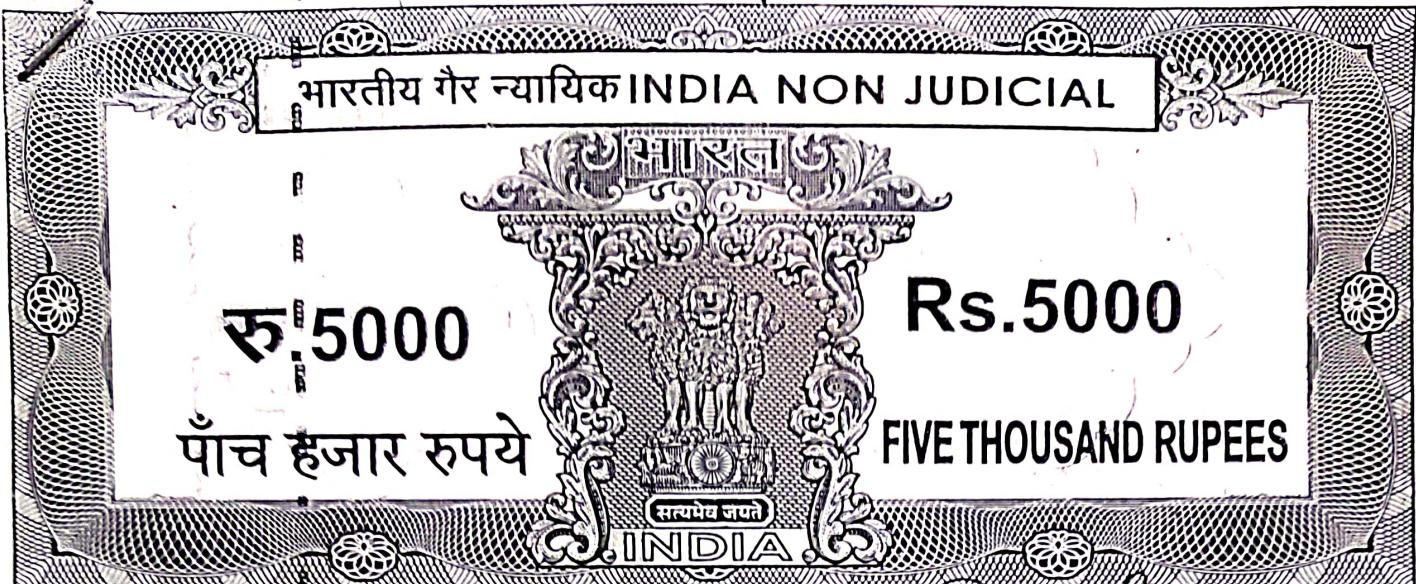


753/14



தமிழ்நாடு தமில்நாடு TAMILNADU

செ. சுக்த ராட்சேந்தி R 000319  
கா.ப.அ. முத்திரைத்தான் முகவர்  
இடைகால்  
வட்டாரசியர் ஆ6/8555/82

753  
2014.

## SALE DEED for Rs. 1,78,600/-

This Deed of Sale made this 03.03.2014 (Third March two thousand and fourteen) corresponding to Tamil 1189 Masi 19, by THEKKEMALIL FARMS Pvt. LTD , 3 B, Suburban Heights, Cochin University Kochi -682022 represented by Managing Director, Dr. BABU T JOSE, Engineer, aged 70 years, son of late T J Varkey, residing at 92, Vidhya Nagar, Thrikkakara north Village, Kanayannur Taluk, Ernakulam District, Kerala State, hereinafter called the VENDOR, which expression shall wherever the context mean and include theirs heirs, administrators and person deriving title under him.

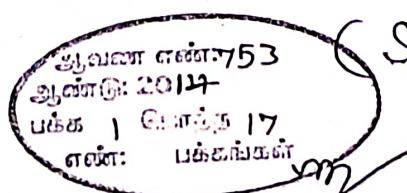
## VENDOR

For Thekkemalil Farms

Dr. Babu T. Jose  
Managing Director

## PURCHASER

S. SIVARAMA KRISHNAN





தமிழ்நாடு தமில்நாடு TAMILNADU

3553

08.01.14  
SIVARAMA KRISHNAN  
(CHENNAI)

Z 218757

செ. சுக்தி வடிவேவன்  
சா.ப.அ. முத்திரைத்தான் முகவர்  
இடைகால்  
வட்டாப்பியர் 156/8555/82

தூவண எண்: 753  
ஆண்டு: 2014  
பக்க 2 பெருக 17  
எண்: பக்கங்கள்

-2-

TO and IN FAVOUR OF

Mr. SIVARAMA KRISHNAN son of Shunmuga sundaram,  
aged 45 years, residing at No 91/92, C.B.I.colony, 2<sup>nd</sup> Main road, 3<sup>rd</sup>  
cross street Perungudi, Chennai Dist, Tamilnadu State herein after  
called the PURCHASER, which expression shall mean and include  
his heirs, executors, administrators and persons deriving title under  
him.

VENDOR

For Thekkemalil Farms

  
Managing Director

PURCHASER



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

தமிழ்நாடு தமில்நாடு TAMILNADU

3518  
1241/2010/SHEN  
SIVA RAMA CHENNAI

218743

எச். சக்தி வாழ்வல்  
கா.ப.அ. முத்திரைத்தான் முகவர்  
இடைகால்  
வட்டாச்சியர் ஆ/6/8555/82

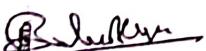
ஆவண எண் 753  
ஆண்டு: 2014  
பக்க 3 மொத்த 17  
எண்: பக்கங்கள்

-3-

Whereas the property became vested with exclusive title, possession and enjoyment by at Achanpudur village, Shencottah Taluk, Document No. 1241/2010, 78 cents in Survey no 30/1, 28 cents in Survey no 30/2, registered at the Sub registry office, idaikal, Tamilnadu, of the Vendor as their own properties and the said extents are demarcated.

VENDOR

For Thekemalil Farms

  
Managing Director

PURCHASER



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये  
₹.1000

ONE THOUSAND RUPEES  
Rs.1000

தமிழ்நாடு தமில்நாடு TAMILNADU

3519  
98.9.14  
SIVARAMA KRESTHNA N  
CHENNAI

செ. சுக்தி வடிவேல்  
ஏ.ப.ஆ. முத்திரைத்தான் முகவர்  
இடைநாள்  
வட்டாங்கியர் ஆ/8555/82

Z 218744

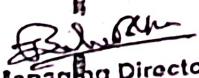
ஆவண எண்: 953  
ஆண்டு: 2014  
பக்க 4 மொத்த 17  
எண்: 11

-4-

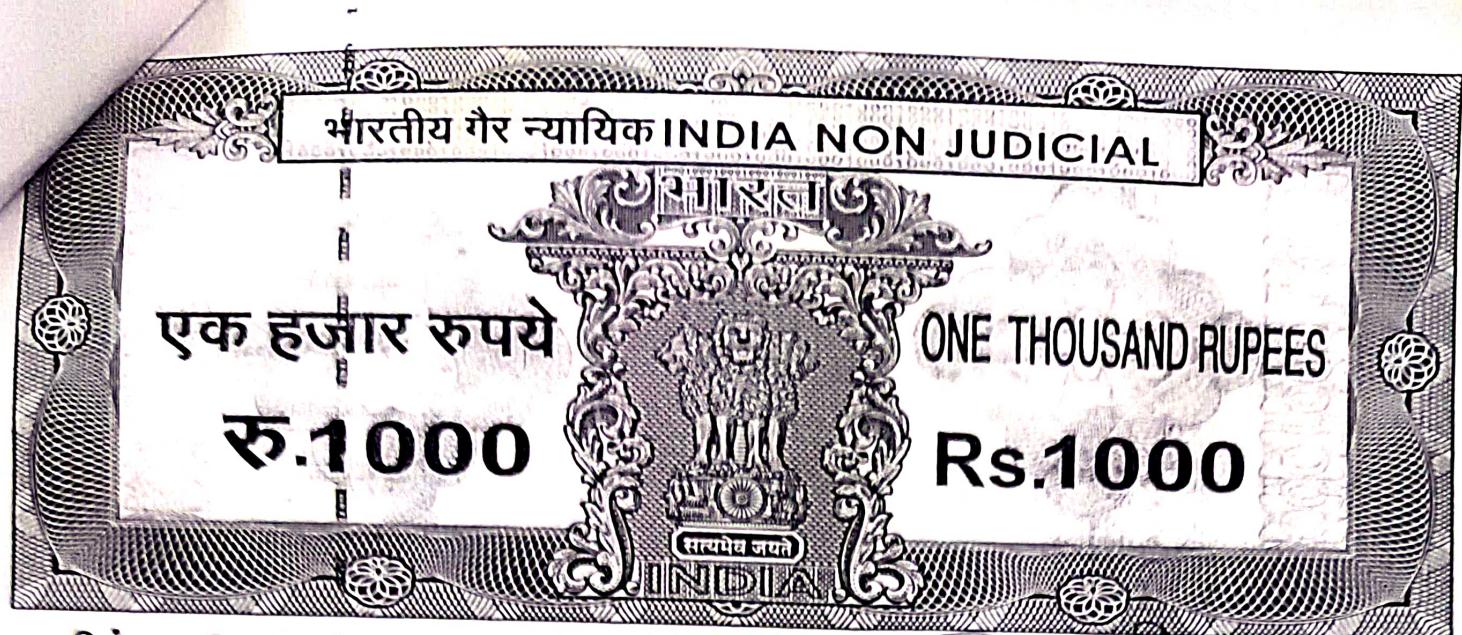
And whereas the Vendor has assured the Purchaser that the said property is completely free from mortgage, charge, lien, lease, attachment, suit, arrears taxes and other dues of workers, and person proceedings under the Tamilnadu land reforms Act, Land acquisition Act, Revenue recovery Act and other encumbrances and impediments whatsoever, and that the vendors are the absolute and undisputed owner in possession and enjoyment of the Schedule property,

VENDOR

For Thekkemalil Farms

  
Managing Director

PURCHASER



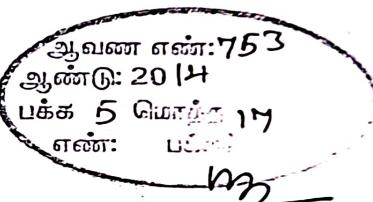
தமிழ்நாடு தமில்நாடு TAMILNADU



2520  
88. 8. 14  
CINARATNA FARMERS HANNA  
CHENNAI

Z 218745

செ. சக்தி வட்டவேல்  
கா.ப.அ. முத்திரைத்தான் முகவர்  
இடைகால்  
வட்பாட்சியர் ஆ/8555/82



-5-

And Whereas the Vendor have to sell and relying on the aforesaid assurances of the Vendor, Purchaser has agreed to purchase the said property described in the schedule hereunder completely free from encumbrances and other impediments for a total sale consideration of Rs.1,78,600/- (Rupees One lakh seventy eight thousand six hundred only) D.D.No.009000 Axis Bank Ltd, for Rs.1,78,600/- paid by the Purchaser to the Vendor and Vendor

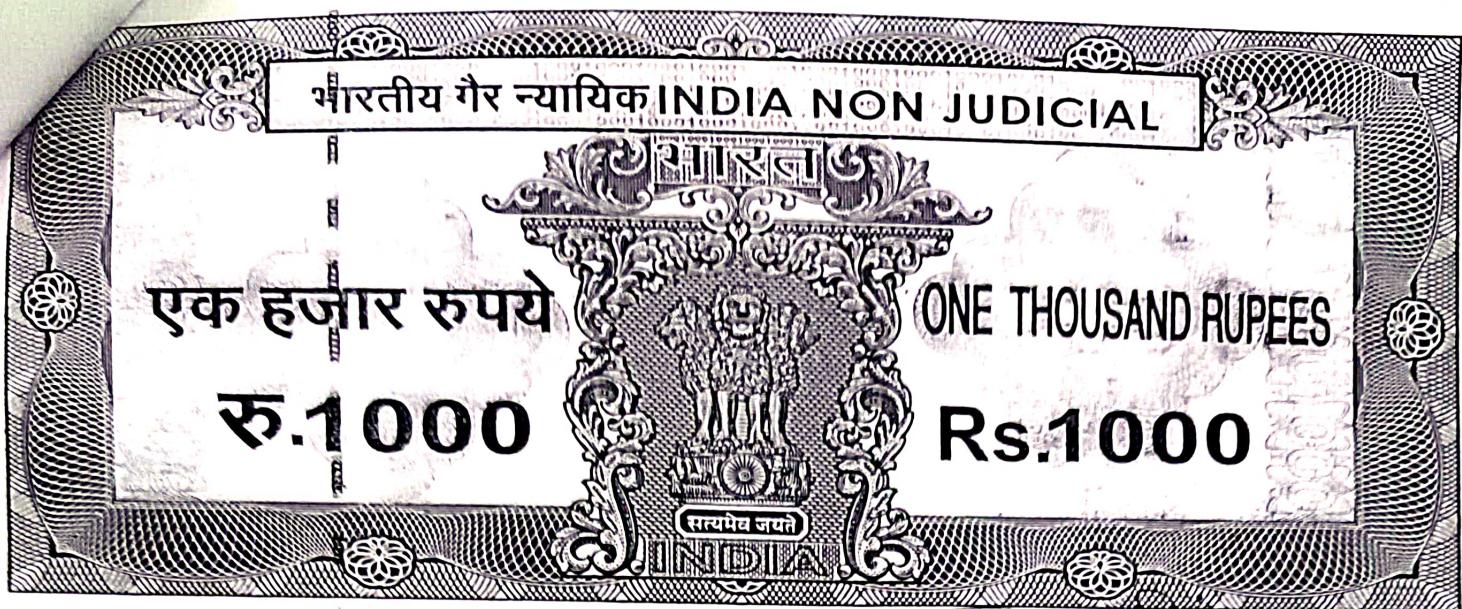
**VENDOR**

For Thekkemalil Farms

*[Signature]*  
Managing Director

**PURCHASER**

*[Signature]*



தமிழ்நாடு தமில்நாடு TAMILNADU

25/1  
S. No. 14  
SIVARAMAKRISHNAN  
CHENNAI

Z 218746  
செ. சக்தி வடிவேல்  
கா.ப.அ. முத்திரைத்தான் முகவர்  
இடைகால்  
வட்டாச்சியர் ஆ/8555/82

ஆவண எண்: 753  
ஆண்டு: 2014  
பக்க 6 மொத்த 17  
எண்: பக்கங்கள்

-6-

hereby transfer convey assign and deliver possession unto the Purchaser by way of absolute sale all estate, right, title, interest claims and privileges in the aforesaid scheduled property together with all improvements thereon, all easements and similar other rights appurtenant thereto more described in the schedule hereto and togetherwith benefits of all covenants and indemnities to which the

VENDOR

For Thekkemalai Farms

*[Signature]*  
Managing Director

PURCHASER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

தமிழ்நாடு தமில்நாடு TAMILNADU

3548  
2014-08-14  
TAMIL NADU  
THEKKEMALIL FARM  
CHENNAI

ஆவண எண்: 753  
ஆண்டு: 2014  
பக்க 7 பொட்டு 17  
எண்: 82/8555/82

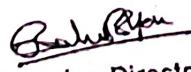
செ. சுக்தி வடிவேல்  
சா.ப.அ. முத்திரைத்தான் முகவர்  
கிடைகால்  
வட்டாட்சியர் 82/8555/82

Z 218747

Vendor are entitled to in respect thereof and HAVE AND TO HOLD THE SAID property unto and to the use of Purchaser absolutely and forever with rights, title, peaceful possession and enjoyment and the purchaser shall enter into and upon the said property and to take all the yields and profits there from without any hindrance or interruption from the vendor or in trust for it and hereafter the Vendor shall have no rights, title, interest or claims in the scheduled property.

VENDOR

For Thekkemalil Farms

  
Managing Director

PURCHASER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

தமிழ்நாடு தமில்நாடு TAMILNADU

218748

செ. சக்தி வட்டவேல்  
கா.ப.அ. முந்திரைத்தான் முகவர்  
இடைகால்  
வட்டாசியர் ஆ/ஸ555/82

25/23  
88. 8. 14  
SIVARAJA KRISHNA  
CHENNAI

ஆவண எண்: 753  
ஆண்டு: 2014  
பக்க 8 மொத்த 17  
எண்: 1234567890

-8-

THE VENDOR HEREBY ASSURE THE PURCHASER AND COVENANT

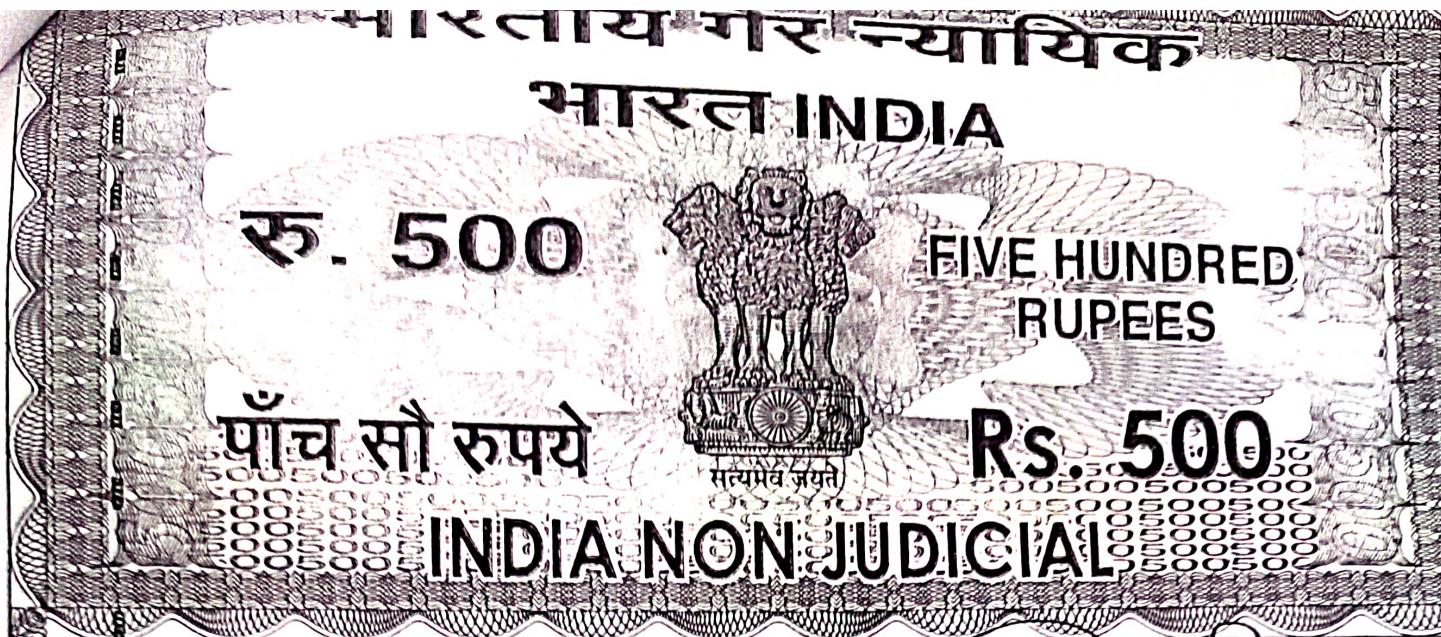
1. The Vendor have been, until the execution of this deed, the absolute and undisputed exclusive owner in peaceful possession and enjoyment of the said property with full right for alienation and to receive the consideration for the same. No other person has any manner of right, title, interest or claim in the said property.

VENDOR

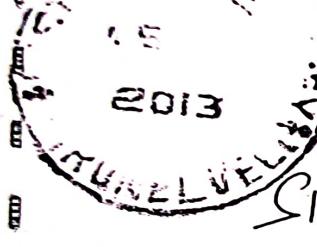
For Teekkemalit Farms

  
Managing Director

PURCHASER



தமிழ்நாடு தமிழ்நாடு TAMILNADU



3554

15.5.2013  
TIRUVALLUVAM  
SIVA RAMAKRISHNA  
(+ ENNA)

Chennai 652522  
செ. சக்தி வடிவேல்  
சா.ப.அ. முத்திரைத்தான் முகவர்  
கிடைகால்  
வட்டார்சியர் ஆட/8555/82

ஆவண எண்: 753  
தூண்டு: 2014  
பக்க 9 மேற்க 17  
எண்: 1234567890  
V22

-9-

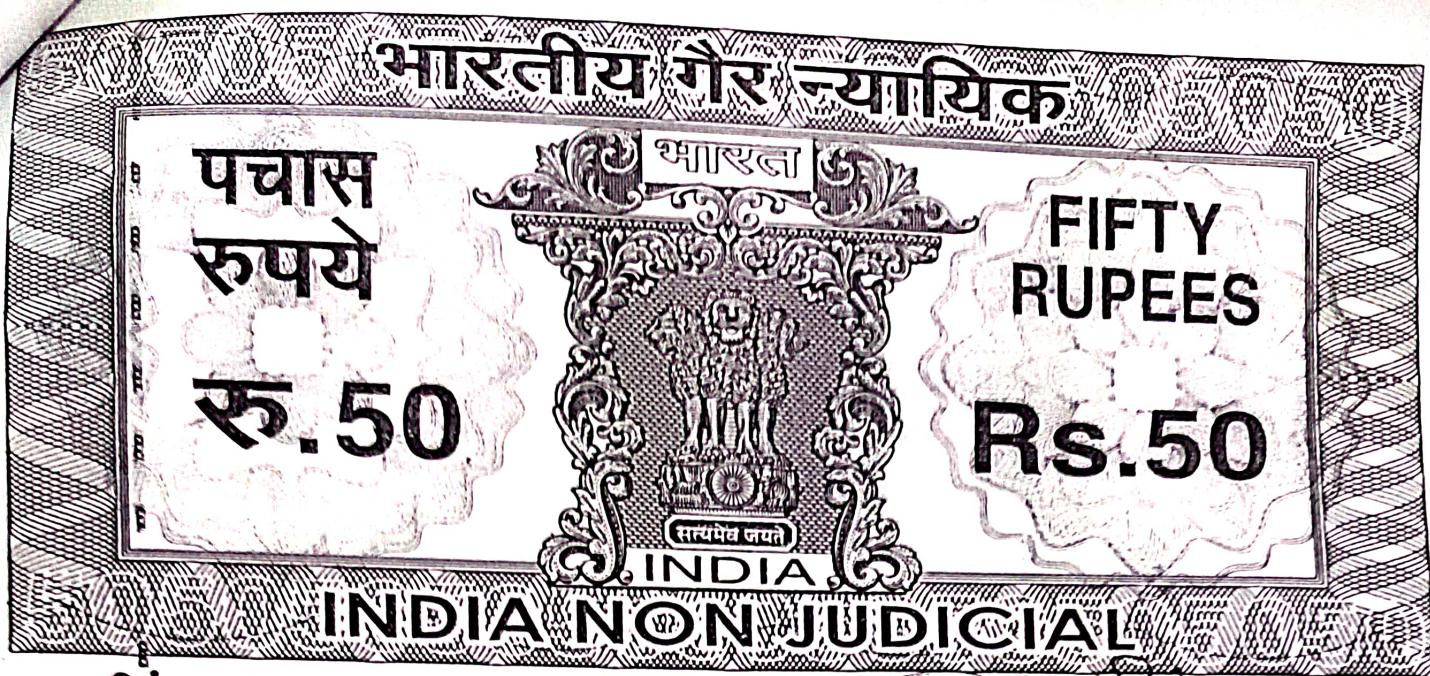
2. The vendor assure the purchaser the schedule property is completely free from encumbrances or liability whatsoever and are not involved in any court or revenue attachments or prohibition and the Vendor are not holding any land in excess of the ceiling area prescribed under the Tamilnadu Land Reforms Act and amended up to date and that the property is not subject matter of any pending ceiling cases.

**VENDOR**

For Thekkemalil Farms

Managing Director

**PURCHASER**



தமிழ்நாடு தமில்நாடு TAMILNADU

AA 122035

கெ. கண்டி வட்டவேல்  
எ.ப.அ. முத்திரைர்தானமுகவர்  
இடைகால்  
வட்டார்சியர் 256/8555/82

2555

28.2.14

SIVA RAMA KRISHNA  
CH. NNA

ஆவண எண்: 753  
ஆண்டு: 2014  
பக்க 10 போக்குவரத்து  
எண்: 1000

-10-

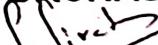
3. That the Purchaser shall be at full liberty to apply for Patta transfer and get mutation of names in the records and registers of land revenue, local and other authorities and get confirmation of title in the name of the Purchaser.

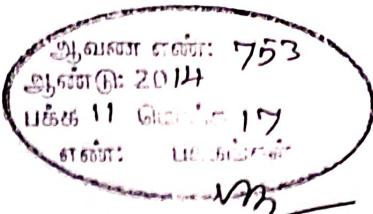
VENDOR

For Thekkemalil Farms

  
Managing Director

PURCHASER





-11

4. The Vendor further covenant and agree with the Purchaser that the Vendors shall at all times indemnify and keep the Purchaser indemnified against all claims, debts, damages, losses, interest, costs and express incurred or suffered by the purchaser by any reason of any recitals, averments, covenants, assurance or declaration or any of them contained in this presents, proved or being found to be incorrect or incomplete or is not performed or observed by the Vendor or any right, privilege or easements herein mentioned is obstructed by the Vendor or any person claiming title under him. Vendor and his other properties shall be liable to indemnify the Purchaser against all such losses.

#### SCHEDULE OF PROPERTY

Tamilnadu State, Tirunelvelli District, Tenkasi Registration District, Idaikal Sub Registration District, Shencottai Taluk, Achanpudhur Village and Panchayat union, Punja dry land

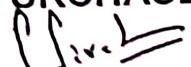
(1) 78 cents in Survey no 30/1 ( Hectare 0.31.5)

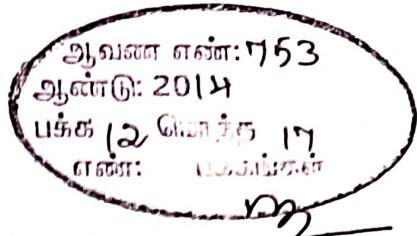
(2) 28 cents in Survey no 30/2 ( Hectare 0.11.5)

VENDOR

For Thekkemalil Farms

  
Managing Director

PURCHASER  




NORTH - 12- Punja Survey No 31

SOUTH - Punja Survey No 29/1

EAST - Punja Survey No 30/3, Odai

WEST - Paliyan parai

The above land is under the jurisdiction of Achanpudur Panchayat Union and all rights, title and interest in all that piece of land in Achanpudur village, with all easements and improvements therein and market value of the above land is Rs. 1,78,600/-

**VENDOR** For Thekkemalil Farms

**PURCHASER**

  
Managing Director



**Witnesses:**

1.  G.R.Swethikumar & C.G. RADAN. 1/648 Arivuthinkoil St. Vanijayar - 600009

2.  M.R.L.Srikanth & S/o K. Govindarajan 9/4 Kannamalai Colony Madras - 2

**Document Prepared By:**

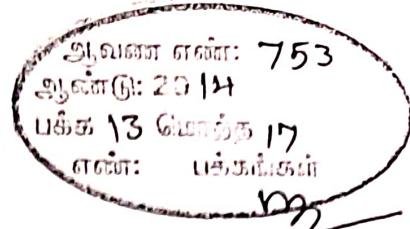


C.Ramakrishnan B.com.BL

**Document writer L.NO.B10/T.K.S.99.**

**Computer typist :** 

M.R.MUTHU KUMAR. A/C.(mec) Achanputhur.



-13-

**Statement under rule 3 (1) of Tamil Nadu Stamp ( Prevention of under Valuation ) Act 1968, Schencottai Taluk, Achanpudhur Village,**

SI No	Survey Number	Total Extent Acre	Selling Extent Acre	Selling Extent Cent	Type of land	Market Value of land
1.	30/1	00 78	00 78	0.31.5	Punja	Rs.1,30,800.00
2.	30/2	00 28	00 28	0.11.5	Punja	Rs. , 47,800.00
<hr/>						
TOTAL						Rs. 1,78,600.00
<hr/>						

**VENDOR**

For Thekkemalil Farms

  
Managing Director

**PURCHASER**

