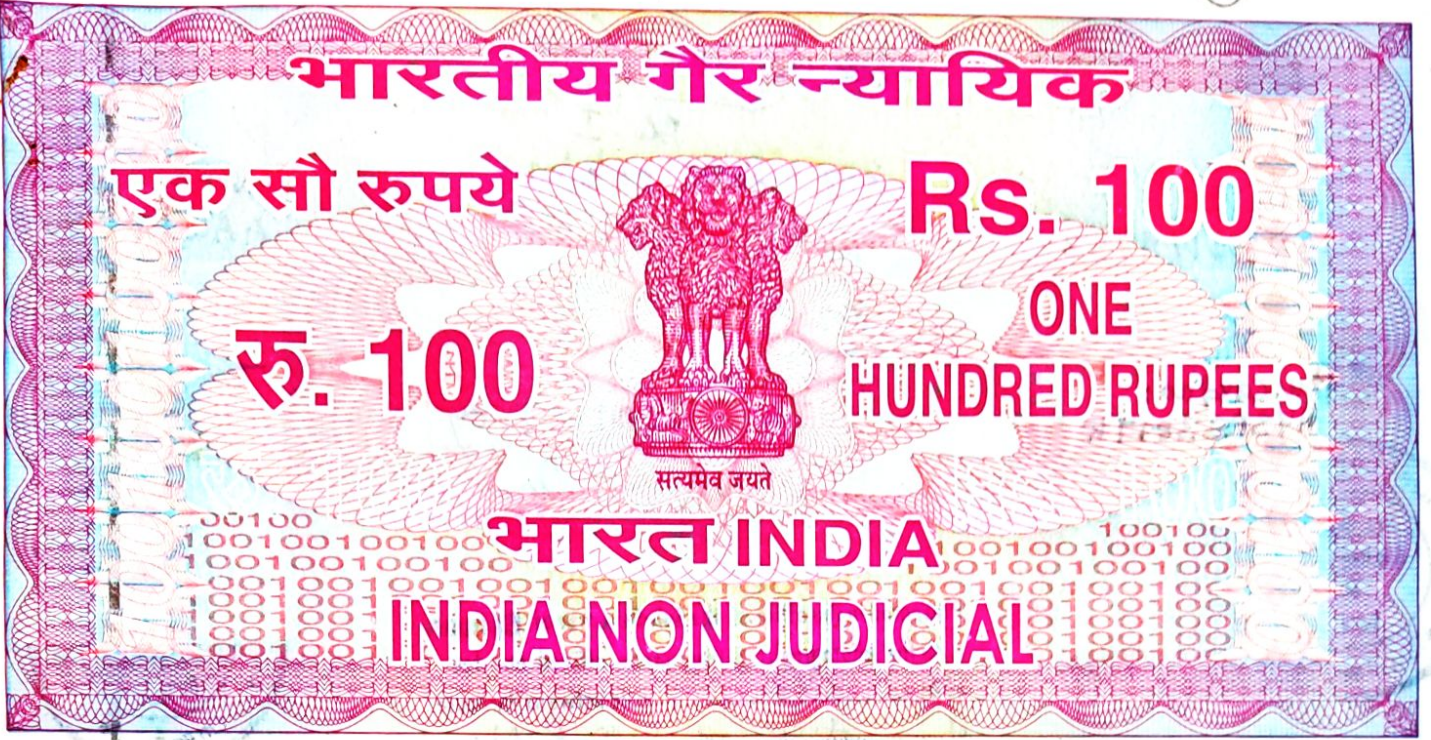


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PUDUCHERRY पुदुच्चेरि புதுச்சேரி

153515

Shree Ganesh Educational Trust
A. MUTHYAN
STAMP VENDOR
PONDICHERRY.



SALE DEED
SALE VALUE RS.1,35,000/-
MARKET VALUE RS.1,35,000/-

THIS DEED OF SALE EXECUTED AT PUDUCHERRY on this 25th day of June 2009 by Mr. ZEROD RAJENDIRAN, Son of Lakshmana Padayatchi @ Zerod Lakshmanan residing at No.38, School Street, Keezhparikalpet, Bahour Commune as the legal guardian and father of the minor Selvan. Ezhisai Vallaban, born on 09.09.1993 and aged 16 years residing at the same address hereinafter referred to as the VENDOR of one part (which expression shall mean to include their heirs, legal representatives, executors and assigns);

VENDOR
as LEGAL GUARDIAN OF THE MINOR

L. Rajendran

PURCHASER

For SRI GANESH EDUCATIONAL TRUST

(Signature)

(S. SELVAMAN)
Managing Trustee

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(Signature)
Sub-Registrar

25964

Doc. No. 2041/2009

Voter ID
MRJ0179853

Pl. I
770 Sale 25/6/09
100
872

PANCARD NO.
AAGTS 79071



SCANNED ON: 01-07-09
SCANNED BY: *[Signature]*



Presented in the office of the Sub-Registrar of Bahour with the photographs & fingerprints affixed and fee of Rs. 872 paid between the house of A-00 and 5-00 P.M. On the 25th June-2009 By S. Selvamani Signature: *[Signature]* FOR SRI GANESH EDUCATIONAL TRUST

EXECUTION ADMITTED BY (S. SELVAMANI) Managing Trustee

CLAIMANT

L. Rajendran : Zered Rajendran s/o Lakshmana padayatchi @ Zered Lakshmanan, No-38, School Street, Keezh, parik kalpet, Bahour commune, Pudukkottai, Guardians and wards Act 1890 in G.O.P. No: 47/2008 in the Court of ADJ at Pudukkottai. Sri Ganesh Educational Trust

For SRI GANESH EDUCATIONAL TRUST
[Signature]
(S. SELVAMANI)
Managing Trustee

Represented by: Managing Trustee Selvamani s/o Sarangapani, Office No-368, 2nd floor, Annasalai, Pudukkottai-1

IDENTIFIED BY:-

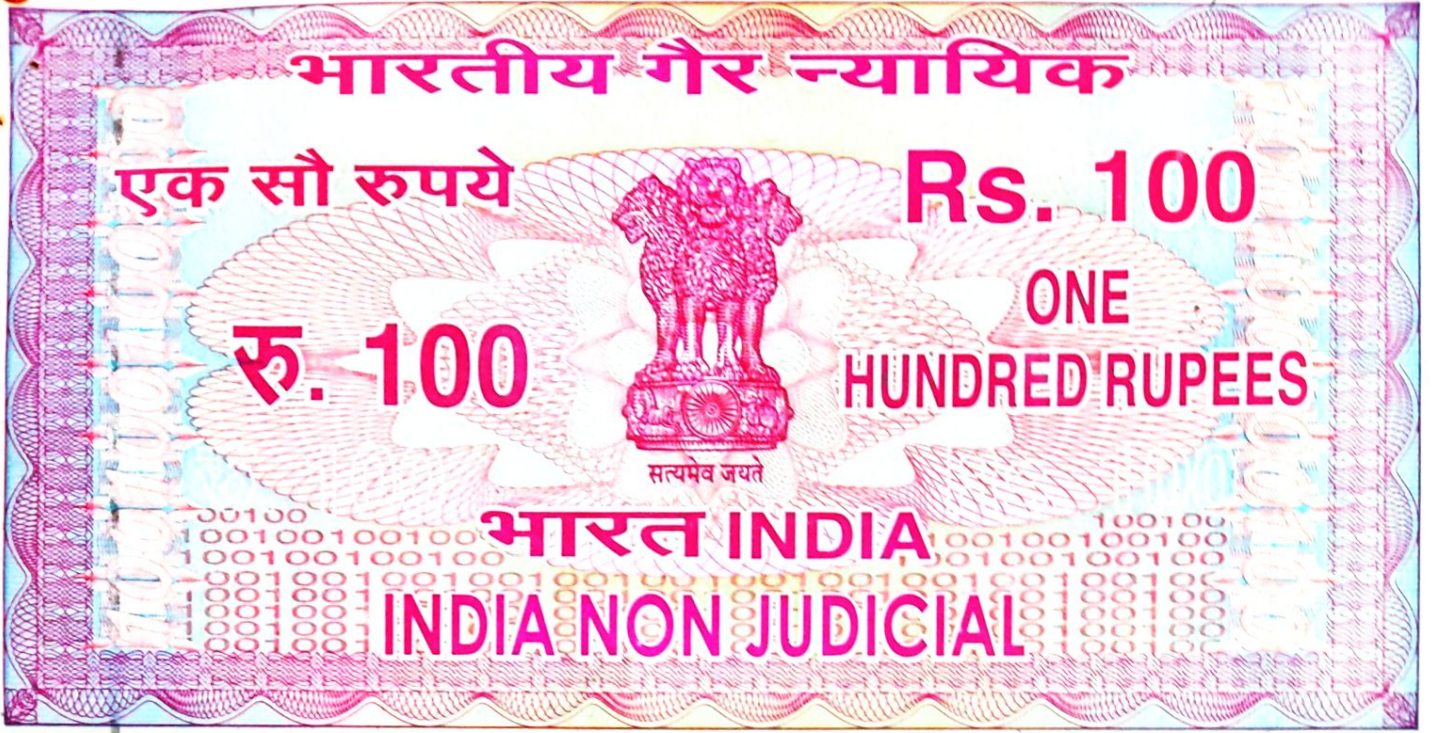
- [Signature]* : Granapragaram s/o Rajadurai, No-224, 1st Main Road, Mooganbigai Nagar, Nainarmandabam, Pudukkottai-4, A.O.P. Gt 0259H
- M. Magesh (M. MAGESH) : Magesh s/o Mariappan, No-27, Green Garden, Lausspet, Pudukkottai, Pudukkottai-1, D.L. No- 20022730 25th June-2009

Registered as No 2041 of 2009 Book...I
Dated 25th June-2009
[Signature]
Sub-Registrar
BAHOUR



SUB-REGISTRAR
BAHOUR

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PUDUCHERRY पुदुच्चेरि புதுச்சேரி

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Shree Ganga Educational
Trust

A. MUTHYAN
STAMP VENDOR
PONDICHERRY.

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TO AND IN FAVOUR OF M/S.SRI GANESH EDUCATIONAL TRUST (with PAN AAGTS 79071) represented by its Managing Trustee Mr. S. Selvamani, Son of K. Sarangapani aged about 54 years having its Office at No.368, II Floor, Anna Salai, Puducherry-605001, hereinafter referred to as PURCHASER (which expression shall unless repugnant to the context or meaning hereof, shall mean to include its successor in Office, legal representatives, executors and assigns); and

WHEREAS the immovable property situated in Parikalpet Village in Bahour Commune Panchayat, morefully described in the Schedule hereunder was the subject matter of an irrevocable Settlement Deed dated 15.04.1959 made by Thiru. Lakshmana Padayatchi @ Zerod Lakshmanan Son of Jagannatha Padayatchi, and his wife Tmt. Alamelu Ammal @ Zerod Alamelu Ammal registered on 22.04.1959 in R.V.246 No.81 in the then

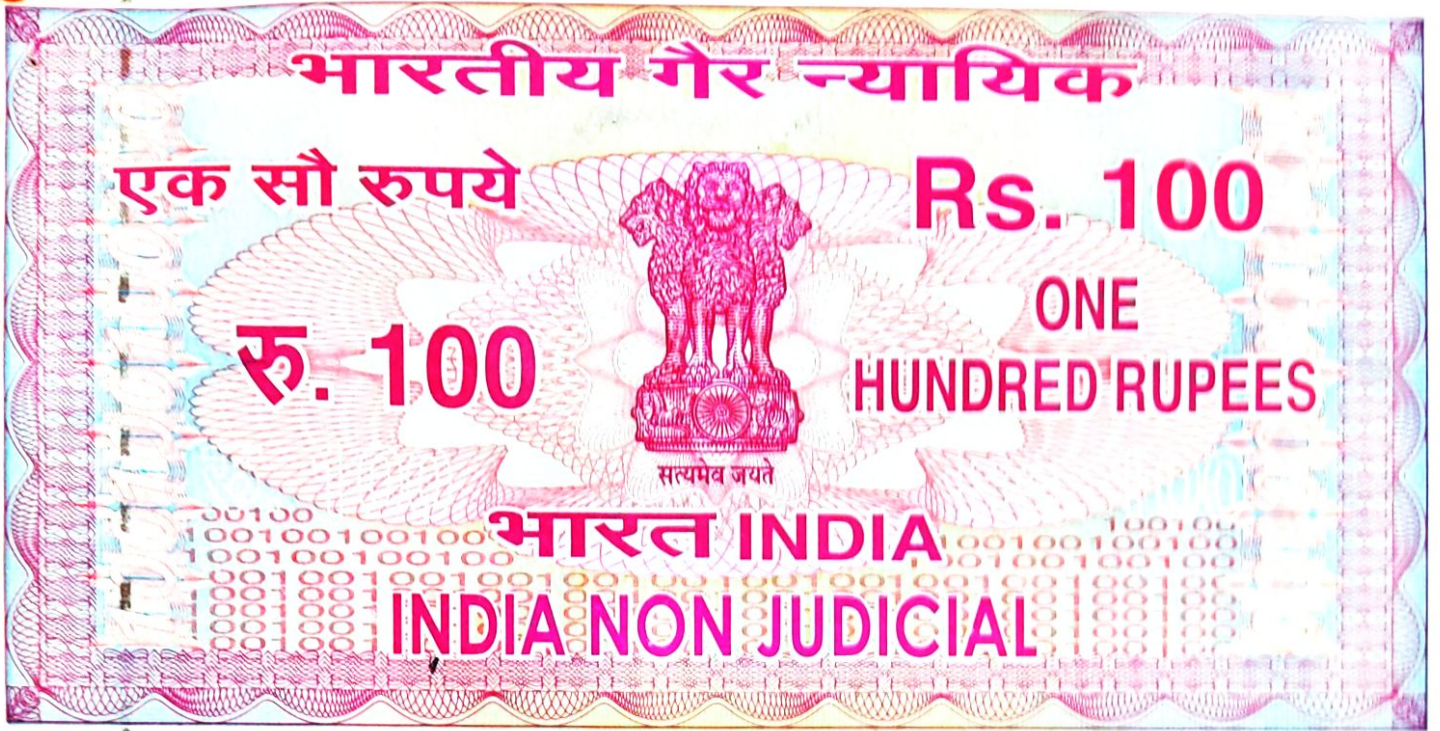
VENDOR
a) LEGAL GUARDIAN OF THE MINOR

L. Rajendran

PURCHASER
For SRI GANESH EDUCATIONAL TRUST

(S. SELVAMANI)
Managing Trustee

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PUDUCHERRY पुदुच्चेरि புதுச்சேரி

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Shree Anand Educational Trust

A. MUTHYAN
STAMP VENDOR
PONDICHERRY.

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Office of the Conservation des Hypotheques, Pondicherry whereby the Donors have retained life estate for themselves without right of alienation, gave life estate to the above said Mr. Zerod Rajendiran and vested remainders to the Children born to the latter ; and

WHEREAS, the abovesaid Mr. Zerod Rajendiran, married one Jayalakshmi, daughter of Thiru. Rajamanickam Padayatchi on 29.11.1968 and out of the above wedlock he had two issues by name Mr. Manoharan-1 and Mr. Aravindan-2; and

WHEREAS the said Jayalakshmi died intestate on 22.1.1988 and thereupon the above said Mr. Zerod Rajendiran, married again one Ambiga Daughter of Srinivasa Padayatchi on 23.3.1988, as his second wife and out of the above wedlock, he had two issues Ms.Sahana-1 and the minor Ezhisai Vallaban-2 ;and

VENDOR
as LEGAL GUARDIAN OF THE MINOR

L. Rajendran

PURCHASER
For SRIGANESH EDUCATIONAL TRUST

(S. SELVAMAN)
Managing Trustee

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पांडिचेरी PONDICHERRY

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Shree Ganesh Education
Trust
A. MUTHYAN
STAMP VENDOR
PONDICHERRY.

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WHEREAS, the above said Mr. Zerod Rajendiran had made a Settlement Deed in favour of his second wife Ambiga registered as Document No.306/1988 in Book-I, Volume -353 on 23.3.1988 at the Office of the Sub Registrar, Bahour, giving life interest to her and vested remainder to the children born out of their wedlock; and

WHEREAS the aforesaid Settlement Deed dated 23.3.1988 was repugnant to the letter and spirit of the Settlement Deed dated 15.04.1959 and further that Mr. Zerod Rajendiran had only life estate ;and the aforesaid Settlement Deed dated 23.3.1988 could only transfer the right of the life estate to his second wife Ambiga; and

WHEREAS as per the Settlement Deed dated 15.04.1959, only the children of Mr. Zerod Rajendiran, namely, Mr. Manhoran-1, Mr. Aravindan-2, Ms. Sahana-3 and the minor Ezhisai Vallaban-4 have the vested remainders with the right of alienation of the schedule mentioned property; and

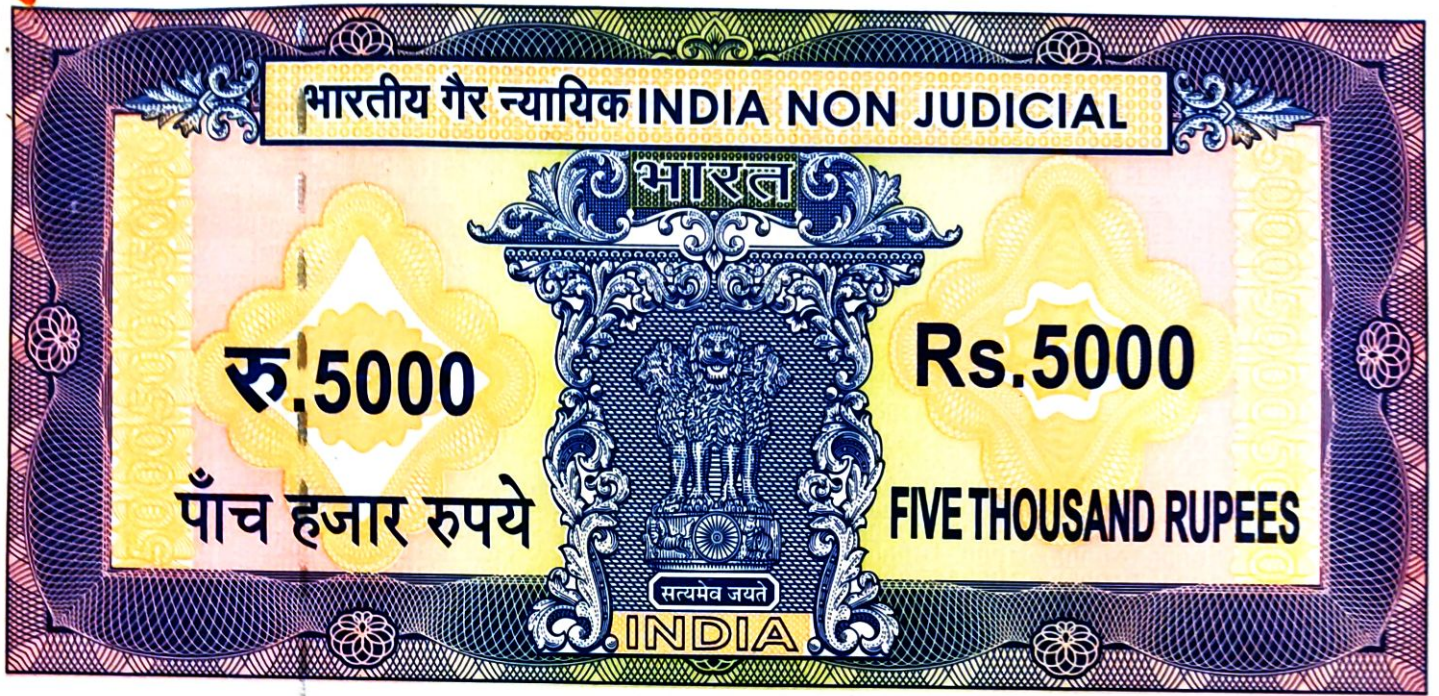
VENDOR
as LEGAL GUARDIAN OF THE MINOR

L. Rajendiran

PURCHASER
For SRI GANESH EDUCATIONAL TRUST

(S. SELVAMAN)
Managing Trustee

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STAMP VENDOR
PONDICHERRY.

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WHEREAS the schedule mentioned property stands mutated in the name of Mr. Zerod Rajendiran; and

WHEREAS having regard to the exigency in the family and in need of money to meet urgent family expenses, three fourth (3/4) share of the schedule mentioned property was already sold to the Purchaser by Mr. Manhoran-1, Mr. Aravindan-2, sons of Mr. Zerod Rajeindran and Ms. Sahana-3 daughter of Mr. Zerod Rajendiran, and Mr. Zerod Rajendiran and Mrs. Ambiga had also jointly executed the Sale Deed in favour of M/S. SRI GANESH EDUCATIONAL TRUST registered as Document No. 1441 of 2008 in Book-I, on 27th March 2008, to convey their life interest in the Schedule mentioned property and thereby to convey a better and perfect title to the Purchaser; and

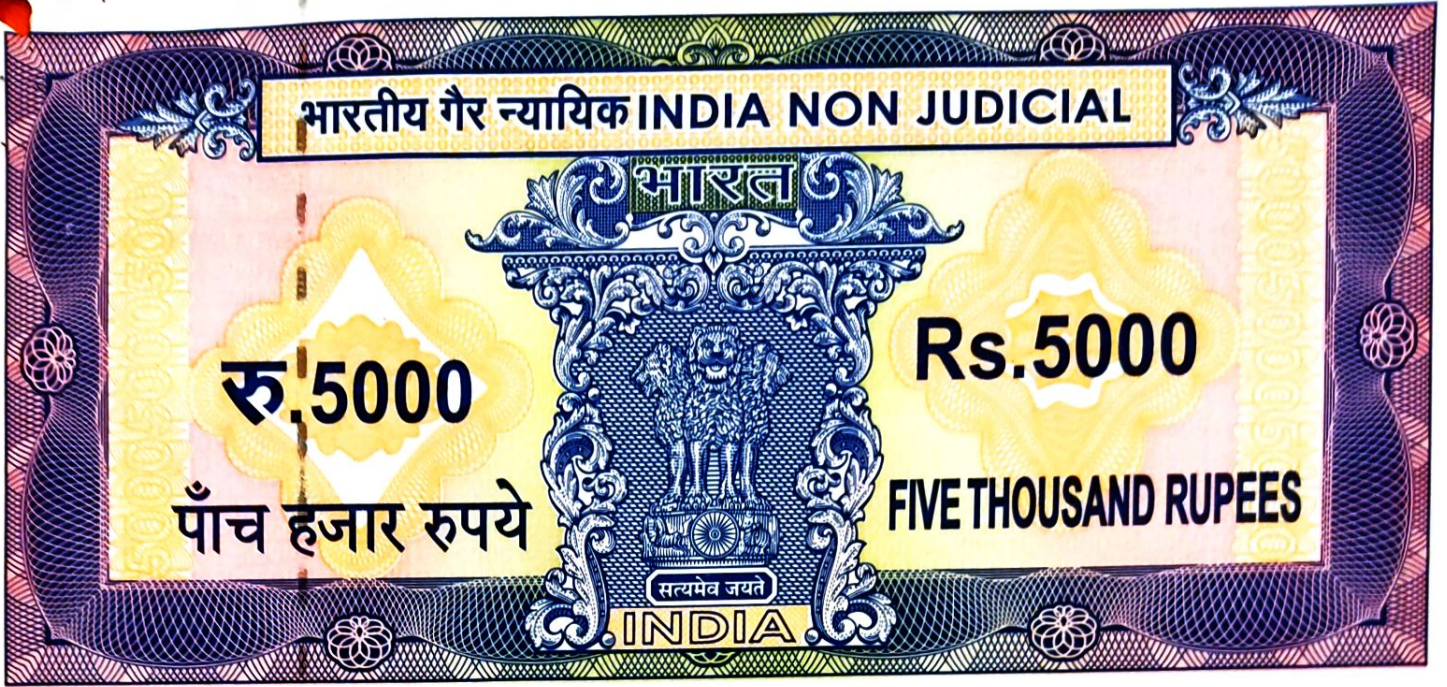
VENDOR
as LEGAL GUARDIAN OF THE MINOR

H. Rajendiran

PURCHASER
For SRI GANESH EDUCATIONAL TRUST

(S. SELVAMAN)
Managing Trustee

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PUDUCHERRY पुदुच्चेरि புதுச்சேரி

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STAMP VENDOR
PONDICHERRY.



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WHEREAS of the above said four issues of Mr. Zerod Rajendiran, the minor Ezhisai Vallaban has right, title and interest of one fourth share of the property and whereas the other three have sold their share of the property in favour of the Purchaser and the same Trust has expressed its willingness to purchase the share of the minor for a sale consideration ; and

WHEREAS Mr. Zerod Rajendiran, as his legal guardian and father had filed a petition under Section 8(2)(a) of the Hindu Minority and Guardianship Act 1956, read with Section 29(a) of the Guardians and Wards Act 1890 in G.O.P No.47/2008 in the Court of the III Additional District Judge at Pondicherry seeking permission to sell the property of his minor son with a view to meet the education and other welfare expenses, since the property as such does not yield any income ; and

WHEREAS, the III Additional District Judge at Puducherry in G.O.P.No.47/2008 dated 21st April 2009 has allowed the petition and

VENDOR
as **LEGAL GUARDIAN OF THE MINOR**

L. Rajendran

PURCHASER

For **SRI GANESH EDUCATIONAL TRUST**

(S. SELVAMAN)
Managing Trustee

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Shree Anand Educational Trust

A. MUTHYAN
STAMP VENDOR
PONDICHERRY.



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permitted to sell one fourth (1/4) share of the minor Ezhisai Vallaban to either the Purchaser or any prospective purchaser for a price not less than Rs.1,35,000/-(Rupees one lakh thirty five thousand only) subject to the condition that the Petitioner shall deposit the amount not less than Rs.1,35,000/- in Fixed Deposit in Indian Overseas Bank, Swadeshi Cotton Mills Branch, Puducherry in the name of the minor for a period of three years, and if necessary to be renewed further till the minor attains majority, etc.; and

WHEREAS the Vendor, acting on behalf of the minor as the legal guardian and father and in the manner aforesaid had offered to sell the scheduled property for a consideration of Rs.1,35,000/-(Rupees one lakh and thirty five thousand only) and the Purchaser has accepted the said offer; and

VENDOR
as LEGAL GUARDIAN OF THE MINOR

L. Rajendran

PURCHASER
For SRI KANESH EDUCATIONAL TRUST

(S. SELVAMAN)
Managing Trustee

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NOW THESE PRESENTS WITNESS AS FOLLOWS:

In consideration of the aforesaid premises and the payment of Rs.1,35,000/- (Rupees one lakh thirty five thousand only) made in fixed deposit in the name of the minor Ezhisai Vallaban vide Deposit No.341180 dated on 22-06-2009 in IOB, Orleanpet, Pondicherry, by the Purchaser to the Vendor, the receipt whereof, the Vendor acknowledges by execution of these presents, the Vendor hereby convey, transfer and assign by way of absolute sale the schedule property to be owned, held and enjoyed by the purchaser now and forever without any let or hindrance from the Vendor or anyone claiming through or under him;

The Vendor doth hereby covenants with the Purchaser that the property hereby conveyed belongs to the Vendor absolutely and no one other than the Vendor has any right, title or interest whatsoever in the said property hereby conveyed;

VENDOR
as LEGAL GUARDIAN OF THE MINOR

L. Rajendran

PURCHASER
For *...* TRUST

(S. SELVAMANI)
Managing Trustee

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Shree Anand Education
Trust

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STAMP VENDOR
PONDICHERRY.

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The Vendor doth hereby declares and covenants with the Purchaser that there was/is no suit, appeal or any legal proceedings pending in any Court in which any question relating to the schedule mentioned property was/is in issue and that there are no attachments, proclamations or orders on the schedule mentioned property which in any way prevents its alienation and that the Vendor has not entered into any prior agreement for sale with anybody else which is in force and that the Vendor has not done any act or things and has not offered the schedule mentioned property as security whereby the said property shall and will in any way be affected in title, estate, possession or enjoyment of the Purchaser to any extent;

The Vendor doth hereby covenants and states that the property or any part thereof is not subject of any charge, encumbrance or maintenance or any other right in favour of any person or any charge created by any decree of any court, Civil or Revenue or other dues to anyone or the appropriate authorities in respect of the property sold, which will be enforceable as charge over the property;

VENDOR
as **LEGAL GUARDIAN OF THE MINOR**

L. Rajendran

PURCHASER
For **SRI MANGESH EDUCATIONAL TRUST**

(S. SELVAMANI)
Managing Trustee

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Trust

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PONDICHERRY.

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The Vendor doth hereby covenants and assures the Purchaser that he has not done or knowingly suffered or been party to any act or deed whereby the property is or may be impeached or affected in title or estate otherwise hindered from conveying the property or every part thereof in the manner herein contained to the purchaser;

The Vendor doth hereby covenants with the Purchaser that he shall defend or enable the purchaser to defend the title or possession of the property against all such acts, suits, proceedings, if any, that may be instituted by any person claiming through, under or in trust for him or any one who may be legally or equitably be interested in the property or by the predecessors in title of the Vendor in respect of the title or possession of the property or part thereof and save the Purchaser harmless in respect of any loss or damage that may be incurred by the Purchaser at any time in defending the same, by way of monetary compensation;

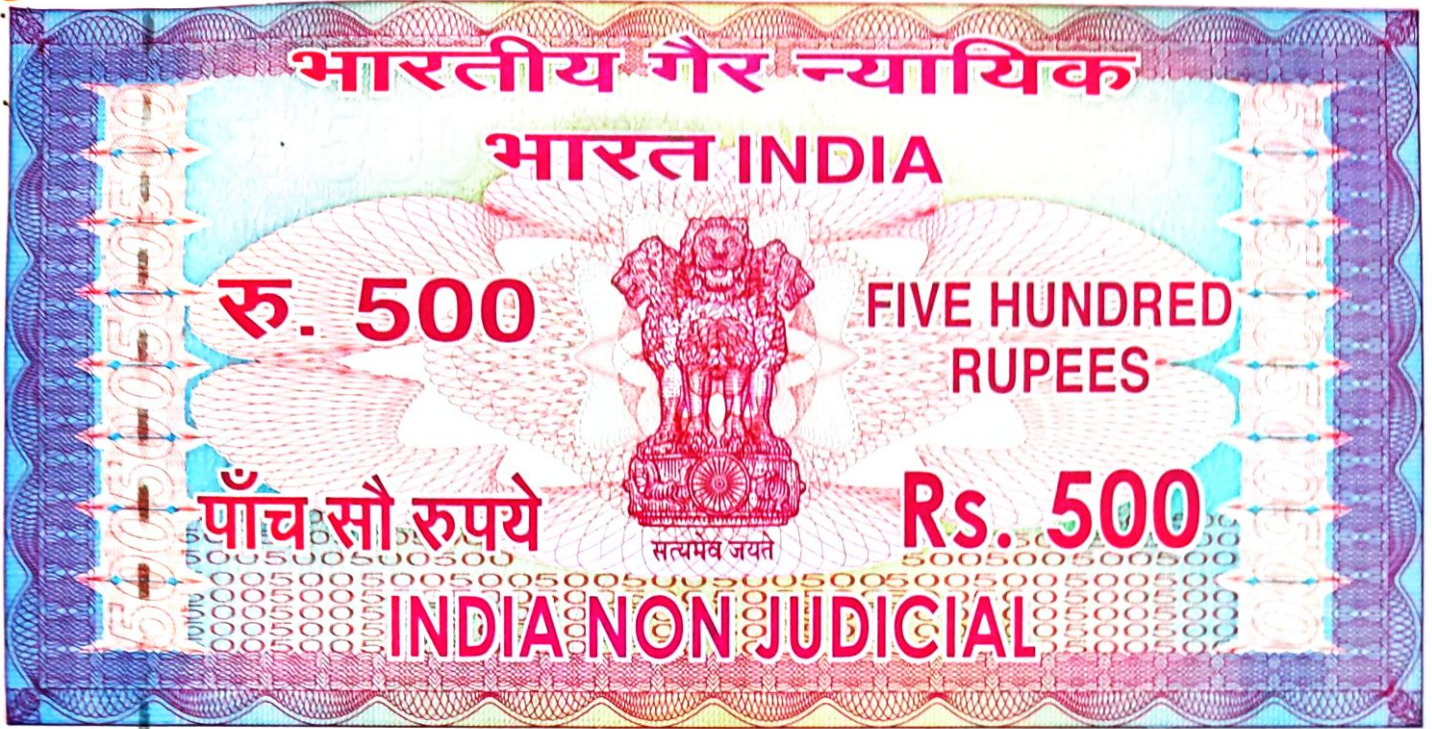
VENDOR
as LEGAL GUARDIAN OF THE MINOR

L. Rajendran

PURCHASER TRUST
For SRI GANESH EDUCATIONAL

(S. SELVAMAN)
Managing Trustee

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A. MUTHYAN
STAMP VENDOR
PONDICHERRY.



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The Vendor doth hereby covenants with the Purchaser that all persons lawfully and equitably claiming through or under him shall from time to time and at all times hereafter do execute and register or cause to be done and execute at the cost of the Purchaser all such acts, deeds and things for further and more perfectly assuring the said property and every part thereof unto the purchaser by way of absolute sale as the Purchaser shall reasonably require;

The Vendor doth hereby assures the Purchaser that he has paid up to date all the assessments, public charges, taxes, rent and other toll payable to any public body, Government etc., in respect of the property hereby conveyed and that if any of the said outgoings, taxes etc., now due are found not to have been paid, the Purchaser may pay the same and the Purchaser will be entitled to recover it from the Vendor;

VENDOR
as LEGAL GUARDIAN OF THE MINOR

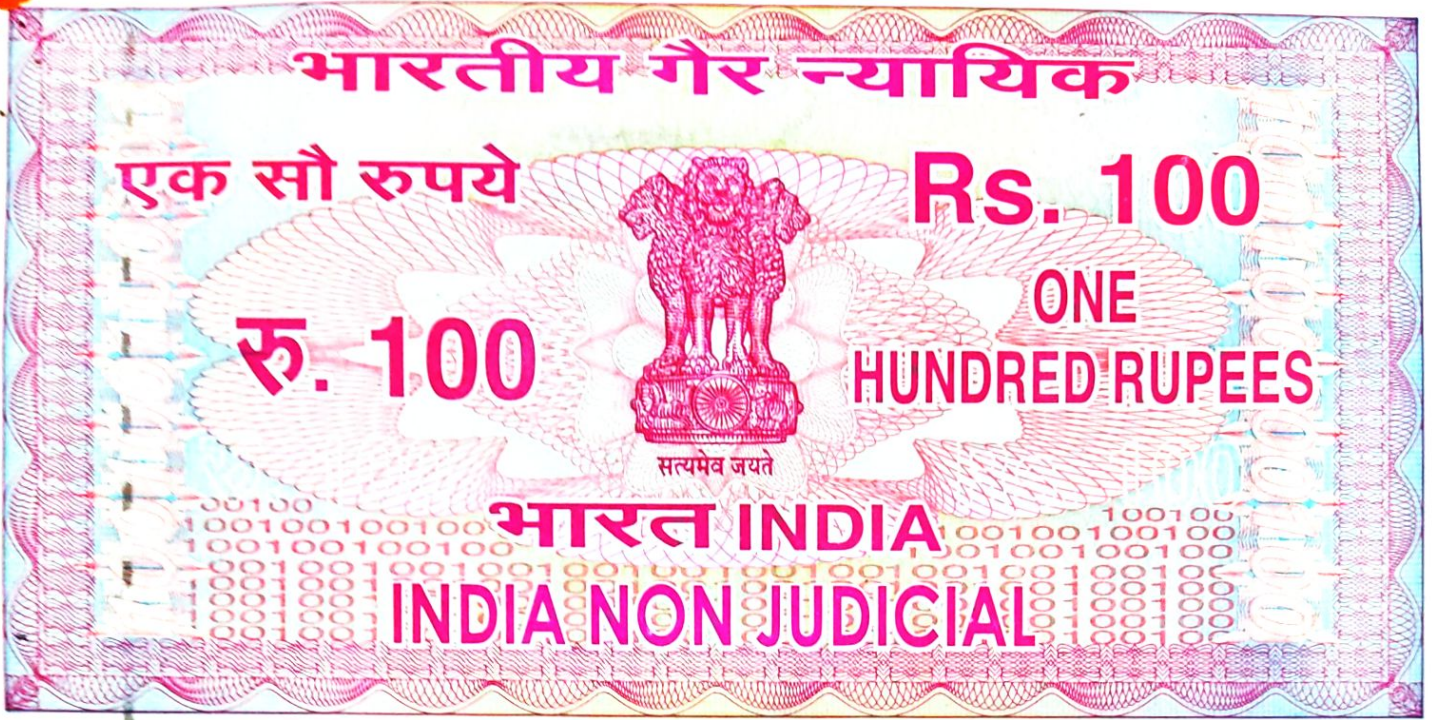
L. Rajendran

PURCHASER

For Sri GANESH EDUCATIONAL TRUST

(S. SELVAMAN)
Managing Trustee

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PUDUCHERRY पुदुच्चेरि புதுச்சேரி

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Sri Ganesh Educational Trust
MA
A. MUTHYAN
STAMP VENDOR
PONDICHERRY.

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The Purchaser shall pay all the public charges, taxes etc., in respect of the schedule mentioned property from this day onwards;

The Vendor doth hereby declares that he has no objection to the mutation of names in the registers maintained by the Municipal Authorities, Revenue, Survey and other Government or Public Departments and get the same transferred in favour of the Purchaser ;

SCHEDULE OF PROPERTY

Pondicherry Registry, Bahour Sub Registry, Bahour Commune Panchayat, Village No.79, Parikalpet Village, Wet land Re-survey No.120/3, Cadastre No.8/5/6/1,8/5/6/2 and 8/5/6/3 with Patta No.284, measuring an extent of 0H-49A-50Ca as per the Patta Extract (0H-46A-1Ca or 0K-86k-11v as per Document). Boundaries: North of the land of Sri Ganesh Educational Trust, South of Uchimedu Border, East of the land of Sri

VENDOR
as **LEGAL GUARDIAN OF THE MINOR**

L. Rajendran

PURCHASER

For **SRI GANESH EDUCATIONAL TRUST**

(S. SELVAMANI)
Managing Trustee

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PUDUCHERRY पुदुच्चेरि புதுச்சேரி

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Shree Ganesh Educational Trust

A. MUTHYAN
STAMP VENDOR
PONDICHERRY.

-13-

Ganesh Educational Trust, West of the land of Balasubramani Chettiar, Of this the share of the Vendor being an extent of 11 Ares 52 1/2 Centiares.. As per patta 11 are 15 Centiares.

MARKET VALUE OF THE PROPERTY: Rs.1,35,000/-

IN WITNESS WHEREOF THE PARTIES HEREIN HAVE SET THEIR HANDS AND AFFIXED THEIR SIGNATURES AT PUDUCHERRY ON THE DAY, MONTH AND YEAR AFOREMENTIONED. In - 3rd line - "As per Judgement" As per patta 11 are 15 Centiares added.

VENDOR
as LEGAL GUARDIAN OF THE MINOR

PURCHASER
For SRI GANESH EDUCATIONAL TRUST

L. Rajendran -

WITNESSES:

1. (GNANAPRAGHA SHAN) s/o Rajadurai, 224, [off main road, Mookabigai Nagar, Nainarmandapuram, Puducherry - 605 004]
2. H. Nagul s/o Maniappan, 27, Green Garden, Lampet, Puducherry - 605 004.

Document prepared by G. Srinivasan, 495, Kamaraj Salai, Puducherry, License No.248.

G. Srinivasan

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