

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

தமிழ்நாடு தமில்நாடு TAMILNADU

B 367586

MAYTAS INFRA LTD

HYDERABAD

SALE DEED

T. பரமசிவன்

சுந்தரம் குமார்

சுந்தரம் குமார்.

L.No. R.D.S: 36963/60

This Deed of Sale is executed at Mailam on this 2<sup>nd</sup> day of November 2007

BY

- (1) RANGANATHAN, son of Late Velu Gounder, Hindu, aged about 63 years, residing at Mariamman Koil Street, Kondamur – Village, Thensiruvalur – post Vaanur Taluk, Villipuram District.
- (2) RATHINAMMBAL, wife of Late Perumal Gounder, Hindu, aged about 75 years, residing at Mariamman Koil Street, Kondamur – Village, Thensiruvalur – post Vaanur – Taluk, Villupuram – District;

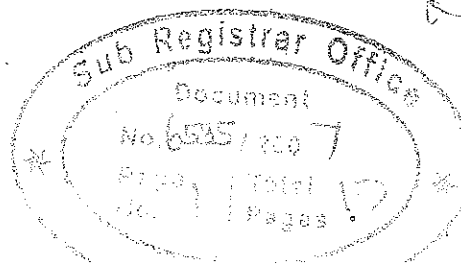
Maytas Infra Ltd.,

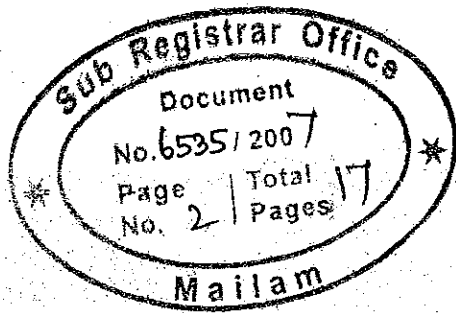
Krishnamoorthy

Power of Attorney

R. Srinivasan  
(Power Agent)

16/11/07





**CERTIFICATE UNDER SECTION 42 OF THE STAMP ACT.**

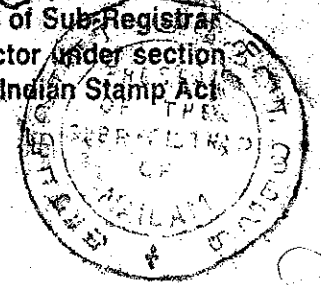
S.No. of 5566

I here by certify that a sum of Rs. 10,969/- (Rupees. One Lacs. Nine Thousand only on account of proper/deficit Six Hanner stamp duty has been levied under nety one section 41 of stamp Act in respect of this instrument from Thiru/Thirumathi. K. n. Sham. Y. n. resident at. H. Y. d. r. a. p. a. d.

Sub-Registrars Office  
Mailam

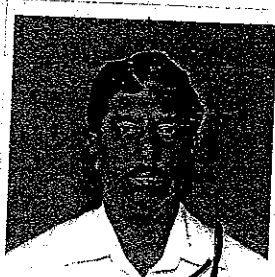
Date 1.11.07

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



Presented in the Office of the  
Sub Registrar Mailam and fee  
of Rs. 1400/- Paid  
between the hours of 11.42 on  
the 1st. - NOVEMBER 07 by

LEFT THUMB



SUB-REGISTRAR

MAILAM.

EXECUTION ADMITTED BY

K. n. Shanmugam

S/o- Ganapathy

m/s- MAYTAS INFRA LTD- III Floor

Amogh Plaza - Begumpet - Hyderabad

(PAN No - AABCM 3722F)

DUN - DLR AP 009366102007

LEFT THUMB



R. S. n.

S/o- Ranganathan,

Kondamur village, vanur Taluk

Family Card No- 07/4/00966 OST

Ranganathan (1) Rathinampal (2) MARI (3) KALIYAPPAR (4)

Lakshmanan (5) ARumugam (6) ELumalai (7) MANGALASHMI

Rajaswari (8) as per Power agent.

LEFT THUMB



SUB-REGISTRAR

MAILAM

K. n. Shanmugam

S/o- Ganapathy

m/s- MAYTAS INFRA LTD- III Floor

Amogh Plaza - Begumpet - Hyderabad.



தமிழ்நாடு தமில்நாடு TAMILNADU

MAYTAS INFRA LTD  
Hyderabad

கோ. சீனிவாசன்,

க. மு. தா. விற்பனைபாளர்,  
R. DIS No. 7845/B1/97.

F 803286

- 3) **P. MARI**, son of Late Perumal Gounder, Hindu, aged about 60 years, residing at Mariamman Koil Street, Kondamur Village, Thensiruvalur – Post, Vaanur Taluk, Villupuram – District;
- (4) **KALIAPPAN**, son of Late Perumal Gounder, Hindu, aged about 58 years, residing at Mariamman Koil Street, Kondamur Village, Thensiruvalur – Post, Vaanur Taluk, Villupuram – District;
- (5) **LAKSHAMANAN**, son of Late Perumal Gounder, Hindu, aged about 52 years, residing at Mariamman Koil Street, Kondamur Village, Thensiruvalur – Post, Vaanur Taluk, Villupuram – District;

Maytas Infra Ltd.,

Krishnamoorthy  
Power of Attorney

R-Sun  
(Power Agent)  
for 169)



IDENTIFIED BY

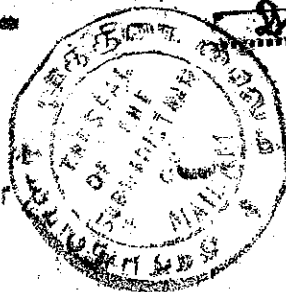
D. Sankaranarayanan 3/0 Durai Sany Thensin naly

~~V.R. Sani - 8/0 Rangam~~

8/0 Rangam Chenzalpatu

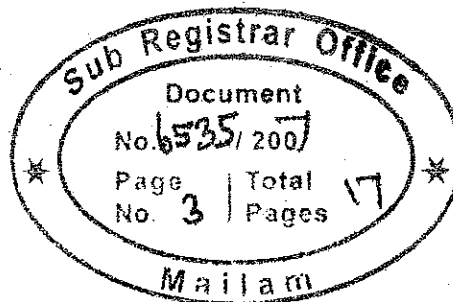
Registered as No. 6535 of 200.....  
of Book.....  
Date 2.11.07.....

Signature of Registering Officer



24th day of NOVEMBER 2007

Sub-Registrar





தமிழ்நாடு தமிழ்நாடு TAMILNADU

F 803287

கோ. சீனிவாசன்,

த. மு. தா. விநாயகன்,

R. DIS No. 7845/B1/97

(6) ARUMUGAM, son of Late Perumal Gounder, Hindu, aged about 47 years, residing at Mariamman Koil Street, Kondamur Village, Thensiruvalur – Post, Vaanur Taluk, Villupuram – District;

(7) EZHUMALAI, son of Late Perumal Gounder, Hindu, aged about 45 years, residing at Mariamman Koil Street, Kondamur Village, Thensiruvalur – Post, Vaanur Taluk, Villupuram – District;

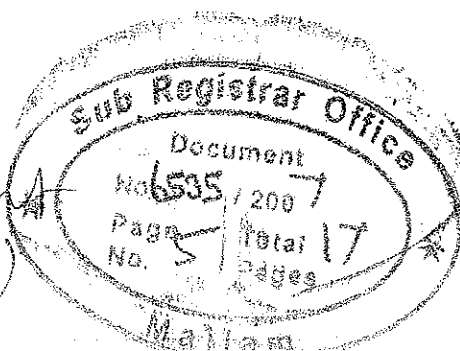
(8) MANGALAKSHMI, wife of Venkatesan, and daughter of Late Perumal Gounder, Hindu, aged about 43 years, residing at Mariamman Koil Street, Kondamur – Village, Thensiruvalur – Post, Vaanur Taluk, Villupuram District;

Maytas Infra Ltd.,

Krishnamoorthy

Power of Attorney

R. Srinivasan  
(Power Agent  
for 1 to 9)



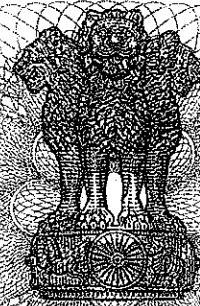
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

தமிழ்நாடு தமில்நாடு TAMILNADU

கோ. சீனவாசன,

த. மு தா. விற்பனையாளர்,

R. DIS No. 7845/D1/97.

4. R.S. பிள்ளை வீதி, திண்டிவனம்

- (9) RAJESHWARI, wife of Natarajan, and daughter of Late Perumal Gounder, Hindu, aged about 40 years, residing at Mariamman Koil Street, Kondamur Village, Thensiruvalur – Post, Vaanur Taluk, Villupuram – District;

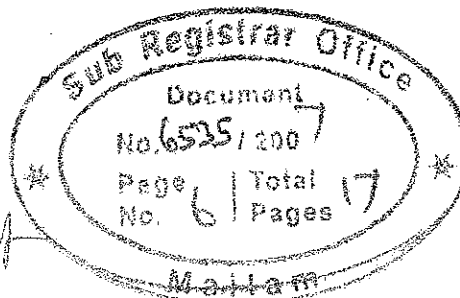
hereinafter jointly referred to as the VENDORS and represented herein by their Power Agent Hindu aged about 36 years residing at Kondamur, Vaanur Taluk R.Srinivasan S/o. Ranganathan, constituted as such vide a Power of Attorney dated 22.10.2007, registered as Document No.383 of 2007 in the office of the Sub-Registrar, Mailam.

TO AND IN FAVOUR OF

M/S MAYTAS INFRA LTD. a company incorporated under the Companies Act, 1956 having its Registered Office at 6-3-1186/5A, III Floor, Amogh Plaza, Begumpet, Hyderabad – 5600016, (PAN NO:AABCM3722F) represented by its Vice Chairman Mr.B.Teja Raju, hereinafter referred to as the PURCHASER. The PURCHASER herein is represented by its

Maytas Infra Ltd.,

Krishnamoorthy  
Power of Attorney



R. Srinivasan  
(Power Agent)



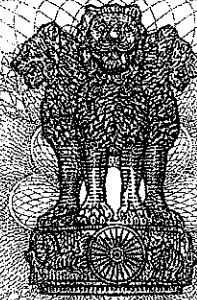
भारतीय गैर न्यायिक

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Rs. 100

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भारत INDIA  
INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

MAYTAS INFRA LTD

Hyderabad

கோ. சீனிவாசன்,

த. மு தா. விநாயகசாமி,

R. DIS No. 7845/B1/97.

Power Agent Mr.K.V.V.Krishnam Raju, son of K.Ganapathy Raju, appointed under the duly constituted Power of Attorney dated 29.10.2007.

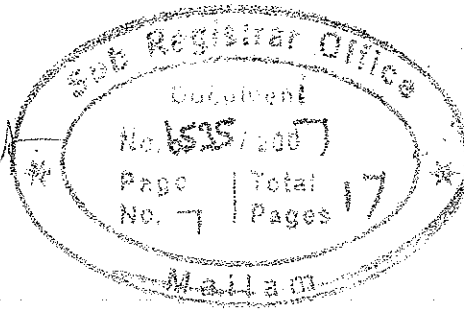
The terms VENDORS and PURCHASER, shall wherever the context so permits or requires mean and include each of their respective heirs, executors, administrators, legal representatives, successors and assigns.

WHEREAS under a Deed of Sale dated 20.10.1938, registered as Document No. 1789 of 1938, in the office of the Sub-Registrar Mailam, Gopalachari sold land of an extent of 3.91 acres, comprised in S.No.14 of Kondhamur Village to Velu Gounder.

AND WHEREAS the said Velu Gounder died intestate on 20.12.1982, leaving behind Rathinambal and Ranganathan (the First Vendor herein) as his only legal heirs.

R. Srinivasan

(Power Agent for 1 to 9)



Maytas Infra Ltd.,

Krishnamurthy  
Power of Attorney

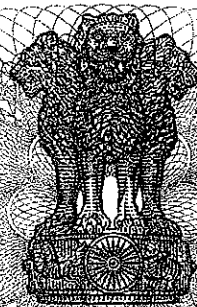
भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100

ONE  
HUNDRED RUPEES



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भारत INDIA

INDIAN NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

MAYTAS INFRA LTD

கோ. சீனிவாசன்,

ச. மு. தா. விற்பனைகாரர்,

S. DIS No. 7846/21/97.

AND WHEREAS under a Deed of Sale dated 09.03.1994, registered as Document No.217 of 1994, in the office of the Sub-Registrar Mailam, Perumal Gounder, Lakshmanan and Arumugam sold land of an extent of 78 cents out of 3.91 cents, comprised in S.No.14, situated at Kondhamur Village to Ezhumalai Gounder (the Seventh Vendor herein).

AND WHEREAS under a Deed of Sale dated 01.03.1995, registered as Document No.195 of 1995, in the office of the Sub-Registrar Mailam, Perumal Gounder and Kaliappan sold land of an extent of 39 cents out of 3.91 acres, comprised in S.No.14, situated at Kondhamur Village to Ezhumalai Gounder (the Seventh Vendor herein).

AND WHEREAS the said Perumal Gounder died intestate on 27.05.2001, leaving behind the Second to the Ninth Vendors herein as his only legal heirs.

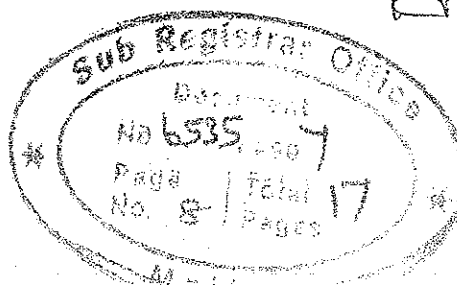
Maytas Infra Ltd.,

Krishnamoorthy

Power of Attorney

R. Sini

(Power Agent  
for 1 to 9)







தமிழ்நாடு தமிழ்நாடு TAMILNADU

MAYTAS INFRA

Ltd Hyderabad

கோ. சீனிவாசன்,

க. மு. தா. விற்பனைகாரர்,

R. DIS No. 7845/B1/97

(R.S. பிள்ளை வீதி, திண்டிவனம்)

AND WHEREAS the First Vendor was not made a party to the aforesaid Sale Deeds dated 09.03.1994 and 01.03.1995.

AND WHEREAS at the request of the PURCHASER and in order to more effectively and absolutely convey the title of land of an extent of 3.91 acres, comprised in Old S.No.14, New S.No.12/3, of Kondhamur Village, Vaanur Taluk, Villipuram District, more particularly described in the Schedule hereunder, free of all claims and encumbrances, in favour of the PURCHASER, all the VENDORS have agreed to join in the execution of this Sale Deed.

AND WHEREAS the VENDORS have represented that they are the absolute owners in possession of the land described in Schedule hereunder.

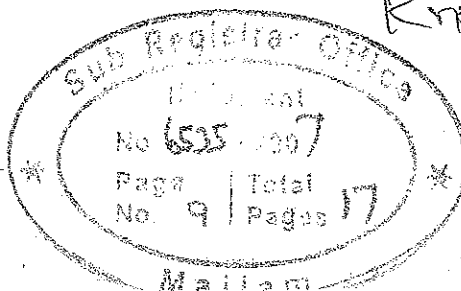
AND WHEREAS the VENDORS offered to sell and the PURCHASER agreed to purchase the land described in the Schedule hereunder, for a consideration of a sum of Rs.14,49,828/-

Maytas Infra Ltd.,

Krishnamurthy

Power of Attorney

R. Srinivasan  
(Power Agent)  
for (69)





தமிழ்நாடு தமிழ்நாடு TAMILNADU

MAYTAS INFRA

Hyderabad

சகா. சீனாவாசன,

க. டி தா. விற்பனைபாளர்,

R. DIS No. 7845/B1/97,

க. R.S. பிள்ளை வீதி, திண்டிவனம்

Rupees Fourteen lakhs forty nine thousand eight hundred and twenty eight only) free of all encumbrances.

#### NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

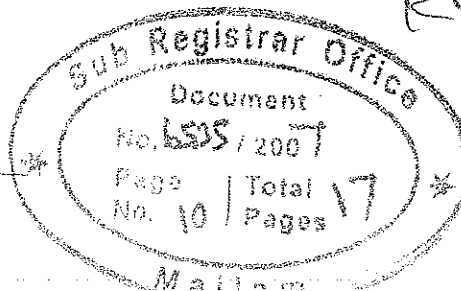
1. That pursuant to the said agreement and in consideration of a sum of Rs.14,46120/- (Rupees Fourteen lakhs forty six thousand One hundred and twenty only) Vide Cheque no: 006553 dated 31.10.07 drawn on UTI Bank Ltd Pondicheery Branch , paid by the PURCHASER to the Power Agent as instructed by the VENDORS herein, the receipt of which sum all the VENDORS do hereby admit, acknowledge and discharge the PURCHASER from any claims therefor; the VENDORS do hereby grant, convey, transfer, assign and sell by way of absolute sale to the PURCHASER all that piece and parcel of land of an extent of 3.91 acres, comprised in Old S.No.14, New S.No.12/3, situated at

Maytas Infra Ltd.,

Krishnamurthy

Power of Attorney

R. Srinivas  
(Power Agent)  
for 1 to 9)





தமிழ்நாடு தமிழ்நாடு TAMILNADU

MAYTAS INFRA LTD

Hyderabad

கோ. கீர்த்திமாதன்,

க. மு. தா. விற்பனைபாளர்,

R. DIS No. 7845/B1/97.

R.S. பிரகாசன் & சி. பிரகாசன்

Kondhamur Village, Vaanur Taluk, Villipuram District, more particularly described in the Schedule hereunder and hereinafter referred to as the Said Property.

2. The Said Property is hereby conveyed together with all trees, ways, water courses, liberties, easements, advantages, and appurtenances whatsoever in and to the Said Properties.

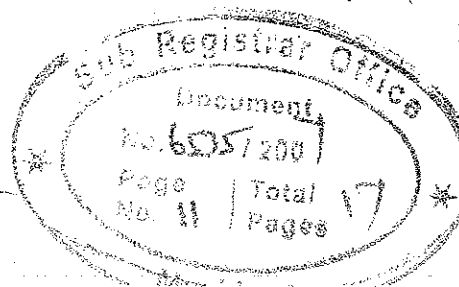
3. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have a perfect, absolute and good right and title to Said Property and that the VENDORS are entitled to grant, convey and sell the same unto the PURCHASER with full rights of ownership. The Said Property shall at all times remain unto the PURCHASER and the rents and profits therefrom received by the PURCHASER without any interruption from the VENDORS or any other person or persons whomsoever claiming through or under them.

Maytas Infra Ltd.,

Krishnamurthy

Power of Attorney

R. Srinivas  
(Power Agent  
for 169)





தமிழ்நாடு தமிழ்நாடு TAMILNADU

MAYTAS INFRA Ltd, Hyderabad.

செ. ரெ. பிள்ளை வீதி, திண்டிவனம்.  
க. மு. தா. விற்பனையாளர்.  
R. DIS No. 7845/B1/97  
F 803294

4. The VENDORS hereby covenant that they have not done, knowingly suffered or been party or privy to anything done whereby the VENDORS' right and title to the Said Property or any part thereof or the VENDORS' right to transfer the same is or may be impeached in any manner.

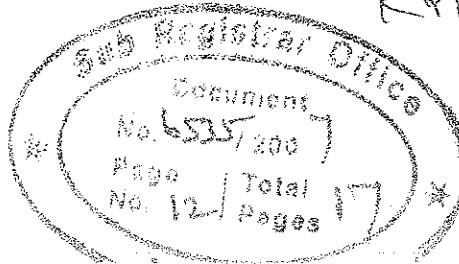
5. The VENDORS hereby covenant with the PURCHASER that the Said Property is not subject to any encumbrances, charges, attachments, or liens and that the Said Property is not the subject matter of any adverse claim, demand or pending legal proceeding whatsoever.

6. The VENDORS hereby covenants with the PURCHASER that the VENDORS shall from time to time and at all times hereafter, at the cost and request of the PURCHASER, do such acts, and execute all such deeds and assurances whatsoever for more perfectly assuring the

Maytas Infra Ltd.,

Krishnamoorthy  
Power of Attorney

R. Sini  
(Power Agent  
for 1 to 9)







தமிழ்நாடு தமிழ்நாடு TAMILNADU

MAYTAS INFRA Ltd, Hyderabad.

சென். ச. 100/100.

ச. மு. தா. விற்பனையாளர்,

R. DIS No. 7845/B1/97,

ச. R.S. சிவசுந்தரி வீதி, திண்டிவனம்.

F 803295

Said Property and every part thereof unto the PURCHASER as may be reasonably required by the PURCHASER.

7. The VENDORS shall indemnify and keep indemnified the PURCHASER against all actions, proceedings, claims, demands, costs, damages and expenses whatsoever which the PURCHASER may at any time incur, suffer or be put to by reason of any encumbrance, right, claim, lien, demand or interest in or to or concerning the Said Property hereby conveyed or any part thereof and which in any manner derogate from the absolute title to the said property hereby sold, conveyed and granted or by reason of any claim, demand, dispute or litigation that may at any time be made by or on behalf of the VENDORS' predecessors-in-title or by any person or persons whatsoever or by reason of the breach by the VENDORS or any of them or any of the covenants, declarations and assurances in this document contained.

Maytas Infra Ltd.,

Krishnamoorthy

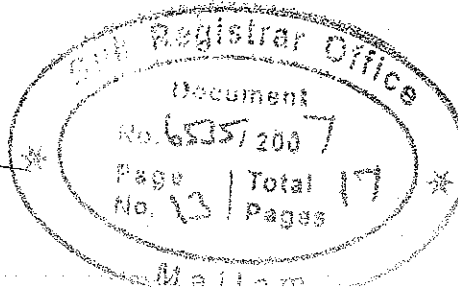
Power of Attorney

11

R. Siva

(Power Agent)

for (169)









தமிழ்நாடு தமிழ்நாடு TAMILNADU

MAYTAS INFRA Ltd,  
Hyderabad.

*[Signature]*

F 803297

கோ. சீனிவாசன்,

க. மு தா. விற்பனையாளர்,  
R. DIS No. 7845/B1/97.

R S. பிரகாஷ் வீதி, சீனிவாசன் கோ.

**SCHEDULE**  
(Property hereby conveyed)

All that piece and parcel of land of an extent of 3.91 acres (demarcated and shaded in Red Colour in the plan attached hereto) comprised in Old S.No.14/<sup>Net 1.58.0 Acres</sup>New S.No.12/3, situated at Kondhamur Village, Vaanur Taluk, Villipuram District, the said land bounded on the

North by: Land comprised in S.Nos.12/1 and 12/2 belonging to Jayaraman

South by: Land comprised in S.No.25 - Narashimha Nadhi

East by: Odai in S.No.14

West by: Pathway in S.No.11

Situated within the Registration District of Tindivanam and the Registration Sub-District of Mailam.

Maytas Infra Ltd.,

*[Signature]*  
Power of Attorney

*[Signature]*

(Power Agent)  
for 169)



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE  
HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

தமிழ்நாடு தமிழ்நாடு TAMILNADU

MAYTAS INFRA Ltd,  
Hyderabad.

கோ. சீர்திருத்தகம்,  
த. மு. தா. விநியோகப்பாடகம்,  
R. DIS No. 7845/B1/97.  
ச. ர. ச. பிரதான விநியோகப்பாடகம்.

Market Value of the property hereby conveyed: Rs.14,49,828/-

In Witness Whereof the VENDORS and the PURCHASER have signed this Sale Deed on  
the day, month and year first above written.

Witnesses:

1. Subramanian  
SUBRAMANIAN, s/o Late S. Parameswaran  
Sreevihar, Koovalpady (R), Ernakulam  
Kerala 682544

2. J. Sengavay  
D/o K. Jayalaxman,  
Nallavur P.O.,

Vanneri 7.10,  
Villupuram Dt.

3. J. Sengavay

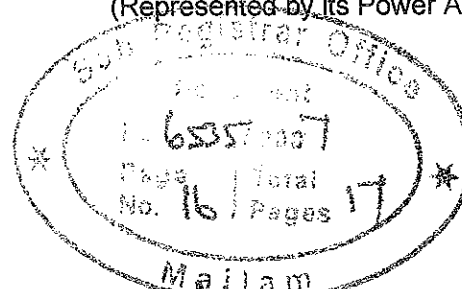
D/o K. Jayalaxman,  
Nallavur (P.O.).  
Vanneri (T.K.)  
Villupuram (D.T.).

R. S. S. S.

VENDORS  
(Represented by their Power Agent)

Krishnamurthy

PURCHASER  
(Represented by its Power Agent)



Computer typed and Drafted by  
N. Senthil Kumaran msklms L. no A/324/TDM/2000

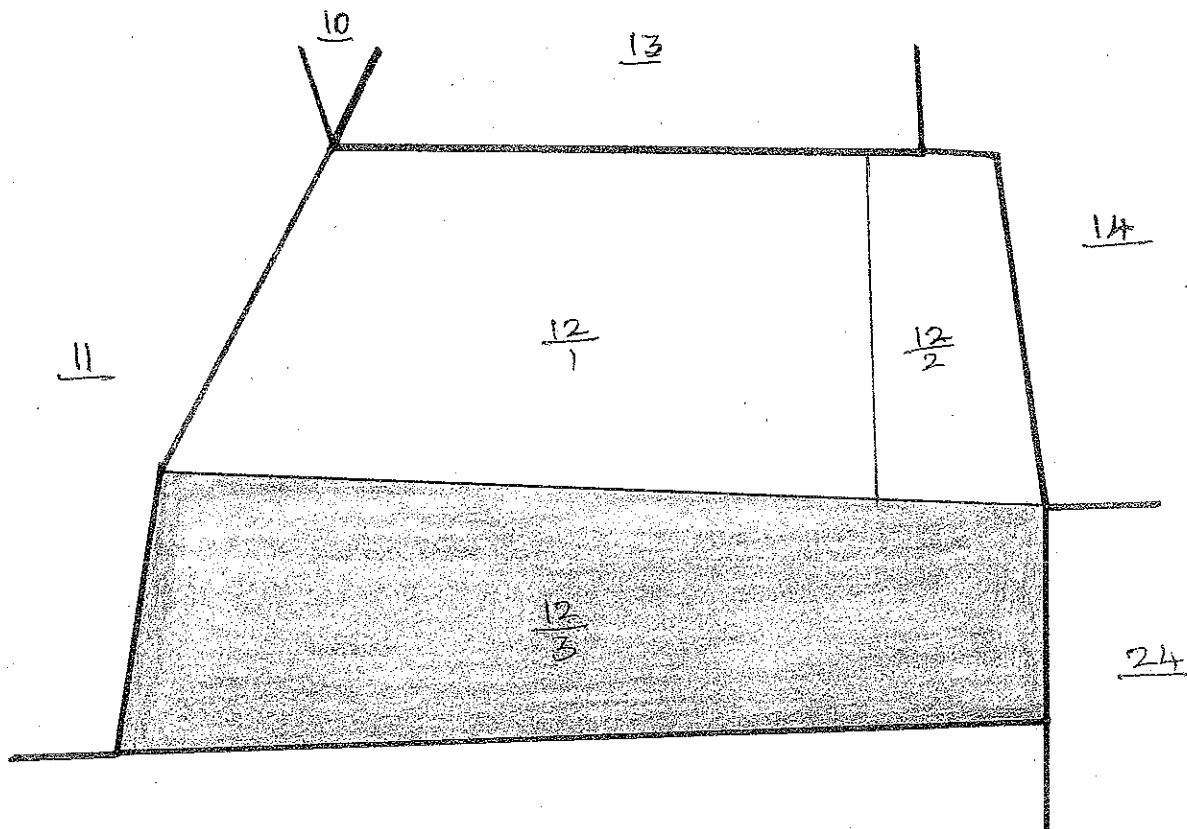
VILLAGE : KONDAMUR

New Survey No: 12/3

Extent : 3.91 acres (Coloured Portion)

VENDORS RANGANATHAN AND EIGHT OTHERS represented by  
Power agent Mr. R. Srinivasan.

VENDY:- M/S MAYTAS INFRA LTD, represented by Power  
holder Mr. K.V.V. Krishnamoorthy



R. Srinivasan  
(Power Agent  
for 1 to 9)



Krishnamoorthy

PURCHASER

VENDORS  
(Represented by their Power agent)

(Represented by its  
Power Agent)