

ENGLISH TRANSLATION OF TAMIL SALE DEED(Document No 131/2006)

Sri Murugan Thunai

SALE DEED FOR RS. 1,50,50,000/- (RUPEES ONE CRORE FIFTY LAKHS
AND FIFTY THOUSAND ONLY)

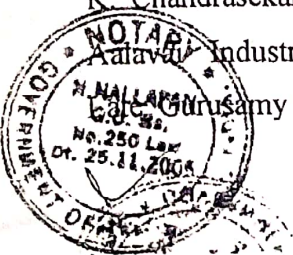
27th day of January 2006

(Tamil year parthipa, Thai month 14th day)

TO AND INFAVOUR OF Vellammal Educational Trust, T.S. Krishna nagar represented by the founder and chairman of thesaid trust, Mr. M.V. MUTHURAMALINGAM, S/o. M. Veeramakali Servai, residing at Ladanenthal Village, Manamadurai Taluk, Sivagangai District.

EXECUTED by (1) Mr. G. PARITHIVIRAJ, S/o. Late Gurusamy nadar, residing at Door No. 48, Old natham road, madurai City, being the managing Director of aalavai Industries private Ltd., presently functioning at Veeraganoor Kooli Medu, previously at Door No. 22, Swamynatha lane, Eastmasi Street, Madurai City for him self and on behalf of his minor daughter Vichitra aged about 13 years being a share holder of the above said company and (2) Mr. VINITH major son of No.1, residing at the above address and a share holder of the above said company, both of them jointly executed this sale deed.

WHEREAS the properties mentioned in item Nos. 1 to 15 in the schedule were purchased by Aalavai Industries private Ltd., represented by the then Directors of the said company (1) Mr. K.K. Subramaniyan Nadar, S/o. Kathanadar, (2) Mr. K.P.S.V.R. Gurusamy nadar, S/o. K.P. Rajarathina nadar, from K. Chandrasekaran Nadar, S/o. K. Kathan Nadar residing at Door No. 189, East perumal mastery Street, Madurai, by under a sale deed dated 24.11.1958 registered as document No. 1.1623.396.7353/1958, in the office of the joint Sub-Registrar No. III, Madurai and by another sale deed dated 21.10.1959 registered as document No. 1.1680.132.7419/1959 in the office of the joint Sub-Registrar No. III purchased by the than managing director of the said aalavai Industries Private Ltd., Mr. K.P.S.V.R. Gurusamy Nadar, S/o. K.P. Rajarathina nadar from the said K. Chandrasekaran Nadar and the same was given patta No. 23 in the name of Aalavai Industries private Ltd., and was in possession and enjoyment of Mr. K.P.S.V.R. Gurusamy Nadar, Father of Mr. Veeramakali Servai and grand father of No.2 of us.



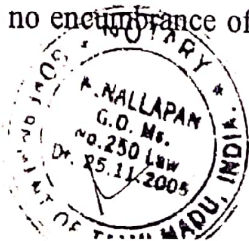
Chairman

AND WHEREAS the said Gurusamy Nadar expired on 11.07.1960 and WHEREAS by a resolution passed in General meeting conducted on 24.6.2005, No.1 of us has been appointed as managing Director of the said Aalavai Industries private Ltd., and whereas now all the shares of the said company have been transferred in the name of No.1 and 2 of us and the above said minor Vichitra and from that date till this date acting as Managing Director of the said company. All the pattas remaining in the name of the above said Gurusamy Nadar were transferred in the name of present managing Director, No. 1 of us, and No.1 of us, is paying all the taxes etc., and the schedule mentioned properties are in our possession and enjoyment. In pursuance of the power given on 24.6.2005, to No. 1 of us, to sell the properties mentioned in Items No. 1 to 15 in the schedule and also the property mentioned as item No. 16 in the schedule which was purchased by No.1 of us on behalf of the said Aalavai Industries private Ltd., from M. Kunjaravalli of Ladanenthal Village under Document No. 129/2006, Book 1, dated 27.1.2006 in the office of the Sub-Registrar, Tirupuvanam, totally 16 items mentioned in the schedule are sold absolutely to the said Vellammal Educational Trust represented by its chairman . Today we have received Rs. 1,50,50,000/- (Rupees One Crore Fifty Lakhs and Fifty Thousand Only) from as sale consideration.

We do hereby transfer and convey the schedule mentioned properties absolutely and we have also handed over possession of the schedule mentioned properties to the said Vellammal Educational Trust, here afterwards the said trust can enjoy the schedule mentioned properties with all rights of alienation absolutely for ever.

We Sincerely declare that the schedule mentioned properties are free from any kind of encumbrance. A petition has also been given for change of patta in the name of said Vellammal Educational Trust.

We hereby today handed over the schedule mentioned properties with all rights and appurtenances, to the said Vellammal Educational Trust. Here after neither we nor the said Aalavai Industries company nor our legal heirs nor the said company have any right or interest in the schedule mentioned properties. We do hereby declare that there's no encumbrance of any kind in respect of the schedule-mentioned properties.

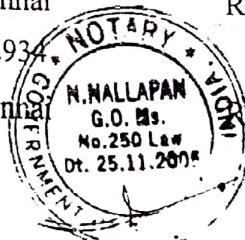


If at all any thing exist or found out later on, we on behalf of said company would solve the same at our cost and from our properties and the said companies other properties and at the expense of the said company.

PAYMENT SCHEDULE

Towards the expenses for developing the remaining properties of the said aalavai Industries Private Ltd., and also for the other expenses of the said company we have received payment from the said Vellammal Educational Trust as follows:-

| | | |
|--|---|-----------------|
| Received as advance in cash on 6.7.2005 | - | Rs. 1,00,000/- |
| Received by way of Cheque bearing No. 820811 dated 6.7.2005 drawn on syndicate Bank | - | Rs. 40,00,000/- |
| Received by cash on 6.7.2005 | - | Rs. 9,00,000/- |
| Received by way of Cheque bearing No. 248254 dated 30.7.2005 drawn on syndicate Bank | - | Rs. 9,00,000/- |
| Received by way of cheque bearing No. 248255 dated 30.7.2005 drawn on syndicate Bank | - | Rs. 9,00,000/- |
| Received by way of cheque bearing No. 248256 dated 30.7.2005 drawn on syndicate Bank | - | Rs. 7,00,000/- |
| Received on 3.8.2005 (Including the sum of Rs.3,00,000/- for deposit in the bank in the Name of said minor Vichitra) | - | Rs. 25,00,000/- |
| Received by way of D. D. bearing No. 72931 Dated 11.8.2005 of Karnataka Bank, Chennai | - | Rs. 9,00,000/- |
| Received by way of D. D. bearing No. 72932 Dated 11.8.2005 of Karnataka Bank, Chennai | - | Rs. 9,00,000/- |
| Received by way of D. D. bearing No. 72933 Dated 11.8.2005 of Karnataka Bank, Chennai | - | Rs. 9,00,000/- |
| Received by way of D. D. bearing No. 72934 Dated 11.8.2005 of Karnataka Bank, Chennai | - | Rs. 9,00,000/- |



..4..

| | |
|--|---------------------|
| Received by way of D. D. bearing No. 72935 | |
| Dated 11.8.2005 of Karnataka Bank, Chennai | - Rs. 9,00,000/- |
| Received by way of D. D. bearing No. 72936 | |
| Dated 11.8.2005 of Karnataka Bank, Chennai | - Rs. 5,00,000/- |
| Received by cash on 27.1.2006 | - Rs. 50,000/- |
| | ----- |
| Total | - Rs. 1,50,50,000/- |
| | ----- |

As the said one Crore Fifty Lakhs Fifty Thousand Rupees have been credited to the said company the payment of the entire sale consideration is over.

We have given along with this, Patta, Chitta, Adangal and encumbrance Certificate, old patta settlement, 'A' register, etc., relating to the schedule mentioned properties in support of this sale deed. As the sale deeds document No. 7353/1958 and 7419/1959 were lost, we have given a copy of the said documents, the receipt given by the police department for the complaint given for the loss of documents, and paper cutting regarding the publication made in a daily paper, certificate given by the police department and copies of share Certificate, share transfer documents attested by the consent company advocate and other documents in support of this.

SCHEDULE

1. Punjai Land measuring Hectare 0.05.5, Cents 14 (Fourteen) comprised in S. No, 24/6 (Twenty four / six) old patta No. 23 New patta No. 23, in Viraganur Village, situated within the jurisdiction of Registration District of Madurai south, Mudurai District, Joint Sub- Registrar office No. 3, Madurai, bounded on the

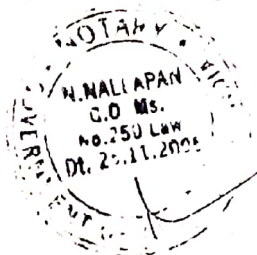
NORTH by property No 11 herein in S. No. 28/1

EAST by property No 3 herein in S. No. 24/8

SOUTH by Road poromboke S. No. 35

WEST by punjai in S. No. 24/5

remaining under enjoyment of the purchaser herein.



2. Punjai land measuring Hectare 0.03.0, Cente 7 (seven) comprised in S. No. 24/7
(Twenty Four/ Seven) in the above Village bounded on the:

NORTH by property No 12 herein in S. No. 28/2

EAST BY Tank porombooke S. No. 29.

SOUTH by Road porombooke S. No. 35.

WEST by property No 3 herein in S. No. 24/8

3. Punjai land measuring Hectare 0.01.5, Cents 4 (Four), comprised in S.No. 24/8
(Twenty Four/Eight) in the above village bounded on the :

NORTH by property No 12 herein in S. No. 28/2

EAST BY property No.2 herein in S.No. 24/7

SOUTH by Road porombooke S. No. 35.

WEST by property No.1 herein in S. No. 24/6,

4. Punjai land measuring Hectare 0.09.0, Cents 22, (Twenty Two) comprised in
S.NO. 26/2 (Twenty Six/Two) in the above Village bounded on the :

NORTH by property No 8 herein in S. No. 27/2C,

EAST BY Property No.6 herein in S.No. 26/3C,

SOUTH by S.No. 25/2, of Lakshimipathy Raja Punjai land,

WEST by S. No. 26/1B of Lakshmiipathy Raja Punjai land.

5. Punjai land measuring Hectare 0.13.5, Cents 33 (Thirty Three) comprised in
S.No. 26/3A (Twenty Six/Three A) in the above Village bounded on the :

NORTH by Vaigai River S.No. 205/1,

EAST by property No.13 herein in S.No. 30/1,

SOUTH by public works Department Vaigai Channal, S.No. 26/3B,

WEST by property No. 9 herein S.No. 27/3A,

6. Punjai land measuring 0.70.5, Acre 1 Cents 74, (Seventy Four) comprised in
S.No. 26/3C (Twenty Six/Three C) in the above Village bounded on the :

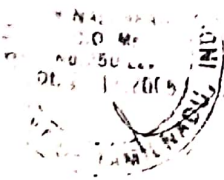
NORTH by Public Work Department Vaigai Channel, S. No. 26/3B,

EAST BY Property No.14 herein in S.No. 30/4,

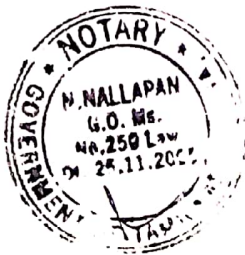
SOUTH by property No. 11, herein in S.No. 28/1,

WEST by property No. 10, herein in S.No. 27/3C and

property No. 4 herein in S.No. 26/2,



7. Land measuring Hectare 0.04.5, Cents 11, (Eleven) comprised in S.No. 27/2A (Twenty Seven / Two A) in the above Village bounded on the :
- NORTH by Vaigai River S.No. 205/1,
EAST BY Property No.9 herein in S.No. 27/3A,
SOUTH by Public work department Vaigai Channel, S.No. 27/2B,
WEST by Public Work Department Vaigai Channel, S.No. 26/1A,
8. Punjai land measuring Hectare 0.24.5, Cents 61, (Sixty One) comprised in S.No. 27/2C (Twenty Seven /Two C) in the above Village bounded on the :
- NORTH by Public Work Department Vaigai Channel S. No. 27/2B,
EAST BY Property No.10 herein in S.No. 27/3C,
SOUTH by property No. 4, herein in S.No. 26/2, and
property No. 10, herein in S.No. 26/3C,
WEST by S. No. 27/1 punjai land of Lakshmi pathy Raja,
9. Punjai land measuring Hectare 0.12.5, Cents 31, (Thirty One) comprised in S.No. 27/3A (Twenty Seven /Three A) in the above Village bounded on the :
- NORTH by Vaigai poromboke S. No. 205/1,
EAST BY Property No.5 herein in S.No. 26/3A,
SOUTH by Public Work Department Vaigai Channel S.No. 27/2B,
WEST by property No. 7, herein in S. No. 27/2A,
10. Punjai land measuring Hectare 0.38.5, Cents 95, (Ninty Five) comprised in S.No. 27/3C (Twenty Seven /Three C) in the above Village bounded on the :
- NORTH by Public Work Department Vaigai Channel S. No. 27/2B,
EAST BY Property No.6 herein in S.No. 26/3C,
SOUTH by property No. 6, herein in S.No. 26/3C,
WEST by property No. 8, herein in S. No. 27/2C,



11. Land measuring Hectare 0.38.0, Cents 94, (Ninty Four) comprised in S.No. 28/1

(Twenty Eight /One) in the above Village bounded on the :

NORTH by Property No.6, herein S.No. 26/3C,

EAST BY Property No.12 herein in S.No. 28/2,

SOUTH by punjai land under your enjoyment in S.No. 24/5, and

property No. 1, herein in S.No. 24/6,

WEST by punjai land under your enjoyment in S.No. 24/2, and

punjai land of Lakshmiathy Raja in S.No. 25/3,

12. Punjai land measuring Hectare 0.36.0, Cents 89, (Eighty Nine) comprised in

S.No. 28/2 (Twenty Eight /Two) in the above Village bounded on the :

NORTH by Property No. 14, herein in S.No. 30/4,

EAST BY Property No.14 herein in S.No. 30/4,

SOUTH by Tank Poromboke S.No. 29,

WEST by Property No. 11, herein in S. No. 28/1,

13. Punjai land measuring Hectare 0.97.0, Acre 2 (Two) Cents 40, (Forty) comprised

in S.No. 30/1 (Thirty /One) in the above Village bounded on the :

NORTH by Vaigai river Poromboke S. No. 205/1,

EAST BY Punjai land of J. Shanthi Devi, S.No. 33/1,

SOUTH by public Work Department Vaigai Channel, S.No. 30/2,

WEST by Property No. 5, herein in S.No. 26/3A,

14. Punjai land measuring Hectare 2.04.0, Acres 5 (Five) Cents 3, (Three)

comprised in S.No. 30/4 (Thirty /Foru) in the above Village bounded on the :

NORTH by Public Work Department Vaigai Channel S. No. 30/2,

EAST BY Public Work Department Vaigai Channel, S.No. 33/2, and

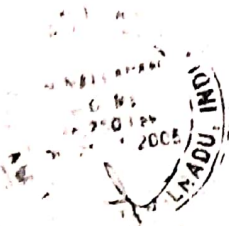
property No. 15 herein in S.No. 31,

SOUTH by Road poromboke S.No. 34,

WEST by property No. 6, herein in S.no. 26/3C,

Property No. 12, herein in S.No. 28/2, and

Tank poromboke S.No. 29,



The total market value of the above mentioned properties is Rs. 1,50,50,000/-
(Rupees One Crore Fifty Lakhs and Fifty Thousand Only)

1. (Sd)
G. Prithiviraj
(for himself and on behalf
of minor as guardian)

(Sd) Managing Trustee,
Vellammal Educational Trust,
(PURCHASER)

2. (Sd)
Vinodh
(VENDORS)

Witnesses:-

1. (Illegible) 9/6, KaruppananAmbalam,
2. T. Sathiamoorthy, S/o. K. Thiruvassagam, B-8, Sneha Apartment, No. 3, Park Road, Chennai.
3. R. Duraipandi, S/o. V. Rajupillai, 33, Lakshimpuram 2nd Street, Madurai.

This document was drafted by K. Subramaniam, S/o. M.K. Ganapathy pillai,
Thiruppuvanam Nelmudikarai.
Licence No. SVGA/1350/A/84.



DECLARATION GIVEN UNDER RULE 3(1) STAMP RULES 1968VIRAGANUR VILLAGE

| Sl.No. | S.No. | Extent | Nature | Value Rs. |
|--------|-------|-----------------|--------|--------------|
| 1. | 24/6 | Acre 0.Cents 14 | Punjai | 1,45,040.00 |
| 2. | 24/7 | Acre 0.Cents 07 | Punjai | 72,520.00 |
| 3. | 24/8 | Acre 0.Cents 14 | Punjai | 41,440.00 |
| 4. | 26/2 | Acre 0.Cents 22 | Punjai | 2,27,920.00 |
| 5. | 26/3A | Acre 0.Cents 33 | Punjai | 3,41,880.00 |
| 6. | 26/3C | Acre 1.Cents 74 | Punjai | 18,02,640.00 |
| 7. | 27/2A | Acre 0.Cents 11 | Punjai | 1,13,960.00 |
| 8. | 27/2C | Acre 0.Cents 61 | Punjai | 6,31,960.00 |
| 9. | 27/3A | Acre 0.Cents 31 | Punjai | 3,21,160.00 |
| 10. | 27/3C | Acre 0.Cents 95 | Punjai | 9,84,200.00 |
| 11. | 28/1 | Acre 0.Cents 94 | Punjai | 9,73,840.00 |
| 12. | 28/2 | Acre 0.Cents 89 | Punjai | 9,22,040.00 |
| 13. | 30/1 | Acre 2.Cents 40 | Punjai | 24,86,400.00 |
| 14. | 30/4 | Acre 5.Cents 03 | Punjai | 52,11,080.00 |
| 15. | 31 | Acre 0.Cents 70 | Punjai | 7,23,920.00 |

LADANANTHAL VILLAGE

| | | | | |
|-----|------|-----------------|--------|-----------|
| 16. | 64/5 | Acre 1 Cents 17 | Nanjai | 50,000.00 |
|-----|------|-----------------|--------|-----------|

Total

1,50,50,000.00

1. (Sd)

G. Prithiviraj

(for himself and on behalf

of minor as guardian)

(Sd) M.V. Muthuramalingam

Managing Trustee,

Velammal Educational Trust,

(PURCHASER)

2. (Sd)

Vinodh

(VENDORS)



Document No. 131/2006

Total pages 51

Page No. 50

(sd) xxxxx

Sub.Regtr

Presented in the office of the Sub-Registrar Thirupuvanam on 27.1.2006
between 12 and 1 p.m. and paid fees Rs. 1,50,500 + 100/-

(Sd) xxxxxx

Accepted by Vendors

LTI of Vendor

xxxx

(Sd)

G. Prithviraj, S/o. Late Gurusamy Nadar,
Door No.48, Pazhaya natham Road, as
managing Director of Aalavai Industries
Private Ltd., and also as guardian of his
minor daughter Vichitra, Share holder

LTI of Vendor

xxxx

(Sd)

Vinoth, S/o. No.1 above and share holder
Of the above said Aalavai Industries private
Ltd.,
Identity of 1 & 2 verified with reference to
Family card No. 24/W/0005037

Accepted by Purchaser

LTI of Purchaser xxxxx

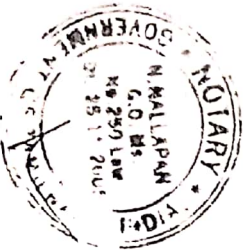
(Sd)

S/o. Veeramakali Servai, Founder and
Chairman of Veelammal Educational Trust
Ladananthal.

Identity Verified with reference

PAN Card No. AAKPM6400G/

Family Card No. 01/G/0832082



Certificate under Section 42 of Indian Stamp Act 1899

Sl.No. 26/2006

Rs. 4,000/- (Rupees Four Thousand Only) received from Muthuramalingam of Ladenenthal under Section 43 of Indian Stamp Act as deficit Stamp.

(Sd) xxxxxx

Sub-Registrar, Thiruppuvanam.

Under Section 41 Indian Stamp Act,

27.1.2006.

Witnesses:-

1. (Sd) xxxxxx

R. Duraipandi, S/o. V. Rajupillai,

No. 33, Lakshmiapuram 2nd Street, Madurai.

2. (Sd) xxxxxx

T. Sathiyamoorthy, S/o. K. Thiruvassagam,

B-8, Sneha Apartment, No.3, Park Road, Chennai.

Registered as Document No. 131/2006. Document contains 49 Sheets

(Sd) xxxxxx

Sub-Registrar,

Thiruppuvanam.

Transferred from Tamil to English by

S. Naganathan

S. NAGANATHAN, B.A., B.L.,

ADVOCATE,

134: Thambu Chetty Street, II Floor,
CHENNAI-600 001.

Witness by me



20-11-2006

N. NALLAPAN, B.A., B.L.,
ADVOCATE & NOTARY
281 (OLD # 134), THAMBU CHETTY ST.,
II FLOOR, CHENNAI - 600 001.

MADURAI LOCAL PLANNING AUTHORITY TOWN PLANNING
DIVISION
CERTIFICATE OF ACKNOWLEDGEMENT

Sl.No.

Date : 17.3.2006

File No. Ma.Thi. 3/662/2006.

Sub : Building – granting permission – Reg.

Ref : Application.

The above referred Building plan Application/Appeal petition has been received in the office.

M.V. Muthuramalingam, for Commissioner
Vellammal Educational Trust, (Sd) xxxxx
Madurai.

One Home.
One Child.

Plant Tree.
Get Rain.

Translated from Tamil to English.
S. Naganathan

S NAGANATHAN, B.A.B.L.,
ADVOCATE,
134, Thambu Chetty Street, II Floor,
CHENNAI-600 001.

Attended by me



2006.11.11

N. MALLAPAN, B.A., B.L.,
ADVOCATE & NOTARY
281 (OLD # 134), THAMBU CHETTY ST.,
II FLOOR, CHENNAI - 600 001.