LEASE DEED



தமிழ்நாடு தமிலனாடு TAMILNADU

Rs 500/- A 79

24862
9/9/2008

Ramaniyam Real Estates prt. Ltd

T.ANANTH
STAMP
No:14, Na
R.A. Puram,
L.No: 44
Ph: 24

SALE DEED

This Deed of Sale executed at Chennai on this 22nd day of September 2008.

BY

M/s. THE FOUNDRY & ENGINEERING SERVICES, a Partnership Firm, having its office at 25, Sir Desika Road, Mylapore, Chennai 600 004, represented by its partners 1) **Mr. Srivatsan Subramaniam**, Son of Sri. S.R.Subramaniam, aged about 46 years and 2) **Mrs. Vasanthy Srivatsan**, Wife of Mr. Srivatsan Subramaniam aged about42 years, both residing at 25, Sir Desika Road, Mylapore, Chennai 600 004 hereinafter referred to as the **Vendors** and

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

DOCUMENT No. 2895/2008 Page No. 1 Total Pages 10

3895/08
(ORIGINAL)

ORIGINAL under Section 41 of Stamp Act
S.No. 1845 of 2008. I hereby certify that a sum
of Rs. 47,99,000/- (Rupees ...) on account of proper / deficit stamp duty has been
levied under section 41 of the Stamp Act in respect
of this instrument from ... and
recording at ...

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

A. R. No. ...
Date 22/9/08
DOCUMENT NO. 3895 OF 2008
BOOK 1 CONTAINS 2 SHEETS
1 SHEET

Presented in the office of the Sub-Registrar
of Neelangarai and fee of Rs. 600/- paid
atween thsh ours of 3 & 4 by ... 22 SEP 2008

SUB-REGISTRAR
NEELANGARAI

LEFT THUMB





SUB REGISTRAR
NEELANGARAI

For RAMANIYAM REAL ESTATES (P) LTD.

R. V.....
Authorised Signatory

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EXECUTION ADMITTED BY

LEFT THUMB





SUB REGISTRAR
NEELANGARAI

M. Chan

S/o. Sri. T. MANIVANNAN
T - 77A, 29th CROSS STREET,
BESANT NAGAR, CHENNAI - 90.
ID. ELECTION COMMISSION OF INDIA
FYL 6315139 - Chennai.

CLAIM ADMITTED BY

LEFT THUMB



For RAMANIYAM REAL ESTATES (P) LTD.

R. V.....
Authorised Signatory

S/o. K.S. Rama murthy No. 11, 2nd Main Road
Gandhi Nagar, Adyar, Chennai - 20.
ID - India Driving License. D/L no. F/TN/202/2004, dt. 22/01/200



தமிழ் நாடு தமிலநாடு TAMILNADU Rs500/- A 797998

24864
9/9/2008

Ramaniyam Real Estates Pvt. Ltd

T.ANANTHA RAMAN
STAMP VENDOR
No:14, Narayani Apts,
R.A. Puram, Chennai - 28.
L.No: 44/B3/2000
Ph: 24640790

the Vendors being represented by their Power Agent, **Mr.M.CHANDRU**, son of Late Sri.T.Manivannan, aged about 41 years, residing at T-77A, 29th Cross Street, Besant Nagar, Chennai 600 090 **vide Power of Attorney dated 30.01.2008 registered as doc No. 134 of 2008 at SRO, Neelangarai.** The term Vendor shall wherever the context so permits mean and include the Vendor and its assigns, executors, successors in interest. PAN:- AAAFT4884H

TO AND IN FAVOUR OF

M/s RAMANIYAM REAL ESTATES (P) LIMITED a Company incorporated under Companies Act 1956, having income tax PAN: **AAACR2276A**, represented by its Authorised Signatory **Mr.R.VISWANATHAN**, (authorized vide board resolution dated 19th September 2008) having their office at No.21 (Old No.11), Second Main Road, Gandhi Nagar, Adyar, Chennai - 600 020 hereinafter referred to as the **PURCHASER.**

For RAMANIYAM REAL ESTATES (P) LTD.

R.V

Authorised Signatory

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INDENTIFIED BY

T. [illegible] S/o. N. VEERATHAROS, No. 4, Indira Nagar (V. VEERATHAROS) Gandhi Nagar, Adyar, Chennai-20

[illegible] S/o Lakshmi 3A Army Ram S/o Anna Selvi Chetty

22 SEP 2008

SUB - REGISTRAR
NEELANGARAI
(N. SEKAR)

REGISTERED AS NO. 3895 2008 OF

BOOK I

DATE: 22 SEP 2008

SUB REGISTRAR

(N. SEKAR)

Note No of Copies registered with the original NIL

Sub Registrar

(N. SEKAR)

DOCUMENT No. 3895/2008 Total Pages 10 Page No. 4

DOCUMENT NO. 3895 OF 2008

BOOK 1 CONTAINS 8 PAGES

SUB-REGISTRAR
NEELANAGARAI

The term PURCHASER shall wherever the context so permits mean and include its, assigns, executors, administrators, and legal representatives and successors in interest.

WHEREAS the Vendors state that they are the sole and absolute owner of the land situated at No. 148 Okkiam Thoraipakkam Village, admeasuring about 215 cents of land comprised in S.No. 104/2B2 as per document and S.No. 104/8C2 & 104/8C3 as per patta, situated at Foundry Road, Thoraipakkam, Chennai, more fully setout in schedule A hereunder.

WHEREAS the Vendors state they have acquired the larger extent of the schedule A property situated at No. 148 Okkiam Thoraipakkam Village, comprised in S.No. 104/2B vide four sale deeds as detailed below:

Sl. No.	Date	Parties	Extent (cents)	Doc. No.
1	20.01.1965	Sale deed executed by Ayyammal and Kanniappa Naicker to and in favour of The Foundry & Engineering Services	115	128 /1965
2	20.01.1965	Sale deed executed by Nagarathinammal and Narasimha Naicker to and in favour of The Foundary & Engineering Services	100	129 /1965
3	20.01.1965	Sale deed executed by Nataraja Naicker to and in favour of The Foundary & Engineering Services	115	130/1965
4	20.01.1965	Sale deed executed by Rukminiammal and Krishna Naicker to and in favour of The Foundary & Engineering Services	116	131/1965

For RAMANIYAM REAL ESTATES (P) LTD.

R.V

Authorised Signatory

M. Chowl

DOCUMENT NO. 3895/2015

PAGE NO. 5 / TOTAL PAGES 10

Office of the District Revenue Officer
Stamps, Chennai I.

D Dis 98/09 Date. 1-11

ENDORSEMENT

The Entire Amount of Rs.28,29,000/- being the deficit stamp duty has been collected & remitted in to R.B.I Chennai in Challan No. 01661 dated 10.11.10

Rs. Twenty eight lakhs twenty nine thousand only

District Revenue Officer
(Stamps) Chennai I

10.11.11

11.1.24

தொகை: இருபத்தெட்டு லட்சத்து இருபத்து
ஒன்பதாயிரத்து ரூபாய் 3,54,875/- மட்டுமே

சார்-பதிவாளர்
Sub-Registrar

தி.ஈ. அ. இளங்கோவன்

நாள்: 3.2.2011

DOCUMENT NO 3825 OF 2011
IN BOOK 1 CONTAINS 8 SHEETS
& 3 SHEET

SUB-REGISTRAR
NEELANAGARAI

WHEREAS the Vendors state that they totally acquired 4.46 acres of land comprised in S.No.104/2B vide the above said four sale deeds and sold a part of the land comprised in S.No.104/2B (Subsequently referred to as S.No.104/2B2) to an extent of 63.5 cents, 61.5 cents, vide two sale deeds to and in favour of M/s General Wood Industries Private Limited vide sale deeds dated 20.03.1992 & 30.03.1992 as doc. Nos. 1267 and 1446 of 1992.

WHEREAS the Vendors further state that vide sale deeds dated 09.11.1992 and 11.01.1993 they sold 60 cents and 46 cents of land in S.No.104/2B (Subsequently referred to as S.No.104/2B2) to and in favour of M/s Snow White Industrial Corporation and M/s United Commercial Agency vide doc. Nos. 4269 of 1992 and 56 of 1993.

WHEREAS the Vendors state that thus out of 4.46 acres they had conveyed 2.31 acres and retained 2.15 acres of land more fully set out in schedule A hereunder. The Vendors further state that the Patta for the Schedule "A" property in Patta No.4306 stands in their name.

AND WHEREAS ever since the purchase of Schedule A property, the Vendors are in absolute possession and enjoyment of the said property in their own right paying taxes and other public charges thereto.

Whereas the Vendor was contemplating the sale of portion of the Schedule A property being 87.68 cents (38195 sq. ft. - 15.91 grounds) comprised in S.No. 104/2B2 as per document and in S.No. 104/8C3 as per patta more fully set out in schedule "B" hereunder and the PURCHASER has come forward to purchase the Schedule B Property hereunder and the VENDOR agreed to sell the Schedule B Property for a total sale consideration of **Rs. 6,00,00,000/- (Rupees Six Crores only)** to the PURCHASER absolutely and free from all encumbrances whatsoever.

WHEREAS the PURCHASER has examined the title deeds pertaining to the Schedule A property and have satisfied themselves about the title and further based on the assurance of the VENDOR that the Schedule B property is not the subject matter of any mortgage, charge, lien or any other encumbrance, the PURCHASER has agreed to purchase the same for the said consideration free from all encumbrances, claims and demands and entered into an agreement for sale on 08.10.2007.

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

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Page No. 6 | Total Pages 10

DOCUMENT NO. 3895 OF 2008-9

BOOK I CONTAINS 8 SHEETS

SUB-REGISTRAR
HEGLANAGAR

Whereas the VENDOR and the PURCHASER have now come forward to execute and register this deed of sale in respect of Schedule 'B' property.

NOW THIS DEED OF SALE WITNESSETH :

1. That in pursuance of the aforesaid and subject to the covenants hereinafter contained and in consideration of the payment of a sum of Rs. 6,00,00,000/- (Rupees Six Crores only) paid by the PURCHASER to the VENDOR, the receipt of which sum the VENDOR doth hereby admit, acknowledge and release the PURCHASER from any further payment thereof, the VENDOR doth hereby grant, convey, sell, transfer and assign unto the PURCHASER all that piece and parcel of land situated at No. 148 Okkiam Thoraipakkam Village, admeasuring about 87.68 cents (38195 Sq. Ft. i.e. 15.91 grounds) comprised in S.No. 104/2B2 as per document and S.No.104/8C3 as per patta more fully described in the Schedule 'B' hereunder.

2. The VENDOR hereby covenants with the PURCHASER that they are the absolute owners of Schedule 'B' Property having perfect, lawful, absolute, good right and title to the said property and are entitled to grant, convey and the same unto the PURCHASER with full rights of ownership and that except the VENDOR no one else has any claim title, right, share, demand or interest over the Schedule 'B' mentioned land hereby conveyed to the PURCHASER.

3. The VENDOR further confirms that the said Schedule 'B' property hereby conveyed shall at all times remain and be quietly enjoyed by the PURCHASER and the rents and profits there from received by the PURCHASER without any interruption or disturbance by the VENDOR or any other person whomsoever claiming through or under them.

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

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4. The VENDOR further covenants with the PURCHASER that the Schedule 'B' property is free from any subsisting mortgage and is not affected by any other charge, lien, lispendens, attachment, acquisition, Orders of Court or any other encumbrance and the VENDOR has not done anything, omitted or knowingly suffered any Act, Deed or thing whereby the Schedule 'B' Property may stand encumbered or defective in title or marketability.

5. The VENDOR hereby agrees and undertakes to indemnify and keep the PURCHASER well and sufficiently indemnified against all actions, claims, demands whatsoever that may be made on the PURCHASER on the ground of any defect in the title of the VENDOR and against all expenses, costs, damages which the PURCHASER may incur or suffer by reason of the failure of any covenants hereinabove.

6. The VENDOR further covenants that all rents and other Revenues, Taxes, Amenities and Levies payable to the Government, Corporation or any other local Authority have been paid upto date and if any amount is due on the date of this Sale Deed in respect of the above, the VENDOR undertakes to pay the same. All such outgoings and betterment tax, if any after the date of this Sale shall be borne by the PURCHASER.

7. The Vendor confirms that they are retaining all the original title deeds pertaining to the Schedule B property since it forms a part of the Schedule A property and has handed over photocopies of the available Original Title Deeds and other documents relating to the Schedule 'A' mentioned property to the PURCHASER.

8. The VENDOR covenants with the PURCHASER that the VENDOR shall at all times execute and register any further document or documents at the request and cost of the PURCHASER to better assure the title of the PURCHASER to the Schedule 'B' property hereby conveyed.

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

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9. The PURCHASER is at perfect liberty to apply for mutation of records with Revenue, Municipal and other Authorities in respect of the Schedule 'B' land.

10. The VENDOR has this day put the PURCHASER in legal possession of the Schedule 'B' land and henceforth the PURCHASER may possess and enjoy the same absolutely with full powers of ownership and alienation.

SCHEDULE 'A' PROPERTY

All that piece and parcel of vacant land admeasuring about 215 Cents (93654 Sq. Ft. - 39.02 Grounds) comprised in S.No.104/2B2 as per document and S.No.104/8C2 & S.No.104/8C3 as per Patta, situated at No.148, Okkiam Thoraipakkam Village, Tambaram Taluk, Kanchipuram District and bounded on the:

North by : Property comprised in S.No.104/8C1 & S.No.104/4A1A1
South by : Foundry Road
East by : Property comprised in S.No.104 part
West by : Property comprised in S.No.104/8B

Situated within the Registration District of Chennai South and Sub-District Neelankarai.

SCHEDULE "B" PROPERTY
(PROPERTY CONVEYED UNDER THIS DEED)

All that piece and parcel of vacant land admeasuring about 87.68 Cents (38195 Sq. Ft. - 15.91 Grounds) comprised in S.No.104/2B2 as per document and S.No.104/8C3 as per Patta, situated at Foundry Road No.148, Okkiam Thoraipakkam Village, Tambaram Taluk, Kanchipuram District and bounded on the:

North by : Property comprised in S.No.104 part of MCN Nagar
South by : Foundry Road (Survey No.106 & 107)
East by : Property comprised in S.No.104 part
West by : Portion of property comprised in S.No.104/2B
(Presently referred to as 104/8C1 & 104/8C2 as per patta)

Situated within the Registration District of Chennai South and Sub-District Neelankarai.

M-Chand

For RAMANIYAM REAL ESTATES (P) LTD.

R. Vinnnnnnnn

Authorised Signatory

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The present Market value of the schedule B property is Rs.6,00,00,000/- (Rupees Six Crores Only).

IN WITNESS WHEREOF THE VENDOR REP BY POWER AGENT AND THE PURCHASER HEREIN HAVE SET THEIR HANDS AND SIGNED THIS SALE DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES:-

1.

2.

VENDOR
RRP. BY POWER AGENT
M.CHANDRU

For RAMANIYAM REAL ESTATES (P) LTD.

Authorised Signatory

PURCHASER

Drafted by : Self

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