Kumar S/o D. Raghavan, No. 8, Edward Pons Street, Ottari, Chennai -12.

S. Victor Babu S/o M. Stanislaus, No. 1, Sterling Road 1st cross Street, Nungambakkam, Chennai -34.

5 Day of Dec 2011 Joint Sub Registrar

Registered as No. 1091 of 2011 of Book I

Date 5.12.2011 Joint Sub-Registrar

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AC 077059

60895
03/12/11

V. Vishnu Reddy.

G. SIVAKUMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai-600 034
Mobile . 9381004109



The terms SETTLOR and SETTLEE shall, wherever the context so permits or requires, mean and include their respective heirs, executors, administrators, successors and assigns.

WHEREAS Preeya Reddy (the SETTLOR herein) and others contracted with M/s. Basu Colour Lab (P) Ltd., for the construction of an apartment building called "Tejas" on the land of an extent of 6 grounds, bearing Plot No.24 in the Lay-out No.57 of 1960 comprised in R.S. No.1567, situated at Poes Garden, 81st Division Teynampet, Madras, in accordance with the terms and conditions stated therein.

AND WHEREAS the aforementioned building included one apartment on the western part of the rear of second floor of the said building and a room in the basement adjacent to the car ramp on the western side as well as one covered car-park space in the basement level of the said building, all to be constructed exclusively for Preeya Reddy (the SETTLOR herein).

Preeya Reddy

DOCUMENT
No. 1091/2011

| Page No | Total Pages |
|---|---|
| 3 | 12 |

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

Rs.100/-

AC 077060

G. SIVAKUMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram
Vungambakkam, Chennai-600 034
Mobile . 9381004109

60896
03/12/11

V. Vishnu Reddy.



AND WHEREAS under a Deed of Sale dated 26.06.1992, registered as Document No.727 of 1992 in the office of the Sub-Registrar of Madras Central, wherein the above contract for the construction of the building with the areas for exclusive use were specified, Dr.V.Basu John, sold a 1/16th undivided interest in the land of an extent of 6 grounds, bearing Plot No.24 in the Lay-out No.57 of 1960 comprised in R.S. No.1567, situated at Poes Garden, 81st Division Teynampet, Madras, to Preeya Reddy (the SETTLOR herein).

AND WHEREAS in pursuance of the aforementioned contract with M/s. Basu Colour Lab (P) Ltd., the said M/s. Basu Colour Lab (P) Ltd. constructed and handed over possession of the aforesaid areas to Preeya Reddy (the SETTLOR herein).

AND WHEREAS the apartment, later numbered as 2A, on the western part of the rear of second floor of the said building and the room in the basement adjacent to the car ramp on the western side as well as the one covered car-park space in the basement level of the said building known as "Tejas", situated at old No. 92, new No.16, Poes Gardens, Chennai – 600 086,

Preeya Reddy

DOCUMENT No. 1091/2011
Page No 4 Total Pages 12

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU AC 077061

60897
03/12/11

V. Vishnu Reddy.

G. SIVAKUMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram
Vungambakkam, Chennai-600 034
Mobile . 9381004109



together with a 1/16th undivided share in the land of an extent of 6 grounds, bearing Plot No.24 in the Lay-out No.57 of 1960, comprised in R.S. No.1567, situated at Poes Garden, 81st Division Teynampet, Chennai, acquired by the SETTLOR as aforesaid, are more particularly described in the Schedule hereunder.

AND WHEREAS under a Settlement Deed dated 17.12.2008, registered as Document No.1099 of 2008 in the office of the District-Registrar of Central Chennai, the SETTLOR settled a life interest for her children viz. (i) V.Rithika Reddy and (ii) V.Rahul Reddy, in the property described in the Schedule hereunder, so that the aforenamed (i) V.Rithika Reddy and (ii) V.Rahul Reddy shall be entitled to reside in, use and/or enjoy the rental income if any from the said property during their respective lifetimes, subject to a right reserved for the SETTLOR to use and appropriate the rental income from the said property for a period of 2 years from 17.12.2008.

DOCUMENT No. 1091/2011

Page No 5 | Total Pages 12

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

B.100/-

AC 077062

60898
03/12/11

V. Vishnu Reddy.

G. SIVAKUMMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai-600 034
Mobile . 9381004100



AND WHEREAS the aforesaid right reserved for the SETTLOR under the aforecited Settlement Deed dated 17.12.2008 stands surrendered and extinguished by efflux of time.

AND WHEREAS the SETTLOR represented that she has been the absolute owner of the property described in the Schedule hereunder.

AND WHEREAS out of the natural love and affection that the SETTLOR has for the SETTLEE herein, who is the husband of the SETTLOR, the SETTLOR herein is desirous of settling the property described in the Schedule hereunder on the SETTLEE, free of all encumbrances, subject to a life interest reserved for their children viz. (i) V.Rithika Reddy and (ii) V.Rahul Reddy, to reside in, use and/or enjoy the rental income if any from the said property during their respective lifetimes.

Reeja Reddy

DOCUMENT No. 1091/2014

| Page No | Total Pages |
|---|---|
| 6 | 12 |

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AC 077063

60899
03/12/11

V. Vishnu Reddy.

G. SIVAKUMMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai-600 034
Mobile . 9381004109



**NOW THIS DEED OF SETTLEMENT WITNESSES AS FOLLOWS:**

1. That in pursuance of the said intention and in consideration of the natural love and affection that the SETTLOR has for the SETTLEE, who is the husband of the SETTLOR, the SETTLOR does hereby grant, convey, assign and transfer by way of settlement, to and unto the SETTLEE, the apartment numbered as 2A, on the western part of the rear of second floor and the room in the basement adjacent to the car ramp on the western side as well as the one covered car-park space in the basement level of the building known as "Tejas", situated at old No. 92, new No.16, Poes Gardens, Chennai – 600 086, together with a 1/16th undivided share in the land of an extent of 6 grounds, bearing Plot No.24 in the Lay-out No.57 of 1960, comprised in R.S. No.1567, situated at Poes Garden, 81st Division Teynampet, Chennai, more particularly described in the Schedule hereunder and hereinafter referred to as the "Said Property". Pursuant to this settlement, the SETTLEE shall be entitled to hold the Said Property absolutely and forever free of all encumbrances, subject to a life interest reserved for their children viz. (i) V.Rithika Reddy and (ii) V.Rahul Reddy, to reside in, use and/or enjoy the rental income if any from the said property

Reeja Reddy

DOCUMENT No. 109/2011
Page No 7 Total Pages 12

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

AC 077064

Rs.100/-

V. Vishnu Reddy.

60900
03/12/11

G. SIVAKUMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram,
Vungambakkam, Chennai-600 034
Mobile . 9381004109



during their respective lifetimes. The Said Property is hereby settled together with all liberties, easements, advantages, appurtenances whatsoever in and to the Said Property or any part thereof or, belonging to or in any way appertaining thereto.

2. The SETTLOR hereby confirms that the Said Property is hereby settled on the SETTLEE with full rights of ownership and that the Said Property shall at all times remain unto the SETTLEE subject to the life interest reserved for (i) V.Rithika Reddy and (ii) V.Rahul Reddy.

3. The SETTLOR hereby confirms that this is an absolute settlement and that it is irrevocable and the SETTLEE shall be free to own, enjoy and alienate the Said Property subject to the life interest reserved for (i) V.Rithika Reddy and (ii) V.Rahul Reddy.

Anuja Reddy

DOCUMENT No. 1091/2011

| Page No | Total Pages |
|---|---|
| 8 | 12 |

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU AC 077065

V. Vishnu Reddy.

G. SIVAKUMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram
Nungambakkam, Chennai-600 034
Mobile : 9381004109



4. All original title deeds, parent documents and other records relating to the Said Property have on this day been handed over to the SETTLEE who has accepted the same.

5. The SETTLOR has on this day placed the SETTLEE in de-jure possession of the Said Property.

**SCHEDULE**

The apartment numbered as 2A on the western part of the rear of second floor and the room in the basement adjacent to the car ramp on the western side as well as the one covered car-park space in the basement level of the said building known as "Tejas", situated at old No. 92, new No.16, Poes Gardens, Chennai – 600 086, together with a 1/16th undivided share in the land of an extent of 6 grounds, bearing Plot No.24 in the Lay-out No.57 of 1960, comprised in R.S. No.1567, situated at Poes Garden, 81st Division Teynampet, Chennai, the said land bounded on the :

Anuya Reddy

DOCUMENT No. 1091/2011

| Page No | Total Pages |
|---|---|
| 9 | 12 |

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

B.100/-

AC 077066

G. SIVAKUMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram,
Nungambakkam, Chennai-600 034
Mobile . 9381004109

60902
03/12/11

V. Vishnu Reddy.



| | |
|---|---|
| North by | : Plot Nos.24/1 and 24/2 |
| South by | : Existing Road |
| East by | : Plot Nos.25 and 26 |
| West by | : Plot No.24/3 |

within the Registration District of Chennai Central and Sub-Registration District of Chennai Central.

The Executant's estimate of the value of the property hereby settled at Rs.10,00,000/-

The maximum Stamp Duty of Rs.10,000/- is paid on this Deed.

Anuja Reddy

DOCUMENT No. 1091/2011

| Page No | Total Pages |
|---|---|
| 10 | 12 |

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

B.1001-

AC 077067

V. Vishnu Reddy.

60903
03/12/11

G. SIVAKUMMAR
Stamp Vendor
LIC No: 14508/B1/92
11, 4th Street, Jayalakshmipuram,
Nungambakkam, Chennai-600 09.
Mobile . 9381004109



In witness whereof the SETTLOR has signed this Settlement Deed on the day, month and year first above written.

Witnesses:

1. (B.SRINIVASAN)
S/o. K. Baskaran,
No.1. Sterling Road First Cross St,
Nungambakkam, Chennai-34.

SETTLOR

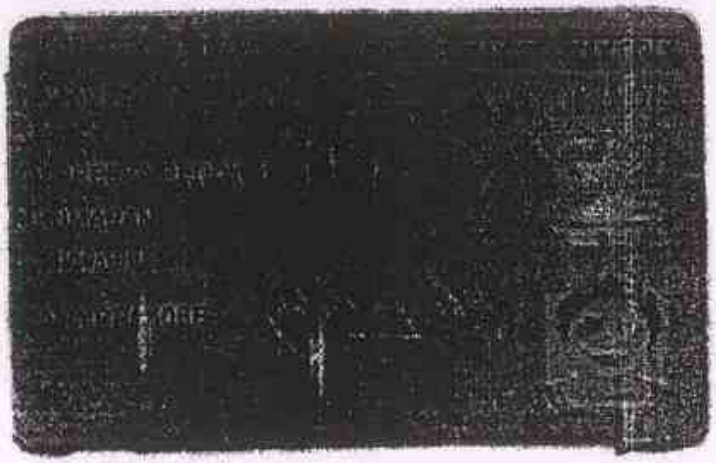
2. S. VICTOR BABU
S/o M. Thomas Lois
No. 1, Sterling Road
1st cross Street,
Nungambakkam,
Chennai - 34.

Document drafted by:

K. JACOB GEORGE
ADVOCATE
1, STERLING ROAD, 1st CROSS ST.,
NUNGAMBAKKAM, CHENNAI-34.

DOCUMENT No. 1091/2011

| Page No | Total Pages |
|---|---|
| 11 | 12 |



Anuja Reddy

DOCUMENT
No. 109/2011

| Page No | Total Pages |
| --- | --- |
| 12 | 12 |

**RELEASE DEED**

This Deed of Release is executed

**BY**

**1. V.SUVARNALATHA,** wife of Late V.Raghunath Reddy, Hindu, aged about 82 years, **2. V. RAHUL REDDY**, son of V. Vishnu Reddy, Hindu, aged about 23 years, both residing at Flat No.2A, Tejas, old No. 92, new No.16, Poes Gardens, Chennai – 600 086 and **3. V. RITHIKA REDDY**, daughter of V. Vishnu Reddy, Hindu, aged about 25 years, residing at 839 Morrison Park Drive, Apartment 324, San Jose, California 95126 hereinafter collectively referred to as the RELEASORS;

**TO AND IN FAVOUR OF**

**VISHNU REDDY,** son of Late V.Raghunath Reddy, Hindu, aged about 58 years, residing at Flat No.2A, Tejas, old No. 92, new No.16, Poes Gardens, Chennai – 600 086, hereinafter referred to as the RELEASEE.

The terms RELEASORS and RELEASEE shall, wherever the context so permits or requires, mean and include their respective heirs, executors, administrators, successors and assigns.

WHEREAS under a Settlement Deed dated 17.12.2008, registered as Document No.1100 of 2008 in the office of the District-Registrar of Central Chennai, the RELEASEE settled a life interest over the properties described in Item Nos.1 to 4 of Schedule hereunder in favour of the RELEASORS.

AND WHEREAS out of the natural love and affection that the RELEASORS have for the RELEASEE, who is the son of the first of the RELEASORS and the father of the second and third of the RELEASORS, the RELEASORS are desirous of releasing and surrendering all of their respective rights and interests whatsoever over the properties described in Item Nos.1 to 4 of Schedule hereunder in favour of the RELEASEE, so that the RELEASEE shall be the absolute owner of the said properties, free of any life interest for the RELEASORS or any of them or any encumbrance whatsoever.

DOCUMENT No. 1339/2015 Page No. 1 Total Pages 14

**NOW THIS DEED OF RELEASE WITNESSES AS FOLLOWS:**

1. That in pursuance of the said intention and in consideration of the natural love and affection that the RELEASORS have for the RELEASEE, who is the son of the first of the RELEASORS and the father of the second and third of the RELEASORS, the RELEASORS do hereby surrender and release upon the RELEASEE, all the RELEASORS' respective rights and interest whatsoever over the properties described in Item Nos.1 to 4 of Schedule hereunder (hereinafter referred to as the "Said Properties"), so that the RELEASEE shall hereafter be the absolute owner of the Said Property,

V. Suvarnalatha

SCANNED

P 120/2015 BK I

1339/2015 BK I

Sec 41 25000

Fees 4110 DD

CP 50

Memo 30

Document No.....201.....of Book

Contains.....Sheets.....

.....Sheet

Joint Sub-Registrar

free of any life interest for the RELEASORS or any of them, and free of any encumbrance whatsoever.

2. The RELEASORS hereby confirm that the RELEASEE shall from this day remain unto the RELEASEE and the rents and profits therefrom received by the RELEASEE without any interruption from any person claiming through or under the RELEASORS.

3. The RELEASORS hereby confirm that this is an absolute release and that it is irrevocable. The RELEASEE shall be free to own and enjoy or to dispose of the Said Property without reference to or objection from the RELEASORS.

4. All original title deeds, parent documents and other records relating to the Said Property have already been handed over to the RELEASEE who has accepted the same.

5. The RELEASORS have this day placed the RELEASEE in vacant and exclusive possession of the Said Property.

**SCHEDULE**

**Item No.1**

The apartment numbered as 2A, on the western part of the front of second floor and the room in the basement adjacent to the car ramp on the western side as well as the one covered car-park space in the basement level of the said building known as "Tejas", situated at old No. 92, new No.16, Poes Gardens, Chennai – 600 086, together with a 1/16th undivided share in 6 grounds, bearing Plot No.24 in the Lay-out No.57 of 1960, comprised in R.S. No.1567, situated at Poes Garden, 81st Division Teynampet, Chennai District, the said land bounded on the:

| | |
|---|---|
| North by | : Plot Nos.24/1 and 24/2 |
| South by | : Existing Road |
| East by | : Plot Nos.25 and 26 |
| West by | : Plot No.24/3 |

DOCUMENT No. 1339/2015 Page No 2 Total Pages 14

within the Registration District of Chennai Central and Sub-Registration District of Chennai Central.

**Item No.2**

A built-up area of 3185 sq.ft (forming the western portion of 6370 sq.ft, bearing No.12/23) on the fourth floor, as well as exclusive garden area of 553 sq.ft and two car parking spaces in the open areas on the ground level of the building, situated at No.12, Khader Nawaz Khan Road, Nungambakkam, Chennai 600 006, together with a 821.5 sq.ft undivided share in the land of an extent of 8 grounds and 100 sq.ft., comprised in O.S.No. 330, R.S.No.58 and new R.S.No.58/51, Block No.12 of

V. Suvarnalatha

இணைப்பு : இவ்வாவணத்திற்கு இணைய பதிவு செய்யப்பட்டது

ரூ 60/- 11.12.15 அன்று வசூலிக்கப்பட்டது

Joint Sub Registrar - I
District Registrar's Office
CHENNAI CENTRAL

Document No. 1339 ...2016...of Book I

Contains ....14.... Sheets

....3.... Sheet

Joint Sub-Registrar

Nungambakkam Village, Egmore-Nungambakkam Taluk, Chennai District, the said land bounded on the :

| | |
|---|---|
| North by | : Khader Nawaz Khan Road |
| South by | : Property belonging to third parties |
| East by | : Rutland Gate sixth Street |
| West by | : Door No.13, Khader Nawaz Khan Road |

within the Registration District of Chennai Central and the Sub-Registration District of Thousand Lights.

**Item No.3**

A ½ share in the built-up area of 3160 sq.ft on the second floor and in the two covered car-park spaces (within the stilt area) as well as in the four open car-park spaces on the ground level of the building situated No.309 (old No.197) Poonamallee High Road/E.V.R.Periyar Salai, Chetpet, Chennai 600 031, together with a ½ share in the 1769.53 sq.ft undivided share in the land of an extent of 6 grounds 442 sq.ft., comprised in R.S.No.375/41, Block No.23 of Egmore Division, Egmore-Nungambakkam Taluk, Chennai Distict, the said land bounded on the :

| | |
|---|---|
| North by | : Poonamallee High Road |
| South by | : Land in R.S.No.375/13 |
| East by | : Land in R.S.Nos.375/21 and 375/25 |
| West by | : Land in R.S.Nos.375/6 and 375/23 |

within the Registration District of Chennai Central and Sub-Registration District of Periamet.

**Item No.4**

A ½ share in the built-up area of 205 sq.ft. on the terrace floor and in the 2385 sq.ft. of open terrace area of the storeyed building, situated No.309 (old No.197) Poonamallee High Road, E.V.R.Periyar Salai, Chetpet, Chennai 600 031, together with a ½ share in the 10 sq.ft. undivided share in the land of an extent of 6 grounds 442 sq.ft., comprised in R.S.No.375/41, Block No.23 of Egmore Division, Egmore-Nungambakkam Taluk, Chennai District, the said land bounded on the :

| | |
|---|---|
| North by | : Poonamallee High Road |
| South by | : Land in R.S.No.375/13 |
| East by | : Land in R.S.Nos.375/21 and 375/25 |
| West by | : Land in R.S.Nos.375/6 and 375/23 |



within the Registration District of Chennai Central and Sub-Registration District of Periamet.

V. Suvarnalatha

The Executant's estimate of the value of the property hereby settled at Rs. 10,00,000/-

The maximum Stamp Duty of Rs.25,000/- is paid on this Deed.

In witness whereof the first and second of the RELEASORS have signed this Release Deed at Chennai on this 27th day of November, 2015.

Witnesses:

1. Victor Babu
S/o M. Sthanislao,
No. 1, Sterling Road 1st cross
Nungambakkam,
Chennai - 34.

2. E. VIJAYARANGAN.
S/o. D. Eswari
No. 77/36, 2nd Trust main Road,
Mandaveli Pakkam,
Chennai - 28.

V. Suvarnalatha

**First of the RELEASORS**

**Second of the RELEASORS**

In witness whereof the third of the RELEASORS has signed this Release Deed at San Jose, California, on this 11th day of November, 2015.

Witnesses:

1. Rebecca Sullivan,
839 Morrison Park Dr. Apt 324,
San Jose, California, 95126

**Third of the RELEASORS**

2. Trevor Holt
839 Morrison Park Dr, Apt 324,
San Jose, California, 95126

Document drafted by:

T. Yasodha

DOCUMENT No. 1339/2015
Page No 4
Total Pages 14

P120/2015/BK1

CERTICATE UNDER SECTION 42 OF STAMP ACT

S.No. 661 of 2015

I hereby certify that a sum of Rs. 25000/- (Rupees Twenty five thousands only) on account proper / deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from V.SUVARNALATHA residing at chennai

Chennai Central Jointt I
Collector
Date:27/11/2015

Signature of SUB REGISTRAR &
Under Section 41 of the Indian Stamp Act.

Presented in the Office of SUB REGISTRAR of Chennai Central Jointt I and fee of Rs. 4180 paid betwe hours of 3 and 4 on 27/11/2015 by

1 Left Thumb

Name : V.SUVARNALATHA
W/o Late V.RAGHUNATH REDDY
AS PER DOCUMENT

Others:672984926307

Execution Admitted by

1 Left Thumb

Name : V.SUVARNALATHA
W/o Late V.RAGHUNATH REDDY
AS PER DOCUMENT

Others:672984926307

DOCUMENT No. 1339/2015
Page No 5
Total Pages 14

Endorsement Sheet no. 1 of 2

Execution Admitted by

2 Left Thumb

Name : V.RAHUL REDDY

S/o V.VISHNU REDDY

AS PER DOCUMENT

7358 317 371

Passport No:H2533676

Identified by

| | | | |
|---|---|---|---|
| 1 | Name : VICTOR BABU | S/o M.STHANISLAS | NO.1, STERLING ROAD 1st CROSS ST., NUNGAMBAKKAM CHENNAI - 34 |
| 2 | Name : VIJAYARANGAN | S/o D.ETHIRAJ | NO.77/36, 2nd TRUST MAIN ROAD, MANDAVELIPAKKAM CH - 28 |

27th day of November 2015

SUB REGISTRAR
Chennai Central Jointt I

Registered as No. 1339 of 2015 of Book 1.

Date 11/12/2015 Joint Sub-Registrar

DOCUMENT No. 1339/2015
Page No. 6
Total Pages 14

இந்திய அரசாங்கம்
Government of India

வி சுவர்ணலதா
V Suvarnalatha

[redacted]

பிறந்த நாள்/DOB: 10/06/1935
பெண்/ Female

6729 8492 6307

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Unique Identification Authority of India

முகவரி: கபெ: வி ரகுநாத் ரெட்டி
2ஏ,தேஜஸ் அபார்ட்மெண்ட்
எண் 92,போயஸ் கார்டன், கோபாலபுரம்
கோபாலபுரம், சென்னை, தமிழ் நாடு
600086

Address: W/O: V Raghunath Reddy, 2A,TEJAS APTS, NO 92,POES GARDEN, Gopalapuram, Chennai, Gopalapuram, Tamil Nadu, 600086

6729 8492 6307

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

V. Suvarnalatha

DOCUMENT
No. 1339/2015
Page No 7
Total Pages 14

भारत गणराज्य REPUBLIC OF INDIA

Type / Code: P
Surname / Surname: VARANASI
Given Name / Given Name(s): RAHUL REDDY
Nationality / Nationality: INDIAN
Place of Birth / Place of Birth: CHENNAI TAMILNADU
Sex / Sex: M
Date of Birth / Date of Birth: 24/03/1992
Country Code / Country Code: IND
Passport No. / Passport No.: H2533676
Place of Issue / Place of Issue: CHENNAI
Date of Issue / Date of Issue: 27/01/2009
Date of Expiry / Date of Expiry: 26/01/2019

P<INDVARANASI<<RAHUL<REDDY<<<<<<<<<<<<<<<<
H2533676<3IND9203240M1901263<<<<<<<<<<<<<<<2

भारत गणराज्य REPUBLIC OF INDIA

सत्यमेव जयते

इसके द्वारा, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सभी से जिनका इससे संबंध हो, अनुरोध एवं अपेक्षा की जाती है कि वे धारक को बिना किसी रोक-टोक के स्वतंत्र रूप से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION WHICH HE OR SHE MAY HAVE IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

REGIONAL PASSPORT OFFICER CHENNAI

कृते क्षेत्रीय पार-पत्र अधिकारी
For Regional Passport Officer
चेन्नई / CHENNAI

पंजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे निकटतम भारतीय मिशन/केन्द्र में अपना पंजीकरण करवाएं।

चेतावनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को यदि कोई सूचना मिलती है जिसमें पासपोर्ट लौटाने की मांग भी शामिल है तो उसका तुरंत अनुपालन किया जाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार का परिवर्तन या विकृति नहीं की जानी चाहिए।

पासपोर्ट गुम हो जाने, चोरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकटतम पासपोर्ट अधिकारी को अथवा यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय मिशन/केन्द्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। विस्तृत सूचना के बाद ही डुप्लीकेट पासपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE INQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

36

Name / नाम / Name of Father / Legal Guardian: VARANASI VISHNU REDDY
Name of Mother: PREEYA REDDY
Name of Spouse:
Address: NO.2A TEJAS APARTMENTS 16/92 ROES GARDEN CHENNAI-600 086 TAMILNADU
Old Passport No. / Old Passport No.: F1063201 Date and Place of Issue: 23/12/2004 CHENNAI
File No. / File No.: MASC00199209

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I **V. RITHIKA REDDY**, daughter of V. Vishnu Reddy, Hindu, aged about 25 years, residing at 839 Morrison Park Drive, Apartment 324, San Jose, California, 95126, do hereby nominate, constitute and appoint my brother **V. RAHUL REDDY**, son of V. Vishnu Reddy, Hindu, aged about 23 years, residing at Flat No.2A, Tejas, old No. 92, new No.16, Poes Gardens, Chennai – 600 086, as my true and lawful attorney, in my name and on my behalf, to do all or any of the following acts, deeds and things for registration of the Release Deeds to be executed by me in respect of the properties described in Item Nos.1 to 6 of Schedule hereunder in favour of my father Vishnu Reddy:

1. To present the Release Deeds for registration before the competent registering officer.

2. To admit execution of the said Release Deeds.

3. To sign any forms, declarations or receipts for such registration.

4. To make the necessary payments of Stamp Duty, Registration Fees and any other charges / fees to the competent authorities.

5. To receive the Deeds back after registration and sign any receipt or acknowledgement therefor.

My Attorney shall render true and proper accounts of any income and expenses that may arise from the exercise of powers hereby conferred.

And I do hereby agree to ratify and confirm all and whatsoever my attorney/s shall do by virtue of the powers hereby conferred.

No consideration is received for the powers hereby conferred.

## SCHEDULE

**Item No.1**

The apartment numbered as 2A, on the western part of the rear of second floor and the room in the basement adjacent to the car ramp on the western side as well as the one covered car-park space in the basement level of the said building known as "Tejas", situated at old No. 92, new No.16, Poes Gardens, Chennai – 600 086, together with a 1/16th undivided share in the land of an extent of 6 grounds, bearing Plot No.24 in the Lay-out No.57 of 1960, comprised in R.S. No.1567, situated at Poes Garden, 81st Division Teynampet, Chennai, the said land bounded on the:

North by : Plot Nos.24/1 and 24/2
South by : Existing Road

Rithika

DOCUMENT No. 1339/2015
Page No. 9 Total Pages 14

East by : Plot Nos.25 and 26
West by : Plot No.24/3

within the Registration District of Chennai Central and Sub-Registration District of Chennai Central.

**Item No.2**

A built-up area of 3185 sq.ft (forming the eastern portion of 6370 sq.ft, bearing No.12/23) on the fourth floor, as well as exclusive garden area of 553 sq.ft and one car parking space in the open areas on the ground level of the building, situated at No.12, Khader Nawaz Khan Road, Nungambakkam, Chennai 600 006, together with a 821.5 sq.ft undivided share in the land of an extent of 8 grounds and 100 sq.ft., comprised in O.S.No. 330, R.S.No.58 and new R.S.No.58/51, Block No.12 of Nungambakkam Village, Egmore-Nungambakkam Taluk, Chennai, the said land bounded on the :

North by : Khader Nawaz Khan Road
South by : Property belonging to third parties
East by : Rutland Gate sixth Street
West by : Door No.13, Khader Nawaz Khan Road

within the Registration District of Chennai Central and the Sub-Registration District of Thousand Lights.

**Item No.3**

The apartment numbered as 2A, on the western part of the front of second floor and the room in the basement adjacent to the car ramp on the western side as well as the one covered car-park space in the basement level of the said building known as "Tejas", situated at old No. 92, new No.16, Poes Gardens, Chennai – 600 086, together with a 1/16th undivided share in 6 grounds, bearing Plot No.24 in the Lay-out No.57 of 1960, comprised in R.S. No.1567, situated at Poes Garden, 81st Division Teynampet, Chennai, the said land bounded on the:

North by : Plot Nos.24/1 and 24/2
South by : Existing Road
East by : Plot Nos.25 and 26
West by : Plot No.24/3



within the Registration District of Chennai Central and Sub-Registration District of Chennai Central.

**Item No.4**

A built-up area of 3185 sq.ft (forming the western portion of 6370 sq.ft, bearing No.12/23) on the fourth floor, as well as exclusive garden area of 553 sq.ft and two car parking spaces in the open areas on the ground level of the building, situated at No.12, Khader Nawaz Khan Road, Nungambakkam, Chennai 600 006, together with a 821.5 sq.ft undivided

share in the land of an extent of 8 grounds and 100 sq.ft., comprised in O.S.No. 330, R.S.No.58 and new R.S.No.58/51, Block No.12 of Nungambakkam Village, Egmore-Nungambakkam Taluk, Chennai, the said land bounded on the :

| | |
|---|---|
| North by | : Khader Nawaz Khan Road |
| South by | : Property belonging to third parties |
| East by | : Rutland Gate sixth Street |
| West by | : Door No.13, Khader Nawaz Khan Road |

within the Registration District of Chennai Central and the Sub-Registration District of Thousand Lights.

**Item No.5**

Built-up area of 3160 sq.ft on the second floor and in the two covered car-park spaces (within the stilt area) as well as in the four open car-park spaces on the ground level of the building situated No.309 (old No.197) Poonamallee High Road/E.V.R.Periyar Salai, Chetpet, Chennai 600 031, together with a 1769.53 sq.ft undivided share in the land of an extent of 6 grounds 442 sq.ft., comprised in R.S.No.375/41, Block No.23 of Egmore Division, Egmore-Nungambakkam Taluk, Chennai District, the said land bounded on the :

| | |
|---|---|
| North by | : Poonamallee High Road |
| South by | : Land in R.S.No.375/13 |
| East by | : Land in R.S.Nos.375/21 and 375/25 |
| West by | : Land in R.S.Nos.375/6 and 375/23 |

within the Registration District of Chennai Central and Sub-Registration District of Periamet.

**Item No.6**

Built-up area of 205 sq.ft. on the terrace floor and in the 2385 sq.ft. of open terrace area of the storeyed building, situated No.309 (old No.197) Poonamallee High Road, E.V.R.Periyar Salai, Chetpet, Chennai 600 031, together with a 10 sq.ft. undivided share in the land of an extent of 6 grounds 442 sq.ft., comprised in R.S.No.375/41, Block No.23 of Egmore Division, Egmore-Nungambakkam Taluk, Chennai District, the said land bounded on the :

| | |
|---|---|
| North by | : Poonamallee High Road |
| South by | : Land in R.S.No.375/13 |
| East by | : Land in R.S.Nos.375/21 and 375/25 |
| West by | : Land in R.S.Nos.375/6 and 375/23 |

DOCUMENT No. 1339/2015 Page No 11 Total Pages 14

within the Registration District of Chennai Central and Sub-Registration District of Periamet.

In witness whereof I have signed this Power of Attorney on this 9th day of November, 2015;

PRINCIPAL

**Witnesses:**

1. Rebecca Sullivan

839 Morrison Park Dr, Apt 324
San Jose, California - 95126

2. Trevor Holt

839 Morrison Park Dr. Apt 324
San Jose, Ca 95126

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness accuracy, or validity of that document.

State of California
County of Alameda

Subscribed and sworn to (or affirmed) before me on this 9 day of November, 20 15, by Rithika Reddy Varanasi

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public

INDERJOT S. PAHWA
COMM. # 2032857
NOTARY PUBLIC • CALIFORNIA
ALAMEDA COUNTY
My Commission Expires
August 7, 2017

DOCUMENT
Re 1339/20 LS
Page No 12
Total Pages 14

60/2,015/ADJ

Presented in the Office of SUB REGISTRAR of Chennai Central Jointt I and fee of Rs. 160 paid betwe hours of 12 and 1 on 27/11/2015 by

1 Left Thumb

Name : V.RAHUL REDDY

S/o V.VISHNU REDDY

AS PER DOCUMENT

7358317371

Passport No:H2533676

Execution Admitted by

1 Left Thumb

Name : V.RAHUL REDDY

S/o V.VISHNU REDDY

AS PER DOCUMENT

7358.317 371

Passport No:H2533676

27th day of November 2015

SUB REGISTRAR
Chennai Central Jointt I
Joint Sub Registrar - I
District Registrar's Office
CHENNAI CENTRAL

DOCUMENT No. 1339/2015 Page No. 13 Total Pages 14

Endorsement Sheet no. 1 of 2

Registered as No 60 of 2015 of Adjudication

Date : 27/11/2015 SUB REGISTRAR

Joint Sub Registrar

District Registrar's Office

CHENNAI CENTRAL

DOCUMENT No. 1339/2015

Page No. 14 Total Pages 14

Endorsement Sheet no. 2 of 2

Original doc: on 1 pg

3R$50P

INDIA

सत्यमेव जयते

भारत

Magnum clothing (p) ltd

C. Subbia

SALE DEED

This Deed of Sale executed at Madras on this the 30th day of September 1992

BY

DR. V.BASU JOHN, son of Late V.John, Christian, aged about 49 years, C/o.Klein & Peyerl, 135 Mount Road, Madras 600 002 hereinafter called the VENDOR

TO AND IN FAVOUR OF

M/S. MAGNUM CLOTHING (P) LTD, a Company incorporated under the Companies Act and having its office at 1-A, Dr. Sadasivam Road, Madras 600 017 hereinafter referred to as the PURCHASER.

Vinodhini

P 319 / 924 original

Presented in the Office of the District Registrar of Madras Central and fee of Rs.51.70 paid between the hours of 2 and 3 pm on the 30th September 1992 by

Document No. 924/1992
Contains 1 Sheets 1
Sheet

Joint Sub. Registrar

EXECUTION ADMITTED BY

V. Basil John S/o late V. John, Klein & Peyert, 135 Mount Road, Madras-600 002

IDENTIFIED BY

C. Sankaran, S/o late Kannan, F 107 Annanagar, Madras-600 102.

S/o. No. 2. 4 உவட்டாட் வீதி 2

30th September 1992

JOINT SUB REGISTRAR-I

Vinodhini

3R$50P

INDIA

सत्यमेव जयते

PEES भारत PAISE

Magnum Clothing Ltd

C. SU[illegible] PILLAI
S. [illegible]
Bi[illegible] SOY.
JUL

[illegible]

-. 2 .

The terms Vendor and the Purchaser shall wherever the context so permits include his heirs, executors, legal representatives, administrators and assigns.

WHEREAS the property described in Schedule "A" hereto was owned earlier by Mrs.Sarah John, the mother of the Vendor who purchased the same under Sale Deed dated 13th May 1961 registered as Document No.1073/61 in the Office of the Sub-Registrar at Thyagarayanagar in the Registration District of Madras, Chingleput;

AND WHEREAS the said Mrs. Sarah John transferred portion of the said property unto the Vendor herein absolutely and irrevocable partly by deed of Settlement dated 9th Sept. 1968 registered as Document No.2309/68 in the Office of the Sub-Registrar at Thyagaraya Nagar and the remaining under the Deed of Settlement

Vinodhini

இந்த ஆவணம் சொத்தின் தண்ட கட்டுடத்தின் மதிப்பு ரூ.....28,133/- என கணிக்கப்பட்டு பின் நிர்ணயிக்கப்பட்டது. இ.வ. ரூ. [illegible] மற்றும் பதிவுக்கட்டணம் ரூ.3934/- [illegible] இந்திய உச்ச நீதி மன்ற 23-9-1991-ம் நாளிட்ட ஐ.ஏ.எண் 2-265 90 ஐ.ஏ.எண்.1 91 மற்றும் ஐ.ஏ எண் 2-529 91 ஆணைப்படி இவ்வழக்கின் மீது தமிழ்நாடு அரசுக்கு முதன்மைக் கடமை (FIRST CHARGE) ஏற்படுத்தப்படுகிறது. இந்த வழக்கில் உச்ச நீதி மன்ற நீதிபதி ஆணைக்குட்பட்டு சொத்து பின்னர் எந்தவை நபர்களுக்கு மாற்றப்பட்டாலும் இத்தொகையை சொத்தை பெறுபவர்கள் செலுத்த வேண்டும். இந்த குறிப்பாணை இந்திய உச்ச நீதி மன்ற 12-4-1991-ம் நாளிட்ட சி.ஏ.எண். 5656-5914 90 மற்றும் சி.ஏ.எண்: 5914எ/90 5914இ/90-ல் ஐ.ஏ.எண். 2-265 90 ஐ.ஏ.எண். 1/91 மற்றும் ஐ.ஏ எண். 266 529 91 ஆணைகளின்படி இந்த ஆவணத்தின் மீது எழுதப்பட்டது.

Registered as No 924 of 199 2 of

Book 1 Volume 77 Pages 475 554

[illegible] October 92 Joint Sub Registrar

இணை சார் பதிவாளர் I

[illegible]

[illegible] 924 [illegible]

[illegible] 19 [illegible]

[illegible] 2 [illegible]

[illegible] Registrar

Vinodhini

3R95UP

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

Telegram clothing (P) Ltd

3617
6/6/92

C. Sub-Reg

JUL



dated 2nd May 1969 registered as Document No.589/69 in the Office of the Sub-Registrar at Thyagaraya Nagar;

AND WHEREAS the purchaser alongwith others contracted with Basu Color Lab (P) Ltd for the construction of an apartment building "TEJAS" in the land described in Schedule A hereto, on account of the Purchaser whereby the said Basu Color Lab (P) Ltd contracted to construct for the Purchaser the flat described in the schedule "B" hereto;

AND WHEREAS the Purchaser being desirous of holding the apartment described in schedule "B" hereto approached the vendor, through Basu Color Lab (P) Ltd offering to purchase undivided interest in the land described in the schedule "A" hereto;

AND WHEREAS the vendor accepted the said offer and agreed to convey undivided

Vinodhini

interest in the land described in the schedule A hereto unto the Purchaser.

NOW THIS DEED WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.4,00,000/- (Rupees four lakhs only) paid by the purchaser to the vendor (the receipt whereof in the manner aforesaid the vendor doth hereby admit and acknow ledge and release the purchaser from obligations to pay any further consideration under these presents) the vendor doth hereby grant, convey, assign, transfer, sell unto the Purchaser one sixteenth undivided interest of the vendor in the land des cribed in schedule "A" hereto and together with proportionate right, title, interest, claims in the estate of the Vendor, licences, permission, advantages thereto belonging or enjoyed as such this far in to upon the same and every part thereof TO HAVE AND TO HOLD the same unto the Purchaser absolutely and forever and free of all encumbrances but however subjected to all that is stated in the Schedule "A" to "G" below;

2. And that the vendor doth hereby declare that the vendor has this day placed the purchaser in peaceable joint possession of the land described in the schedule A below and to the extent the interest herein expressed to be hereby conveyed

and assures the purchaser that the purchaser may remain in such enjoyment thereof without any interruption from the vendor or from any person claiming through, under or in trust for the vendor.

3. And that the vendor doth hereby declare that the vendor is the true, lawful, absolute, exclusive owner of the property described in the schedule A hereto and that the vendor had never been privy to any act or deed by which the right, title and interest of the vendor to convey the interest in the said property in the manner herein contained is in any way conveyed or curtailed and the same is free of all mortgages leases and proceedings, partnership, charges for arrears of tax or fees.

PROVIDED ALWAYS :

1. That the purchaser shall be entitled to the enjoyment of the property/area specific ally marked for the purchaser in schedule C hereto which is part of the property described in the schedule A hereto exclusively but with no right or liberty to raise constructions thereon.

2. That in the enjoyment of the apartments referred to in schedule B below and of the undivided interest in the land described in the schedule A hereto, the purcha ser shall abide by the provisions contained in schedule C to G hereto and shall

hold the interest in the land hereby conveyed as impartible.

3. That the flat referred to in schedule B hereto is constructed by the purchaser and not by the vendor and as such it is not hereby conveyed.

SCHEDULE "A"

(LAND)

All that piece and parcel of land in plot No.24 of Poes Garden of R.S.No. 1567, 81st Division Teynampet, Madras within the Sub Registration District of Thyagaraya Nagar in the Registration District of Madras-Chingleput, under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring by recent admeasurement 6 grounds and Nil square feet or thereabouts bound on the

| | |
|---|---|
| North by | Plot Nos.24/1 and 24/2 |
| East by | Plot Nos.25 and 26 |
| South by | Existing road and |
| West by | Plot No.24/3 |

(One sixteenth undivided interest only is conveyed hereby subject to/together with, the right to use the portion of land/building described in the schedule C below exclusively by persons mentioned in the said schedule C).

Market value of Property : Rs:4,00,000/-
Stamp Duty paid of Guide line value of : Rs: 5,11,560/-

SCHEDULE "B"

(Apartment constructed by the Purchaser and not hereby conveyed)

FIRST FLOOR WEST FRONT APARTMENT

Shaded RED in the plan attached.

SCHEDULE "C"

(Areas of Exclusive Use)

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground floor East Front Apt. | Basement Room East of Lift Well and Open Car Park |
| Ground Floor West Front Apt. | Basement Room West of Lift Well and Open Car Park |
| First floor East Front Apt. | Basement Room adjacent to Eastern side car ramp and covered car park |
| First floor West Front Apt. | Basement Room adjacent to Western side car ramp and covered car park |
| Second floor East Front Apt. | Basement room adjacent to Eastern side car ramp and covered car park |

| | |
|---|---|
| Second floor west front Apt. | Basement room adjacent to Western side car ramp and covered car park |
| Second floor east back Apt. | Basement room adjacent to Eastern side car ramp and open car park |
| Second floor west back Apt. | Basement room adjacent to western side car ramp and covered car park |
| Third floor front Apt. | Room adjacent to eastern side car ramp |

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground floor east back Apt. | Garden and open car park in North eastern side |
| Ground floor west back Apt. | Garden and open car park in north western side |
| First floor east back Apt. | Garden and open car park in north eastern side |
| First floor west back Apt. | Garden and open car park in north western side |
| Third floor east front Apt. | Terrace roof garden as marked and covered car park |
| Third floor west front Apt. | Terrace roof garden as marked and covered car park |
| Third floor east back Apt. | Terrace roof garden as marked and covered car park |
| Third floor west back Apt. | Terrace roof garden as marked and open car park |

EXCLUSIVE AREA FOR APARTMENTS DESCRIBED IN SCHEDULE "B" IS SHADED BLUE AND RESERVED CAR PARKS SHADED RED IN THE PLAN ATTACHED.

## SCHEDULE "D"

(Expenses to the shared)

The purchaser in proportion to his share of land, alongwith other purchasers in the proportions of their shares, shall be deemed to have accepted the following conditions and to have contracted to bear the following expenses:

1. All rates and out-goings payable if any, in respect of the land described in the schedule A hereto and the building thereon, but excluding taxes or fees levied on B schedule apartment.

2) The expenses of routine maintenance including painting, white washing, clearing etc and provision of the common service to the building but not including C schedule area.

(a) Maintenance of lifts, pumpsets, generators and other machineries, sanitary and electrical lines common to the building.

(b) Replacement of bulbs and electrical fittings in corridors and in all common areas but not including C schedule area.

(c) Payment of electrical and water charges for common services.

(d) Maintenance of potted plants in the buildings.

(e) Provision of night watchman, lift boys, caretakers, other employees.

(f) Cleaning of stair cases, corridors and car parks.

(g) Repairs and maintenance expenses generally.

(3) Should the purchaser default in payment due for any common expense benefits or amenities, a majority of the purchasers while carrying out the services as contem plated above shall have the right to remove such common benefits or amenities including electricity and water connection from the enjoyment of the defaulter.

4) Provided always the vendor shall not be liable and the purchaser shall be liable for the charges for meter rent, electricity and water and all other common expenses from the date of communication by the builder to the purchaser of their willingness to hand over possession of the construction referred to in the schedule B above to the purchaser.

SCHEDULE "E"

(Restrictions on the rights of the Purchaser)

The Purchaser so as to bind himself, his successors in interest, heirs, representatives

and assigns and with the consideration of promotion and protecting his rights and interest as the purchaser of the construction described in schedule B above, and in consideration of the covenants of the vendors bindings on the purchasers of the other undivided interest in the property described in the schedule A above or the construction thereon, doth hereby agree to be bound by the following covenant s.

1. Not to raise any construction in addition to that mentioned in the schedule B above.

2. Not to use or permit the use of the construction referred to in the schedule B above in a manner which would diminish the value or utility of the pipes, cisterns and the like common amenities provided in the property described in the schedule A above or in any construction made thereon.

3. Not to use the space in the land described in the schedule A above left open after the construction for parking heavy vehicles or to use the same in any manner which might cause hindrance for the free ingress or egress from any other part of the construction or contrary to or inconsistent herewith.

4. Not to default in the payment of any taxes or levy to be shared by the other joint purchasers and users of the property described in the schedule A above or expenses to be shared by the owners of the constructions thereon or any specified

part thereof.

5. Not to decorate the exterior of the property otherwise than in a manner agreed to by a majority of the purchasers of the construction in the land described in the schedule A above.

6. Not to make any arrangement for the maintenance of the building referred to above and for ensuring the common amenities therein for the benefit of all concerned, other than that as agreed to by the majority of the purchasers.

SCHEDULE "F"

(Right of Purchasers to the Common Area)

1. Full right and liberty for the Purchaser and all persons authorised or permitted by the purchaser (in common with all other persons entitled, permitted or authorised to the like right) at all times, by day or by night and for all purposes to go, pass and repass the staircase and the passage inside and outside the buildings to the construction described in schedule B hereto.

2. Full right and liberty to the persons referred to supra in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night and for all purposes to go and repass over the land appurtenant to the

buildings constructed in the land described in the schedule A above.

3. The right to adjacent and lateral support and shelter and protection from the other parts of the aforesaid buildings and from the side and roof thereof.

4. The free and uninterrupted passage of running water, gas and electricity from and to the construction through the sewerage, drain and water courses, pipes, cables and wires which now or at any time hereafter, be in, under or passing through the building or any part thereof.

5. Right of passage for the purchaser and his agents or workmen to the other parts of the buildings at all reasonable time on notice to where the water tanks are situated for the purpose of cleaning or repairing or maintaining the same.

6. Rights of passage for the purchaser and his agent or workmen to other part of the building at all reasonable times on notice to enter into and upon other parts of the building for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains and water courses, cable pipes and wires causing as little disturbances as possible and making good any damages caused.

7. To lay cables or wires in the property described in the schedule B hereto or

passages for telephone or other installations however respecting the equal right of the others therefor.

8. The right for the purchaser, his servants, workmen and others at all reasonable times on notice to enter into and upon other parts of the said buildings for the purpose of repairing, maintaining, renewing, altering or rebuilding the construction referred to in the schedule B or any part of the building giving adjacent and lateral support shelter or protection to the construction thereof.

9. The right to do all or any of the acts aforesaid without notice in the case of emergency.

SCHEDULE "G"

(The Vendor's Covenant)

1. That the vendor will require every person to whom he shall hereafter transfer, grant or lease any properties comprised in the property described in the schedule A hereto to covenant and to respect the conditions and observe the restrictions

setforth in the schedule above.

2. That the vendor and the assignees or trustee claiming through or in trust for the vendor will always respect the rights of the purchaser mentioned in this Deed and in schedule E in particular.

3. The vendor hereafter shall faithfully follow the covenants herein contained and shall not confer on any other persons or any right not reserved for the purchaser herein nor shall they contract to exclude for the transferees any burden expressed to be shared by the purchaser herein, save in respect of land exclusively reserved for being used as open space, basement area for exclusive use and open terrace space for exclusive use.

4. The vendor accepts and agrees that any covenant by the vendor in future in any deed of document reducing or altering the right of the purchaser herein or imposing on the purchaser any restrictions not found herein before shall be void.

5. The vendor shall give inspection of the title deeds relating to the property retained with them at the request of the purchaser or his nominees at all reasonable times.

IN WITNESS WHEREOF the vendor has hereunder fixed his hand on the day, month and year first above written.

WITNESSES:

1) C. SAI HOTEL
F 107 RAMANAGAR
MADRAS 102

2)

VENDOR

Drafted By
K. RADHAKRISHNAN
ADVOCATE
1st FLOOR,
9, VALLIAMMAL ROAD,
MADRAS - 600 007.
PHONE: 663587

3R$50P

INDIA

सत्यमेव जयते

भारत

SALE DEED

This Deed of Sale executed at Madras on this the 30th day of September 1992

BY

DR. V.BASU JOHN, son of Late V.John, Christian, aged about 49 years, C/o.Klein & Peyerl, 135 Mount Road, Madras 600 002 hereinafter called the VENDOR

TO AND IN FAVOUR OF

M/S. ART TREND EXPORTS (P) LTD., a Company incorporated under the Companies Act and having its office at 1-A, Dr. Sadasivam Road, Madras 600 017 hereinafter referred to as the PURCHASER.

Vinodhini

P 320

925

Presented in the Office of the District Registrar of Madras Central and fee of Rs. 5174 paid between the hours of 2 and 3 PM on the 30th September 1992 by

Document No. 926 of 1992 Sections ..... Sheets ..... Sheet

Joint Sub. Registrar

THE DISTRICT REGISTRAR CENTRAL

EXECUTION ADMITTED BY

IDENTIFIED BY

V. Isaac John s/o late V. John Klein 4 Peyeri, 135 Mount Road, Madras

C. Sankaran s/o late Kannan, F 107 Anna Nagar, Madras-102

[illegible] S/o. [illegible] No. 2. 4th [illegible] [illegible] 2.

30th September 1992

JOINT SUB REGISTRAR-I

Vinodhini

இந்த ஆவணச் சொத்தில் கண்ட கட்டிடத்தின் மதிப்பு ரூ.....29,135.....என கணக்கிடப்பட்டு விற்பனை திணைக்களப்பட்டது. இவ்வாவணத்தை விற்பனைக்கு மேற்படாமல் முத்திரை தீர்வை மற்றும் பதிவுக்கட்டணம் ரூ.3934/- கொண்டு இந்திய உச்ச நீதி மன்ற 27-9-1991-ம் நாளிட்ட ஐ.ஏ.எண். 2-265 90 ஐ.ஏ.எண்.1 91 மற்றும் ஐ.ஏ எண். 266-529 / 91 ஆணைப்படி இச்சொத்தின் மீது தமிழ்நாடு அரசுக்கு முதல் கடனாக (FIRST CHARGE) ஏற்படுத்தப்படுகிறது. இந்த வழக்கில் உச்ச நீதி மன்ற இறுதி ஆணைக்குட்பட்டு சொத்து பின்னர் எத்தனை நபர்களுக்கு மாற்றப்பட்டாலும் இத்தொகையை சொத்தை பெறுபவர்கள் செலுத்த வேண்டும். இந்த குறிப்பானை இந்திய உச்ச நீதி மன்ற 12-4-1991-ம் நாளிட்ட சி.ஏ.எண். 5656-5914 /90 மற்றும் சி.ஏ.எண். 5914ஏ/90 5914இ/90-ன் ஐ.ஏ.எண். 2-265 90 ஐ.ஏ.எண். 1/91 மற்றும் ஐ.ஏ.எண். 266-529/91 ஆணைகளின்படி இந்த ஆவணத்தின் மீது எழுதப்பட்டது.

இணை சார் பதிவாளர் 1

Registered as No ....925 of 1992

Book ...1..... Volume 177 Pages 555-56

2nd October 1992 Joint Sub Registrar

Note numbers cancelled within the original two

Registered ..... Pages

Corrections ....13..... Blocks ....1....

..... Slips

Joint Sub-Registrar

Vinodhini

3R$50P


Flat Trend Exports (P) Ltd C. Subb

3611
6/6/92

JUL

. 2 .

The terms Vendor and the Purchaser shall wherever the context so permits include his heirs, executors, legal representatives, administrators and assigns.

WHEREAS the property described in Schedule "A" hereto was owned earlier by Mrs.Sarah John, the mother of the Vendor who purchased the same under Sale Deed dated 13th May 1961 registered as Document No.1073/61 in the Office of the Sub-Registrar at Thyagarayanagar in the Registration District of Madras, Chingleput;

AND WHEREAS the said Mrs. Sarah John transferred portion of the said property unto the vendor herein absolutely and irrevocable partly by deed of Settlement dated 9th Sept. 1968 registered as Document No.2309/68 in the Office of the Sub-Registrar at Thyagaraya Nagar and the remaining under the Deed of Settlement

Vinodhini

3R$50P

INDIA

तीन रुपये पचास पैसे

सत्यमेव जयते

THREE RUPEES भारत FIFTY PAISE

3608/6/6/92

First Trend Exports (P) Ltd C. Sulochana

C. SHANMUGAM PILLAI JUL

BI



dated 2nd May 1969 registered as Document No.589/69 in the Office of the Sub-Registrar at Thyagaraya Nagar;

AND WHEREAS the purchaser alongwith others contracted with Basu Color Lab (P) Ltd for the construction of an apartment building "TEJAS" in the land described in Schedule A hereto, on account of the Purchaser whereby the said Basu Color Lab (P) Ltd contracted to construct for the Purchaser the flat described in the schedule "B" hereto;

AND WHEREAS the Purchaser being desirous of holding the apartment described in schedule "B" hereto approached the vendor, through Basu Color Lab (P) Ltd offering to purchase undivided interest in the land described in the schedule "A" hereto;

AND WHEREAS the vendor accepted the said offer and agreed to convey undivided

Vinodhini

Document No. 921 195 K of 19
Contains 18 Sheets 1
3 Sheet

Sub-Registrar

Vinodhini

interest in the land described in the schedule A hereto unto the Purchaser.

NOW THIS DEED WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs.4,00,000/- (Rupees four lakhs only) paid by the purchaser to the vendor (the receipt whereof in the manner aforesaid the vendor doth hereby admit and acknow ledge and release the purchaser from obligations to pay any further consideration under these presents) the vendor doth hereby grant, convey, assign, transfer, sell unto the Purchaser one sixteenth undivided interest of the vendor in the land des cribed in schedule "A" hereto and together with proportionate right, title, interest, claims in the estate of the Vendor, licences, permission, advantages thereto belonging or enjoyed as such this far in to upon the same and every part thereof TO HAVE AND TO HOLD the same unto the Purchaser absolutely and forever and free of all encumbrances but however subjected to all that is stated in the Schedule "A" to "G" below;

2. And that the vendor doth hereby declare that the vendor has this day placed the purchaser in peaceable joint possession of the land described in the schedule A below and to the extent the interest herein expressed to be hereby conveyed and assures the purchaser that the purchaser may remain in such enjoyment thereof

Document No. 925 Year 2 of Book
Contains 12 Sheets 1
Sheet

Joint Sub. Registrar

THE SEAL OF THE DISTRICT REGISTRAR ERNAKULAM

Vinodhini

without any interruption from the vendor or from any person claiming through, under or in trust for the vendor.

3. And that the vendor doth hereby declare that the vendor is the true, lawful, absolute, exclusive owner of the property described in the schedule A hereto and that the vendor had never been privy to any act or deed by which the right, title and interest of the vendor to convey the interest in the said property in the manner herein contained is in any way conveyed or curtailed and the same is free of all mortgages leases and proceedings, partnership, charges for arrears of tax or fees.

PROVIDED ALWAYS :

1. That the purchaser shall be entitled to the enjoyment of the property/area specific ally marked for the purchaser in schedule C hereto which is part of the property described in the schedule A hereto exclusively but with no right or liberty to raise constructions thereon.

2. That in the enjoyment of the apartments referred to in schedule B below and of the undivided interest in the land described in the schedule A hereto, the purchase r shall abide by the provisions contained in schedule C to G hereto and shall hold the interest in the land hereby conveyed as impartible.

3. That the flat referred to in schedule B hereto is constructed by the purchaser and not by the vendor and as such it is not hereby conveyed.

Document No. 921 Dt. 8 of Book
Contains 12 Sheets 1
5 Sheet

Joint Sub- Registrar

THE SEAL OF THE DISTRICT REGISTRAR

Vinodhini

SCHEDULE "A"

(LAND)

All that piece and parcel of land in plot No.24 of Poes Garden of R.S.No. 1567, 81st Division Teynampet, Madras within the Sub Registration District of Thyagaraya Nagar in the Registration District of Madras-Chingleput, under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring by recent admeasurement 6 grounds and Nil square feet or thereabouts bound on the

| | |
|---|---|
| North by | Plot Nos.24/1 and 24/2 |
| East by | Plot Nos.25 and 26 |
| South by | Existing road and |
| West by | Plot No.24/3 |

(One sixteenth undivided interest only is conveyed hereby subject to/together with, the right to use the portion of land/building described in the schedule C below exclusively by persons mentioned in the said schedule C).

Market value of property : Rs: 4,00,000/-
Stamp duty paid on Guide line value of : Rs: 5,11,560/-

Document No. 925 Vol. 9 of Book
Contains 18 Sheets 1
1 Sheet

Joint Sub. Registrar

THE SEAL OF THE DISTRICT PANCHAYAT KANNAPASCEMTRAM

Vinodhini

SCHEDULE "B"

(Apartment constructed by the Purchaser and not hereby conveyed)

GROUND FLOOR WEST FRONT APARTMENT

Shaded RED in the plan attached.

SCHEDULE "C"

(Areas of Exclusive Use)

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground floor East Front Apt. | Basement Room East of Lift Well and Open Car Park |
| Ground Floor West Front Apt. | Basement Room West of Lift Well and Open Car Park |
| First floor East Front Apt. | Basement Room adjacent to Eastern side car ramp and covered car park |
| First floor West Front Apt. | Basement Room adjacent to Western side car ramp and covered car park |
| Second floor East Front Apt. | Basement room adjacent to Eastern side car ramp and covered car park |

Document No. 921 Year 2 of Book
Contains 18 Sheets 1
7 Sheet

Joint Sub- Registrar

Vinodhini

| | |
|---|---|
| Second floor west front Apt. | Basement room adjacent to Western side car ramp and covered car park |
| Second floor east back Apt. | Basement room adjacent to Eastern side car ramp and open car park |
| Second floor west back Apt. | Basement room adjacent to western side car ramp and covered car park |
| Third floor front Apt. | Room adjacent to eastern side car ramp |

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground floor east back Apt. | Garden and open car park in North eastern side |
| Ground floor west back Apt. | Garden and open car park in north western side |
| First floor east back Apt. | Garden and open car park in north eastern side |
| First floor west back Apt. | Garden and open car park in north western side |
| Third floor east front Apt. | Terrace roof garden as marked and covered car park |
| Third floor west front Apt. | Terrace roof garden as marked and covered car park |
| Third floor east back Apt. | Terrace roof garden as marked and covered car park |
| Third floor west back Apt. | Terrace roof garden as marked and open car park |

EXCLUSIVE AREA FOR APARTMENTS DESCRIBED IN SCHEDULE "B" IS SHADED BLUE AND RESERVED CAR PARKS SHADED RED IN THE PLAN ATTACHED.

Document No. 921 Dt. 2 of Dec.
Remains 13 Sheets 4
2 Sheet

Joint Sub- Registrar

Vinodhini

SCHEDULE "D"

(Expenses to the shared)

The purchaser in proportion to his share of land, alongwith other purchasers in the proportions of their shares, shall be deemed to have accepted the following conditions and to have contracted to bear the following expenses:

1. All rates and out-goings payable if any, in respect of the land described in the schedule A hereto and the building thereon, but excluding taxes or fees levied on B schedule apartment.

2) The expenses of routine maintenance including painting, white washing, clearing etc and provision of the common service to the building but not including C schedule area.

(a) Maintenance of lifts, pumpsets, generators and other machineries, sanitary and electrical lines common to the building.

(b) Replacement of bulbs and electrical fittings in corridors and in all common areas but not including C schedule area.

(c) Payment of electrical and water charges for common services.

(d) Maintenance of potted plants in the buildings.

Document No. 951 Dt. 8 of 2020
Contains 12 Sheets 1
Sheet

Joint Sub. Registrar II

Vinodhini

(e) Provision of night watchman, lift boys, caretakers, other employees.

(f) Cleaning of stair cases, corridors and car parks.

(g) Repairs and maintenance expenses generally.

(3) Should the purchaser default in payment due for any common expense benefits or amenities, a majority of the purchasers while carrying out the services as contem plated above shall have the right to remove such common benefits or amenities including electricity and water connection from the enjoyment of the defaulter.

4) Provided always the vendor shall not be liable and the purchaser shall be liable for the charges for meter rent, electricity and water and all other common expenses from the date of communication by the builder to the purchaser of their willingness to hand over possession of the construction referred to in the schedule B above to the purchaser.

SCHEDULE "E"

(Restrictions on the rights of the Purchaser)

The Purchaser so as to bind himself, his successors in interest, heirs, representatives and assigns and with the consideration of promotion and protecting his rights and interest as the purchaser of the construction described in schedule B above, and

Document No. 925 1970 of Dec.
Contains 13 Sheets 1
16 Sheet

Joint Sub. Registrar

Vinodhini

in consideration of the covenants of the vendors bindings on the purchasers of the other undivided interest in the property described in the schedule A above or the construction thereon, doth hereby agree to be bound by the following covenant s.

1. Not to raise any construction in addition to that mentioned in the schedule B above.

2. Not to use or permit the use of the construction referred to in the schedule B above in a manner which would diminish the value or utility of the pipes, cisterns and the like common amenities provided in the property described in the schedule A above or in any construction made thereon.

3. Not to use the space in the land described in the schedule A above left open after the construction for parking heavy vehicles or to use the same in any manner which might cause hindrance for the free ingress or egress from any other part of the construction or contrary to or inconsistent herewith.

4. Not to default in the payment of any taxes or levy to be shared by the other joint purchasers and users of the property described in the schedule A above or expenses to be shared by the owners of the constructions thereon or any specified part thereof.

5. Not to decorate the exterior of the property otherwise than in a manner agreed

Document No. 125 19 of 2000
Section 19 Sheet 1
11 Sheet

Sub-Registrar

Vinodhini

to by a majority of the purchasers of the construction in the land described in the schedule A above.

6. Not to make any arrangement for the maintenance of the building referred to above and for ensuring the common amenities therein for the benefit of all concerned, other than that as agreed to by the majority of the purchasers.

SCHEDULE "F"

(Right of Purchasers to the Common Area)

1. Full right and liberty for the Purchaser and all persons authorised or permitted by the purchaser (in common with all other persons entitled, permitted or authorised to the like right) at all times, by day or by night and for all purposes to go, pass and repass the staircase and the passage inside and outside the buildings to the construction described in schedule B hereto.

2. Full right and liberty to the persons referred to supra in common with all other persons with or without motor cars or other permitted vehicles at all times, day and night and for all purposes to go and repass over the land appurtenant to the buildings constructed in the land described in the schedule A above.

3. The right to adjacent and lateral support and shelter and protection from the

Document No. 925 Yr. 94 of Book
Containing 18 Sheets 1
12 Sheet

Joint Sub- Registrar

Vinodhini

other parts of the aforesaid buildings and from the side and roof thereof.

4. The free and uninterrupted passage of running water, gas and electricity from and to the construction through the sewerage, drain and water courses, pipes, cables and wires which now or at any time hereafter, be in, under or passing through the building or any part thereof.

5. Right of passage for the purchaser and his agents or workmen to the other parts of the buildings at all reasonable time on notice to where the water tanks are situated for the purpose of cleaning or repairing or maintaining the same.

6. Rights of passage for the purchaser and his agent or workmen to other part of the building at all reasonable times on notice to enter into and upon other parts of the building for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains and water courses, cable pipes and wires causing as little disturbances as possible and making good any damages caused.

7. To lay cables or wires in the property described in the schedule B hereto or passages for telephone or other installations however respecting the equal right of the others therefor.

8. The right for the purchaser, his servants, workmen and others at all reasonable

Document No. 925 Dt. 6 of Dec.
Carcaites 12 Sheets 1
13 Sheet

Point Sub- Registrar

Vinodhini

times on notice to enter into and upon other parts of the said buildings for the purpose of repairing, maintaining, renewing, altering or rebuilding the construction referred to in the schedule B or any part of the building giving adjacent and lateral support shelter or protection to the construction thereof.

9. The right to do all or any of the acts aforesaid without notice in the case of emergency.

SCHEDULE "G"

(The Vendor's Covenant)

1. That the vendor will require every person to whom he shall hereafter transfer, grant or lease any properties comprised in the property described in the schedule A hereto to covenant and to respect the conditions and observe the restrictions setforth in the schedule above.

2. That the vendor and the assignees or trustee claiming through or in trust for the vendor will always respect the rights of the purchaser mentioned in this Deed and in schedule E in particular.

3. The vendor hereafter shall faithfully follow the covenants herein contained and shall not confer on any other persons or any right not reserved for the purchaser

Document No. 921 1996 of Book
Contains 18 Sheets 6
14 Sheet

Joint Sub. Registrar II

Vinodhini

herein nor shall they contract to exclude for the transferees any burden expressed to be shared by the purchaser herein, save in respect of land exclusively reserved for being used as open space, basement area for exclusive use and open terrace space for exclusive use.

4. The vendor accepts and agrees that any covenant by the vendor in future in any deed of document reducing or altering the right of the purchaser herein or imposing on the purchaser any restrictions not found herein before shall be void.

5. The vendor shall give inspection of the title deeds relating to the property retained with them at the request of the purchaser or his nominees at all reasonable times.

IN WITNESS WHEREOF the vendor has hereunder fixed his hand on the day, month and year first above written.

WITNESSES:

1) C. Sai Mohan
C. SAI MOHAN
F 107 Anna Nagar
MADRAS 102

2)

VENDOR

Drafted By
K. Radhakrishnan
A. RADHAKRISHNAN
ADVOCATE
1st FLOOR,
9, VALLIAMMAL ROAD,
MADRAS - 600 007
PHONE: 563587

Document No. 925 Vol. 4 of 2008
Contains 19 Sheets 1
15 Sheet

Joint Sub. Registrar

Vinodhini

Connected with
Company Application

Memo

(14)

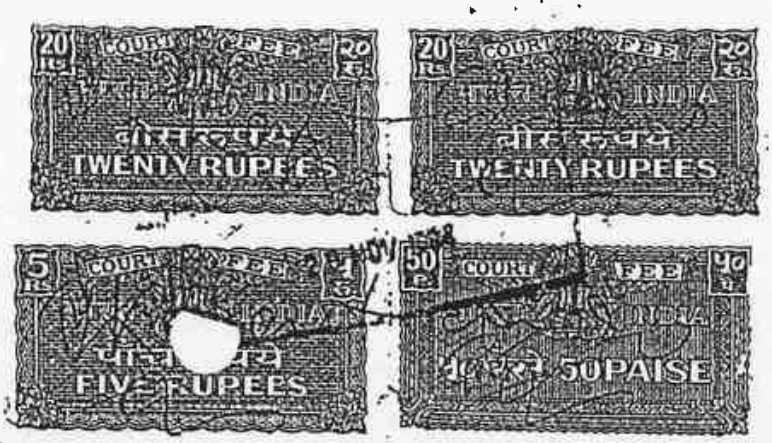
SUIT No. 126 OF 1994

IN THE HIGH COURT AT CALCUTTA

Ordinary Original Civil Jurisdiction

Seal

135




The Hon'ble Mr. Justice Bubro Lall Jain

President of the Union of India

In the Matter of

The Companies Act, 1956

And

In the Matter of

An application under Sections 391(2) and 394 of the said Act.

And

In the Matter of

ART TREND EXPORTS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its Registered Office at No. 12 Darga Road, Calcutta 700017 within the aforesaid jurisdiction

And

In the Matter of

MAGNUM CLOTHING PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 and having its Registered Office at No. 23A/78/12, Diamond Harbour Road, Lakshmanpur Mukherjee Sarani, Block 'E' New Alipore Calcutta 700053 within the aforesaid jurisdiction.

And

In the Matter of

1. Art Trend Exports Pvt. Limited.
2. Magnum Clothing Private Limited

Petitioners

18-9-12/94

S. RAJA, B.Sc., B.L.,
Advocate & Notary Public
NO. 129, RANGANATHAPURAM,
INDIRA NAGAR,
ADYAR, CHENNAI-600 020

S. RAJA, B.Sc., B.L. NOTARY PUBLIC CHENNAI-600 020

The

The above petition coming on for hearing on this day and upon reading the said petition, the order dated the second day of June in the year one thousand nine hundred and ninety four whereby the abovenamed petitioner no. 1 Art Trend Exports P. Ltd (hereinafter referred to as the said transferor company) and the abovenamed petitioner no. 2, Mannan Clothing P. Ltd (hereinafter referred to as the said transferee company) were ordered to convene separate meetings of the equity shareholders of the said transferor company and the said transferee company for the purpose of considering, and if thought fit, approving with or without modification, the scheme of amalgamation proposed to be made between the said transferor company and the said transferee company and annexed to the affidavit of Prakash Chand Singhee filed on the second day of June in the year one thousand nine hundred and ninety four the Statesman and the Sanmarg both dated the tenth day of June in the year one thousand nine hundred and ninety four each containing the advertisement of the said notices convening the said meetings directed to be held by the said order dated the second day of June in the year one thousand nine hundred and ninety four, the affidavit of Japan Chakraborty filed on the twenty seventh day of June in the year one thousand nine hundred and ninety four showing the publication and despatch of the

notices

RAJA. BABU
NOTARY
PUBLIC
CHENNAI-600 032

notices concerning the said meetings, the reports of the chairmen of the said meetings both dated the fifth day of July in the year one thousand nine hundred and ninety four as to the result of the said meetings And upon reading on the part of the petitioner companies, an affidavit of Jotan Chakraborty filed on the fourth day of August in the year one thousand nine hundred and ninety four and the exhibits therein referred to And upon reading the order made herein and dated the eleventh day of July in the year one thousand nine hundred and ninety four and upon hearing Mr. B.N. Sharma Advocate for the petitioner companies and Mr. B. Dehnath Advocate for the Central Government and it appearing from the said reports that the proposed scheme of amalgamation has been approved unanimously and the learned Advocate appearing on behalf of the Central Government is not objecting to the sanction of the said scheme and none has appeared to oppose this application.

This court doth hereby sanction the scheme of amalgamation set forth in Annexure 'A' of the petition herein and specified in the schedule 'A' hereto and doth hereby declare the same to be binding with effect from the first day of April in the year one thousand nine hundred and ninety four (hereinafter referred to as the said transfer date) on the said transferor company and the said transferee company and their shareholders and all concerned.

This court doth order:

(1) That all the properties, rights and interests of the said transferor company including those specified in the first, second and third parts of the schedule 'B' hereto be transferred from the said transfer date without further act or

deed

deed in the said transferee company and accordingly the name shall pursuant to section 394(2) of the Companies Act, 1956, be transferred to and be vested in the said transferee company for all the estate and interest of the said transferor company to all changes now affecting the name; and

(2) That all the liabilities and duties of the said transferor company be transferred from the said transfer date without further act or deed to the said transferee company and accordingly the name shall pursuant to section 394(2) of the Companies Act 1956 be transferred to and become the liabilities and duties of the said transferee company; and

(3) That all proceedings and/or suit and/or appeals now pending by or against the said transferor company be continued by or against the transferee company; and

(4) That the said transferee company do without further application issue and allot to every equity shareholders of the said transferor company, one equity share of Rupees one hundred each credited as fully paid up for every two equity share of Rupees ten each fully paid up held by such members in the said transferor company; and

(5) That leave be and the same is hereby granted to the petitioner companies to file the schedule of assets of the said transferor company within three weeks from the date hereof; and

(6) That the said transferor company and the said transferee company do within thirty days after the date of this order cause a certified copy of this order to be delivered to the Registrar of Companies West Bengal for registration and

(7) That the Official Liquidator of this court do file a report under second proviso to section 394(1)

of

of the companies Act, 1956 in respect of the said transferor company within six weeks from the date hereof) and

(8) That the said Official Liquidator do forthwith serve a copy of the said report to be filed by him on M/s. Khaitan & co Advocates for the said petitioner companies after filing of the said report with this court; and

(9) That leave be and the same is hereby granted to the said transferee company to apply for the dissolution without winding up of the said transferor company after filing of the said report by the said Official Liquidator; and

(10) That any person interested shall be at liberty to apply to this court in the above matter for such directions as may be necessary; and

(11) That the petitioner companies do pay to the Central Government its costs of and incidental to this application assessed at one hundred and fifty Gold Mohurs within a week from the date hereof; and

(12) That all parties do act on a copy of the minutes of this order duly signed by an officer of this court being served on them.

Witness Shri Krishna Chandra Agarwal Chief Justice at Calcutta, aforesaid the Third day of October in the year one Thousand nine hundred and ninety four.

Khaitan & co --- Advocates

J. Nandi
29-11-94
For Registrar

Schedule A)

Schedule 'A' above referred
to
Scheme of Amalgamation
of
Art Trend Exports Private Limited
With
Magnum Clothing Private Limited

PART-I

Definitions

For the purpose of this Scheme.

A. "The Transferor Company" means ART TREND EXPORTS PRIVATE LIMITED a company duly incorporated under the Companies Act, 1956 having its registered office at No.12, Darga Road, Calcutta 700017 in the State of West Bengal.

B. "The Transferee Company" means MAGNUM CLOTHING PRIVATE LIMITED a company duly incorporated under the Companies Act, 1956 having its registered office at No.23A/78/12, Diamond Harbour Road 6 Banbim Mukherjee Sarani, Block E, New Alipore, Calcutta-700053 in the State of West Bengal.

C. "Transfer Date" means the commencement of business on 1st day of April, 1994.

D. "The Transferor Company Shareholders" means the persons who are registered as the holders of the issued Equity Shares in the Capital of ART TREND EXPORTS PRIVATE LIMITED on such date (after the effective date hereinafter defined) as the Board of Directors of the Transferee Company may determine.

E. "The Effective Date" means the last of the dates on which all the consents and approvals as may be required are obtained and the date on which the certified copies of the order of the High Court at Calcutta are filed with the Registrar of Companies, West Bengal.

F. Undertakings of the Transferor Companies means and includes :-

S. RAJA, B.Sc., B.L.
NOTARY
PUBLIC
CHENNAI-600 003

(i)

(i) All the properties, rights, interests, assets and liabilities of the Transferor Company.

(ii) Without prejudice to the generality of the foregoing clause the said undertaking shall include all rights, powers, interests, authorities, privileges, liberties, and all properties and assets moveable or immoveable, real or personal, corporeal or incorporeal, in possession or reversion present or contingent of whatsoever nature wheresoever situate including land, building machinery, vehicles, office equipment, inventories, sundry debtors, cash and bank balances, loans and advances, stock in trade, leases, tenancy and agency rights and all other interests or rights in or arising out of such property together with all orders, permits, registrations, licences, patents, trade marks, telephones & telexes and all other communications import and/or export entitlements, governments incentives including duty drawback and other quotas of any kind, applied for or as may be obtained thereafter by the Transferor Company or which the Transferor Company are entitled to and all debts, liabilities, duties and obligations of the Transferor Company of whatsoever kind.

Provided Always that the Scheme shall not operate enlarge the security for any loan, deposit or facility created by or available to the Transferor Company which shall vest in the Transferee Company by virtue of the amalgamation and the Transferee Company shall not be obliged to create any further or additional security therefor.

Whereas

RAJA. B. SOOL
NOTARY PUBLIC
CHENNAI-600 002

Whereas

1. Both the Transferor and the Transferee Companies are inter alia engaged in the business of manufacturing and exporting of readymade garments and other fabrics of all kinds.

2. For the purpose of better, efficient and economical management control and running of the undertakings concerned and for administrative convenience and to obtain advantages of economies of scale as well as for the purpose of establishing an export base for manufactured products of the Transferee Company, the present Scheme is proposed to merge the Transferor Company with Transferee Company.

3. The Transferor Company by merging with the Transferee Company will be able to diversify its activities in a profitable business with tremendous future prospects and enable its shareholders to share the growth and prosperity of the combined company.

SCHEME

PART - II

1. With effect from the Transfer Date, the undertakings of the Transferor Company shall without further act or deed be transferred to and be vested or deemed to have been transferred to and vested in the Transferee Company pursuant to Section 394(2) of the Companies Act, 1956 (hereinafter called 'the Act') subject to all charges, liens, mortgages, if any, then affecting the same or any part thereof.

2. If any suit, appeal or other proceedings of whatsoever nature (hereinafter called the proceeding

by

by or against the Transferor Company be pending the same shall not abate, be discontinued or be in any way prejudicially affected by reason of the transfer of the undertaking of the Transferor Company or anything contained in this Scheme but the proceedings including those by the creditors of the Transferor Company may be continued prosecuted and enforced by or against the Transferee Company in the same manner and to the same extent as it would be or might have been continued prosecuted and enforced by or against the Transferor Company if this Scheme had not been made.

3. The transfer and vesting of rights, interest, properties and liabilities under Clause 1 here of and the continuance of the proceedings by or against the Transferee Company under Clause 2 here of shall not affect any transaction or proceedings already concluded by the Transferor Company in the ordinary course of business on and after the Transfer Date to the end and intent that the Transferee Company accepts and adopts all acts, deeds and things done and executed by or on behalf of the Transferor Company as acts, deeds and things done and executed by or on behalf of the Transferee Company.

4. Subject to other provisions contained in this Scheme all contracts, deeds, bonds, agreements and other documents and instruments of whatsoever nature to which the Transferor Company are a party subsisting or having effect immediately before the amalgamation shall remain in full force and effect against or in favour of the Transferee Company and may be enforced as fully and effectively, as if instead of the Transferor

Company

RAJA, B.Sc., NOTARY PUBLIC

company the Transferee company had been a party thereto.

5. Upon the Scheme being sanctioned by the Hon'ble High Court at Calcutta and transfer taking place as stipulated under clause 1 hereof

(a) The Transferee Company shall without further application issue and allot to every Equity shareholder of Transferor Company one equity share of Rs.100/- each credited as fully paid for every two Equity shares of Rs.10/- each fully paid up held by such shareholder in the Transferor Company on such date after the effective date as the Board of Directors of the transferee company may determine.

(b) All the shares to be issued and allotted in the Transferee Company as aforesaid shall rank pari passu in all respects with the existing Equity shares in the Transferee Company and they shall be eligible for any dividend paid or declared by the transferee company with effect from the Transfer Date.

(c) All the Equity shareholders of the Transferor Company shall accept the shares to be allotted as aforesaid in lieu of their shareholdings in the Transferor Company.

(d) No member of the Transferor Company will be allotted any fractional part of the share of the Transferee Company to which he may be entitled to by virtue of sub clause (a), (b) and/or (c) above, but all such shares of the Transferee Company representing fractions shall be consolidated and allotted to a Trustee to be nominated by the Board of Directors of the Transferee Company upon trust to sell the same and to pay the net proceeds thereof after deducting the

contd

costs of sale and incidentals to the members of the Transferor Company entitled thereto in the proportion in which they are so entitled and all members of the Transferor Company shall accept the same in lieu of such fractions. If any fraction is left even after such consolidation, same shall be ignored.

(e) Every member of the Transferor Company whose name shall appear on the register of members of Transferor Company on such date as the Board of Directors of the Transferor Company may determine shall surrender to the Transferee Company for cancellation of the share certificate(s) in respect of shares held by him in the Transferor Company and take all steps to obtain from the Transferee Company a certificate for the shares in the Transferee Company to which he may be entitled to under Sub-clauses (a) to (d) hereof

(f) The Transferee Company shall take over all the employees of the Transferor Company without interruption in service and on terms no less favourable to them as then applicable to them. The service of the said employees with the Transferor Company prior to such taking over will not be treated as having been broken for the purpose of provident fund, gratuity and other benefits but will be reckoned for all purposes from the date of their respective appointment with the Transferor Company.

(g) The Transferee Company shall take necessary steps to increase its Authorised capital to enable it to issue and allot the shares in terms of the Scheme.

(h) The fixed assets of the Transferee Company has been revalued as on 31st March, 1994 Mr. K.

Kumar

R. RAJA, B.Sc., B.L. NOTARY PUBLIC CHENNAI-600 003

Kumar an authorised valuer and the surplus arising by virtue of such revaluation have been utilised by issue of bonus share to the shareholders of the Transferor Company.

(i) The fixed assets of the Transferor Company have been valued by Mr. K. Kumar an Authorised valuer as on 31st March, 1994 and in accordance with such valuation the fixed assets of the Transferor Company shall be transferred at Rs. 79,45,000/- to the Transferee Company. All other assets and liabilities of the Transferor Company shall be transferred at the book value. The difference between the value of shares to be issued and allotted by the Transferee Company on one hand and the value of the net-assets of the Transferor Company transferred as aforesaid shall be dealt with by the Transferee Company in the following manner.

(I) if it is a credit-balance, the same shall be credited to an account to be styled as 'General Reserve Account'. The said account shall be considered as a free Reserve and shall form part of the net-worth of the Transferee Company.

(II) if it is a debit-balance, the same shall be written off against the undermentioned reserve and/or account heads of the Transferee Company viz.

i) Revaluation Reserve (at the first place) and

ii) credit-Balance in Profit & Loss Account (in case there is balance debit-balance pulsing even after writing off with the Revaluation Reserve).

(V) An account equal to the balance lying to the credit of the profit & loss Account in the Books of account of the Transferor Company shall

RAJA. B.Sc., NOTARY PUBLIC CHENNAI-600 012

shall be incorporated in the books of the Transferee Company in the same manner and to the same extent as appearing in the books of the Transferor Company as if the same was created by the Transferee Company out of its own earned and distributable profits.

(K) Any surplus arising out of Amalgamation to be credited under the General Reserve Account in the Books of the Transferee Company in terms of clause 1(I) above may be utilised by the Transferee Company for the purpose of issuing Bonus shares to the shareholders of the Transferee Company on such date and at such terms as may be determined and fixed by the Board of Directors of the Transferee Company.

(L) Subject to an order being made by the Court the Transferor Company shall be dissolved without winding up.

PART-III

1. The Transferor and the Transferee Companies shall make necessary applications to the Hon'ble High Court at Calcutta for obtaining the Court's sanction of this Scheme and for the consequent dissolution without winding up of the Transferor Company.

2. The Transferor and the Transferee Companies shall also obtain such other consents and approvals as may be required under any statute or contract not specifically referred to in this Scheme.

3. Until the Scheme is sanctioned and transfers effected as aforesaid, the Transferor Company shall carry on its business in usual course and shall be deemed to be carrying on the said business for

and

and on behalf of and in trust for the Transferee Company with effect from the Transfer Date.

4. The Transferee Company shall bay all costs, charges and expenses of and incidental to this Scheme of Amalgamation. However in the event of this Scheme not being approved for any reason whatsoever the Transferor Company and the Transferee Company shall bear their respective costs, charges and expenses in connection with this Scheme.

5. In case this Scheme is not sanctioned by the Hon'ble High Court at Calcutta for any reason whatsoever or for any other reason this Scheme cannot be implemented before 31st March, 1993 or within such further period or periods as may be agreed upon between the Transferor Company (by its Directors) and the Transferee Company (By its Directors) this Scheme shall become null and void and in that event no rights and liabilities shall accrue to or be incurred inter se by the parties in terms of this Scheme.

6. The Scheme shall become effective on the effective date & transfer of the unit shall be made with retrospective effect from the transfer date.

7(a) Upon the Scheme being sanctioned and taking effect all cheques, drafts, pay orders and/or payment advices of any kind or description issued in favour of the Transferor Company either before or after the Transfer Date or in future may be deposited with the Bank of the Transferee Company and credit of all receipts thereunder will be given in the account of the Transferee Company.

(b) After the sanction of this Scheme and inspite of dissolution of the Transferor Company, the Transferee Company shall for a period of 5 years from the date of sanction be also entitled to continue to operate existing current account of the Transferor Company in any one bank in the name of the Transferor Company only

S. RAJA, B.A., B.L.
NOTARY PUBLIC
CHENNAI-600 004

only for the purpose of depositing cheques, drafts, pay orders and/or payment advices issued or to be issued in favour of the Transferor Company and for the purpose of transferring such deposits in such accounts of the Transferor Company to the Accounts of the Transferee Company.

8. The Board of Directors of the Transferor and the Transferee Company or any person authorised by them may assent on behalf of all concerned of any modification to this Scheme of Amalgamation or to any condition which the court or the Government or any other authority including Banks and Public Financial institutions may impose or which the said Board of Directors may, in their sole discretion, think fit for the purpose of effectively carrying out this Scheme and the said Board of Directors may do all acts, things and deeds as may be necessary and/or expedient for the purpose of implementing this Scheme.

J. Nandi
22.11.94
For Registrar

Schedule 'B' above referred

to

Schedule of Assets

Schedule of Assets of Art Trend Exports Pvt. Limited (The Transferor Company) To Be Transferred to and vested in Magnum Clothing Private Limited (The Transferee Company)

PART-I

(A short description of the Free Hold Properties of the Transferee Company)

Land: Plot No. 24 of Pees Garden of R.S. No. 1567 Corporation Division St. Sanction Layout-

No.

No. 57 of 1960 of Corporation of Madras and falling within the Sub-Registration District of T. Nagar and Registration District of South Madras. The extent of land pertaining to the flat (details given below) is 1/16th undivided share of 14.400 sq.ft. and equals 900 sq.ft.

Flat- Flat No. 81, Ground Floor, Plot No. 24 Door No. 92 Poes Garden, Madras-600086. The floor area of the flat is 1397 sq ft.

PART-II

(A short description of the Leasehold Properties of the Transferor Company).

Nil

PART-III

(A short description of the Shares, stocks, debentures and other choses in action of the Transferor Company

| Sl No. | Details | Qt. | As on 3.10.94 (Excluding depreciation for 93-94 |
|---|---|---|---|
| I. | Plant & Machinery | | |
| | a) Stitching Machine - Jute | 40 | 274596.78 |
| | b) Stitching Machines - Jute | 15 | 336762.20 |
| | c) Overlock Safety Stitch | 2 | 38740.54 |
| | d) Overlock Safety Stitch | 1 | 59311.90 |
| | e) Button Hole | 1 | 38740.54 |
| | f) Button Hole | 1 | 135178.10 |
| | g) Button Stitch | 1 | 18717.61 |
| | h) Button Stitch | 1 | 63902.80 |
| | i) Bartman cutting Machine | 2 | 106828.10 |
| | j) Bar Tacking Machine | 1 | 41029.69 |
| | k) Drying Tumbler (Hydro - Extractor) | 1 | 5188.87 |

S. RAJA, B.A., B.L. NOTARY PUBLIC CHENNAI-600 005

L

| | | |
|---|---|---|
| l) Dry cleaning Machine Plant | 1 | 65451.70 |
| m) Iron Boxes | | |
| n) Spot Removing Guns | 9 | 19598.89 |
| Semicon | | 3988.52 |
| o) Sewing Machines with Motor (Indian) | 1 | 690.61 |
| p) Embroidary Machine | 1 | 5834.19 |
| q) Overlock Machine | 1 | 1543.67 |
| r) Merritt with 1/4 H P Motor | 10 | 70000.00 |
| s) Image Steam Iron System consisting of | | |
| i) Steam Generator | 1) | |
| ii) Steam Irons | 6) | |
| iii) Vacuum Table with control Box | 6) | 225015.00 |
| Total Value of Plant & Machinery | | 1511119.71 |

II. Electric Generator

| | | |
|---|---|---|
| Gentile Diesel Kirloskar Engine 85 HP capacity including leasing and commissioning/accessories | ) | 339300.00 |

III. Office Equipments & Electronic Machine

| | | |
|---|---|---|
| a) Aquaguard | 1 | — |
| b) Vacuum cleaner | 1 | 10592.75 |
| c) Stabiliser | 1 | — |
| d) Facit Typewriter | 1 | 2935.20 |
| e) 100 ltr Capacity Vallas Water cooler | | 12853.72 |
| f) Intercom System Superphone | | 4510.84 |
| g) Refrigerator Godrej 100 ltr | | 4233.70 |
| h) Refrigerator & Stabiliser Godrej 165 ltr | | 3948.48 |
| i) Cooler & Stabiliser Vallas 50 ltr | | 8141.50 |
| j) EPABX Genesis Make 3X8 | | 21651.00 |
| k) Electronic Typewriter Godrej (Display Writer) | | 10658.00 |

| | | |
|---|---|---|
| l) ACIT Typewriter | | 4448.12 |
| m) Toshiba Fax & stabiliser | | 51640.35 |
| n) Canon Photocopy NYC NP 270 | | 23587.60 |
| o) Sundries including Calculators - 2 | | 638.00 |
| p) UPS System - 1000 Watt | 1) | 319550.90 |
| q) AT 486 with Lan - 3 terminal | ) | |
| & Printer with accessories | 1) | |
| Total Value of Office Equipments + Elec Mach | | 549390.16 |

IV. Air Conditioner

| | | |
|---|---|---|
| a) 1.5 Ton Ale & stabiliser | 1 | 7158.81 |
| b) 1.5 Ton Ale & stabiliser | 1 | 36580.75 |
| c) 1.5 Ton Ale & stabiliser | 1 | 17399.80 |
| d) 3.0 Ton Split Ale | 2 | — |
| e) 1.5 Ton Ale Voltas | 1 | 183229.89 |
| Total Value of Air Conditioners | | 244369.25 |

V. Vehicles:

| | | |
|---|---|---|
| a) TVS 50 Moped - TN 30 4103 | 1 | 3475.05 |
| b) TVS Suzuki - TSK 872 | 1 | 6688.50 |
| c) Kinetic Honda - TN 09 C 5731 | 1 | 17944.49 |
| d) TVS 50 Moped - TN 09 0773 | 1 | 3441.46 |
| e) Honda Accord - TCX 8484 (Imported) | 1 | 120832.00 |
| f) TVS 50 Moped - TSJ 8045 | 1 | 2183.80 |
| Total Value of Vehicles | | 154565.30 |

VI. Furniture & Fixtures

| | |
|---|---|
| a) Big Office Tables | 12 |
| b) Small office Tables | 32 |
| c) Executive chair (revolving) | 4 |
| d) Arm chairs | 42 |
| e) Filing Cabinets | 4 |
| f) Big checking steels | 33 |
| g) Small steels | 80 |

R.A.J.A. B.Sc., B.L. NOTARY PUBLIC CHENNAI-600 026

h) Cutting Table 10 Nos 1:
i) Checking Tables 10 Nos 3:
j) Ironing Tables 5 Nos 4:
k) Slotted Angle Rack with Plywoods :
l) Wooden Almirah 1:
m) Partions & Ceiling 6:
n) False Ceiling Work 1:
o) Tube Light Sets 1:
p) Fans 1:
q) Venetian Blinds 1:
r) Sampling room Neon Lights 1:
s) Wooden Storage Racks 1:
t) Fire Extinguishers 1:
u) Emergency Lights 1:
v) Fan Electrical Fittings, Furnitures etc 1:
w) Glass Protective Panel 1:
x) Fans 1:
y) Double Cot-mattress 1:
z) Aluminium Furnitures 1:
aa) Electrical Fittings 1:
ab) Cooking Range 1:
ac) Fittings 1:

Total Value of Furniture & Fixtures 740346.70

Cycle

Electrical Installation 2810.00

2) SSI Permanent Certificate Registration Number 130416
18-07-46731-PMT-SSI/23.2.80

3) TNGST Registration Certificate - Registration No. 118778 for 1-A Dr. Sadasivam Road - Madras-17 and Factory/Branch 4/r 3, Vijayaraghava Road Madras-17,

4) CST Registration Certificate - Regn no. CST/583722 dt- 3.5.88

5) IE code no. 2088026870 dt- 6.7.88

RAJA. B.Sc. NOTARY PUBLIC CHENNAI-600 005

6. Apparel Export Promotion Council RCMC-Registration No. AEPC/REG/832/MFG dt 26.10.93 Valid upto 15.8.95.

7 Textiles Committee Registration Certificate-Regn No. MDS/002667 dt 4.12.92

8. The Cotton Textile Export Promotion Council RCMC-Registration No. XP/4125(88)-A and XM/4125 (88)-A dt 11.12.93 valid upto 31.3.98

9. Reserve Bank of India Code Number letter-Code No. CA 000869 dt 12.12.78

10. Duty Free Advance Licences and DEEC Book copy-

| Advance Licence No. | Date | Deec Booking | Value |
|---|---|---|---|
| i) 401321 | dt 3.5.94 | 127059 | 827277.00 |
| ii) 32661 | dt 2.11.93 | 099872 | 1010000.00 |
| iii) 32662 | dt 2.11.93 | 099873 | 251406.00 |
| iv) 32663 | dt 2.11.93 | 099874 | 166057.00 |
| v.) 32664 | dt 2.11.93 | 100875 | 187135.00 |
| vi) 32666 | dt 2.11.93 | 099877 | 324240.00 |
| vii) 32665 | dt 2.11.93 | 099876 | 326093.00 |
| viii) 400510 | dt 23.2.94 | 115383 | 205256.00 |
| ix) 400507 | dt 23.2.94 | 115380 | 286307.00 |
| x) 35369 | dt 7.1.94 | 115212 | 341511.00 |
| xi) 35370 | dt 7.1.94 | 115213 | 243855.00 |
| xii) 35371 | dt 7.1.94 | 115214 | 163381.00 |

11) Factory licence No. 11395-MS 4558-for factory at-3, Vijayaraghava Road, Madras-17

12) Telephones 8255736 at 1-R. Dr. Sadasivam Road Madras-17 and No. 8252640 at-3, V.C. Road Madras-17

13). Telex No. 25107 ARTT IN - Bill copy - installed at-3 V.C. Road, Madras-17.

14) Vehicles in the name of the Company

S. RAJA, B.Sc., B.L. NOTARY PUBLIC CHENNAI-600 005

Vehicle No.

| Vehicle No | Make |
|---|---|
| i) TCX 8484 | Honda Accord Car |
| ii) TN 090773 | TVS champ Moped |
| iii) TSK 872 | TVS Suzuki Moped |
| iv) TSO 4103 | TVS champ Moped |
| v) TSJ 8045 | TVS XL Moped |
| vi) TN 09C 5731 | Kinetic Honda Scooter |

15. Application for grant of Export-House certificate vide pending with Directorate General of Foreign Trade, New Delhi under File No. 14/335/93-94/EP ZCC.
16. Provident Fund A/c No. TN/23465 dt 5.12.89.
17. ESI code No. 51 - 51086-18 dt 20.4.89.
18. Corporation licence No. 18714 and Receipt No 27564
19. Drawback Ledger A/c No (Madras) AA 077 for Air shipments and A/c No SA 167 for Sea shipments

J. Nandi
29.11.94
For Registrar

Ed
Appd
File

I Do hereby Certify that this is a true copy of the original in my custody.
Dated this 9th day of Dec 94

For Registrar of the High Court of Calcutta
Original Side.

RAJA. B.Sc., B.L.
NOTARY PUBLIC
CHENNAI-600 003

Connected with

CA

SUIT No. 126 of 1994

IN THE HIGH COURT AT CALCUTTA

Ordinary Original Civil Jurisdiction

In the Matter of Companies Act, 1956

And

In the Matter of Art Trend Corporate Pvt Ltd & Anr.

versus

| | | |
|---|---|---|
| (i) Date when the decree or order was completed | 29-11-94 | |
| (ii) Date of application for copy | 5.10.94 | |
| (iii) Date of notifying the requisite number of folios and stamp | 29.11.94 | |
| (iv) Date of delivery of the requisite folios and stamp | 29.11.94 | Order/Decree of the 3rd day of October 1994 Filed this 29 day of November 1994 |
| (v) Date on which the copy is ready for delivery | 9.12.94 | |
| (iv) Date when delivery was taken of the copy by the applicant | 9-12-94 | |

9.12.94

Section Officer
High Court, Original Side
Calcutta

B.K. Chatterjee
Superintendent,
Company Matters Order Department.

Superintendent,
Copyists' Department,
High Court, O. S.

Chatterjee & Co
Advocates

S. RAJA, B.Sc., B.L.,
Advocate & Notary Public
NO. 129, RANGANATHAPURAM,
INDIRA NAGAR,
ADYAR, CHENNAI-600 020

S. RAJA, B.Sc., B.L. NOTARY PUBLIC CHENNAI-600 020

5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

NO 9402 Rs5000/

27.3.91

Basu John, Madras

G. CHITHRA,
STAMP VENDOR,
MELVAPPA MUDALI STREET
MADRAS-21. TAMILNADU

**SALE DEED**

This Deed of Sale executed at Madras on this the 22nd day of February, 1993

**BY**

DR. V. BASU JOHN, son of Late V. John, Christian, aged about 50 years, c/o. Klein & Peyerl, 135, Mount Road, Madras 600 002, hereinafter called the VENDOR.

**TO AND IN FAVOUR OF**

Basu John V

CERTIFICATE

26 of 1993

Six lakhs Thousand Six hundred and sixty six 61406.50

V. Barni John

Madras

District Registrar

Madras

Madras 600 018

Sub-Registrar

22.2.93.

Presented in the Office of the District Registrar of Madras Central and fee of Rs. 5160.50 paid between the hours of... 2 and 3 PM on the 22nd February 1993 Rs.

Joint Sub-Registrar

EXECUTION ADMITTED BY

V. Barni John son of late V. John, 9th floor, Peyer & Peyer, 195, Mount Road, Madras-600 002

PERSONALLY KNOWN TO REGISTERING OFFICER.

22nd February 1993

Joint Sub Registrar

5R$

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Baco John



LAKSHMI TEXTILE EXPORTERS LIMITED, a Company incorporated under the Indian companies Act, having its registered office at V.R. House, 2nd floor, 1056 C, Avanashi Road, Coimbatore 641 018, represented by its Director, Sri. R. VENKATARANGAPPAN, hereinafter referred to as the PURCHASER.

The terms Vendor and the Purchaser shall wherever the context so permits include his heirs, executors, legal representatives, administrators and assigns.

WHEREAS the property described in Schedule "A" hereto was owned earlier by Mrs. Sarah John, the mother of the Vendor who purchased the same under Sale Deed dated 13th May 1961 registered as Document No. 1073/61 in the Office of the Sub-Registrar at Thyagarayanagar in the Registration District of Madras Chinglepet.

AND WHEREAS the said Mrs. Sarah John transferred portion of

இந்த ஆவணச் சொத்து கை கட்டணத்தின்
மதிப்பு ரூ. 281.135 ...
... 31355 ...
... 27-9-1991-ம்
... 1 91
... ஆவணப்படி
... ஏற்றது.
... கையை
... ஏற்றும்.
... மற்ற
... 991-ம் ... 5656-5914
... 5 ... 5914 ... 90-ம்
... 2-265 ... 1 91 மற்றும்
... 266 ... ஆவணங்களின்படி இந்த
ஆவணத்தின் ... ஏற்றப்பட்டது.

Registered as No 274 of 199 3

Book 1 Volume 183 Pages 245-5

Sub Registrar

NOTE numbers cross referred
with the original

274 3 2
24

5R$

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Bacu John



the said property unto the Vendor herein absolutely and irrecovably partly by deed of Settlement dated 9th September 1968 registered as Document No. 2309/68 in the Office of the Sub-Registrar at Thyagarya nagar and the remaining under the Deed of Settlement dated 2nd May 1969 registered as Document No. 589/69 in the Office of the Sub-Registrar at Thyagaraya Nagar.

AND WHEREAS the Purchaser along with others contracted with Basu Colour Lab (P) Ltd., for the construction of an Apartment Building "TEJAS" in the land described in Schedule A hereto, on account of the Purchaser whereby the said Basu Colour Lab (P) Ltd. contracted to construct for the Purchaser the flat described in the Schedule "B" hereto;

AND WHEREAS the Purchaser being desirous of holding the Apartment described in Schedule "B" hereto approached the

Receipt No. 274 1993 of Book
Date 24

5 Rs

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Basu John

S. UMA MAHESWARI



Vendor, through Basu Colour Lab Ltd., offering to purchase undivided interest in the land described in the Schedule "A" hereto;

AND WHEREAS the Vendor accepted the said offer and agreed to convey undivided interest in the land described in the Schedule "A" hereto unto the Purchaser.

**NOW THIS DEED WITNESSETH**

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 4,00,000/- (Rupees Four lakhs only) paid by the Purchaser to the Vendor (the receipt whereof in the manner aforesaid the Vendor doth hereby admit and acknowledge and release the Purchaser from obligations to pay any further consideration under these presents) the Vendor doth hereby grant, convey, assign, transfer, sell unto the Purchaser one sixteenth undivided interest of the

Document No. 274 Vol. 3 of Book 4
Sessions 24

5 Rs

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Basu John

S. UMA MAHESWARI
STAMP VENDOR,
HIGH COURT CAMPUS
MADRAS. L. NO: A6/10555/76



Vendor in the land described in Schedule "A" hereto and together with proportionate right, title, interest, claims in the estate of the Vendor, licences, permission, advantages thereto belonging or enjoyed as such this far in to,upon the same and every part thereof TO HAVE AND TO HOLD the same unto the Purchaser absolutely and forever and free of all encumbrances but however subjected to all that is stated in the Schedules "A" to "G" below.

2. And that the Vendor doth hereby declare that the Vendor has this day placed the Purchaser in peaceable joint possession of the land described in the Schedule "A" below to the extent the interest herein expressed to be hereby conveyed and assures the Purchaser that the Purchaser may remain in such enjoyment thereof without any interruption from the Vendor or from person claiming through under or in trust for the Vendor.

Document No. 274 of 3
Book No. 5
Series 24

5Rs

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Basu John

S. UMA MAHESWARI
MAJOR,
HIGH COURT CAMPUS,
MADRAS. L. NO: A6/10555/78



3. And that the Vendor doth hereby declare that the Vendor is the true, lawful, absolute, exclusive owner of the property described in the Schedule "A" hereto and that the Vendor had never been privy to any act or deed by which the right, title and interest of the Vendor to convey the interest in the said property in the manner herein contained is in any way conveyed or curtailed and the same is free of all mortgages, leases and proceedings,partnership, Charges for arrears of tax or fees.

**PROVIDED ALWAYS :**

1. That the Purchaser shall be entitled to the enjoyment of the property/area specifically marked for the Purchaser in Schedule "C" hereto which is part of the property described in the Schedule "A" hereto exclusively but with no right or liberty to raise constructions thereon.

5R$

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

4121
17.2.93

Basu John

S. UMA RAMESWARI
Stamp Vendor,
High Court Campus,
MADRAS. L. No: A6/1053/78



2. That in the enjoyment of the Apartments referred to in Schedule "B" below and of the undivided interest in the land described in the Schedule "A" hereto, the Purchaser shall abide by the provisions contained in Schedule "C" to "G" hereto and shall hold the interest in the land hereby conveyed as impartible.

3. That the flat referred to in Schedule "B" hereto is constructed by the Purchaser at his/her cost and not by the Vendor and as such it is not hereby conveyed.

**SCHEDULE "A"**
**(Land)**

All that piece and parcel of land in Plot No. 24 of Poes Garden of R.S. No. 1567, 81st Division Teynampet, Madras within the Sub Registration district of Madras Central in the Registration District of Madras Chingleput, under the

Registered No. 274 of 2003
Contains 241 pages

5R$

INDIA

पाँच रुपये

FIVE RUPEES भारत FIVE RUPEES

4122

Basu John

17.2.93

S. UMA MAHESWARI
Advocate
High Court, Madras
MADRAS. L. No. A3/10555/79



sanctioned layout No. 57 of 1960 of the Corporation of Madras, measuring by recent admeasurement 6 grounds and Nil square feet or thereabouts bound on the

North by : Plot Nos. 24/1 and 24/2

East by : Plot Nos. 25 and 26

South by : Existing Road and

West by : Plot No. 24/3

(One sixteenth undivided interest only is conveyed hereby subject to/together with, the right to use the portion of land/building described in the Schedule "C" below exclusively by persons mentioned in the said Schedule C).

Stamp Duty paid on Guideline value of Rs. 511,560

**SCHEDULE "B"**

(Apartment constructed by the Purchaser and not hereby conveyed) : FIRST FLOOR EAST BACK APARTMENT

Document No. 274 of 1983
Section 24
Submitted Document

5R$

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

4123
17.2.93

Basu John

S. UMA MAHESWARI
STAMP VENDOR
HIGH COURT BUILDING
MADRAS. L.NO: AD/10833/78



**SCHEDULE "C"**

(Areas of Exclusive Use)

| APARTMENTS | EXCLUSIVE USE AREA |
|---|---|
| Ground Floor East front Apt. | Basement Room East of Lift Well and open car park. |
| Ground Floor West front Apt. | Basement Room West of Lift Well and open car park. |
| First Floor East front Apt. | Basement Room adjacent to Eastern side car ramp and covered car park. |
| First Floor West front Apt. | Basement Room adjacent to Western side Car Ramp and covered car park. |
| Second Floor East front Apt. | Basement room adjacent to Eastern side Car Ramp and covered car park. |
| Second Floor West front Apt. | Basement room adjacent to Western side Car Ramp and covered car park. |
| Second Floor East Back Apt. | Basement room adjacent to Eastern side Car Ramp and open car park. |

Basu John

274 3
24 9

5 Rs

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Basu John

S. UMA MAHESWARI
NOTARY
HIGH COURT COMPLEX
MADRAS. L. NO: AD/1022/78



| | |
|---|---|
| Second Floor West Back Apt. | Basement room adjacent to Western side Car Ramp and covered car park. |
| Third Floor front Apt. | Room adjacent to eastern side car ramp. |
| Ground floor East Back Apt. | Garden and open car park in North Eastern side |
| Ground floor West Back Apt. | Garden and open car park in North Western side |
| First Floor East Back Apt. | Garden and open car park in North Eastern side |
| First Floor West Back Apt. | Garden and open car park in North Western side |
| Third Floor East front Apt. | Terrace Roof Garden as Marked and covered Car Park. |
| Third Floor West front Apt. | Terrace Roof Garden as Marked and covered Car Park. |
| Third Floor East Back Apt. | Terrace Roof Garden as Marked and covered Car Park. |
| Third Floor West Back Apt. | Terrace Roof Garden as Marked and covered Car Park. |

Serial No. 274 Book 3 of Deed
Serial No. 24 Sheets 10
Sub-Registrar

5R$

INDIA

पाँच रुपये

FIVE RUPEES

भारत

Baru John

S. UMA MAHESWARI,
HIGH COURT, MADRAS.
MADRAS. L. No: A5/1055/79



EXCLUSIVE AREA FOR APARTMENTS DESCRIBED IN SCHEDULE "B" IS SHADED BLUE AND RESERVED CAR PARKS SHADED RED IN THE PLAN ATTACHED.

**SCHEDULE "D"**
(Expenses to be shared)

The Purchaser in proportion of his share of land, along with other purchasers in the proportions of their shares, shall be deemed to have accepted the following conditions and to have contracted to bear the following expenses:

1) All rates and out goings payable if any in respect of the land described in the Schedule 'A' hereto and the building thereon, but excluding taxes or fees levied on B Schedule apartment.

2) The expenses of routine maintenance including painting, white washing, clearing etc., and provision of the common

Registered No. 274 3 11
Gazette 24

5R$

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Basu John

S. UMA MAHESWARI
STAMP VENDOR
HIGH COURT CAMPUS
MADRAS. L NO. [illegible]

4625
17.283



service to the building but not including "C" Schedule area.

(a) Maintenance of lifts, pumpsets, generators and other machineries, sanitary and electrical lines common to the building.

(b) Replacement of bulbs and electrical fittings in corridors and in all common areas but not including C Schedule Area.

(c) Payment of electrical and water charges for common services.

(d) Maintenance of potted plants in the buildings.

(e) Provision of night watchman, lift boys, caretaker other employees etc.

(f) Cleaning of stair cases, corridors and car parks.

(g) Repairs and maintenance expenses generally.

Basu John

Document No. 274 Pt. 3 of Date 12
Session 24

5 Rs

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Basu John

S. UMA MAHESWARI
HIGH COURT COMPLEX
MADRAS.



3) Should the purchaser default in payment due for any common expenses benefits or amenities, a majority of the purchasers while carrying out the services as contemplated above shall have the right to remove such common benefits or amenities including electricity and water connection from the enjoyment of the defaulter.

4) Provided always the Vendors shall not be liable and the Purchaser shall be liable for the charges for meter, rent, electricity and water and all other common expenses from the date of communication by the Builder to the Purchasers of their willingness to hand over possession of the construction referred to in the Schedule 'B' above to the purchaser.

**SCHEDULE "E"**
(Restrictions on the rights of the Purchaser)

The Purchaser so as to bind himself, his successors in

Document No. 274. 3 of 2000
Date 24 13

5 RS

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Baco John

S. UMA MAHESWARI
STAMP VENDOR,
HIGH COURT CAMPUS,
MADRAS. L. NO: A6/10585/78



interest, heirs, representatives and assigns with the consideration of promotion and protecting his rights and interest as the purchaser of the constrution described in Schedule 'B' above and in consideration of the covenants of the Vendors binding on the purchasers of the other undivided interest in the property described in the Schedule 'A' above or the construction thereon doth hereby agree to be bound by the following covenants.

1. Not to raise any construction in addition to that mentioned in the Schedule 'B' above.

2. Not to use or permit the use of the construction referred to in the Schedule 'B' above in the manner which would diminish the value of utility of the pipes, cisterns and the like common amenities provided in the property described in the Schedule 'A' above or in any construction made thereon.

Contract No 274-3
Contains 24 14

5R$

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

Basu John

S. UMA MAHESWARI,
STAMP VENDOR,
HIGH COURT CAMPUS
MADRAS. L. NO: A6/10550/78



3. Not to use the space in the land described in the Schedule 'A' above left open after the construction for parking and heavy vehicles or to use the same in any manner which might cause hindrance for the free ingress or egress from any other part of the construction or contrary to or inconsistent herewith.

4. Not to default in the payment of any taxes or levy to be shared by the other joint purchasers and users of the porperty described in the Schedule 'A' above or expenses to be shared by the Owners of the constructions thereon or any specified part thereof.

5. Not to decorate the exterior of the property otherwise than in a manner agreed to by a majority of the Purchasers of the construction in the land described in the Schedule 'A' above.

Document No. 274 1953 of Deed
Contains 24 15
Sub-Registrar

5 RS

INDIA

पाँच रुपये

पाँच रुपये

FIVE RUPEES भारत FIVE RUPEES

Basu John

S. UMA MAHESWARI,
NOTARY PUBLIC,
HIGH COURT CAMPUS,
MADRAS. L. NO: A6/1033/75



6. Not to make any arrangement for the maintenance of the building referred to above and for ensuring the common amenities therein for the benefit of all concerned, other than that as agreed to by the majority of the purchasers.

**SCHEDULE "F"**
(Right of Purchasers to the Common Area)

1. Full right and liberty for the purchaser and all persons authorised or permitted by the Purchaser (in common with all other persons entitled, permitted or authorised to the like right) at all times, by day or by night and for all purposes to go, pass and repass the staircase and the passage inside and outside the buildings and construction described in Schedule 'B' hereto.

2. Full right and liberty to the persons referred to supra in common with all other persons with or without motor cars

Document No. 274 Date 2
Contains 24 16

5 Rs

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

4130

17.2.83

Basu John

S. UMA MAHESWARI
LICENSED TYPEWRITER
HIGH COURT CAMPUS
MADRAS. L. NO: AB/TC 55/75



or other permitted vehicles at all times, day and night and for all purposes to go and repass over the land appurtenant to the buildings constructed in the land described in the Schedule 'A' above.

3. The right to adjacent and lateral support and shelter and protection from the other parts of the aforesaid buildings and from the side and roof thereof.

4. The free and uninterrupted passage of running water gas and electricity from and to the construction through the sewerage, drain and water courses, pipes, cables and wires which now are at any time hereafter be in under or passing through the building or any part thereof.

5. Right of passage for the purchaser and his agents or workmen to the other parts of the buildings at all reasonable time on notice to where the water tanks are

Book No. 274 1973 of Deed
Section 24 Sheet 17

5RS

INDIA

पाँच रुपये

FIVE RUPEES भारत FIVE RUPEES

Basu John

S. UMA MAHESWARI
STAMP VENDOR,
HIGH COURT CAMPUS
MADRAS. L. NO: A6/10555/76



situated for the purpose of cleaning or repairing or maintaining the same.

6. Rights of passage for the Purchaser and his agent or workmen to other part of the building at all reasonable times on notice to enter into and upon other parts of the building for the purpose of repairing, cleaning, maintaining or renewing any such sewers, drains and water courses, cable pipes and wires causing as little disturbances as possible and making good any damages caused.

7. To lay cables or wires in the property described in the Schedule "B" hereto or passages for telephone or other installations however respecting the equal right of the others therefor.

8. The right for the purchaser, his servants, workmen and others at all reasonable times on notice to enter into and

Document No. 274 of 1993
Contains 24 Sheets 18
Sign
John Sea Registrar

5Rs

INDIA

पाँच रुपये

FIVE RUPEES

Basu John

S. UMA MAHESWARI
STAMP VENDOR,
HIGH COURT CAMPUS
MADRAS. L. NO: AG/10000/72



upon other parts of the said buildings for the purpose of repairing, maintaining, renewing, altering or rebuilding the construction referred to in the Schedule 'B' or any part of the building giving adjacent and lateral support shelter or protection to the construction thereof.

9. The right to do all or any of the acts aforesaid without notice in the case of emergency.

**SCHEDULE "G"**
(The Vendor's Covenant)

1. That the Vendor will require every person to whom he shall hereafter transfer, grant or lease any properties comprised in the property described in the Schedule "A" hereto to covenant and to respect the conditions and observe the restrictions set forth in the Schedules above.

2. That the Vendor and the assignees or trustee claiming

Document No. 274 1993 of Book
Contains 24 Sheets 19

5R$

INDIA

पाँच रुपये

पाँच रुपये

सत्यमेव जयते

FIVE RUPEES भारत FIVE RUPEES

6133
17.2.93

Babu John

S. UMA MAHESWARA
STAMP VEN
HIGH COURT
MADRAS. L.No.



through or in trust for the Vendor will always respect the rights of the Purchaser mentioned in this Deed and in Schedule "E" in particular.

3. The Vendor hereinafter shall faithfully follow the covenants herein contained and shall not confer on any other persons or any right not reserved for the Purchaser herein nor shall they contract to exclude for the transferees any burden expressed to be shared by the Purchaser herein, save in respect of land exlusively reserved for being used as open space, basement area for exclusive use and open terrace space for exclusive use.

4. The Vendor accepts and agrees that any covenant by the Vendor in future in any deed of document reducing or altering the right of the Purchaser herein or imposing on the Purchaser any restrictions not found herein before shall

[redacted] No 274 3 [redacted]
[redacted] 24 20
[redacted]

5RS

INDIA

पाँच रुपये

पाँच रुपये

FIVE RUPEES भारत FIVE RUPEES

4134
17.2.93

Basu John

S. UMA MAHESWARI
STAMP VENDOR,
HIGH COURT CAMPUS,
MADRAS. L. NO: A6/10555/78



be void.

5. The Vendor shall give inspection of the title deeds relating to the property retained with them at the request of the Purchaser or his nominees at all reasonable times.

IN WITNESS WHEREOF the Vendor has hereunder fixed his hand on the day, month and year first above written.

WITNESSES:

1. (H. GANESH)
LHW LTD.,
7, WALLACE GARDEN 1ST,
MADRAS-600 006

2. (V. SAMBATH KUMAR)
LHW LTD.
7, WALLACE GARDEN, 1ST,
MADRAS-600 006

VENDOR

Document drafted by :

Advocate, Madras

Document No. 274.173 3 of 2008
Section 24 Clause 21

10180 5000Rs.

(55)

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

1198 Lakshmi Textile Exporters Ltd
31.1.94

M SANDALA DEVI

**SALE DEED**

This Deed of Sale executed at Madras on this the 2nd day of February, 1994.

**BY**

M/s. JAY AND JAY ENTERPRISES LIMITED, a Company incorporated under the Indian Companies Act, 1956, having its registered office at Shell House, 695, Avanashi Road, Coimbatore 641037 represented herein by its Chairman Sri.D. JAYAVARTHANAVELU, hereinafter referred to as the VENDOR.

**TO AND IN FAVOUR OF**

M/s. LAKSHMI TEXTILE EXPORTERS LIMITED, a Company incorporated under the Indian Companies Act, 1956, having

For JAY AND JAY ENTERPRISES LIMITED,

Jayavarthanavelu

CHAIRMAN

CERTIFICATE UNDER SECTION 42 OF THE STAMP ACT.

S.No. 11 of 1994

I HEREBY CERTIFY THAT A SUM OF Rs. 11,311.00 (one thousand & Eleven) HAS BEEN PAID ON ACCOUNT OF deficit STAMP DUTY IN RESPECT OF THIS INSTRUMENT RESIGNING D. Jayavarthanavelu Madras

District Registrar & Collector Under Section 41 of the Stamp Act.

District Registrar's Office, Madras Central, Madras-600 018.

2-2-94

Presented in the Office of the District Registrar of Madras Central and fee of Rs. 9,525.00 paid between the hours of 10 and 11 AM on the 2nd February 1994 as

P 16

Annual original rental value 150

222 original & 5 copies

Registered in Book No. ... Volume ... Page ... Calendar ... hours of ... on the ... Registrar

EXECUTION ADMITTED BY

Jayavarthanavelu — Son of G.K. Devarajulu as chairman of M/s Jay and Jay Enterprises Limited residing at Shell house, 695, Avanashi Road, Coimbatore 641037

EXECUTION BY

P.K. Ganesh — P.K. GANESH S/o P.J. KOTHANDARAMAN, NO: 11, POES RD 1ST ST, TEYNAMPET, MADRAS 600 018

Laxman — V. LAKSHMANAN S/o M.K. Velappa Naidu SHATHI 7-1, GKD Nagar, Pappanaickenpalayam Coimbatore-37

2nd February 1994

Joint Sub Registrar I

2000Rs.

INDIA NON JUDICIAL

२000रु. Rs 2000

सत्यमेव जयते

भारत

दो हजार रुपये TWO THOUSAND RUPEES

1199 Lakshmi Textile Exporters Ltd
31.1.94



its registered office at New Door No. 1099 (Old Door No. 348) Avanashi Road, Pappanaicken palayam, Coimbatore 641 037, represented herein by its Director Sri. R. Venkatarangappan, hereinafter referred to as the PURCHASER.

The terms VENDOR and PURCHASER shall, wherever the context so permits, mean and include their respective heirs, successors, administrators, executors, legal representatives and assigns.

WHEREAS under a Deed of Sale dated 13.05.1961 registered as Document No. 1073/61 in the Office of the Sub-Registrar of Assurances, Thyagarayanagar, Mrs. Sarah John purchased the property described in Schedule "A" hereto.

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN

Registered as No. 150 ..... of 1994 of

Book ...1..... Volume 195 Pages 481 to 487

7th March 1994

Joint Sub Registrar-I

Note:- Number of Copies Registered with the Original one.

Joint Sub Registrar I.

Certificate under Section 70(2) of Indian Stamp Act

I hereby Certify that a sum of Rs. 8400 (Rupees Eight Thousand four Hundred only) was collected as computing fee from M/s. Lakshmi Textile K. Traders Ltd under Section 70(2) of Indian Stamp Act

District Registrar's Office Madras (Central)

Joint Sub Registrar & Collector under Stamp Act

Dt. 7.4.94

Document No. 150 of 94

Copies ... 14 ... 21 ... Sheets

Joint Sub Registrar

2000Rs.

INDIA NON JUDICIAL

२000रु.

Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रुपये TWO THOUSAND RUPEES

Lakshmi Textile Exporters Ltd.

31.1.94

M. ANDAL AMMA
STAMP V. NDOR
72, PERUMAL MUDALI STREET
SOWCARPET, MADRAS-79
L. No. [illegible]/71

-3-

AND WHEREAS under a Deed of Settlement dated 09.09.1968 registered as Document No. 2309 of 1968 in the Office of the Sub-Registrar of Assurances, Thyagaryanagar, and under a Deed of Settlement dated 02.05.1969 registered as Document No. 569 of 1969 in the Office of the Sub-Registrar of Assurances, Thyagarayanagar, the said Mrs. Sarah John transferred the property described in schedule "A" hereto to her son Dr. V. Basu John.

AND WHEREAS the Vendor herein along with others contracted with Basu Colour Lab (P) Ltd., for the construction of an Apartment Building known as "TEJAS" in the land described in Schedule A hereto, and on the account of the Vendor the said

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

Lakshmi Textile Exporters Ltd

M. ANDALAMMA
STAMP VENDOR
72, PERUMAL KOIL STREET
SOWCARPET, MADRAS-79
L. No. A2/25066/71



Basu Colour Lab (P) Ltd. contracted to construct for the Vendor the apartment described in the Schedule "B" hereto.

AND WHEREAS under a Deed of Sale dated 22.02.1993 registered as Document No. 275 of 1993 in the office of the Sub-registrar of Assurances, Madras Central, the Vendor herein purchased the undivided interest described in schedule "B" hereto from Dr. V. Basu John.

AND WHEREAS the Vendor herein has been the absolute owner in possession of the aforesaid apartment and the undivided interest described in Schedule "B" hereto.

AND WHEREAS the Vendor herein has offered to sell and the

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN.

20 Rs.

बीस रुपये

भारत

INDIA

TWENTY RUPEES

२०रु. 20RS

Lakshmi Textiles Exporters Ltd. Rs. 20/-

31/10
1/2/94.

G. சிவகுமார்



Purchaser has agreed to purchase the said apartment of an area of 1752 sq.ft. and a 1/16th undivided interest in the land described in Schedule "A" hereunder, the said apartment and the undivided interest in land more particularly described in the Schedule "B" hereunder for a consideration of Rs. 9,48,390/- (Rupees Nine lakhs forty eight thousand three hundred and ninety only) free of all encumbrances.

**NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS**

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs. 9,48,390/- (Rupees Nine lakhs forty eight thousand three hundred and ninety only) already paid by the Purchaser to the Vendor, the receipt of which

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN.

20 Rs.

बीस रुपये

सत्यमेव जयते

भारत

INDIA

२०रु.

20RS

TWENTY RUPEES

3199
1/2 194.

Lakshmi Textiles Exports Ltd. Rs 20/-

G. சிவகுமார்
[illegible]
7, [illegible]
[illegible] 34
14508 / 3 / 92



sum, the Vendor doth hereby acknowledge and discharge the Purchaser from all claims therefor, the Vendor doth hereby grant, convey, sell, transfer and assign unto the Purchaser the apartment of an area of 1752 sq.ft. on the Ground Floor (East Back) of the building known as "TEJAS" together with a 1/16th undivided interest in all that piece and parcel of land of an extent of 6 grounds, comprised in R.S.No.1667, 81st division, Teynampet, Madras, more particularly described in schedule 'A' hereunder, the said apartment and the undivided interest in land more particularly described in the Schedule "B" hereunder and hereinafter referred to as the SAID PROPERTY ,together with the rights of exclusive use and rights in common with owners/of other undivided shares,

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN.

20 Rs.

बीस रुपये

INDIA

TWENTY RUPEES



present or future, of the piece and parcel of land and apartment building known as "TEJAS" with common rights in the stair-cases, ways and all other easements, advantages, liberties, rights and privileges in any way appurtaining thereto or reputed to belong thereto or enjoyed therewith.

2. The Vendor covenants with the Purchaser that the Vendor has a perfect, lawful, absolute and good right and title to the SAID PROPERTY and is entitled to grant, convey and sell the same unto the Purchaser with full rights of ownership and that the SAID PROPERTY shall at all times remain with the Purchaser and be quietly held and enjoyed by them without any interruption or disturbance by the Vendor or any

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN.

20 Rs.

बीस रुपये

भारत

INDIA

२०रु.

20RS

TWENTY RUPEES

3177
1/2/94.

Lakshmi Textiles Exporters Ltd.

R. 2d.

1935



other person or persons whatsoever claiming through or under the Vendor.

3. The Vendor doth hereby assure the Purchaser that the property hereunder conveyed is free from any mortgage, charge, attachments, or lien of any kind whatsoever.

4. The Vendor doth hereby covenant with the Purchaser that the Vendor has not done or knowingly suffered or been party to any act as a result of which the SAID PROPERTY or any part thereof may be impeached, affected, encumbered in title, estate, or otherwise or whereby the Vendor is any way hindered from conveying or assigning the SAID PROPERTY or any part thereof.

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN.

20 Rs.


3196
1/2/94 Lakshmi Textiles Exporters Ltd. R. 20/-

G. சிவகுமார்
14008 / 3 / 92



5. In the event of there being any encumbrance or defect whatsoever in the title of the SAID PROPERTY the Vendor shall indemnify and keep indemnified the Purchaser against all losses, claims and damages and costs and expenses suffered by the Purchaser on that behalf.

6. The Vendor doth hereby assure the Purchaser that the Vendor will at all times and at the request and cost of the Purchaser execute and register or cause to be done or executed and registered, all acts, deeds and things, and assurances as may be deemed necessary for more perfectly assuring the title of the SAID PROPERTY.

7. The Vendor further covenants that all kist, quit rents

For JAYANDJAY ENTERPRISES LIMITED,

CHAIRMAN.

20 Rs.

बीस रुपये

भारत
INDIA

२०रु. 20RS

TWENTY RUPEES

5195
1/2/94

Lakshmi Textiles Exporters Ltd.

Rs. 20/-

1033

G. [illegible]
[illegible]
7, [illegible]
[illegible] 34
14008 / [illegible] 8 / 92



and other land revenues, taxes, amenities and levies payable to the Government, Municipality or any other local authority have been paid upto the date of sale and if there is any amount due in respect of the above till such date the Vendor undertakes to pay the same.

6. The Vendor declares that the SAID PROPERTY shall be held and enjoyed by the Purchaser with all the rights and subject to all the duties that are cast on the Vendor herein under the terms of the Deed of Sale dated 22.02.1993 registered as Document No. 275 of 1993 in the Office of the Sub-Registrar of Assurances, Madras Central.

The Vendor further declares that the SAID PROPERTY shall be

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN.

20 Rs.

बीस रुपये

भारत

INDIA

TWENTY RUPEES

20 रु.

20 RS

3174
1/2/94.

Lakshmi Textile Exporters Ltd.



held and enjoyed by the Purchaser with all the rights and subject to all the duties that are cast on the owners of apartments which involve sharing of common rights and amenities.

The Vendor has this day put the Purchaser in possession of the SAID PROPERTY.

**SCHEDULE "A"**

All that piece and parcel of land in Plot No. 24, Poes Garden of an extent of 6 grounds or thereabouts comprised in R.S. No. 1587, 81st Division, Teynampet, Madras, bounded on the

North by : Plot Nos.24/1 and 24/2.

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN.

20 Rs.

बीस रुपये

भारत

INDIA

TWENTY RUPEES

२०रु. 20RS

3173 - Lakshmi Textiles Exporters Ltd.
1/2/94

G. Kalaiselvi



South by : Existing Road

East by : Plot Nos. 25 and 26

West by : Plot No.24/3

situate within the Registration District of Madras and Sub-registration District of Madras Central.

**SCHEDULE "B"**

Apartment of an area of 1752 sq.ft. (including proportionate share of common area and services) on the Ground Floor (East Back) of the building thereon known as "TEJAS" together with a 1/16th undivided interest in all that piece and parcel of land described in in Schedule "A" above.

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN.

20 Rs.

बीस रुपये

INDIA

TWENTY RUPEES

20RS

1 FEB 1994

3172
1/2/94 Lakshmi Textiles Exports Ltd



Market value of the property : Rs.9,48,390/-

IN WITNESS WHEREOF the Vendor have signed this Deed on the day, month and year first above written.

WITNESSES :

1. (V. LAKSHMANAN)

2. (P.K. GANESH)

For JAY AND JAY ENTERPRISES LIMITED,

CHAIRMAN.

**Vendor**

Document drafted by :

NIRMAL CARIAPPA
Advocate

**ANNEXURE - 1 A**

1. Description of the building :

   a) Construction of the Structure : Cement

   b) Depth of foundation : above 4'

   c) Thickness of walls : 9"

   d) Whether teakwood used through out : NO

   e) Flooring : Mosaic

2. Age of the Building : 1 year

3. Extent of the Site : 1/10th undivided share in about 6 grounds

3 A. Value of the Site : Rs: 5,62,950/-

4. Built up area :

| | G.Floor | 1st Floor | 2nd floor | 3rd floor |
|---|---|---|---|---|
| Madras Terrace<br>R.C.C. Roof<br>A.C.C. Sheet | 1752 (including common area) | | | |

5. Area of Separate-to garage if any : -

6. a) Length of Compound wall if any : -
   b) Length of barbed wire or chain or link fence : -

7. Well with diameter and depth : -

8. Is there a separate latrine O' Septic tank : -

9. Elec. Installation
   a) No. of points : 10
   b) No. of Fans : -
   c) No of Elec.pumps :

10. Annual Rental value : Rs.

11. Executant's estimated of the Market Value of the building and site. : Rs. 9,48,390/-

For JAY AND JAY ENTERPRISES LIMITED,

Jayathandu

CHAIRMAN.

Place : Madras

Signature of Executant

56

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

भारत

एक सौ रुपये ONE HUNDRED RUPEES

9341
14.10.02

SIGMA LINK LTD
CBE.

Rs.100
E. Chelliah
E. CHELLIAH.
STAMP VENDER
L. No. 757/E1/93
7/5, Kongu Nagar New Street
R. N. Puram, Trichy Road
COIMBATORE-641045

**TRANSFER DEED**

THIS TRANSFER DEED is executed on the 10th day of October, 2002 by Lakshmi Textile Exporters Limited, a company incorporated under the Companies Act, 1956 and having its Registered office at 34-A, Kamaraj Road, Coimbatore-641 018 represented by Sri.V.Lakshmanan, S/o.Sri.K.Velappa Naidu, hereinafter referred to as "TRANSFEROR" which term shall mean and include its successors-in-interest and assigns (PANo.AAACL5245P) in favour of Sigma Link Limited, a company (wholly owned Subsidiary of M/s. Lakshmi Textile Exporters Ltd), incorporated under the Companies Act, 1956 and having its Registered Office at "Shell House", 695, Avanashi Road, Coimbatore-641037 represented by Sri.M.Loganathan, S/o.Sri.M.Muruganathan, hereinafter referred to as the "TRANSFEREE" which shall mean and include its successors-in-interest and assigns (PANo.AADCS0658J) and the same witnesseth:-

Cont.2..

For Lakshmi Textile Exporters Ltd.

V. Lakshmanan
Deputy General Manager

DOCUMENT No. 12 Year 2002
Page No 1 Total Pages 12

For SIGMA LINK LIMITED

AUTHORISED SIGNATORIES

1234
2002

original

1234 - 02

Presented in the Office of the District Registrar of Central Channai and fee of Rs. 28720/- Paid between the Hours of 12 PM and 1 PM on 10th day of Oct 2002

**EXECUTION ADMITTED**

Left Thumb Impression

S/o Mr. K. Vellappa Naidu
"SHATH,"
40, G.K.D Nagar. Coimbatore-33

Left Thumb Impression

M. LOGANATHAN S/o MURUGANATHAN, 3/64 KURUNTHASALAM MAIN
K. VADAMADURAI P.O COIMBATORE - 1

**IDENTIFIED BY**

M. Sukumar M.S. SUKUMAR S/o M. SADASIVAN, PLOT NO. 7, TILNAGAR, 8 ST STREET, KOUSALYA NILAYAM, IAOI, CHENNAI-600050.

V. SAMPATH KUMAR S/o D. Veda Shalam M 13/23 Navabarat Colony Saligramam Madras - 93

DOCUMENT No. 1234/2002 Page No 2 Total Pages 12

REGISTERED As No. 1234 of 2002 of Book I

10th Day of Oct 2002

Date 20.10.2002 JOINT SUB-REGISTRAR

Joint Sub-Registrar-I

Note. Number of copies registered with the original one

Joint Sub Registrar I

WHEREAS the Transferor Company is holding 100% of the paid up share capital of the Transferee Company and the same percentage of shareholding is continued as on date.

WHEREAS the Board of Directors of the Transferor Company have decided to transfer the scheduled mentioned property to the Transferee Company in their meeting held on 28.08.2002 and have authorised Sri.V.LAKSHMANAN, S/o.Sri.K.Velappa Naidu to do all such acts necessary for transferring the property and registering the same in favour of the transferee.

WHEREAS under a Deed of Sale dated 13.05.1961 Registered as Document No.1073/61 in the Office of the Sub-Registrar of Assurances, Thyagarayanagar, Mrs.Sarah John purchased the property described in Schedule "A" hereto.

AND WHEREAS under a Deed of Settlement dated 09.09.1968 registered as Document No.2309 of 1968 in the Office of the Sub-Registrar of Assurances, Thyagarayanagar and under a Deed of Settlement dated 2.5.1969 registered as Document No.589 of 1969 in the Office of the Sub-Registrar of Assurances, Thyagarayanagar, the said Mrs.Sarah John transferred the property described in schedule "A" hereto to her son Dr.V.Basu John.

AND WHEREAS the Transferor herein along with others contracted with Basu Colour Lab (P) Ltd., for the construction of an Apartment Building known as "TEJAS" in the land described in Schedule "A" hereto and on the account of the Transferor the said Basu Colour Lab (P) Ltd. contracted to construct for the Transferor the apartment described in the Schedule "B1" hereto.

AND WHEREAS under a Deed of Sale dated 22.02.1993 registered as document No.274 of 1993 in the office of the Sub-registrar of Assurances, Madras Central, the Transferor herein purchased the 1/16th of undivided interest of the land described in the Schedule "A" hereto from Dr.V.Basu John.

Cont.3..

For Lakshmi Textile Exporters Ltd.

V. Lakshmanan
Deputy General Manager

For SIGMA LINK LIMITED

AUTHORISED SIGNATORIES

DOCUMENT
No. 1234/2002
Page No 3
Total Pages 12

Note: Deficit Regn. fee of Rs. 42,180/- (Rupees forty two thousand one hundred and eighty only) Collected as per Difference Value of Rs. 42,17,928/- as per Guide Line on 20.12.2002

Joint/Sub Registrar
On the Cadre of District Registrar
District Registrar's office
Central Madras

Additional No. 1234/02 I
Contains 11 Sheets
2 Seal

Joint Sub Registrar

AND WHEREAS the Transferor herein has been the absolute owner in possession of the aforesaid apartment and the undivided interest as described in Schedule "B1" hereto.

AND WHEREAS the Transferor had purchased another apartment from JAY AND JAY ENTERPRISES LTD., 695, AVANASHI ROAD, COIMBATORE - 37 in the same building known as "TEJAS" as described in Schedule "B2" along with 1/16th undivided interest in the land as described in Schedule "A" hereunder by a sale deed dated 2nd day February 1994 registered as Document No.150 of 1994 in the Office of the District Registrar of Madras Central.

AND WHEREAS the Transferor herein has offered to transfer and the Transferee has agreed for the transfer of the said two apartments of a total area of 3642 sq.ft. and a 1/8th undivided interest in the land described in Schedule "A" hereunder, the said apartments more particularly described in the Schedule "B1 & B2" hereunder for a consideration of Rs.23,53,705/- (Rupees Twenty three lakh fifty three thousand seven hundred and five only) free of all encumbrances.

**NOW THIS DEED OF TRANSFER WITNESSETH AS FOLLOWS**

1. That in pursuance of the aforesaid agreement and in consideration of a sum of Rs.23,53,705/- (Rupees Twenty three lakh fifty three thousand seven hundred and five only) which had already been made by way of book transfer, the Transferor doth hereby grant, convey, transfer and assign unto the Transferee the two apartments of a total area of 3642 sq.ft. on the Ground Floor and First Floor (East Back) of the building known as "TEJAS" together with a 1/8th undivided interest in all that piece and parcel of land of an extent of 6 grounds, comprised in R.S.No.1667, 81st division, Teynampet, Chennai, more particularly described in Schedule "A" hereunder, the said apartments described in Schedule "B1 & B2" hereunder and hereinafter referred to as the SAID PROPERTY together with the rights of exclusive use and rights in common with owners of other undivided shares, present or future, of the piece and parcel of land and apartment building known as "TEJAS" with common rights in the stair-cases, ways and all other easements, advantages, liberties, rights and privileges in any way appertaining thereto or reputed to belong thereto or enjoyed therewith.

Cont.4...

For Lakshmi Textile Exporters Ltd.

V. Lakshmanan
Deputy General Manager

For SIGMA LINK LIMITED

AUTHORISED SIGNATORIES

DOCUMENT No. 12312 2002
PAGE No 4 Total Pages 12

2. The Transferor covenants with the Transferee that the Transferor has a perfect, lawful, absolute and good right and title to the SAID PROPERTY and is entitled to grant, convey and transfer the same unto the Transferee with full rights of ownership and that the SAID PROPERTY shall at all times remain with the Transferee and be quietly held and enjoyed by them without any interruption or disturbance by the Transferor or any other person or persons whatsoever claiming through or under the Transferor.

3. The Transferor doth hereby assure the Transferee that the property hereunder conveyed is free from any mortgage, charge, attachments, or lien of any kind whatsoever.

4. The Transferor doth hereby covenant with the Transferee that the Transferor has not done or knowingly suffered or been party to any act as a result of which the SAID PROPERTY or any part thereof may be impeached, affected, encumbered in title, estate, or otherwise or whereby the Transferor is any way hindered from conveying or assigning the SAID PROPERTY or any part thereof.

5. In the event of there being any encumbrance or defect whatsoever in the title of the SAID PROPERTY the Transferor shall indemnify and keep indemnified the Transferee against all losses, claims and damages and costs and expenses suffered by the Transferee on that behalf.

6. The Transferor doth hereby assure the Transferee that the Transferor will at all times and at the request and cost of the Transferee execute and register or cause to be done or executed and registered, all acts, deeds and things, and assurances as may be deemed necessary for more perfectly assuring the title of the SAID PROPERTY.

7. The Transferor further, covenants that all kist, quit, rents and other land revenues, taxes, amenities and levies payable to the Government, Municipality or any other local authority have been paid upto the date of sale and if there is any amount due in respect of the above till such date the Transferor undertakes to pay the same.

Cont.5...

For Lakshmi Textile Exporters Ltd.

V. Lakshmanan
Deputy General Manager

For SIGMA LINK LIMITED

AUTHORISED SIGNATORIES

DOCUMENT No. 1234/2002
Page No 5 Total Pages 12

6. The Transferor declares that the SAID PROPERTY shall be held and enjoyed by the Transferee with all the rights and subject to all the duties that are cast on the Transferor herein under the terms of the Deeds of Sale dated 22.02.1993 registered as Documents No.274 & 275 of 1993 in the Office of the Sub-Registrar of Assurances, Madras Central.

The Transferor further declares that SAID PROPERTY shall be held and enjoyed by the Transferee with all the rights and subject to all the duties that are cast on the owners of apartments which involve sharing of common rights and amenities.

The Transferor has this dey put the Transferee in possession of the SAID PROPERTY.

**SCHEDULE " A "**

All that piece and parcel of land in Plot No.24, Poes Garden of an extent of 6 grounds or thereabouts comprised in R.S.No.1567/ 81st Division, Teynampet, Madras, bounded on the

| | | |
|---|---|---|
| North by | : | Plot Nos. 24/1 and 24/2 |
| South by | : | Existing Road |
| East by | : | Plot Nos.25 and 26 |
| West by | : | Plot No.24 / 3 |

Situate within the Registration District of Madras and Sub-Registration District of Madras Central.

**SCHEDULE " B1 "**

Apartment of an area of 1890 sq.ft. (including proportionate share of common area and services) on the First Floor (East Back) of the building thereon known as "TEJAS" together with a 1/16th undivided interest in all that piece and parcel of land described in Schedule "A" above.

Corporation of Chennai, Zone No.07, Ward No.113,

Door No.92 / FF7, Poes Garden.

Transfer value of the property : Rs.9,59,662/-

Cont.6...

For Lakshmi Textile Exporters Ltd.

V. Lakshmanan
Deputy General Manager

For SIGNA[illegible] LIMITED

AUTHORISED SIGNATORIES

DOCUMENT No. 2324/2000 PAGE NO 6 Total Pages 12

**SCHEDULE " B2 "**

Apartment of an area of 1752 sq.ft. (including with right for the exclusive use of land in front of apartment for the purpose of being used as a garden and proportionate share of common area and services) on the Ground Floor (East Back) of the building thereon known as "TEJAS" together with a 1/16th undivided interest in all that piece and parcel of land described in Schedule "A" above.

Corporation of Chennai, Zone No.07, Ward No.113,

Door No.92 / GF3, Poes Garden.

Transfer value of the property : Rs.13, 94,043/-/-

IN WITNESS WHEREOF the Transferor and Transferee have signed this Transfer Deed on the 10th day of October, 2002 at Chennai before the following witnesses.

For Lakshmi Textile Exporters Ltd.

V. Lakshmanan
Deputy General Manager

TRANSFEROR

For SIGMA LINK LIMITED

AUTHORISED SIGNATORIES

TRANSFEREE

WITNESSES :

1. M. S. SUKUMAR
PLT NO 10. TVS NAGAR,
8TH STREET,
"KOUSALYA NILAYAM"
PADI, CHENNAI-600050

2. V. SAMPATH KUMAR
M 13/23, NAVARARAI COLONY
BESANT NAGAR
CHENNAI-90

DOCUMENT
1231/2002
Page No 7 Total Pages 12

Document prepared by self

(V.LAKSHMANAN)

STATEMENT OF VALUATION UNDER RULE 3(1) OF THE TAMIL NADU STAMPS PREVENTION OF UNDER VALUATION OF INSTRUMENTS RULES 1968

| S.NO. | R.S.NO. | EXTENT AND NATURE OF PROPERTY | TRANSFER VALUE AS PER EXECUTANT'S ASSESSMENT Rs. |
|---|---|---|---|
| 1 | 1567, 81st Division, Teynampet, Madras | 1/16th undivided interest in all that piece and parcel of land in Plot No. 24, Poes Garden of an extent of 6 grounds. | 400,000 |
| 2 | Building | 1,890 Sq Ft. | 559,662 |
| 3 | 1567, 81st Division, Teynampet, Madras | 1/16th undivided interest in all that piece and parcel of land in Plot No. 24, Poes Garden of an extent of 6 grounds. | 400,000 |
| 4 | Building | 1,752 Sq Ft. | 994,043 |
| | | TOTAL | 2,353,705 |

For Lakshmi Textile Exporters Ltd.

V. Lakshmanan
Deputy General Manager

For SIGMA LINK LIMITED

AUTHORISED SIGNATORIES

DOCUMENT No. 1234/2002
Page No 8 Total Pages 12

1890
1752
3642

## ANNEXURE - 1 A

1. Description of the building :

| | | |
|---|---|---|
| a) Construction of the Structure | : | Cement |
| b) Depth of foundation | : | above 4' |
| c) Thickness of walls | : | 9" |
| d) Whether teakwood used through out | : | No |
| e) Flooring | : | Mosaic |

2. Age of the Building : 9 years

3. Extent of the Site : 1/8th undivided share in about 6 grounds

4. Built up area :

| Madras Terrace | G.Floor | 1st Floor |
|---|---|---|
| R.C.C.Roof | 1752 sq.ft | 1890 sq.ft. |
| A.C.C.Sheet | (Including common area) | |

5. Area of Separate garage if any : -

6. a) Length of Compound wall if any : -

   b) Length of barbed wire or chain or link fence : -

7. Well with diameter and depth : -

8. Is there a separate latrine 0' Septic Tank : -

9. Elec. Installation a) No. of points : 20
   b) No. of Fans :
   c) No. of Elec.Pumps :

10. Annual Rental Value : Rs.

11. Executant's estimated of the Transfer value of the building and site : Rs.23,53,705/-

Place : Chennai

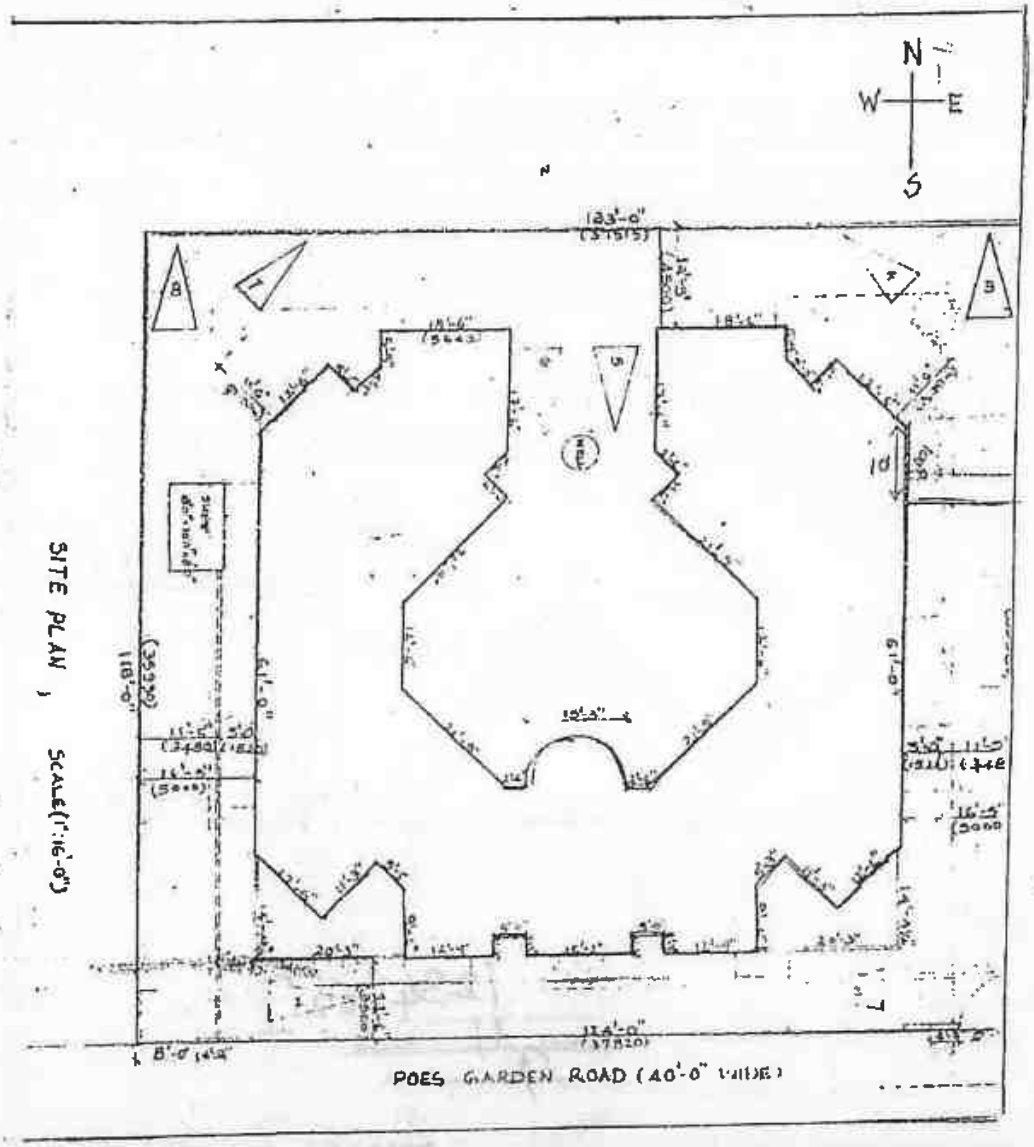
DOCUMENT No. 1234/2002 Page No 9 Total Pages 12

For Lakshmi Textile Exporters Ltd.

V. Lakshmanan
Deputy General Manager

For SIGMA LINK LIMITED

AUTHORISED SIGNATORIES

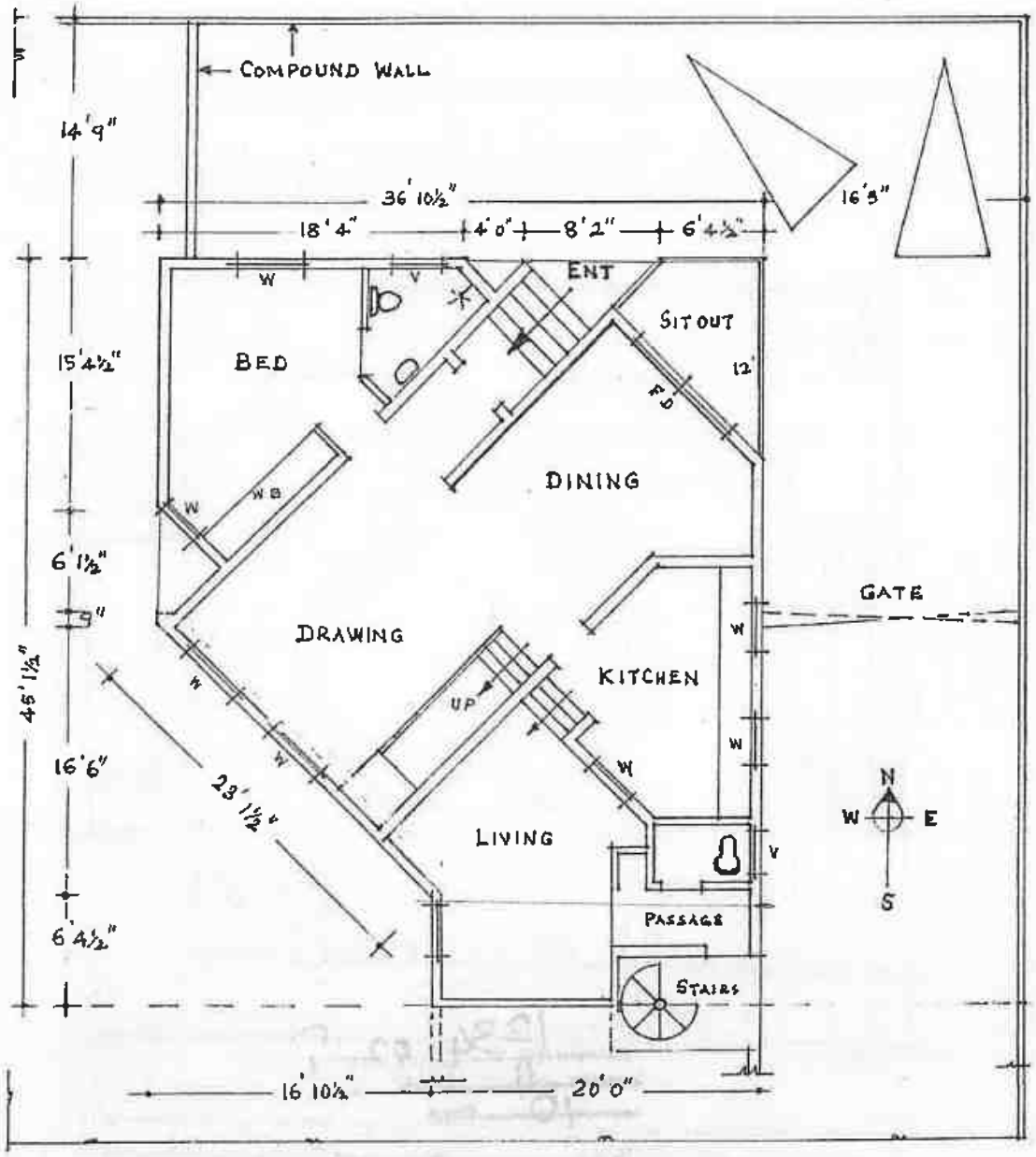



SITE PLAN OF PLOT. No. 24 "TEJAS" APARTMENT AT POES GARDEN, TENAMPET, CHENNAI.

SCALE 1 INCH = 16 FEET

K. NARAYANAN, B.Sc., M.I.E.,
Chartered Engineer
19/11, RAJA STREET
T. NAGAR, CHENNAI-600 017

DOCUMENT
Page No. 10 / Total Pages 12




PLAN OF GROUND FLOOR FLAT (EAST BACK)

IN "TEJAS" APARTMENT, PLOT 24, POES GARDEN

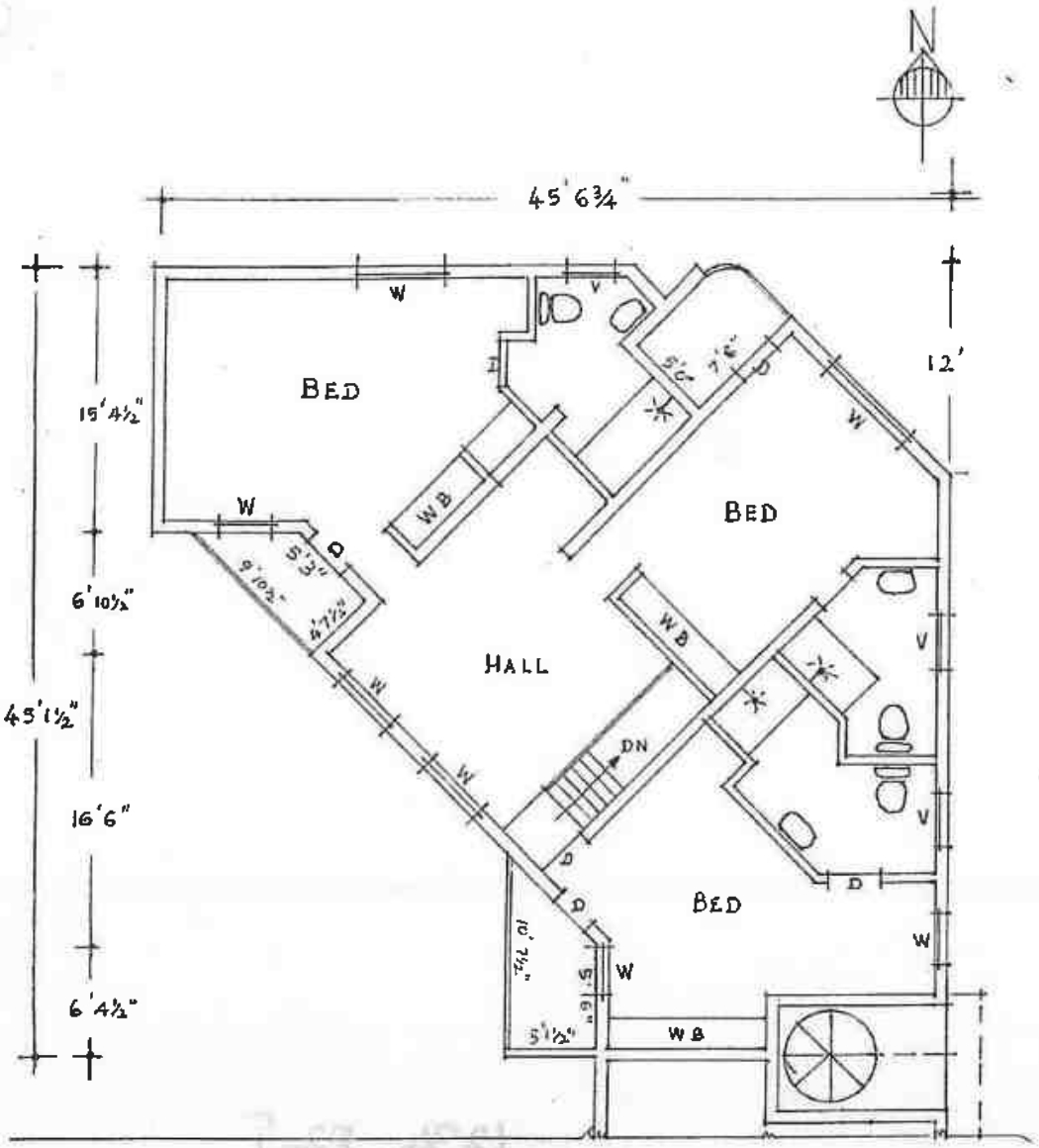
RS No. 1567 - 81ST DN. TENAMPET CHENNAI.

SCALE 1" = 8'

K. Narayanan

K. NARAYANAN, B.Sc.,M.I.E.,
Chartered Engineer
19/11, RAJA STREET
T. NAGAR, CHENNAI-600 017

DOCUMENT
No. 12 3/4/1200
Page No 11
Total Pages 12




PLAN OF FIRST FLOOR FLAT (EAST BACK)
IN "TEJAS" APT. PLOT 24. POES GARDEN
R.S No. 1567- 81ST DN. TENAMPET, CHENNAI.
SCALE: 1 INCH = 8 FEET.

K. Narayanan

K. NARAYANAN, B.Sc.,M.I.E.,
Chartered Engineer
19/11, RAJA STREET
T. NAGAR, CHENNAI-600 017

DOCUMENT
No. 2342/2000
Page No 12 | Total Pages 12

# भारत सरकार-कार्पोरेट कार्य मंत्रालय
## कम्पनी रजिस्ट्रार कार्यालय, तमिलनाडु, कोयंबत्तूर

## नाम परिवर्तन के पश्चात नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U27310TZ1992PLC003812

मैसर्स SIGMA LINK LIMITED

के मामले मे, मैं एतदद्वारा सत्यापित करता हूँ कि मैसर्स
SIGMA LINK LIMITED

जो मूल रुप में दिनांक छह जुलाई उन्नीस सौ बानवे को कम्पनी अधिनियम, 1956 (1956 का 1) के अतंर्गत मैसर्स
JAYALAKSHMI MARKETING LIMITED

के रुप में निगमित की गई थी, ने कम्पनी अधिनियम, 1956 की धारा 21 की शर्तों के अनुसार विधिवत आवश्यक विनिश्चय पारित करके तथा लिखित रुप में यह सूचित करके की उसे भारत का अनुमोदन, कम्पनी अधिनियम, 1956 की धारा 21 के साथ पठित, भारत सरकार, कम्पनी कार्य विभाग, नई दिल्ली की अधिसूचना सं.सा.का.नि 507 (अ) दिनांक 24.6.1985 एस.आर.एन A52853199 दिनांक 31/12/2008 के द्वारा प्राप्त हो गया है, उक्त कम्पनी का नाम आज परिवर्तित रुप में मैसर्स
INTEGRATED ELECTRICAL CONTROLS INDIA LIMITED

हो गया है और यह प्रमाण-पत्र, कथित अधिनियम की धारा 23(1) के अनुसरण में जारी किया जाता है।

यह प्रमाण-पत्र, मेरे हस्ताक्षर द्वारा कोयंबत्तूर में आज दिनांक इकतीस दिसम्बर दो हजार आठ को जारी किया जाता है।

---

# GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
## Registrar of Companies, Tamil Nadu, Coimbatore

## Fresh Certificate of Incorporation Consequent upon Change of Name

Corporate Identity Number : U27310TZ1992PLC003812

In the matter of M/s SIGMA LINK LIMITED

I hereby certify that SIGMA LINK LIMITED which was originally incorporated on Sixth day of July Nineteen Hundred Ninety Two under the Companies Act, 1956 (No. 1 of 1956) as JAYALAKSHMI MARKETING LIMITED having duly passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded thereto under Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R 507 (E) dated 24/06/1985 vide SRN A52853199 dated 31/12/2008 the name of the said company is this day changed to INTEGRATED ELECTRICAL CONTROLS INDIA LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand at Coimbatore this Thirty First day of December Two Thousand Eight.

(RAJAGOPALAN P)

कम्पनी रजिस्ट्रार / Registrar of Companies
तमिलनाडु, कोयंबत्तूर
Tamil Nadu, Coimbatore

---

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :
Mailing Address as per record available in Registrar of Companies office:

INTEGRATED ELECTRICAL CONTROLS INDIA LIMITED
SHELL HOUSE , 695 AVANASHI ROAD,
COIMBATORE - 641037,
Tamil Nadu, INDIA

(10)

**Certificate of Incorporation Consequent upon conversion to Private Limited Company**

सत्यमेव जयते

# GOVERNMENT OF INDIA

**MINISTRY OF CORPORATE AFFAIRS**

Registrar of companies, Coimbatore

1st Floor,Avinashi Road Civil Aerodrome Post,, Coimbatore, Tamil Nadu, India, 641014

Corporate Identity Number: U27310TZ1992PTC003812

Fresh Certificate of Incorporation Consequent upon Conversion from Public Company to Private Company

IN THE MATTER OF INTEGRATED ELECTRICAL CONTROLS INDIA LIMITED

I hereby certify that INTEGRATED ELECTRICAL CONTROLS INDIA LIMITED which was originally incorporated on Sixth day of July One thousand nine hundred ninety-two under the Companies Act, 1956 as JAYALAKSHMI MARKETING LIMITED and upor an intimation made for conversion into Private Limited Company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the RoC - Coimbatore vide SRN R30828594 dated 05.02.2020 the name of the said company is this day changed to INTEGRATED ELECTRICAL CONTROLS INDIA PRIVATE LIMITED.

Given under my hand at Coimbatore this Fifth day of February Two thousand twenty.

DS MINISTRY OF CORPORATE AFFAIRS

C S GOVINDARAJAI

Registrar of Companie

RoC - Coimbator

---

Mailing Address as per record available in Registrar of Companies office:

INTEGRATED ELECTRICAL CONTROLS INDIA PRIVATE LIMITED
504, Avanashi Road,, Peelamedu, Coimbatore, Tamil Nadu, India,
641004

5000Rs.

INDIA NON JUDICIAL

५000रु.

पाँच हज़ार रुपये

RUPEES

BASU TO SARA 90%. (1) WESTERN APT

4836 25/2/99

Basu John Vetteth

G. SIVAKUMAR
STAMP VENDOR/14503/B-3/92
7 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.

# DEED OF SETTLEMENT

This Deed of Settlement executed at Chennai on this 26th day of February 1999.

BY AND BETWEEN

Basu John Vetteth, son of late V.John, aged about 56 years, residing at 92, Poes Gardens, Chennai – 600 086, hereinafter called the SETTLOR which expression shall mean and include wherever the context requires, his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART;

AND

Sara Basu Vetteth , daughter of Basu John Vetteth, aged about 24 years, residing at 92, Poes Gardens, Chennai – 600 086, hereinafter called the BENEFICIARY which expression shall mean and include wherever the context requires, her heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART;

65
167

167 99

Registration No. ..... of 19..
Section ..8.. Block ..1..
Sub-Block ..1.. Block
Joint Sub Registrar

Presented in the Office of the District Registrar of Madras Central and fee Rs. 2000 and between the hours of 12-2 P.M. on the 26th February 99.

Ram John

EXECUTION ADMITTED BY

Ram John Son of V. John 92, Poes Gardens Madras 600086

IDENTIFIED BY:

Nupur Shankar NUPUR SHANKAR
Daughter of Mr. VIJAY SHANKAR
B3 HARRINGTON COURT
99 HARRINGTON ROAD, CHETPET, MADRAS

G. Suresh S/o Late. G. Gurumoorthy
6, Sterling Road, Chennai-34.

26th February 1999
Joint Sub Registrar

Registered as No. 167. of 1999
Book ..1.. Volume 305 Pages 171 to 174

2nd March 1999

Joint Sub Registrar

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

Rs. 1000

Basu John Vetteth

G. SIVAKUMAR
STAMP VENDOR
7 4TH STREET, JAYALAKSHMIPURAM



WHEREAS the SETTLOR has an undivided twenty five percent interest in all that piece and parcel of land in Plot No.24 of Poes Garden of R.S.No.1567, 81st Division Teynampet, Chennai with the Sub-Registration District of Madras Central in the Registration District of Madras – Chingleput, under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring 6 grounds are thereabout, the said undivided interest is more fully described in Schedule "A" hereunder (hereinafter referred to as the Schedule "A" Property).

AND WHEREAS the SETTLOR, the said Basu John Vetteth had an apartment No.13, constructed on the Third Floor of the building known as Tejas Apartments at 92 Poes Gardens, Chennai 600086, of a plinth area of 2250 sq.ft. or thereabouts more fully described in Schedule "B" hereunder (hereinafter referred to as the Schedule "B" Property).

AND WHEREAS the SETTLOR has divided the Schedule "B" Property into two separate apartments, one of which is demarcated as Apartment C and delineated and coloured green in the plan attached of plinth area of 2000 sq.ft. or thereabout, more fully described in Schedule "C" hereunder (hereinafter referred to as the Schedule "C" Property).

AND WHEREAS the SETTLOR is now desirous out of natural love and affection for his daughter Sara Basu Vetteth , the BENEFICIARY herein, to settle a ninety percent undivided interest in Schedule "C" Property which undivided interest is more fully described in Schedule "D" hereunder in favour of the BENEFICIARY and is accordingly executing this Settlement Deed, and the BENEFICIARY has consented to the same.

Basu John

167. 99

2 8 Giugno 1

Oreu

500Rs. 67

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Rs. 500/-
Basu John Vetteth

G. SIVAKUMAR
STAMP VENDOR
7 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.



**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. That in consideration of natural love and affection of the SETTLOR for the BENEFICIARY, who is his daughter, the SETTLOR transfers by way of settlement, a ninety percent undivided share right, title, interest, claim and demand in Schedule "C" Property which undivided share is more fully described in Schedule "D" hereunder and hereinafter referred to as the SAID PROPERTY unto and in favour of the BENEFICIARY.

2. The SETTLOR confirms and declares that from this date onwards the BENEFICIARY will own and enjoy ninety percent interest in the apartment described in Schedule "C" hereunder and enjoy the same along with the SETTLOR.

3. The SETTLOR hereby further assures the BENEFICIARY that he shall do all such acts and things as the BENEFICIARY requires for more perfectly assuring the SAID PROPERTY unto the BENEFICIARY.

4. The SETTLOR hereby confirms and declares that from this date joint possession of Schedule "C" Property shall vest with the BENEFICIARY, who shall be entitled to enjoy the same along with the SETTLOR.

Basu John V

167. 99

Document No. ..... of ..... Series ..... 8 Sheets ..... 1

3 ..... Sheet

Notary Public

500Rs. 68

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

G. SIVAKUMAR
STAMP VENDOR
7 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.



**SCHEDULE – "A"**

(Undivided interest in land, owned by the Settlor and not hereby ~~conveyed~~ settled)

An undivided twenty five percent interest in all that piece and parcel of land in Plot No.24 at No. 92, Poes Gardens, Chennai 600 086 of R.S.No.1567, 81st Division Teynampet, Chennai with the Sub-Registration District of Madras Central in the Registration District of Madras – Chingleput, under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring 6 grounds are thereabouts bound on the

| | |
|---|---|
| North by | Plot Nos.24/1 and 24/2 |
| East by | Plot No.25 and 26 |
| South by | Existing Road and |
| West by | Plot No.24/3 |

(67) . 99

Sensalpo 8 Giorno 1

Mese Anno

Estrattista Responsabile

500Rs. 69

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

G. SIVAKUMAR
STAMP VENDOR
No. 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.

25/2/99



**SCHEDULE - "B"**

(Apartment constructed by SETTLOR)

Third floor Apartment (consisting Eastern and Western Apartments)

Plinth area 4500 sq. ft. or thereabouts

Shaded Red in the plan attached

situated in the apartment building in land mentioned in Schedule "A" supra

**SCHEDULE - "C"**

(Apartment for which ninety percent undivided interest being ~~conveyed~~ settled by SETTLOR)

Third floor Western Apartment (forming part of Schedule "B" property)

Plinth area 2250 sq. ft. or thereabouts

Delineated and shaded Green in the plan attached.

500Rs. 70

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

4844 25/2/99 Basu John Vettath

G. SIVAKUMAR
STAMP VENDOR/14509/D-3/02
7 4TH STREET, JAYALAKSHMI PUR/M
Nungambakkam, Chennai-34.



**SCHEDULE – "D"**

(Undivided interest being ~~conveyed~~ settled by the SETTLOR)

Ninety percent undivided interest in Schedule "C" Property in Third Floor Western Apartment

Plinth area 2250 sq.ft. or thereabouts and proportionate common areas.

IN WITNESS THEREOF the SETTLOR has hereunder fixed his hand on the day, month and year first above written.

WITNESSES:

1. Nupur Shankar

2.

SETTLOR

Document drafted by: Self

167. 99

6 8 1

1000Rs.

84

INDIA NON JUDICIAL

१000रु.

Rs 1000

एक हज़ार

THOUSAND RUPEES

MARIAMMA
TO
SARA
2/3 of 10%
WESTERN
APT
(3)

22938 Rs. 1000/- only
7-10-2003.
Sara Basu vetteth
CHENNAI.

R. RAJARATHI
STAMP VENDOR
License No: 03/2002
NO: 37, VILLIVAKKAM ROAD
KUMARANKUDI,
CHENNAI - 34.

**SETTLEMENT DEED**

This Deed of Settlement is made at Chennai on this the 7th day of October 2003

BY

**Mrs.Mariamma Basu,** W/o. Late Dr.Basu John Vetteth, aged about 60 years, residing at No.16, (Old No.92), Poes Garden, Chennai - 600 086, hereinafter called the SETTLOR, which terms shall mean and include her heirs, executors, legal representatives, administrators and assigns of the ONE PART;

**TO AND IN FAVOUR OF**

**Sara Basu Vetteth**, D/o. Late Dr.Basu John Vetteth, aged about 29 years, permanently residing at C/o. Mrs.Mariamma Basu, No.16, (Old No.92) Poes Garden, Chennai - 600 086, hereinafter referred to as the BENEFICIARY, which terms shall mean and include her heirs, executors, legal representatives, administrators and assigns of the OTHER PART;

DOCUMENT No. 1087/2003
Page No 1
Total Pages 18

Mariamma Basu Vetteth

85

S

1027 I / 03

Presented in the Office of the District Registrar of Central Chennai and fee of Rs. 660/- Paid between the Hours of 3 pm to PM on 15 day of Oct 2003.

1027 03 I

Marianna Bam Vettath

EXECUTION ADMITTED

Left Thumb

Marianna Bam Vettath W/o. Late Bam Sitan Vettath No.16, Poes Garden, Chennai 86.

Identity Proof with PAN: AACPV1134C

**IDENTIFIED BY**

S. Jayakumar S/o. V. Sundarajan No.11, Perumal Koil St. Anaikaran Chennai-29.

J. Parthiban. S/o Jayabal 92, Samendiswari Koil Street, Appavu Thotam, Shenoy Nagar, Chennai-30

15 Day of Oct 2003

Joint Sub-Registrar-1.

DOCUMENT No. 1027/2003 Page No 21 Total Pages 21

REGISTERED As No. 1027 of 2003 of Book I

Date 7.10.03 200 JOINT SUB-REGISTRAR 1

86

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sara Basu Vetteth
Chennai

-2-

S. UMAMAHESWARI
Stamp Vendor
HIGH COURT CAMPUS
CHENNAI 600 104

WHEREAS the husband of the SETTLOR was the absolute owner of all that piece and parcel of land in Plot No.24 at No.92, New Door No.16, Poes Garden, Chennai – 600 086, admeasuring 6 grounds, more fully described in Schedule 'A' and hereinafter referred to as Schedule 'A' Land, he having become the owner of the same under Deeds of Settlement dated 9th September 1968 and 2nd May 1969 executed by his mother late Mrs. Sara John in his favour and registered as document Nos.2309 of 1968 and 589 of 1969 respectively in the Office of the Sub Registrar, T. Nagar.

WHEREAS the husband of the SETTLOR late Dr. Basu John Vetteth had an apartment No.13, admeasuring 4500 sq. ft. or thereabouts, constructed on the 3rd Floor of the building known as Tejas Apartments constructed on Schedule 'A' Land. The said apartment is more fully described in Schedule 'B' hereunder. The said Dr. Basu John Vetteth, retained proportionate 25% undivided interest (3600 sq. ft.) in Schedule 'A' Land, the undivided interest in the land retained by the late Dr. Basu John Vetteth is also more fully described in Schedule 'B' hereunder.

DOCUMENT No. 10 8 /2003 Page No 3 Total Pages 12

Mariamma Basu Vetteth

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sara Basu Vetteth
Chennai



S. UMAMAHESWARI
Stamp Vendor
HIGH COURT BUILDINGS
CHENNAI 600 104

AND WHEREAS the said late Dr. Basu John Vetteth had divided the apartment described in Schedule 'B' into two separate apartments Western apartment and Eastern apartment, the Western apartment is more fully described in Schedule 'C' and is hereinafter referred to as the Schedule 'C' apartment.

AND WHEREAS the said late Dr. Basu John out of his natural love and affection for his daughter Sara Basu Vetteth the BENEFICIARY herein settled 90% undivided interest in Schedule 'C' Apartment, more fully described in Schedule 'D' under Deed of Settlement dated 26.02.1999, registered as document No.167 of 1999 in the office of the District Registrar of Madras Central. Accordingly the BENEFICIARY herein became the owner of 90% undivided interest in the Schedule 'C' Apartment, the balance 10% undivided interest being retained by the late Dr. Basu John Vetteth.

AND WHEREAS the late Dr. Basu John Vetteth died intestate on 28.04.2003 leaving behind him, his wife the SETTLOR herein, his son Yohan Basu Vetteth and his daughter Sara Basu Vetteth the Beneficiary herein as his only legal heirs, each of the legal heir being entitled to 1/3rd share in the estate of the late Dr. Basu John Vetteth.

DOCUMENT No. 1927/2003
Page No 4 Total Pages 12

Mariamma Basu Vetteth

100Rs.

INDIA NON JUDICIAL

१00रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sara Basu Vetteth
Chennai



AND WHEREAS accordingly the SETTLOR as the legal heir of late Dr. Basu John Vetteth became entitled to 1/3rd of the balance 10% undivided interest in Schedule 'C' Apartment retained by the late Dr. Basu John Vetteth as well as 1/3rd undivided interest (1200 sq. ft.) of the land described in Schedule 'B'.

AND WHEREAS the SETTLOR's son Yohan Basu Vetteth out of natural love and affection for the SETTLOR herein by a Deed of Settlement settled his 1/3rd undivided interest in the 10% undivided interest in Schedule 'C' Apartment inherited by him as the legal heir of late Dr. Basu John Vetteth. Vide Doc. No. 977/03 with SRO-I.

AND WHEREAS accordingly the SETTLOR became the owner of 2/3rd undivided interest in the balance 10% undivided interest in Schedule 'C' Apartment retained by the late Dr. Basu John Vetteth more fully described in Schedule 'E' together with the 1/3rd undivided interest (1200 sq. ft.) in the Schedule 'B' land, more fully described in Schedule 'E'.

DOCUMENT No. 87/2003 Page No 5 Total Pages 12

Marianma Basu Vetteth

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sara Basu Vetteth
Chennai

S. [illegible]SWARI
[illegible]
HIGH [illegible] CAMPUS
CHENNAI-600 104



AND WHEREAS the SETTLOR out of natural love and affection, for her daughter Sara Basu Vetteth the BENEFICIARY herein, and in order to enable the BENEFICIARY to own the Schedule 'C' Apartment absolutely together with the proportionate undivided interest in the land has decided to settle her 2/3rd undivided interest in the 10% undivided interest in Schedule 'C' Apartment in favour of the BENEFICIARY as well as 600 sq. ft. out of the undivided interest in the land described in Schedule 'E'. The undivided interest in the apartment and in the land, which is being settled in favour of the BENEFICIARY is more fully described in Schedule 'F' hereunder and hereinafter referred to as the "Said Property".

**NOW THIS DEED WITNESSETH AS FOLLOWS:-**

1. That in consideration of natural love and affection of the SETTLOR has towards the BENEFICIARY herein, the SETTLOR does hereby settle grant, convey and transfer free of all encumbrances, the "Said Property" which is more fully described in Schedule 'F' hereunder, TO HAVE AND HOLD THE SAME UNTO the BENEFICIARY herein.

DOCUMENT No. 6271/2003
Page No 6 | Total Pages 12

Maricamma Basu Vetteth

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sara Basu Vetteth
Chennai

S. UMAMAHESWARI
Stamp Vendor No: 86/10535/78
HIGH COURT CAMPUS
CHENNAI 600 104.



2. The SETTLOR declares that the "Said Property" is free from all charges, lien, mortgage, lis-pendense, attachments or acquisition proceedings, agreements with third parties, or subject to any other restrictions or limitations, preventing the transfer of the "Said Property" in terms of this Settlement Deed.

3. The SETTLOR does hereby declare that the "Said Property" shall vest upon the BENEFICIARY absolutely to be held, used with uninterrupted enjoyment with all right, title and interest over the same by paying taxes and other public dues and demands in his name with all absolute powers of ownership.

4. The BENEFICIARY shall henceforth own and enjoy the "Said Property" more fully described in Schedule 'F' absolutely.

DOCUMENT No. 1982/2003
Page No 7 | Total Pages 12

Maiamma Basu Vetteth.

91

100Rs.

INDIA NON JUDICIAL

१00 रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

7116

26.9.03

Sara Basu Vetteth
Chennai

S. UMAMAHESWARI
STAMP VENDOR LIC NO. 18/1563/76
HIGH COURT CAMPUS
CHENNAI 600 104



5. The SETTLOR does hereby divest herself of all right, title and interest in and over the "Said Property" described in Schedule 'F' hereunder as and from this day and the BENEFICIARY shall hold, possess and enjoy the same quietly and peacefully in the manner she likes without any interference or interruption from any person whomsoever, with all right, title and interest over the same.

6. The BENEFICIARY after the settlement made herein is now the absolute owner of the Schedule 'C' Apartment together with proportionate undivided interest in the land (1800 sq. ft. of the land described in Schedule 'B').

7. The value assessed by the SETTLOR for "Said Property" is Rs.50,000/-.

Marianna Basu Vetteth

DOCUMENT No. 10 07/2003
Page No 8
Total Pages 12

100 Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sara Basu Vetteth
Chennai

S. UMAMAHESWARI
Stamp Vendor No. A6/19535/78
HIGH COURT CAMPUS
CHENNAI 600 104



**SCHEDULE – A**
(Land)

All that piece and parcel of land in Plot No.24 at No.92, Poes Gardens, Chennai – 600 086 of R.S.No.1567, 81st Division Teynampet, Chennai within the Sub Registration District of Madras Chingleput under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring by recent admeasurement 6 grounds and Nil square feet (14400 sq. ft.) or thereabouts bound on the

North by : Plot Nos.24/1 and 24/2
East by : Plot No.25 and 26
South by : Existing Road and
West by : Plot No.24/3

Mariamma Basu Vetteth

DOCUMENT
No. 1087/2003
Page No 9
Total Pages 12

937

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sara Basu Vetteth
Chennai

S.



S. UMAMAHESWARI
Stamp Vendor No. AS/10535/78
High Court Campus
CHENNAI 600 104

**SCHEDULE – B**
(Apartment Constructed by SETTLOR's husband and undivided share in the land)

Third floor Apartment (Consisting Eastern and Western Apartments) Plinth Area 4500 sq. ft. or thereabouts situated in the apartment building constructed on the land mentioned in Schedule 'A' Supra together with 3600 sq. ft. (25% undivided interest in Schedule 'A' Land)

**SCHEDULE – C**
(Western Apartment)

Third Floor Western Apartment (forming part of Schedule "B" Property). Plinth area of 2250 sq. ft. or thereabouts

**SCHEDULE – D**
(Undivided interest already owned by the BENEFICIARY)

90% Undivided Interest in Schedule 'C' Apartment already settled by late Dr. Basu John Vetteth in favour of the BENEFICIARY vide Deed of Settlement dated 26.02.1999 registered as Doc.No.167 of 1999 in the Office of the District Registrar, Madras Central.

Mainauma Basu Vetteth

DOCUMENT No. 087/2003
Page No 10
Total Pages 12

94

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Sara Basu Vettath
Chennai

S. UMAMAHESWARI
State ... 5/78
High ... CAMPUS
CHENNAI 600 104



**SCHEDULE – E**
(Property presently owned by the SETTLOR)

2/3rd undivided interest in the balance 10% undivided interest in Schedule 'C' Apartment along with 1200 sq. ft. undivided interest in Schedule 'B' Land

**SCHEDUEL – F**
(Property herein settled in favour of the BENEFICIARY)

2/3rd undivided interest in 10% undivided interest in Schedule 'C' Apartment as well as 600 sq. ft. of land out of her undivided interest in the land described in Schedule 'E'.

Mariamma Basu Vettath

DOCUMENT No. 1037/2003. Page No 11 Total Pages 12

96

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

7122
26.5.03

Sara Basu Vetteth
Chennai

S. UMAMAHESWARI
Stamp Vendor No 15/19535/71
HIGH COURT CAMPUS
CHENNAI 600 104



IN WITNESS WHEREOF the SETTLOR has set her hands on this day, month and year first above written.

**WITNESSES**

1. S. Jayakumar
S.JAYAKUMAR

Mariamma Basu Vette
SETTLOR

2. J. Murugesan
J. MURUGESAN

DOCUMENT No. 1027/2003
Page No 121
Total Pages 12

Drafted by

S. Siva Sangaran
Advocate
27, Law Chambers
High Court Buildings
Chennai - 104.

5000Rs.

54

NON JUDICIAL

BASU
TO
YOHAN
90 %

1

Rs 5000

सत्यमेव जयते

भारत

FIVE THOUSAND RUPEES

4835
25/2/99

Rs 5000/-

Basu John Vetteth

G. SIVAKUMAR
STAMP VENDOR
7 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.

**DEED OF SETTLEMENT**

This Deed of Settlement executed at Chennai on this 26th day of February 1999.

BY AND BETWEEN

Basu John Vetteth, son of late V.John, aged about 56 years, residing at 92, Poes Gardens, Chennai – 600 086, hereinafter called the SETTLOR which expression shall mean and include wherever the context requires, his heirs, legal representatives, executors, administrators, successors and assigns of the ONE PART;

AND

Yohan Basu Vetteth, son of Basu John Vetteth, aged about 31 years, residing at 92, Poes Gardens, Chennai – 600 086, hereinafter called the BENEFICIARY which expression shall mean and include wherever the context requires, his heirs, legal representatives, executors, administrators, successors and assigns of the OTHER PART;

Basu John

55

166/99

166 99

Registered No. ..... of 199
Book No. 8 Cases
Volume 1 Pages

Joint Sub Registrar I

Presented in the Office of the District Registrar or Madras Central
on 8000 paid between the hours of
1 to 2 P.M. on the 26th February 99.

Ram John

18975

EXECUTION ADMITTED BY

Ram John Son of V. John 92 Pocs Gardens Madras 600086

IDENTIFIED BY:

Nupur Shankar NUPUR SHANKAR
Daughter of MR. VIJAY SHANKAR
B3 HARRINGTON COURT, 99 HARRINGTON RD.,
CHETPET, MADRAS - 600031.

C. SURESH BABU, 810 Late. Gunnamathy
6, Sterling Road, Chennai. 34.

26th February 1999

Joint Sub Registrar I

Registered as No. 166 of 1999
Book 1 Volume 305 Pages 167 to

Joint Sub Registrar

2nd March 1999

56

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

4838
25/2/99

BASU JOHN VETTETH

B 1000/-

G. SIVAKUMAR
STAMP VENDOR/14503/13-3-'92
7 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.



WHEREAS the SETTLOR has an undivided twenty five percent interest in all that piece and parcel of land in Plot No.24 of Poes Garden of R.S.No.1567, 81st Division Teynampet, Chennai with the Sub-Registration District of Madras Central in the Registration District of Madras – Chingleput, under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring 6 grounds are thereabout, the said undivided interest is more fully described in Schedule "A" hereunder (hereinafter referred to as the Schedule "A" Property).

AND WHEREAS the SETTLOR, the said Basu John Vetteth had an apartment No.13, constructed on the Third Floor of the building known as Tejas Apartments at 92 Poes Gardens, Chennai 600086, of a plinth area of 2250 sq.ft. or thereabouts more fully described in Schedule "B" hereunder (hereinafter referred to as the Schedule "B" Property).

AND WHEREAS the SETTLOR has divided the Schedule "B" Property into two separate apartments, one of which is demarcated as Apartment C and delineated and coloured green in the plan attached of plinth area of 2000 sq.ft. or thereabout, more fully described in Schedule "C" hereunder (hereinafter referred to as the Schedule "C" Property).

AND WHEREAS the SETTLOR is now desirous out of natural love and affection for his son Yohan Basu Vetteth, the BENEFICIARY herein, to settle a ninety percent undivided interest in Schedule "C" Property which undivided interest is more fully described in Schedule "D" hereunder in favour of the BENEFICIARY and is accordingly executing this Settlement Deed, and the BENEFICIARY has consented to the same.

Basu John

57

500Rs. 58

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

4889 Rs. 500/- 2.12.99 Basu John Vettath

G. SIVAKUMAR
STAMP VENDOR/14303/3-3
7 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.



**NOW THIS DEED WITNESSETH AS FOLLOWS:**

1. That in consideration of natural love and affection of the SETTLOR for the BENEFICIARY, who is his son, the SETTLOR transfers by way of settlement, a ninety percent undivided share right, title, interest, claim and demand in Schedule "C" Property which undivided share is more fully described in Schedule "D" hereunder and hereinafter referred to as the SAID PROPERTY unto and in favour of the BENEFICIARY.

2. The SETTLOR confirms and declares that from this date onwards the BENEFICIARY will own and enjoy ninety percent interest in the apartment described in Schedule "C" hereunder and enjoy the same along with the SETTLOR.

3. The SETTLOR hereby further assures the BENEFICIARY that he shall do all such acts and things as the BENEFICIARY requires for more perfectly assuring the SAID PROPERTY unto the BENEFICIARY.

4. The SETTLOR hereby confirms and declares that from this date joint possession of Schedule "C" Property shall vest with the BENEFICIARY, who shall be entitled to enjoy the same along with the SETTLOR.

Basu John

500Rs. 60

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

G. SIVAKUMAR
STAMP VENDOR/14503/3-3/92
7 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.



**SCHEDULE – "A"**

(Undivided interest in land, owned by the Settlor and not hereby ~~conveyed~~ settled)

An undivided twenty five percent interest in all that piece and parcel of land in Plot No.24 at No. 92, Poes Gardens, Chennai 600 086 of R.S.No.1567, 81st Division Teynampet, Chennai with the Sub-Registration District of Madras Central in the Registration District of Madras – Chingleput, under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring 6 grounds are thereabouts bound on the

| | |
|---|---|
| North by | Plot Nos.24/1 and 24/2 |
| East by | Plot No.25 and 26 |
| South by | Existing Road and |
| West by | Plot No.24/3 |

500 Rs.

61

INDIA NON JUDICIAL

५०० रु. Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

G. SIVAKUMAR
STAMP VENDOR/14508/B-3/02
7 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.

THE ASURE TRUST MADRAS

**SCHEDULE - "B"**

(Apartment constructed by SETTLOR)

Third floor Apartment (consisting Eastern and Western Apartments)

Plinth area 4500 sq. ft. or thereabouts

Shaded Red in the plan attached

situated in the apartment building in land mentioned in Schedule "A" supra

**SCHEDULE - "C"**

(Apartment for which ninety percent undivided interest being ~~conveyed~~ settled by SETTLOR)

Third floor Eastern Apartment (forming part of Schedule "B" property)

Plinth area 2250 sq. ft. or thereabouts

Delineated and shaded Green in the plan attached.

500Rs.

62

INDIA NON JUDICIAL

५०० रु.

Rs 500

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

G. SIVAKUMAR
STAMP VENDOR/14503/D.3
7 4TH STREET, JAYALAKSHMIPURAM
Nungambakkam, Chennai-34.

BIASU JOHN NETTETH

-6-

**SCHEDULE – "D"**

(Undivided interest being ~~conveyed~~ settled by the SETTLOR)

Ninety percent undivided interest in Schedule "C" Property in Third Floor Eastern Apartment

Plinth area 2250 sq.ft. or thereabouts and proportionate common areas.

IN WITNESS THEREOF the SETTLOR has hereunder fixed his hand on the day, month and year first above written.

WITNESSES:

1. Nupur Shankar

2.

SETTLOR

Document drafted by: Self.

# ANNEXURE (I-A)

Statement regarding particulars of the building mentioned in the document

please note by tick ( ) mark the relevant item in the following form:

1, Description of building :

a) Construction of the structure : Cement or partly Cement or Lime and Lime Mortar Partly Mud Mortar

b) Debth of foundation : 3 to 4 ft. Above 4 ft.

c) Thickness of Walls in ground floor : 9" 1, 1-½'

d) Whether teakwood used throughout ~~YES~~ NO

e) Flooring : Mosaic ~~Ordinary Plastered~~

II. Age of the building : 7 Years

III. Extent of the site : Gr. Sq. ft.

a) Value of the Site :

IV. Built up area : 90% share in 2250 sq ft, only Super Structure connected

( Each type of construction involved in each floor )

Note : Areas open to sky such as courtyards etc. should be deducted from built- up area if any.

| | G Floor | 1st Floor | 2nd Floor | 3rd Floor |
|---|---|---|---|---|
| Madras Terrace | | | | |
| R. C. C. Roof | | | | 90% share in 2250 sq ft |
| Mangalore tile roof over flat tiles | | | | |
| Mangalore tile roof plain | | | | |
| Pantile roof over flat tiles | | | | |
| Pantile roof plain | | | | |
| A. C C. Sheet | | | | |

V. Area of Separate garage if any :

VI. a) Length of compound wall if any :

b) Length of barbed wire or chain link fence :

VII. Well with diameter and depth : Ft. Diameter Ft. Depth

VIII. Is there a separate latrine or Septic Tank :

IX. Electrical Installations :

1. No. of Points : Share of 10 2. No. of Fans : Share of 5 3. Electrical Pumpset Share of 1

X. Annual Rental Value : Rs.

XI. Executant's estimate of the Market value of the ~~land and~~ building only 90% Share : Rs. Two Lakhs. / Rs 2,00,000/-

STATION : Chennai

DATE : 26-2-99

SIGNATURE OF THE EXECUTANT.

Forms available at : MARUVUR AMMA ENTERPRISES, Job Typing & Property Consultant, 43, Seethammal Road, Vannia Teynampet, Chennai-600 018. Phone : 4331836

166

99

97

MARIAMMA
TO
YOHAN.
2/3 of 10%
of
Eastern
Apt.
(3)

500Rs.

NON JUDICIAL

Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Mrs. Mariamma
Basu
Chennai

17/11/03

B. UMAMAHESWARI
Stamp Vendor
High Court Campus
CHENNAI-600 104

**SETTLEMENT DEED**

This Deed of Settlement is made at Chennai on this the 17th day of November 2003;

**BY**

**MRS.MARIAMMA BASU,** W/o. Late Dr.Basu John Vetteth, aged about 60 years, residing at No.16, (Old No.92), Poes Garden, Chennai – 600 086, hereinafter called the **SETTLOR,** which terms shall mean and include her heirs, executors, legal representatives, administrators and assigns of the **ONE PART**;

Mariamma Basu Vetteth

DOCUMENT No. 17 of 2003
Page No 1
Total Pages 13

9S 9

1175

Document No. 1175 - 2003 of Book I
Contains 12 Sheets
1st Sheets

Joint Sub Registrar-I

Presented in the Office of the District Registrar of Central Chennai and fee of Rs. 660.00 Paid between the Hours of 4.15 on 17th day of November 2003

Mariamma Basu Vetteth

EXECUTION ADMITTED
Left Thumb

Mariamma Basu Vetteth w/o (late) Dr. Basu John Vetteth No. 16, (old No. 92) Poes garden Chennai - 86.

Passport No. A-7268330, [illegible] regarding identity

IDENTIFIED BY

S. Jayakumar S.JAYAKUMAR S/o V. Sundarrajan No. 11, Perumal koil street, Aminijikarai - Chennai - 29.

M.N. Kowresekar S/o M. Nageswara Rao No. 10. Ramanujan Garden St, Pattalam Chennai-12

DOCUMENT No. 1175/2003
Page No 2 | Total Pages 13

17th Day of November 2003

Joint Sub-Registrar-I

REGISTERED As No. 1175 of 2003 of Book I

Date 17.11 2003 . JOINT SUB-REGISTRAR I

99

500Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

Basu

3111
12.11.03 Mrs. Mariamma Basu Chennai



**TO AND IN FAVOUR OF**

**YOHAN BASU VETTETH**, S/o. Late Dr.Basu John Vetteth, aged about 35 years, residing at 571, Greer Road, Palo Alto 94303, California, represented by his duly constituted Power of Attorney agent Mrs.Mariamma Basu, aged about 60 years, residing at No.16, (Old No.92) Poes Garden, Chennai - 600 086, hereinafter referred to as the **BENEFICIARY**, which terms shall mean and include his heirs, executors, legal representatives, administrators and assigns of the **OTHER PART**;

WHEREAS the husband of the **SETTLOR** was the absolute owner of all that piece and parcel of land in Plot No.24 at No.92, New Door No.16, Poes Garden, Chennai - 600 086, admeasuring 6 grounds, more fully described in Schedule 'A' and hereinafter referred to as Schedule 'A' Land, he having become the owner of the same under Deeds of Settlement dated 9th September 1968 and 2nd May 1969 executed by his mother late Mrs. Sara John in his favour and registered as document Nos.2309 of 1968 and 589 of 1969 respectively in the Office of the Sub Registrar, T. Nagar.

Mariamma Basu Vetteth

DOCUMENT No. 1125/2003 Page No 3 Total Pages 13

Document No.1175.....2003.of Book 1
Contains....12.....Sheets.....
.....2.....Sheets

Joint Sub Registrar-I

100

100Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

B112

17.11.03

Mrs. Mariamma Basu
Chennai

S. UMAMAHESWARI
PUS



WHEREAS the husband of the **SETTLOR** late Dr. Basu John Vetteth had an apartment No.13, admeasuring 4500 sq. ft. or thereabouts, constructed on the 3rd Floor of the building known as Tejas Apartments constructed on Schedule 'A' Land. The said apartment is more fully described in Schedule 'B' hereunder. The said Dr. Basu John Vetteth, retained proportionate 25% undivided interest (3600 sq. ft.) in Schedule 'A' Land, the undivided interest in the land retained by the late Dr. Basu John Vetteth is also more fully described in Schedule 'B' hereunder.

AND WHEREAS the said late Dr. Basu John Vetteth had divided the apartment described in Schedule 'B' into two separate apartments Western apartment and Eastern apartment, the Eastern apartment is more fully described in Schedule 'C' and is hereinafter referred to as the Schedule 'C' apartment.

Mariamma Basu Vetteth

DOCUMENT No. 1175/2003
Page No 4
Total pages 13

Document No 1175 .....2003 of Book 1

Contains ....12 .....Sheets .....

..... 3 .....Sheets

Joint Sub Registrar-I

100 Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

5113

2003

17.11.03

Mrs. Mariamma Basu
Chennai

S. UMAMAHESWARI
Chennai 600 106



AND WHEREAS the said late Dr. Basu John out of his natural love and affection for his son Yohan Basu Vetteth the **BENEFICIARY** herein settled 90% undivided interest in Schedule 'C' Apartment, more fully described in Schedule 'D' under Deed of Settlement dated 26.02.1999, registered as document No.166 of 1999 in the office of the District Registrar of Madras Central. Accordingly the **BENEFICIARY** herein became the owner of 90% undivided interest in the Schedule 'C' Apartment, the balance 10% undivided interest being retained by the late Dr. Basu John Vetteth.

AND WHEREAS the late Dr. Basu John Vetteth died intestate on 28.04.2003 leaving behind him, his wife the **SETTLOR** herein, his son Yohan Basu Vetteth the **BENEFICIARY** herein and his daughter Sara Basu Vetteth as his only legal heirs, each of the legal heir being entitled to 1/3rd share in the estate of the late Dr. Basu John Vetteth.

Mariamma Basu Vetteth

DOCUMENT No. 1175/2003 Total Pages 13 Page No. 5

Document No. 1175 .....2003 ..of Book 1
Contains....12.....Sheets.....
.....Up.....Sheets

Joint Sub Registrar-I

102

100Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Mrs. Mariamma Basu
Chennai

S. UMAMAHESWARI
CHENNAI 600 104



AND WHEREAS accordingly the **SETTLOR** as the legal heir of late Dr. Basu John Vetteth became entitled to 1/3rd of the balance 10% undivided interest in Schedule 'C' Apartment retained by the late Dr. Basu John Vetteth as well as 1/3rd undivided interest (1200 sq. ft.) of the land described in Schedule 'B' retained by the late Dr. Basu John Vetteth.

AND WHEREAS the **SETTLOR**'s daughter Sara Basu John out of natural love and affection for the **SETTLOR** herein by a Deed of Settlement settled her 1/3rd undivided interest in the 10% undivided interest in Schedule 'C' Apartment inherited by her as the legal heir of late Dr. Basu John Vetteth, vide Deed of Settlement dated 26.09.2003, registered as document No.978 of 2003, with the Sub Registrar, Chennai Central.

Mariamma Basu Vetteth

DOCUMENT No. 1125/2003
Page No 6
Total Pages 13

Document No.1125.....2003 of Book 1
Contains.....12.....Sheets.....
.....5.....Sheets

Joint Sub Registrar-II

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Mrs. Marianna Basu
Chennai

S. UMAMAHESWARI
CHENNAI 600 104



AND WHEREAS accordingly the **SETTLOR** became the owner of 2/3rd undivided interest in the balance 10% undivided interest in Schedule 'C' Apartment retained by the late Dr. Basu John Vetteth more fully described in Schedule 'E' together with the 1/3rd undivided interest (1200 sq. ft.) in the Schedule 'B' land, more fully described in Schedule 'E'.

AND WHEREAS the **SETTLOR** out of natural love and affection, for her son Yohan Basu Vetteth the **BENEFICIARY** herein, and in order to enable the **BENEFICIARY** to own the Schedule 'C' Apartment absolutely together with the proportionate undivided interest in the land has decided to settle her 2/3rd undivided interest in the 10% undivided interest in Schedule 'C' Apartment in favour of the **BENEFICIARY** as well as 600 sq. ft. out of the undivided interest in the land described in Schedule 'E'. The undivided interest in the apartment and in the land, which is being settled in favour of the **BENEFICIARY** is more fully described in Schedule 'F' hereunder and hereinafter referred to as the "Said Property".

Marianna Basu Vetteth

DOCUMENT No. 1125/2003 Page No 7 Total Pages 13

Document No. 1175 ..... 2003 of Book 1

Contains ..... 12 ..... Sheets .....

..... 6 ..... Sheets

Joint Sub Registrar-I

104

100Rs.

INDIA NON JUDICIAL

१00 रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

3116

2003

12.11.03

Mr. Mariamma Basu
Chennai

S. UMAMAHESWARI
Stamp Vendor
HIGH COURT CAMPUS
CHENNAI-600 104



**NOW THIS DEED WITNESSETH AS FOLLOWS**:-

1. That in consideration of natural love and affection of the **SETTLOR** has towards the **BENEFICIARY** herein, the **SETTLOR** does hereby settle grant, convey and transfer free of all encumbrances, the "Said Property" which is more fully described in Schedule 'F' hereunder, TO HAVE AND HOLD THE SAME UNTO the **BENEFICIARY** herein.

2. The **SETTLOR** declares that the "Said Property" is free from all charges, lien, mortgage, lis-pendense, attachments or acquisition proceedings, agreements with third parties, or subject to any other restrictions or limitations, preventing the transfer of the "Said Property" in terms of this Settlement Deed.

Mariamma Basu Vettath

DOCUMENT No. 1124/2003 Page No 8 Total Pages 13

Document No. 1175 ..... 2003 of Book 1

Contains ....12..... Sheets .....

..... 7 ..... Sheets

Joint Sub Registrar-I

105

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

3117

17.11.03

Ms. Mariamma Basu
Chennai

S. UMAPRAGHESWARI
HIGH COURT
CHENNAI 600 104



3. The **SETTLOR** does hereby declare that the "Said Property" shall vest upon the **BENEFICIARY** absolutely to be held, used with uninterrupted enjoyment with all right, title and interest over the same by paying taxes and other public dues and demands in his name with all absolute powers of ownership.

4. The **BENEFICIARY** shall henceforth own and enjoy the "Said Property" more fully described in Schedule 'F' absolutely.

5. The **SETTLOR** does hereby divest herself of all right, title and interest in and over the "Said Property" described in Schedule 'F' hereunder as and from this day and the **BENEFICIARY** shall hold, possess and enjoy the same quietly and peacefully in the manner he likes without any interference or interruption from any person whomsoever, with all right, title and interest over the same.

Mariamma Basu Kettleth

DOCUMENT No. 1173/2003 Page No. 9 Total Pages 13

Document No. 1175 ..... 2003 of Book 1

Contains ..... 12 ..... Sheets .....

..... 8 ..... Sheets

Joint Sub Registrar-II

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

3/8
17.11.03

Mrs. Marianna Basu
chennai

S. UMAMAHESWARI
Stamp Vendor No. 18/0535/78
HIGH COURT CAMPUS
CHENNAI 600 104



6. The **BENEFICIARY** after the settlement made herein is now the absolute owner of the Schedule 'C' Apartment together with proportionate undivided interest in the land (1800 sq. ft. of the land described in Schedule 'B').

7. The value assessed by the **SETTLOR** for "Said Property" is Rs.50,000/-.

**SCHEDULE – A**
(Land)

All that piece and parcel of land in Plot No.24 at No.92, Poes Gardens, Chennai – 600 086 of R.S.No.1567, 81st Division Teynampet, Chennai within the Sub Registration District of Madras Chingleput under the sanctioned layout No.57 of 1960 of the Corporation of Madras, measuring by recent admeasurement 6 grounds and Nil square feet (14400 sq. ft.) or thereabouts bound on the

North by : Plot Nos.24/1 and 24/2
East by : Plot No.25 and 26
South by : Existing Road and
West by : Plot No.24/3

Marianna Basu Nettath

DOCUMENT No. 1125/2003
Page No 10 Total Pages 13

Document No 1175 .....2003 of Book 1

Contains 12 .....Sheets.....

9 .....Sheets

Joint Sub Registrar-I

107

100Rs.

INDIA NON JUDICIAL

१०० रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

3119

17.11.03

Mrs. Mariamma Basu
Chennai



**SCHEDULE – B**
(Apartment Constructed by **SETTLOR**'s husband and undivided share in the land)

Third floor Apartment (Consisting Eastern and Western Apartments) Plinth Area 4500 sq. ft. or thereabouts situated in the apartment building constructed on the land mentioned in Schedule 'A' Supra together with 3600 sq. ft. (25% undivided interest in Schedule 'A' Land)

**SCHEDULE – C**
(Western Apartment)

Third Floor Eastern Apartment (forming part of Schedule "B" Property). Plinth area of 2250 sq. ft. or thereabouts

**SCHEDULE – D**
(Undivided interest already owned by the **BENEFICIARY**)

90% Undivided Interest in Schedule 'C' Apartment already settled by late Dr. Basu John Vetteth in favour of the **BENEFICIARY** vide Deed of Settlement dated 26.02.1999 registered as Doc.No.166 of 1999 in the Office of the District Registrar, Madras Central.

Mariamma Basu Vetteth

DOCUMENT No. 12 / 2003 Page No. 11 Total Pages 13

Document No. 1175 ..... 2003 of Book 1

Contains ..... 12 ..... Sheets .....

..... 10 ..... Sheets

Joint Sub Registrar-I

108

100 Rs.

INDIA NON JUDICIAL

१०० रु.

Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

Mrs. Mariamma Basu
Chennai

B. UMAMAHESWARA
CHENNAI-600 104



**SCHEDULE – E**
(Property presently owned by the **SETTLOR**)

2/3rd undivided interest in the balance 10% undivided interest in Schedule 'C' Apartment along with 1200 sq. ft. undivided interest in Schedule 'B' Land

**SCHEDUEL – F**
(Property herein settled in favour of the **BENEFICIARY**)

2/3rd undivided interest in 10% undivided interest in Schedule 'C' Apartment as well as 600 sq. ft. of land out of her undivided interest in the land described in Schedule 'E'.

Mariamma Basu Vettath

DOCUMENT No. 1125/2003 Page No 12 Total Pages 13

Document No. 1175 ....2003 of Book 1

Contains 12 ....Sheets

11 ....Sheets

Joint Sub Registrar-I

109

100Rs.

INDIA NON JUDICIAL

१00 रु. Rs 100

सत्यमेव जयते

भारत

एक सौ रुपये ONE HUNDRED RUPEES

3121

17.11.03

Mrs. Marianma Basu
Chennai

S. UMAPATHYSWARI
Licence No. 2/1936/78
HIGH COURT, MADRAS
CHENNAI 600 104



IN WITNESS WHEREOF the **SETTLOR** has set her hands on this day, month and year first above written.

**WITNESSES**

1. M.N. Kaveneekar

Marianma Basu Ketteth

**SETTLOR**

2. S. Jayakumar

DOCUMENT No. 1275/2003 Page No. 13 Total Pages 13

Drafted by

S. Siva Sangarane
Advocate
No.27, Law Chambers
High Court Buildings
Chennai – 600 104

110

Value 50,000/-

Fees 500.00
SC 100
600/-

87
2,000/-
17/11
17/11

Document No.1175.....2003 of Book 1
Contains.....12.....Sheets.....
.....12.....Sheets

Joint Sub Registrar-I