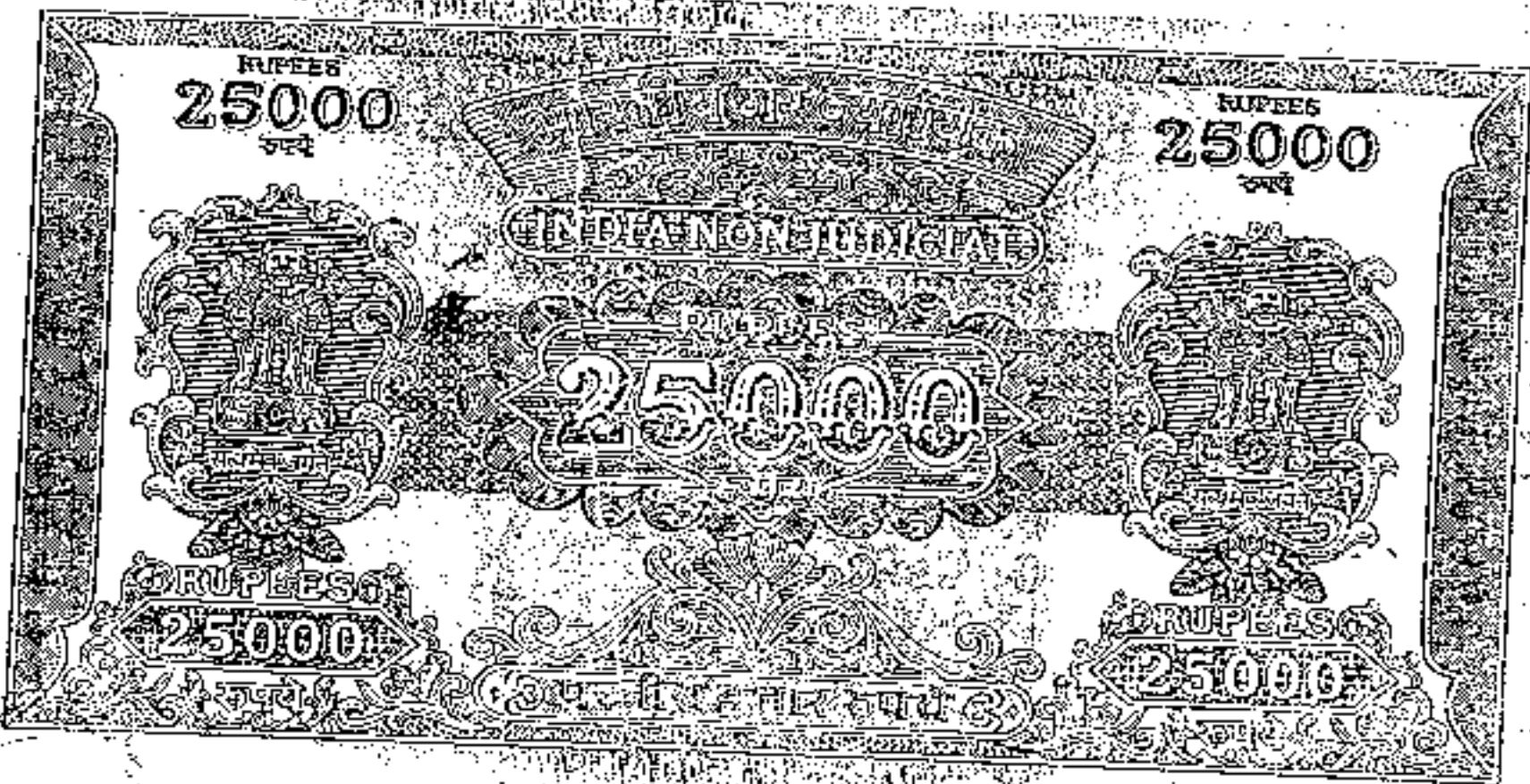




Mr. D. H. Sarath. K. Kumar
472-3 Mr. D. Venkatesh
12-2-2003 Mr. D. N. Choudhary 0200 971169

SALE DEED

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS THE 14TH DAY OF FEBRUARY 2003, BY :-

Mr. M. KARTHIK, son of Mr. Mani Naicker, aged about 23 years, residing at No. 77, Indira Gandhi Street, Karapakkam, Chennai-600 096., hereinafter called the VENDOR.

TO AND IN FAVOUR OF

1. Mr. D. H. SARATH K KUMAR, son of Mr. D. Shri Hari Rao, aged about 41 years,

DH Sarath Kumar
D. Mani Naicker
D. N. Choudhary

Karthick



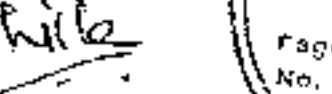
Document No. 516 of 20 Series 1
 Contains 11 Sheets
1 Set Sheets.
 Date No of Copies registered
 with the original. One
 Sub-Registered

Presented in the office of the Sub-Registrar
at Neelangerai and fee of Rs. 440/- Paid
between the hours of 12:1
on the 14th Feb 2003

REGISTERED AS NO. _____ OF _____ OF
BOOK _____
DATE: _____
Sub Registrar

DOCUMENT
No 516 12063
Page No. 2 | Total Pages 12



 EXECUTION ADMITTED BY
 LEFT THUMB




MB
S/o D. Shri Hari Rao,
b. Rajit Road, Kotturpuram
Chennai - 600
City Bank Card no. 5546378 was seen.

LEFT THIS

D. V. [Signature]

S/o D. Shree Hari Rao,
No. 6, Rajit Road,
Malkajgiri, Hyderabad - 50
Permanent Account Number BOVPU 7666H



WFT HUMB
Permanent Record Number 7666H.
was seen

Q. (overlaid) S/O D. (overlaid) was seen,
the B. Range Road.
with 8 people, Laramie - 85
roadhead. Boat ^{was} ~~seen~~. Look no time left was seen.



[Faint handwritten notes at the bottom of the page]

REGISTERED AS NO. 516 OF 2003 OF
14 FEB 2003
DATE 21 FEB 2003, *[Signature]*
Sub-Registrar
NEELANKARAI



Mr. D. H. Sreedh. K. Kumar

0200 971170

Mr. D. Venkaatesh

Mr. D. N. Choudhary

12-2-2003

2. Mr. D. VENKAATESH, son of Mr. D. Shri Hari Rao, aged about 39 years and

3. D. N. CHOUDERY, son of Mr. D. Shri Hari Rao, aged about 38 years, all residing at No. 6. Ranjit Road, Kotturpuram, Chennai-600 085, hereinafter called the PURCHASERS.

The terms VENDOR and PURCHASERS shall mean and include wherever the context so permits or requires themselves, their respective heirs, legal representatives, nominees, assigns, executors, administrators and successors-in-interest.

WHEREAS all that piece and parcel of agricultural land comprised in S. Nos. 37/1, 37/2, 37/3, in Old No. 117, New No. 137, Karapakkam Village, Tambaram Taluk, Kancheepuram

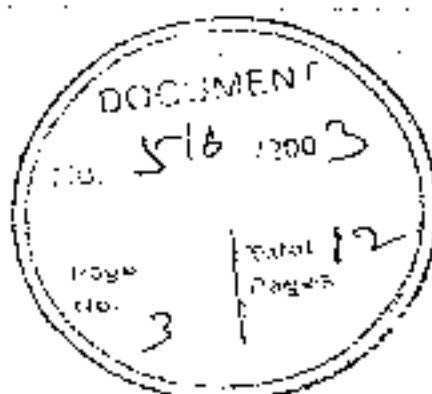
2

DH Sreedh. K. Kumar

D. Venkaatesh

D. N. Choudhary

H. A. A. A. A.



Band Value Fixed

at Rs. 37/- per Cent / Sq. Ft.

Building Value Fixed

at Rs. 1/-

Office of the District Revenue Officer
M. Singara Vihar Mazipal (5 stamps)
32, Rajaji Salai, Chennai - 600 031.

Date. 5-5-03

D. Disse. 70/03 CERTIFICATE

This is to certify that the difference in
amount namely Rs. Ninety thousand
one hundred and sixteen
only

between the Stamp Duty as per Sub
Rule (1) of Rule (7) of the Stamp Act
(Prevention of Fraud) Ordinance of
Instrument) dated 1963 and the Stamp Duty
Already Paid has been ascertained and it is
held that the instrument has been properly
Stamped

RBI, Chalan No. 75/-

Date. 3-5-03

Rs. 99116/-

District Revenue Officer
(Stamps) Chennai-1.



5/5/03 15/5/03

இதுபடி சென்னை சிறைத்துறைக்கு 1113108/-
சிறை 1000 ரூபாய்க்கான இறை 2 பத்திரம்
கட்டி வைக்க 6935/- ரூபாய் செலவாகி
இதன் கையாறுகள் பெற்றுக் கொள்ளும்
22.5.2003ல் சிறைக்குப் பத்திரம்

Document No. 516 of 2003 Book
Contains 11 Sheets
2-nd Sheet

Sd/- Registrar

SUB REGISTRAR
NEELANKARAI





Mr. D. H. Sariah K. Kumar

Mr. D. Venkaatesh

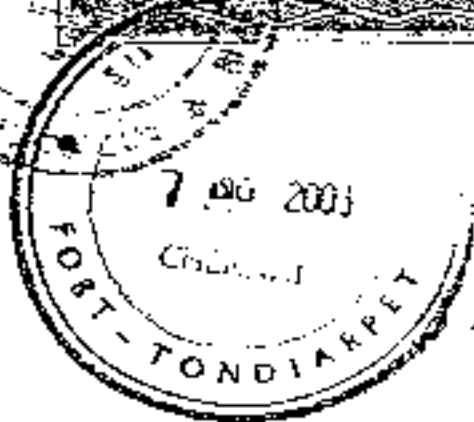
K. V. GANESAN

STAMP VENDOR

HIGH COURT CAMPUS

CHENNAI - 600 004

11.12.2001



District, (formerly Saidapet Taluk, Chengalpet District) measuring 69 cents, or thereabouts, morefully described in the Schedule annexed hereunder, originally belonged to one Miss. R. Durga, D/o. N. Rajachari, she having acquired the same vide 2 Sale Deeds dated 28.9.1994 and 1.6.1995 registered as Document Nos. 4335 of 1994 and 2695 of 1995, in the Office of the Sub-Registrar, Adyar.

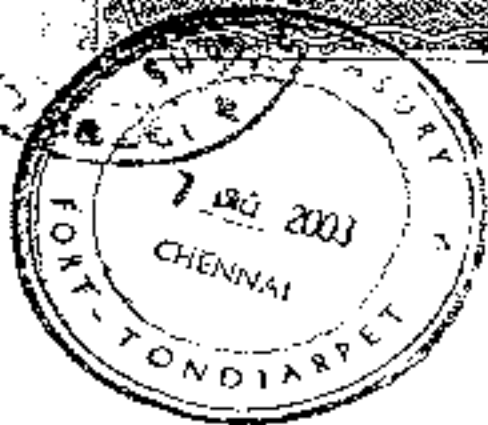
WHEREAS subsequently Patta bearing No.337 was issued in her favour in respect of the Schedule Property.

WHEREAS subsequently the abovenamed Miss. Durga sold the Schedule Property herein to one Mr. M. Karthik S/o. Mr. Mani Naicker, the VENDOR herein vide Sale Deed dated 27.12.2001,

DH Sariah K. Kumar
D. Venkaatesh
K. V. GANESAN



M. Karthik



Mr. D.H. Sarath K. Kumar
 1234 Mr. D. Venkatesh
 1234 Mr. D.N. Choudhary
R. V. GANESAN
 HIGH COURT CLERK
 CHENNAI

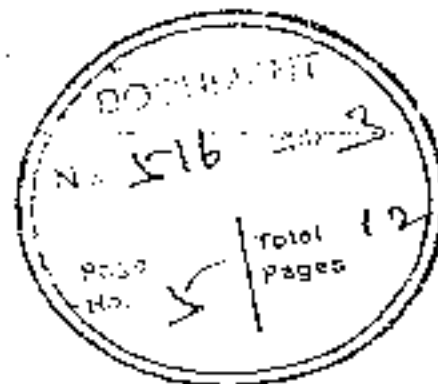
registered as Document No:1390 of 2001, in the Office of the Sub Registrar, Neelangarai.

WHEREAS the VENDOR ever since the date of acquisition of the aforesaid Schedule property has been in absolute possession and enjoyment paying taxes and all other public charges, thus having absolute, right, title and interest to sell the same.

WHEREAS the VENDOR herein is currently desirous of selling the Schedule Property and in pursuance thereof has offered to the PURCHASERS herein the Schedule Property, for a total sale consideration of Rs.4,20,000/- (Rupees Four Lakhs And Twenty Thousand Only) free from all encumbrance.

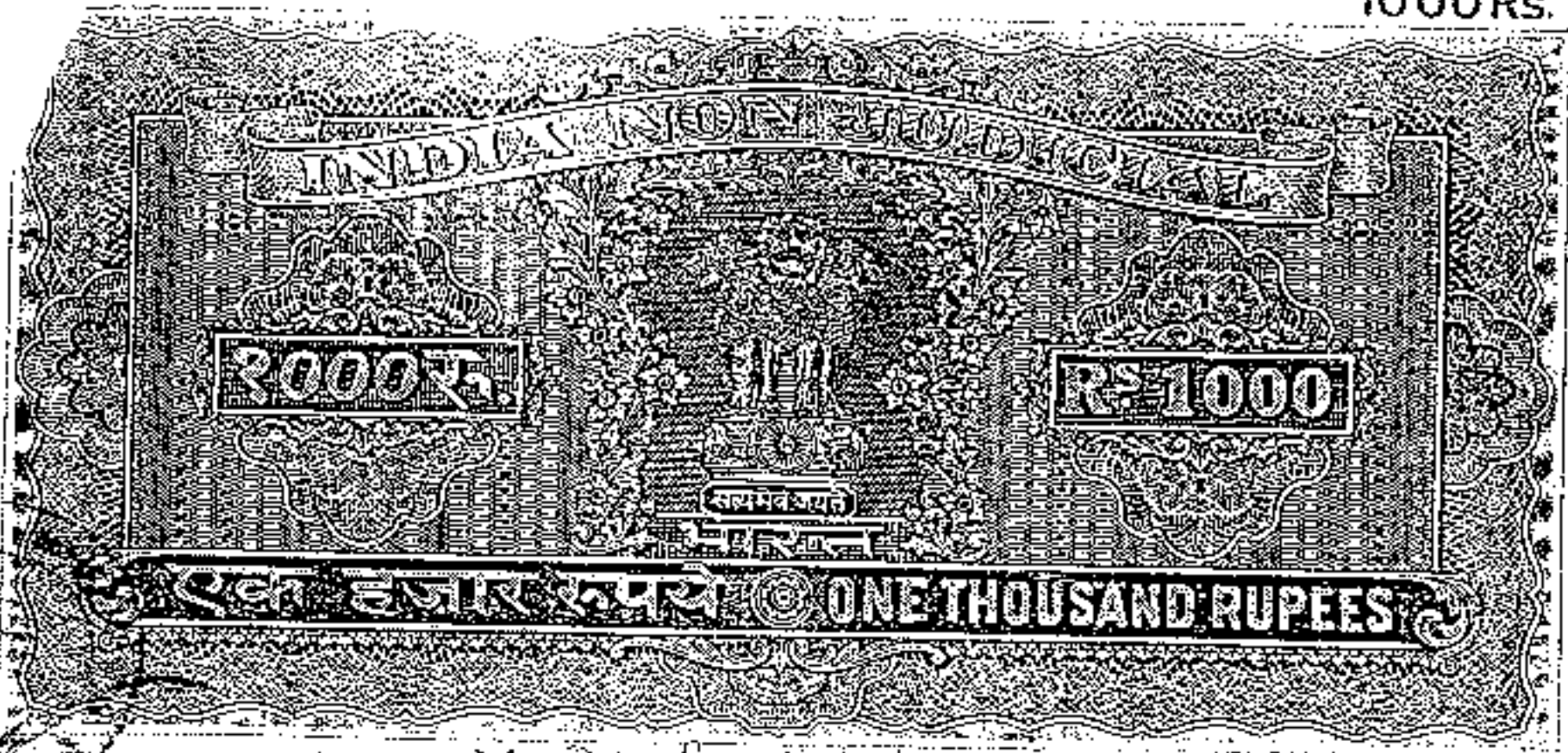
4

DH Sarath Kumar
 D Venkatesh
 D Choudhary



Hathik

1000Rs.



Mr. D. H. Sathish K. Kumar

12/11/99 Mr. D. Venkatesh

12/2/02 Mr. D. N. Choudhary

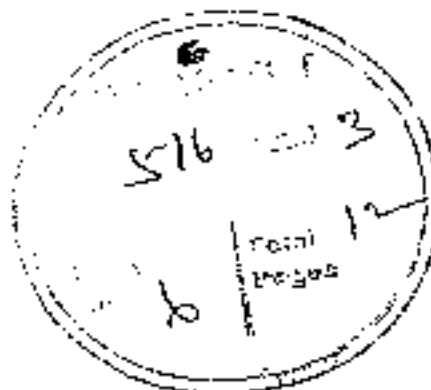
AND WHEREAS based on the assurance of the VENDOR that he is solely entitled to the Schedule Property and that there are no claims, pending suits, encroachments subsisting over the Schedule Property, the PURCHASERS herein have also agreed to purchase the same at the aforesaid price free from all encumbrance, claims and demands.

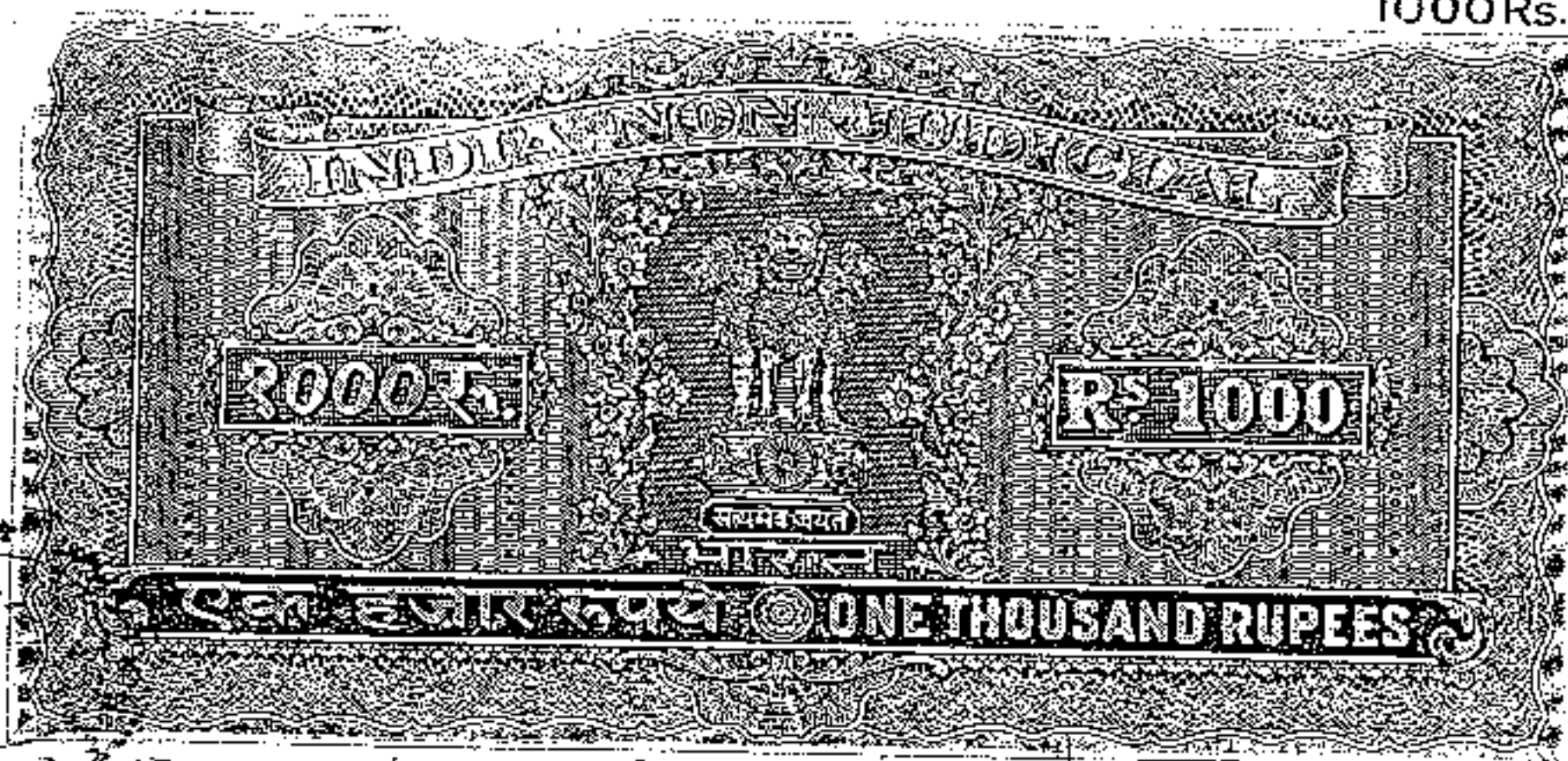
NOW THIS DEED OF SALE WITNESSETH:

1. In pursuance to the aforesaid Agreement and in consideration of a sum of Rs.4,20,000/- (Rupees Four Lakhs And Twenty Thousand Only) paid by the PURCHASERS to the VENDOR in the following manner:

D. H. Sathish Kumar
D. Venkatesh
D. N. Choudhary

H. Sathish Kumar





/s/ Mr. D.H. Sarath K. Kumar

/s/ Mr. D. Venkaatesh

Mr. D.N. Choudary



(a) A sum of Rs.1,40,000/- (Rupees One Lakh And Forty Thousand Only) paid by the FIRST PURCHASER to the VENDOR herein vide Cheque bearing No.455618, dated 14/02/2003, drawn on Union Bank of India, Chamiars Road Branch, Chennai,

(b) A sum of Rs.1,40,000/- (Rupees One Lakh And Forty Thousand Only) paid by the SECOND PURCHASER to the VENDOR herein vide Cheque bearing No.466038, dated 14/02/2003, drawn on Union Bank of India, Chamiars Road Branch, Chennai, and

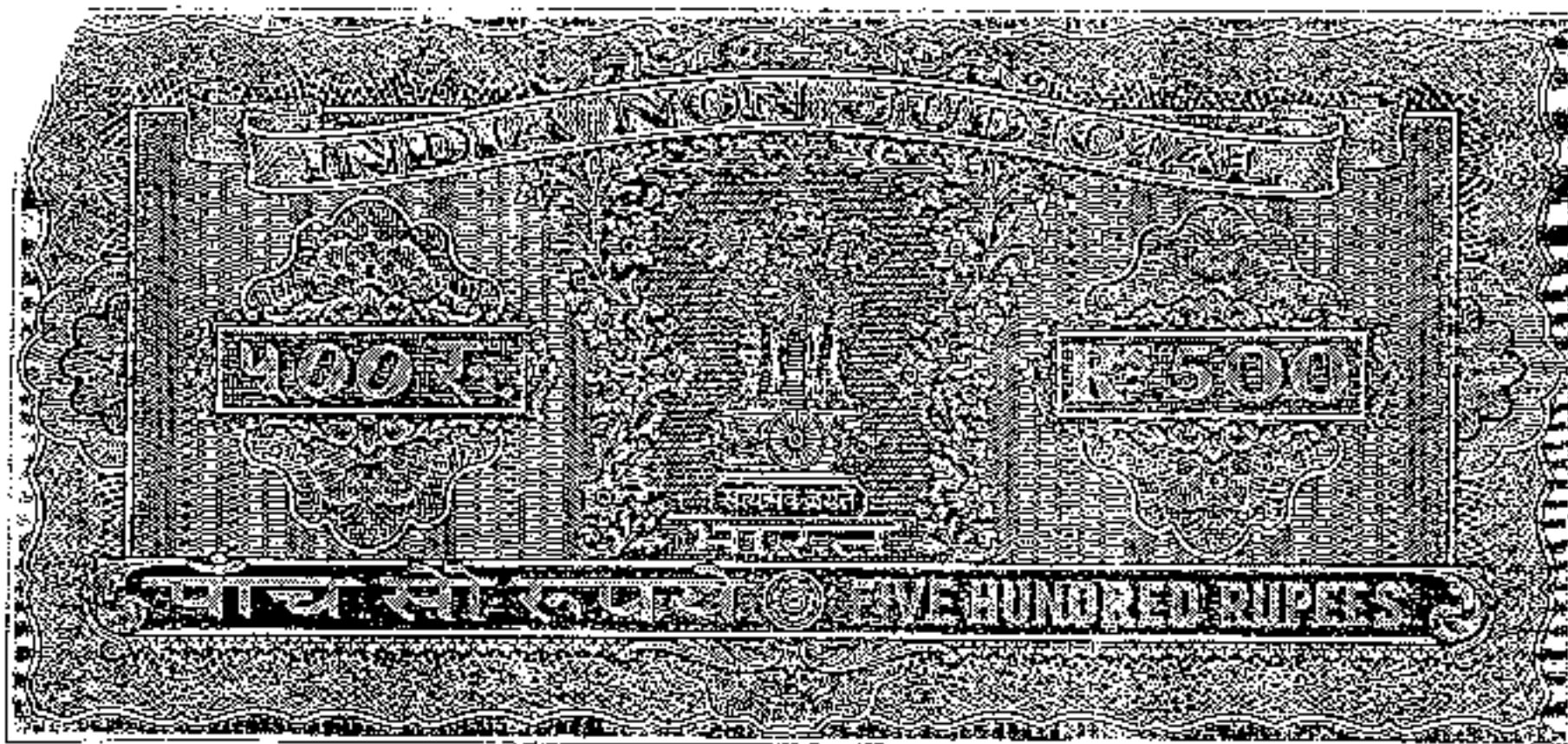
(c) A further sum of Rs.1,40,000/- (Rupees One Lakh And Forty Thousand Only) paid by the THIRD PURCHASER to the

DH Sarath Kumar
D Venkaatesh
D N Choudary

6



f. Sarath Kumar

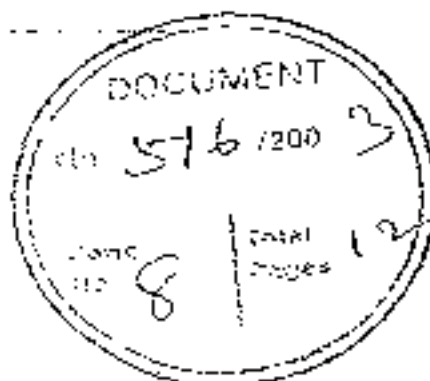


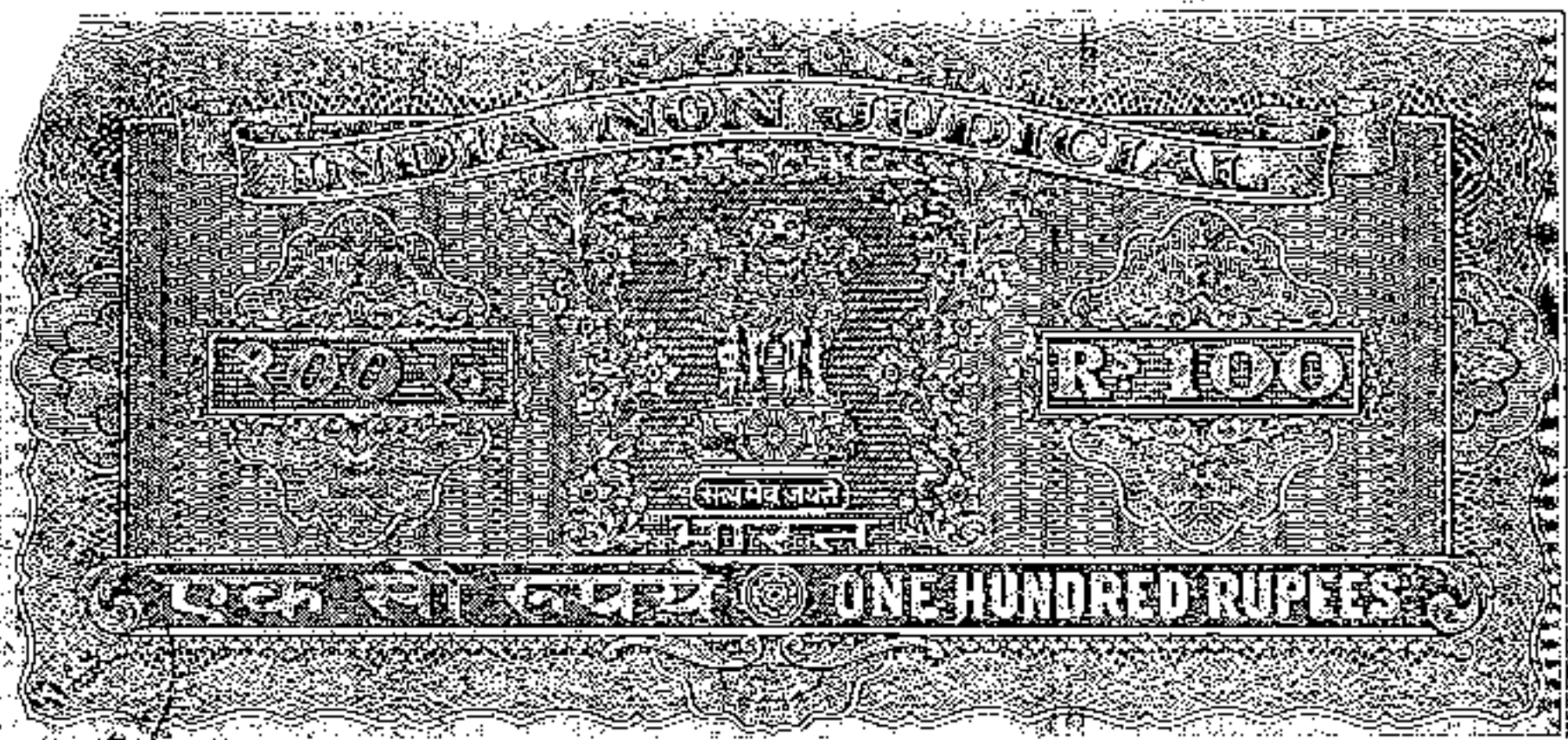
/s/ Mr. D. H. Sarath K. Kumar
 /s/ Mr. D. Venkatesh
 Mr. D. N. Choudhary

VENDOR herein vide Cheque bearing No. 412418, dated 14/02/2003, drawn on Union Bank of India, Chambers Road Branch, Chennai, at the time of execution and registration of this Sale Deed, the receipt of which sum in the manner aforesaid, the VENDOR doth hereby admit, acknowledge and acquit the PURCHASERS from any further payment thereof and the VENDOR doth hereby sell, transfer, grant, convey and assign to the PURCHASERS by way of absolute sale, all that piece and parcel of agricultural land comprised in S.Nos: 37/1, 37/2, 37/3, in Old No. 117, New No. 137, Karapakkam Village, Tambaram Taluk, Kancheepuram District, (formerly Saidapet Taluk, Chengalpeta District) measuring 69 cents, or thereabouts, morefully described in the Schedule annexed hereunder, along with water courses, easements and all other

DH Sarath Kumar
 D. Venkatesh
 D. Choudhary

H. A. Wick





12001- Mr. D. H. Sarath K. Kumar
 121235 Mr. D. Venkatesh
 Mr. D. N. Choudhary

rights, appurtenant thereto with all rights, privileges, easements, right of way and appurtenances pertaining thereto of the VENDOR and TO HAVE AND TO HOLD the same unto the use of the PURCHASERS absolutely and forever, free from all encumbrance, charges, lien, right or demand of any kind whatsoever.

2. The VENDOR doth assure the PURCHASERS that the VENDOR is the absolute and undisputed owner in exclusive possession and enjoyment of the Schedule Property with absolute right of alienation and the right to receive the sale consideration and no other person has any right, title or interest in any manner upon the Schedule Property.

DH Sarath Kumar
 D. Venkatesh
 Mr. Choudhary



2017

3. The VENDOR doth hereby assure and declare that, the Schedule Property is free from any orders for land acquisition, either by the State or Central Government, Ceiling proceedings, encroachment, mortgage, charge, lien, lease, claim, suretyship, Suit or proceedings of any kind or nature or any other encumbrance whatsoever and have also not been offered as security of any kind to any person.

4. The VENDOR doth declare that the Schedule Property is not subject to any charge for Estate Duty, Arrears of Income-Tax, Wealth Tax, Urban Land Tax or other Duty of Tax or other Liabilities or any revenue recovery proceedings.

5. The VENDOR further confirms having paid and discharged all taxes, claims, demands and other outgoings in respect of the Schedule Property till date and further undertake to pay and discharge and keep indemnified the PURCHASERS for all taxes and other dues in respect of the Schedule Property that have remained unpaid, up to this date irrespective of any delay in serving notice or passing of Assessment Order.

6. The VENDOR further declares that the PURCHASERS shall be at full liberty to apply for mutation of names in the Land Revenue, and other Registers and Records of the Municipal and other Authorities and the VENDOR agrees to execute necessary papers or other Documents required by the PURCHASERS for the said purposes, like transfer of Patta, and transfer of name as per Panchayath records.

7. The VENDOR further declares that he shall at all times hereinafter at the cost and request of the PURCHASER execute, do or cause to be done or executed all such further acts, deeds, assurances and things as may be necessary or expedient for further and better assuring the title of the Schedule property to the PURCHASER.

8. The VENDOR further covenants and agrees with the PURCHASERS that the VENDOR shall at all times hereafter indemnify and keep the PURCHASERS indemnified against all claims, debts, damages, losses, interests, cost and expenses

DH Karachikawa
D. V. M. M. M.
In the end

Signature



incurred or sustained by the PURCHASERS by reason of any recital, averment, covenant, declaration or any kind of them in these presents, proving or being found to be incorrect or incomplete or is not performed or not observed by the VENDOR or any right, privilege or easements herein mentioned is obstructed by the VENDOR, or any person claiming under the VENDOR or in the event of the Schedule Property being encumbered or the title of the VENDOR being found to be defective or deficient in any manner whatsoever.

9. The VENDOR has this day handed over the originals of the title documents and have also this day put the PURCHASERS in vacant peaceful possession of the Schedule property hereby conveyed.

SCHEDULE OF PROPERTY

All that piece and parcel of Agricultural land comprised in S.Nos:37/1, 37/2, 37/3, in Old No.117, New No.137, Karapakkam Village, Tambaram Taluk, Kancheepuram District, (formerly Saidapet Taluk, Chengalpet District) measuring 69 cents, or thereabouts, bounded on the

North by: Cart track

South by: land in Survey No.41

East by: land in Survey No.36 and

West by: land in Survey Nos.38 and 39

situate within the Registration District of South Chennai and Sub Registration District of Neelangarai.

The Present Market value of the Schedule Property is Rs.4.20,000/-.

D.H. Srinivasan
B. V. Srinivasan
D. Srinivasan

10

H. Srinivasan

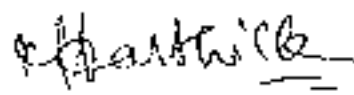


The property hereby conveyed is only a vacant land and there is no super structure existing over the same.

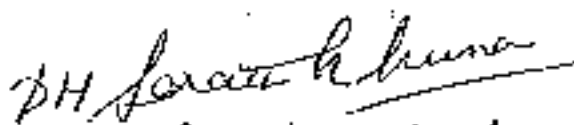
IN WITNESS WHEREOF THE VENDOR AND THE PURCHASERS HEREIN HAVE HEREUNTO SET THEIR RESPECTIVE HANDS AND SIGNATURE TO THIS DEED OF SALE, ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESS:-

WITNESS:-

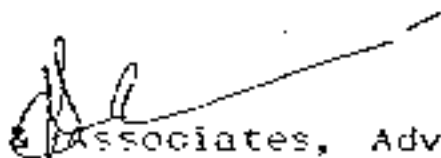
1. 
E. RAMESH
S/O P. R. Chidambaram
no. 711 232 1
T.N.H.B. colony
Vellacherry
Chennai - 62


VENDOR

2. 
S/o Narayanasamy Naicker.
no 27, Anna Indira Gandhi St.
Korappakkam
CH-96


D. V. Kastur
D. Chordery

PURCHASERS


Drafted by: V. Seshadri & Associates, Advocates, No.1. Third Cross Street, Karpagam Gardens, Adyar, Chennai-600 020
Ph: 2491 4001, 2491 4002, E-Mail: vseshadri@vsnl.com



