



Aishwarya Properties (P) Ltd.

00DD 939150

K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

THIS DEED OF SALE EXECUTED AT CHENNAI ON THIS 3rd DAY
OF MAY, 2000

BY

1. MANOHAR TIKAMDAS MAKHIJA, son of Tikamdas Makhija,
Hindu, aged about 54 years, residing at 6-B, Uma Complex,
Kellys, Chennai - 600 010

2. E. SUKUMAR, son of S.R. Ethiraj, Hindu, aged about
47 years, residing at AC 154, Anna Nagar, Chennai - 600 040

..2.

For SONEX REALTY PVT. LTD.,

S. Srividharan

S. SRIVIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)

2176428
282500
x 441
2176551
150
21915

12/4
3/2
2584
2m.

CERTIFICATE UNDER SECTION 42 OF STAMP ACT
S.No. 354 of 2000. I hereby certify that a sum
of Rs. 441/- (Rupees Four hundred and forty one only)
on account of proper / deficit stamp duty has been
revised under section 41 of the stamp act in respect
of this instrument from S. Sridharan
residing at Ch...

B. R. O. AVADI

3.5.2000

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

presented in the Office of the Sub-Registrar
AVADI and fee of Rs. 21915/- Paid between the
years of 3 and 4 on the 3rd May 2000

DOCUMENT NO. 2584 OF 2000 BOOK 1
CONTAINS 23 SHEETS
1 SHEET

SUB-REGISTRAR

EXECUTION ADMITTED BY

LEFT THUMB



S. Sridharan

47B Mandapam

S/o R.S. Swaminathan
Road Kilpauk HS-10

IDENTIFIED BY

S. Sridharan O.V. NARAYANAN S/o. O. VEERAN NANY
1-A, 10th CROSS ST, MANDAVELIPARKKAM, RJ. 2P.

Gauthi M (GAITHRI.M) D/o. R. Nanickavel

AB-25, Anna Nagar, Chennai-40.

3 MAY 2000

SUB REGISTRAR

Registered as No 2584 of 2000
of Book 1 Volume 592 pages 211 to 217

5th May 2000

Sub Registrar





Aishwarya Properties (P) Ltd.

00DD 939151

K. Damodaran
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 2 :-

3. E. PANNEERSELVAM, son of S.R. Ethiraj, Hindu, aged about 49 years, residing at No.28, R Block, Anna Nagar, Chennai - 600 040
4. R. KOTHANDARAMAN, son of V. Rajasekar, Hindu, aged about 29 years, residing at No.3, 3rd Street, Tansi Nagar, Velachery, Chennai - 600 042
5. S. GOMATHI, daughter of late P. Subramaniam, Hindu, aged about 29 years, residing at No.438, N Block, Anna Nagar East, Chennai - 600 102

..3.

For SONEX REALTY PVT. LTD.,

S. Sridharan

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties (P) Ltd.

00DD 939148

K.Damodaran
K.DAMODARAN
S. V. L. NO. 3007/E-2195
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 3 :-

6. K. RAMALINGAM, son of late M.Kanniappa Chettiar, Hindu, aged about 59 years, residing at No.62,Swamipandaram Street, Chintadripet, Chennai - 600 002

all represented herein by their Power of Attorney Agent M/s.SONEX REALTY PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, having its registered office at 97, F-Block, Anna Nagar East, Chennai - 600 102, represented by its Director, S. SRIDHARAN hereinafter referred to as the VENDORS

..4.

For SONEX REALTY PVT. LTD.,

S. Sridharan
S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties (P) Ltd.

00DD 939149

K. DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 4 :-

TO AND IN FAVOUR OF

M/s. AISHWARYA PROPERTIES PRIVATE LIMITED, a company
(It is PAN no AAA CA-63838)
incorporated under the Companies Act, 1956, having its
registered office at C-1, Alsa Towers, 186/187, Poonamallee
High Road, Kilpauk, Chennai - 600 010, represented by its
Director, T. RAJENDIRAN
hereinafter referred to as the PURCHASER.

The terms VENDORS and PURCHASER shall wherever the context
so permits mean and include the VENDORS, PURCHASER and their

..5.

For SONEX REALTY PVT. LTD.,

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties (P) Ltd.

00DD 939146

K. Damodaran
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 5 :-

respective heirs, executors, legal representatives, successors and assigns.

WHEREAS under a Deed of Sale dated 07.02.1996 registered as document No.471 of 1996 in the office of the Sub-Registrar, Avadi, the FIRST VENDOR purchased agricultural land of an extent of 43 cents comprised in S.No.657/5 from S.Damayanthi and others.

AND WHEREAS the FIRST VENDOR applied for and was granted Patta No.3312 in respect of the same by the Tahsildar, Sriperampudur.

..6.

For SONEX REALTY PVT. LTD.,

S. Srividharan
S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties (P) Ltd.

00DD 939147

K. Damodaran
K. DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 6 :-

AND WHEREAS under a Deed of Sale dated 17.04.1996 registered as document No. 1977 of 1996 in the office of the Sub-Registrar, Avadi, the SECOND VENDOR purchased agricultural land of an extent of 45 cents comprised in S.No.657/4 (part) from N. Shankar and others.

AND WHEREAS the SECOND VENDOR applied for and was granted Patta No.3298 in respect of the same by the Tahsildar, Sriperampudur, after the said land was sub-divided and assigned S.No.657/4A.

..7.

For SONEX REALTY PVT. LTD.,

S. Sridharan
S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties (P) Ltd.

00DD 939158

9669
21/4/2000

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K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 7 :-

AND WHEREAS under a Deed of Sale dated 17.04.1996 registered as document No. 1978 of 1996 in the office of the Sub-Registrar, Avadi, the THIRD VENDOR purchased agricultural land of an extent of 45 cents comprised in S.No.657/4 (part) from N. Shankar and others.

AND WHEREAS the THIRD VENDOR applied for and was granted Patta No.3299 in respect of the same by the Tahsildar, Sriperumpudur, after the said land was sub-divided and assigned S.No.657/4B.

..8.

For SONEX REALTY PVT. LTD.,

S. Sridharan

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)





Aishwarya Properties (P) Ltd.

00DD 939159

9670
21/4/2000

K. Damodaran
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 8 :-

AND WHEREAS under a Deed of Sale dated 17.04.1996 registered as document No. 1972 of 1996 in the office of the Sub-Registrar, Avadi, the FOURTH VENDOR purchased agricultural land of an extent of 45 cents comprised in S.No.657/2 (part) from Pattammal and others.

AND WHEREAS the FOURTH VENDOR applied for and was granted Patta No.3296 in respect of the same by the Tahsildar, Sriperumpudur, after the said land was sub-divided and assigned S.No.657/2D.

..9.

For SONEX REALTY PVT. LTD.,

S. Sridharan

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)





Aishwarya Properties (P) Ltd.

00BB 997232

9132
17/4/2000

K. DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADIRAVAN COLONY
CH-40. PHONE: 6260649

-: 9 :-

AND WHEREAS under a Deed of Sale dated 17.04.1996 registered as document No. 1975 of 1996 in the office of the Sub-Registrar, Avadi, the FIFTH VENDOR purchased agricultural land of an extent of 45 cents comprised in S.No.657/2 (part) from Pattammal and others.

AND WHEREAS the FIFTH VENDOR applied for and was granted Patta No.3297 in respect of the same by the Tahsildar, Sriperumpudur, after the said land was sub-divided and assigned S.No.657/2E.

..10.

For SONEX REALTY PVT. LTD.,

S. Srividharan

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties (P) Ltd.

00BB 997233

9133
17/4/2000

K. Damodaran
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 10 :-

AND WHEREAS under a Deed of Sale dated 17.04.1996 registered as document No.1973 of 1996 in the office of the Sub-Registrar, Avadi, the SIXTH VENDOR purchased agricultural land of an extent of 45 cents comprised in S.No.657/2 (part) from Pattammal and others.

AND WHEREAS the SIXTH VENDOR applied for and was granted Patta No.3295 in respect of the same by the Tahsildar, Sriperumpudur, after the said land was sub-divided and assigned S.No.657/2C.

..11.

For SONEX REALTY PVT. LTD.,

S. Srividharan

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties (P) Ltd.

K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

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25/4/2000

-: 11 :-

AND WHEREAS the VENDORS thus became the absolute owners in possession of all those pieces and parcels of agricultural land of a total extent of 2 acres and 68 cents viz. 43 cents comprised in S.No.657/5, 45 cents comprised in S.No.657/4A, 45 cents comprised in S.No.657/4B, 45 cents comprised in S.No.657/2D, 45 cents comprised in S.No.657/2E and 45 cents comprised in S.No.657/2C of No.3, Paruthipattu Village, Poonamallee Taluk, Thiruvallur District more particularly described in the Schedule hereunder.

..12.

For SONEX REALTY PVT. LTD.,

S. Sridharan

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Abhularya Properties (P) Ltd.

why
K.DAMODARAN
 S. V. L. NO. 3007/E-2/95
 320/7 NEW KADHIRAVAN COLONY
 CH-40. PHONE: 6260649

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 25/4/2000
 -: 12 :-

AND WHEREAS the PURCHASER has offered to purchase and the VENDORS have agreed to sell all those pieces and parcels of agricultural land described in the Schedule hereunder for a sum of Rs.21,76,428/- (Rupees Twenty one lakhs seventy six thousand four hundred and twenty eight only) free of all encumbrances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in consideration of the sum of Rs.21,76,428/- (Rupees Twenty one lakhs seventy six thousand four hundred and twenty eight only) already paid to the VENDORS by the

..13.

For SONEX REALTY PVT. LTD.,

S. Sridharan

S. SRIDHARAN
 Director
 (POWER OF ATTORNEY AGENT
 FOR VENDORS)



Aishwarya Properties (P) Ltd.

K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

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25/4/2000

-: 13 :-

PURCHASER by way of adjustment of accounts as follows:

- Rs.3,49,203/- (Rupees Three lakhs forty nine thousand two hundred and three only) to the FIRST VENDOR.
- Rs.3,65,445/- (Rupees Three lakhs sixty five thousand four hundred and forty five only) to the SECOND VENDOR.
- Rs.3,65,445/- (Rupees Three lakhs sixty five thousand four hundred and forty five only) to the THIRD VENDOR.
- Rs.3,65,445/- (Rupees Three lakhs sixty five thousand four hundred and forty five only) to the FOURTH VENDOR.

..14.

For SONEX REALTY PVT. LTD.,

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties
P Ltd.

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25/4/2000

John
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 14 :-

e. Rs.3,65,445/- (Rupees Three lakhs sixty five thousand four hundred and forty five only) to the FIFTH VENDOR.

f. the balance of Rs.3,65,445/- (Rupees Three lakhs sixty five thousand four hundred and forty five only) to the SIXTH VENDOR

the receipt of which total sum of Rs.21,76,428/- (Rupees Twenty one lakhs seventy six thousand four hundred and twenty eight only) in the manner aforesaid, the VENDORS do hereby acknowledge and discharge the PURCHASER from all

..14.

BOOK SHEETS
CONTAINS SHEET

For SONEX REALTY PVT. LTD.,

S. Sridharan

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties
(P) Ltd.

John
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7, NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

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25/4/2000

-: 15 :-

claims therefor, the VENDORS do hereby grant, convey, assign and sell by way of absolute sale to the PURCHASER all that pieces and parcels of agricultural land of an extent of 2 acres and 68 cents viz. 43 cents comprised in S.No.657/5, 45 cents comprised in S.No.657/4A, 45 cents comprised in S.No.657/4B, 45 cents comprised in S.No.657/2D, 45 cents comprised in S.No.657/2E and 45 cents comprised in S.No.657/2C of No.3, Paruthipattu Village, Poonamallee Taluk, Thiruvallur District more particularly described in the Schedule hereunder and hereinafter referred to as the

..16.

For SONEX REALTY PVT. LTD.,

S. Srividharan

S. SRIVIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties
(P) Ltd.

[Signature]
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

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25/4/2000

-: 16 :-

SAID PROPERTY together with all ways, waters, water courses, easements, advantages and appurtenances whatsoever in and to the SAID PROPERTY or any part thereof belonging to or in appurtenanting or usually held or occupied therewith or reputedly belonging to and appurtenant thereto.

2. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have a perfect, lawful, absolute and good right and title to the SAID PROPERTY and are entitled to grant, convey and sell the SAID PROPERTY to the PURCHASER with full

..17.

For SONEX REALTY PVT. LTD.,

[Signature]

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties
(P) Ltd.

K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 17 :-

rights of ownership and that the SAID PROPERTY at all times shall remain with the PURCHASER and be quietly enjoyed without any interruption or disturbance by the VENDORS or any person or persons claiming through or under the VENDORS.

3. The VENDORS do hereby assure the PURCHASER that the SAID PROPERTY is free from any mortgage, charge, attachment or liens of any kind whatsoever.

4. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have not done or knowingly suffered or been

..18.

For SONEX REALTY PVT. LTD.,

S. Sridharan

S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties
(P) Ltd.

[Signature]
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7-NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

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25/4/2000

-: 18 :-

privity to any act or deed 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 VENDORS are in any way hindered from conveying or assigning the SAID PROPERTY or any part thereof.

5. In the event of there being any defect in the title to the SAID PROPERTY, the VENDORS agree to indemnify and keep indemnified the PURCHASER against all losses, claims and damages, costs and expenses suffered by the PURCHASER on account of such defect in title.

..19.

For SONEX REALTY PVT. LTD.,

[Signature]
S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties
(P) Ltd.

John
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 19 :-

6. The VENDORS do hereby assure the PURCHASER that the VENDORS will at all times and at the request and cost of the PURCHASER execute and register and do or cause to be done or executed and registered all acts, deeds and things and assurances as may be reasonably required for more perfectly assuring the title of the PURCHASER to the SAID PROPERTY.

7. The VENDORS do further covenant that all kists, quit rents and other land revenues, taxes, amenities and levies payable to the Government, Municipality or any other local authority have been paid upto this date and if there is any

..20.

For..SONEX REALTY PVT. LTD.,

S. Sridharan
S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties
(P) Ltd.

K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7-NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 20 :-

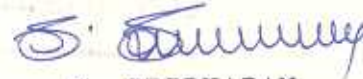
amount due in respect of the above, the VENDORS undertake to pay the same.

8. The VENDORS hereby confirm that they have already put the PURCHASER in vacant possession of the SAID PROPERTY.

SCHEDULE

All that pieces and parcels of agricultural land of an extent of 2 acres and 68 cents viz. 43 cents comprised in S.No.657/5, 45 cents comprised in S.No.657/4A, 45 cents ..21.

For SONEX REALTY PVT. LTD.,



S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties
(P) Ltd.

K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

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24/4/2000

-: 21 :-

comprised in S.No.657/4B, 45 cents comprised in S.No.657/2D,
45 cents comprised in S.No.657/2E and 45 cents comprised
in S.No.657/2C of No.3, Paruthipattu Village, Poonamallee
Taluk, Thiruvallur District bounded on the:

North by: S.Nos.657/3A, 657/1B2, 657/1A2 & 657/2B

South by: S.No.656

East by: S.Nos.657/3A & 644

West by: S.Nos.664/1, 664/2 & 657/2B

..22.

For SONEX REALTY PVT. LTD.,

S. Sridharan
S. SRIDHARAN

Director

(POWER OF ATTORNEY AGENT
FOR VENDORS)

1000RS
SHEET
SHEET

REGISTRATION



Aishwarya Properties
(P) Ltd.

350
24/4/2000

[Signature]
K.DAMODARAN
S. V. L. NO. 3007/E-2/95
320/7 NEW KADHIRAVAN COLONY
CH-40. PHONE: 6260649

-: 22 :-

within the Registration Sub-District of Avadi and
Registration District of Chennai South.

Market Value of the Property - Rs.21,76,428/-

IN WITNESS WHEREOF THE VENDORS HAVE SIGNED THIS DEED ON THE
DAY, MONTH AND YEAR FIRST ABOVEWRITTEN.

WITNESSES:

1. *[Signature]* (P. RAMAN) S/o. K. R. Parameswaran
42, Sri Ram Nagar, Chennai-73

For SONEX REALTY PVT. LTD.,

2. *[Signature]* (GATHI N.) D/o. R. Manickavel
18-25, Anna Nagar,
Chennai - 600 040.

[Signature]
S. SRIDHARAN
Director
(POWER OF ATTORNEY AGENT
FOR VENDORS)



Aishwarya Properties (P) Ltd.

[Signature]
K.DAMODARAN
 S. V. L. NO. 3007/E-2/95
 320/7 NEW KADHIRAVAN COLONY
 CH-40. PHONE: 6260649

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 24/4/2000

-: 23 :-

STATEMENT UNDER RULE 3 (1) OF THE TAMILNADU STAMPS
 (PREVENTION OF UNDER-VALUATION OF THE INSTRUMENTS) ACT, 1968

S.No.	Survey No.	Extent (in cents)	Nature of Property	Market Value as per Executant's estimate
1.	657/5	43	Agricultural land	Rs.21,76,428/-
2.	657/4A	45		
3.	657/4B	45		
4.	657/2D	45		
5.	657/2E	45		
6.	657/2C	45		

Date : 03/05/2000
 Place : Chennai

For SONEX REALTY PVT. LTD.,

[Signature]
S. SRIDHARAN
 Director
 (POWER OF ATTORNEY AGENT
 FOR VENDORS)

Document drafted by: SELF

[Signature]