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Stamp: ANASUYA

Handwritten: No. 16. Date 16-3-11

Handwritten: 2000

Handwritten: Rs 25000 only

Handwritten: M/s. Bizarre Business Corporation Ltd., Cochin - 17.

Handwritten: 02DD 209268

Handwritten: SWARNALATHA

Stamp: Stamp Vendor Lic No: 6/94, ANASUYA COMPLEX, GUDALUR THE NILGIRIS.

DEED OF SALE Rs. 63,83,500/-

DEED OF SALE made on this the 16th day of March Two Thousand Eleven (16.03.2011)

By (1) Mr. N. NATARAJAN, Son of Mr. Nanjappa Pandaram, Hindu aged about 65 years, (Holder of Permanent Income Tax A/c. PAN No. ABPPN2780G ) and (2) Mrs. SANTHAMANI NATARAJAN, Wife of Mr. Natarajan, Hindu aged about 61 years, (Holder of Permanent Income Tax A/c. PAN No. AKSPN 2659 J ) both residing at Door.No.10/276, Gudalur Bazaar Post, Gudalur village, Gudalur Taluk, The Nilgiris District, Tamilnadu hereinafter called the VENDORS (which expression shall unless excluded by or found repugnant to the subject or context be deemed to include their heirs, executors, administrators, representatives and assigns) of the ONE PARTY :

1) *[Signature]*  
2) *[Signature]*  
TRUE COPY  
VENDORS

For Bizarre Business Corporation Ltd

*[Signature]*  
PURCHASER

NOTARY • GEORGE T MATHEW •  
GUDALUR  
SUB DIVISION  
G.O.Ms.No. 290  
LAW 04.11.2009

Office of the Sub Registrar  
DOCT NO. 1259/11

THE SEAL  
OF THE  
SUB REGISTRAR





Rs 25000 only

02DD 209269

nd 817 Date 16-3-11

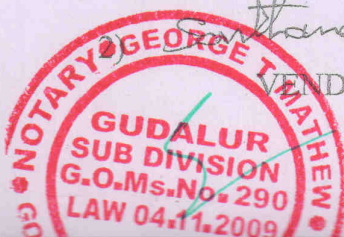
M/s. Bizarre Business  
Corporation Ltd  
Cochin-17.

SWARNALATHA  
Stamp Vendor Lic No: 6/94,  
ANASUYA COMPLEX,  
GUDALUR THE NILGIRIS,

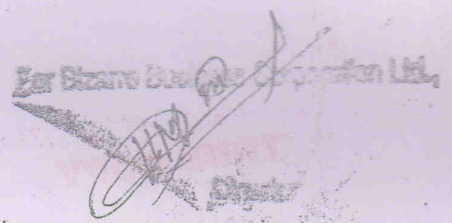
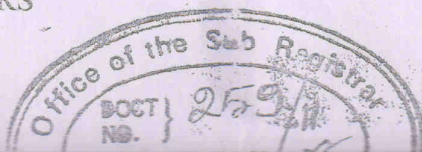
11211

AND. M/s. BIZARRE BUSINESS CORPORATION LTD., (Registration No. U52100KL 200 9 PL Co2 4044- PAN AADCB 8 326 L) being its Head Office at Door.No.44/3188A9, Dheshabhimani Road, Kanayanoor Taluk, Elankulam Village, Kaloore Post, Cochin-17 in Ernakulam District, Kerala State represented by its Director Mr. KUNJIMOHAMED, Son of Mr. Kunhan, aged 42 years, residing at Puvanthodi House, Vallaloor Post, Makkaraparambu in Malapuram District, Kerala State - 676507 (Holder of Permanent Income Tax A/c. PAN No. AYFPK 7142 L ) hereinafter called the PURCHASER (which expression shall unless excluded by or found repugnant to the subject or context be deemed to include its successors in the office and assigns) of the OTHER PART :

TRUE COPY



VENDORS



PURCHASER





Rs 25000/- only

SWARNALATHA

WHEREAS the vendors herein are well and sufficiently entitled to an extent of 17-1/4 Cents (Seventeen and Quarter Cents) or 7521 Sq.Ft of House site land in Re.Survey No. 1101/32 of Gudalur village, covered under Patta No.1326 of Gudalur village along with Building thereon bearing D.Nos. 11/255, 11/255-A, 11/255-B, and 11/256 of Gudalur Third Grade Municipality which is morefully described in the schedule hereunder which came to their rightful possession and enjoyment by virtue of their purchase vide Sale Deed Dated 29th August 1986 and Registered as Document No. 1514/1986 of Sub Registrar's Office, Gudalur and Sale Deed Dated 29th August 1986 and Registered as Document No. 1515/1986 of Sub Registrar's Office, Gudalur, and Sale Deed Dated 14th December 1987 and Registered as Document No.2124/1987 of Sub Registrar's Office, Gudalur respectively and, the Patta has been mutuuated in favour of the vendors and ever since the purchase, vendors are in continuous peaceful possession and enjoyment of the same by paying land revenue and house taxes to the government.

PURCHASER





Rs 25000/- only.

M/s. Rizelle Business  
Corporation Pvt  
Cochin-17

KR 02DD 209271

SWARNALATHA

Stamp Vendor Lic No: 6,94,  
ANASUYA COMPLEX,  
GUDALUR THE NILGIRIS,

2000 No. 1819 Date 16-3-11

/// 4 ///

WHEREAS the vendors who are the absolute owners with marketable title of the schedule mentioned properties and whereas the vendor have offered to sell the said property with all improvements , with all rights and title and easements therein which is more fully described in the schedule hereunder which is clearly delinated in red colour in the annexed sketch at a price of Rs. 63,83,500/- (Rupees Sixty Three Lakhs and eighty Threese thousand and five hundred only) and the purchaser have accepted the said offer and agreed to purchase the "Said Property" free from all encumbrances, charges or lien.

1)

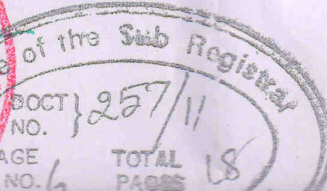
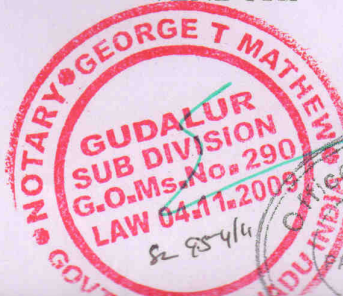
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2)

Somnath -

VENDORS

PURCHASER







Rs 25000 only.  
M/s. Bizarre Business  
Corporation Ltd.  
Section-12

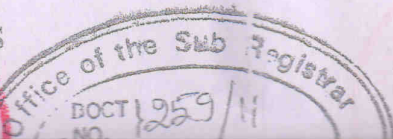
Stamp Vendor Lic No: 6/94,  
ANASUYA COMPLEX,  
GUDALUR THE NILGIRIS,

1/5/11

NOW THIS DEED WITNESSES that in pursuance of the agreement and in consideration of Rs. 63,83,500/- (Rupees Sixty Three Lakhs and Eighty Three thousand and five hundred only) being the total agreed consideration of the said property and out of the total consideration an amount of Rs. 30,00,000/- (Rupees Thirty Lakhs only) had been paid on 16th January 2011 vide Demand Draft and the balance of Rs. 33,83,500/- (Rupees Thirty three lakhs eighty three thousand and five hundred only) have been paid today by the purchaser vide demand Draft No.069601 Dated 9th March 2011 of State Bank of Travancore, Kaloore Branch, Ernakulam paid by the purchaser this day and the receipt whereof is being acknowledged by the vendors, the vendors do hereby and hereunder grant, convey, sell, transfer, assign and assure all their estate, benefits and interest in the said property with all appurtenances together with all tanks, hedges, ditches, ways, water, water courses, lights, liberties, privileges, easements and appendages whatsoever to the said property

1) **TRUE COPY**

2) *Southanair*



For Bizarre Business Corporation Ltd.  
*[Signature]*  
PURCHASER





*Rs 25000 only.*  
*M/s. Elzame Business*  
*Corporation Ltd*  
*Cochin - 17*

*KRM* — 02DD 209273

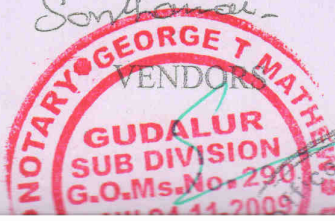
SWARNALATHA  
 Stamp Vendor Lic No: 6/94,  
 ANASUYA COMPLEX,  
 GUDALUR THE NILGIRI,

//6//

or any part thereof belonging or in any way appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed belong or be appurtenant thereto and the reversions, reminders and profits thereof and together with all the estate rights title inheritance use trust, property claim and demands whatsoever both at law and in equity of the vendors into and upon the same and every part thereof TO HAVE AND TO HOLD THE SAME unto and to use of the purchaser absolutely forever together with title deeds, writings, muniments and other evidence of title and the vendors hereby covenant with the purchaser that not withstanding any act deed or things hereto before done executed or knowingly suffered to the contrary the vendors are now lawfully the owners of the property free from all encumbrances attachments or defects in title whatsoever and the vendors have full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property

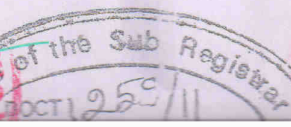
1) *[Signature]* **TRUE COPY**

2) *Sontalai-*



*For Elzame Business Corporation Ltd.*

*[Signature]*  
 PURCHASER







1822 Date 16-3-11 *Mr. Brian Business*  
*Corporate Room*  
*Room 17.*

KPN 02DD 209274

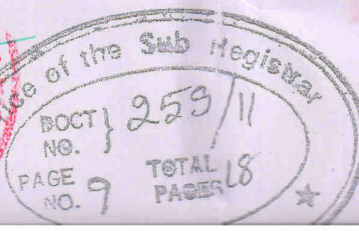
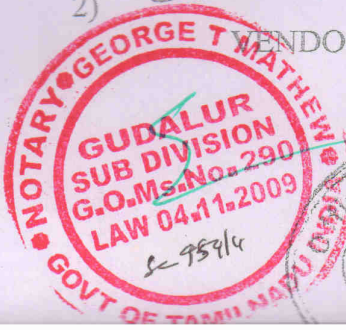
SWARNALATHA  
Stamp Vendor Lic No: 6/94,  
ANASUYA COMPLEX,  
GUDALUR THE NILGIRIS

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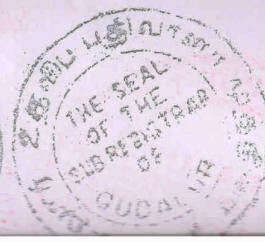
in the manner aforesaid and the purchaser shall hereafter peacefully and quietly enter into hold possess and enjoy the said property without any claim interruption disturbances from anybody claiming through the vendors and further that the vendors covenant with the purchaser to save harmless indemnify and keep indemnified the purchaser from or against all manner of claim and charges, debts, encumbrances whatsoever made or suffered by the vendors or any of their ancestors or predecessors in title or any person lawfully and equitably claiming as aforesaid and further that the vendors shall and will from time to time and at all times hereafter at the request and cost of the vendor do or

1) **TRUE COPY**

2) *Sontharai*  
VENDORS



*For Brian Business Corporation Ltd.*  
*[Signature]*  
PURCHASER







2000  
20  
7/10

1823 Date 16-3-11

Rs 25000/- only.  
M/s. Bizarre Business  
Corporation Pvt  
Rochester - 17

02DD 209275

SWARNALATHA  
Stamp Vendor Lic No: 6/94,  
ANASUYA COMPLEX,  
GUDALUR THE NILGIRIS.

//8//

execute or cause to be done or executed all such lawful acts deeds and things whatsoever for further better and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed and further more that the vendors shall at all time hereafter indemnify and keep indemnified the purchaser against loss, damages, costs, charges and expenses if any suffered by reason of any defects in the title of the vendors of any breach of covenants herein contained.

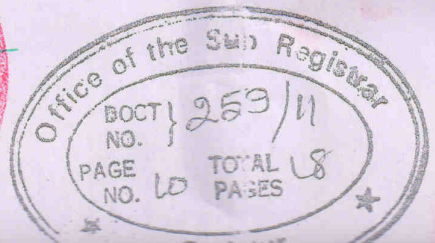
1)

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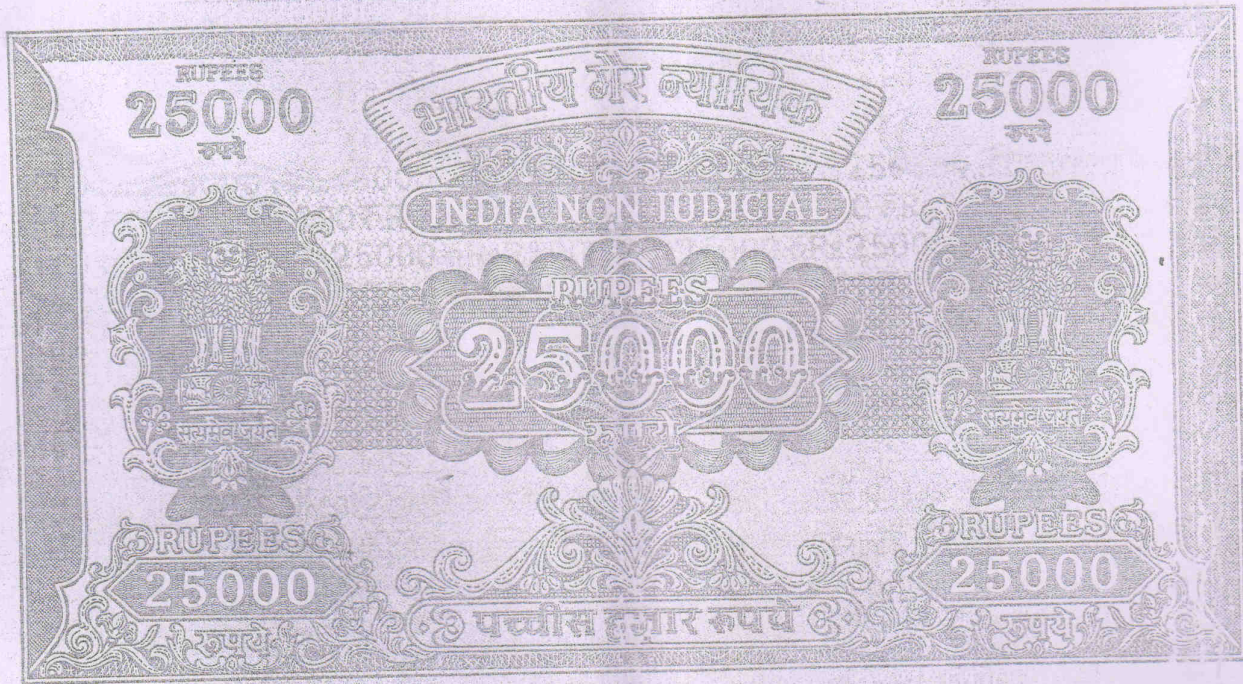
VENDORS

For Bizarre Business Corporation Ltd.

PURCHASER







1825 Date 16-3-11  
2000

Rs. 25000 only.  
M/s. Bizzac Bureau  
Registration No. 17

02DD 209277  
SWARNALATHA  
Stamp Vendor Lic No: 6194,  
ANASUYA COMPLEX,  
GUDALUR THE NILGIRIS,

//10//

Re. Survey Number (Before Sub Division)	-	1101/3 Part ( One thousand one hundred and one bar three Part )
Re. Survey Number (Before Sub Division)	-	1101/3A2 ( One thousand one hundred and one bar three A Two
Extent	-	17-1/4 Cents ( Seventeen and Quarter Cents) or 7521 Sq. Ft. of House site Land along with the Buildings bearing Door No.11/255, 11/255-A, 11/255-B, and 11/256 of Gudalur Third Grade Municipality along with the Electricity Service connection Nos. 670,671,672 and 676 and four Water Connections.

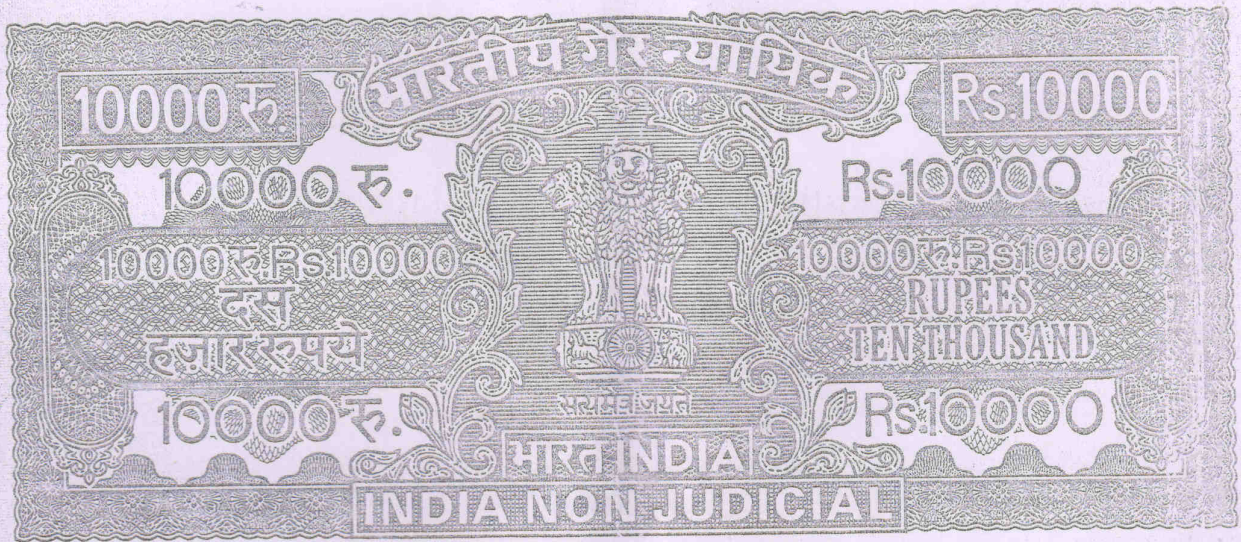
(The area conveyed is delineated in RED coloured in the annexed sketch).

1) *[Signature]*  
**TRUE COPY**  
2) *[Signature]*  
VENDORS

For Strano Business  
*[Signature]*  
PURCHASER







तमिलनाडु TAMILNADU

No: 002 Dt. 11.3.11

Rs. 10000/- only

069227

K. PRASAD KUMAR  
Stamp Vendor

L.No: R.C.No. 2719/B1/2010-(2)  
Code No. 11/STO, GDR  
10/710 Chungam, Gudalur

M/s Bizarro. Branner  
Corporation Ltd  
Dochin-17

//11//

**Boundaries:**

- North : Gudalur Calicut road.
- South : Waste Water Canal in R.S.No. 1101/1 Part.
- East : Property of Ithasamma in R.S.No. 1101/4 & 1101/5 Part
- West : Property of Padmavathy in R.S.No.1101/3A1 Part

( The area conveyed is located in Thuppukuttipet, Gudalur ) and it is coming under (Gudalur Calicut road -Old DFO Office to Narthaki Theatre Streetwise valuation)

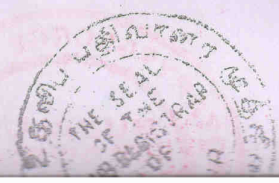
Sale Consideration Rs. 63,83,500/-

Market Value House site Land	Rs. 45.12,600/-
Value of Tiled Roofed Building	Rs. 18,70,900/-
<b>Total</b>	<b>Rs. 63,83,500/-</b>

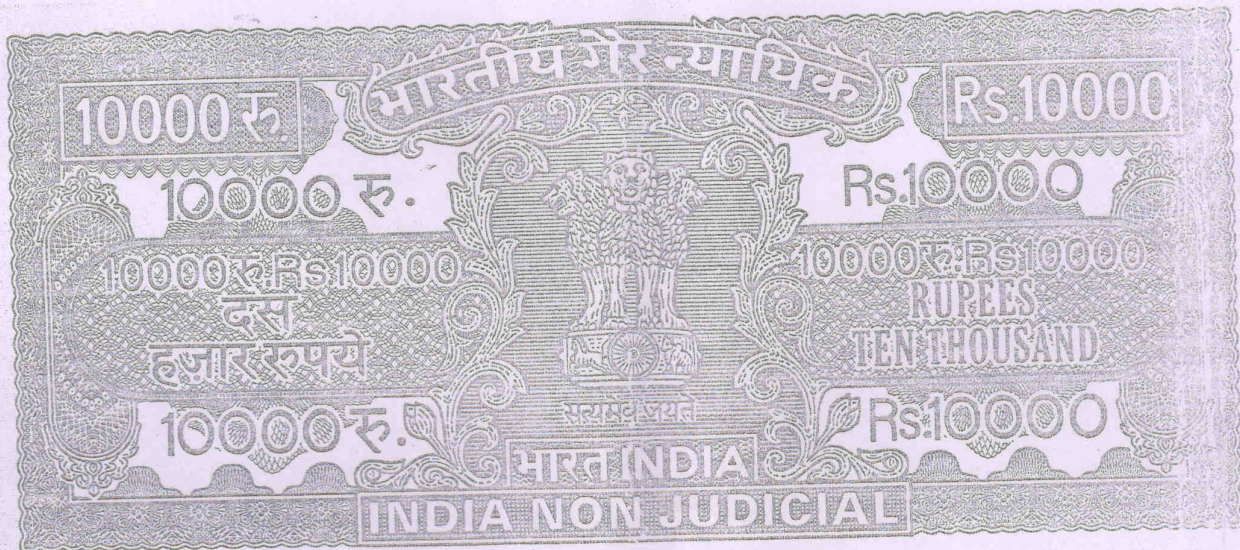
- 1)
  - 2)
- VENDORS

For Bizarro Business Corporation Ltd  
  
PURCHASER

**TRUE COPY**







तमिलनाडु TAMILNADU

*Receipt only.*

*M. Bizarre Business*

*Corporation Ltd*

*Roche's - 17*

1826 Date 16-3-2011

KRS 069229

SWARNALATHA

Stamp Vendor Lic No: 6/94,  
ANASUYA COMPLEX,  
GUDALUR THE NILGIRIS,

//12//

The land shown in this deed do not come under the Tamilnadu Preservation of Private Forest Act.1949, and the above said land is not included in the Gazette notification of District Collector of Nilgiris, Dated 15.11.1995.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THIS DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

- 1)
- 2) Southamam  
VENDORS

For Bizarre Business Corporation Ltd.,

PURCHASER

Witnesses:-

- 1) K P Mian m T Nagar, Gudalur  
S/o K N Philip
- 2) N. Ramalingam  
S/o. N. Malaraj as 10/26, Baya, Gudalur

Prepared by:

TRUE COPY

Mrs. JAYA JOSEPH, B.A. (Law) LL.B.,

Advocate,  
Law House,

Police Station Road, Gudalur, The Nilgiris.





**STATEMENT UNDER RULE 3(1) OF THE MADRAS PREVENTION OF  
UNDER VALUATION OF INSTRUMENT RULE - 1968**

Survey No.	Extent Acres	Nature of Property	Market value Assesses by the Executant of	
			Rs.	P.

Value of an extent of 17- 1/4 cents of House site  
land in R. S. No. 1101/3A2 of Gudatur Village

Rs. 45,12,600/-

Value of the Tiled Building bearing  
No.11/255, 11/255-A, 11/255-B, and  
11/256 of Gudalur Third Grade  
Municipality

Rs. 18,70,900/-

Total

Rs. 63,83,500/-

(Rupees Sixty Three Lakhs and Eighty Three thousand and five hundred only)

1) 

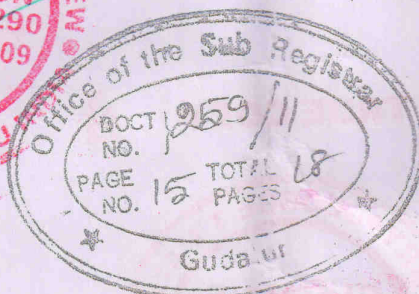
**TRUE COPY**

2) 

VENDORS

For Elzama Business Corporation I

  
PURCHASER





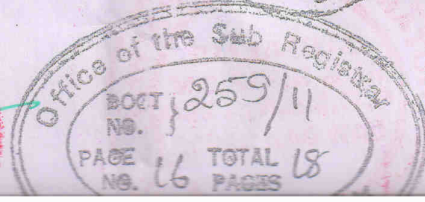
## ANNEXURE 1A

### DESCRIPTION OF BUILDING

- |   |   |  |
|---|---|--|
| 1) a ) Construction of the structure  | - | <b>TILED</b> Roofed<br>Building with CEMENT MORTAR |
| a) Depth of Foundation  | - | <b>3 to 4 Feet</b>                                 |
| b) Thickness of walls   | - | <b>9 Inches</b>                                    |
| c) Whether teakwood used throughout   | - | <b>No</b>  |
| d) Flooring   | - | <b>Cement Plastered</b>                            |
| 2) Age of the Building  | - | <b>20 Years</b>                                    |
| Extent of the House site Land   | - | <b>17-1/4 Cents</b>                                |
| Value of the House site Land  | - | <b>Rs. 45,12,600/-</b>                             |
| 3) Built up Area (each type of the construction involved in each floor            | - |  |
| Tiled Roofed building   | - | <b>130 Sq.M</b>                                    |
| 4) Area of separate garge if any and type of construction                         | - |  |
| a) A length of compound walls if any Length of barbed wire or chain or link fence | - | <b>53.4. Mtrs.</b>                                 |
| 5) Is there any separate latrine septic tank-                                     | - | <b>Yes</b>   |
| 6) Well, if any with diameter and depth Width 20 Ft. Depth                        | - | <b>2.00 Mtrs diameter and 25' depth</b>            |
| 7) ELECTRICAL INSTALLATIONS   | - |  |
| a) No. of Points  | - | <b>30 Points</b>                                   |
| b) No. of Fan   | - | <b>Nil</b>   |
| c) No. of electrical moter pumpsets-  | - |  |

1)   
**TRUE COPY**  
*Senthil*

2) **GEORGE T MATHEW**



  
**PURCHASER**



/// 15 ///

8) The Executant's estimate of the - Rs. 45,12,600/-  
market value of the House site. Land

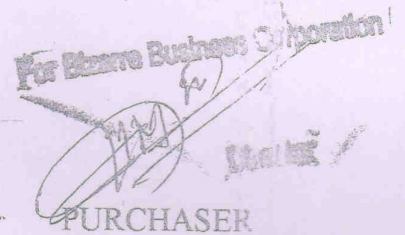
Value of Tiled Roofed Building - Rs. 18,70,900/-

Total Rs. 63,83,500/-

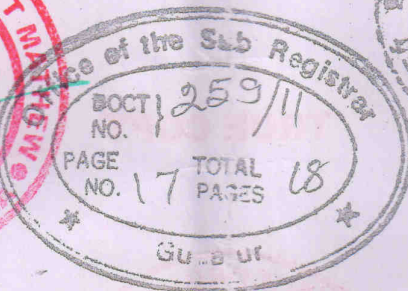
(Rupees Sixty three lakhs eighty Three thousand Five hundred Only)

1) 

2)   
VENDORS

  
For ~~Blanco Business Corporation~~  
PURCHASER

TRUE COPY





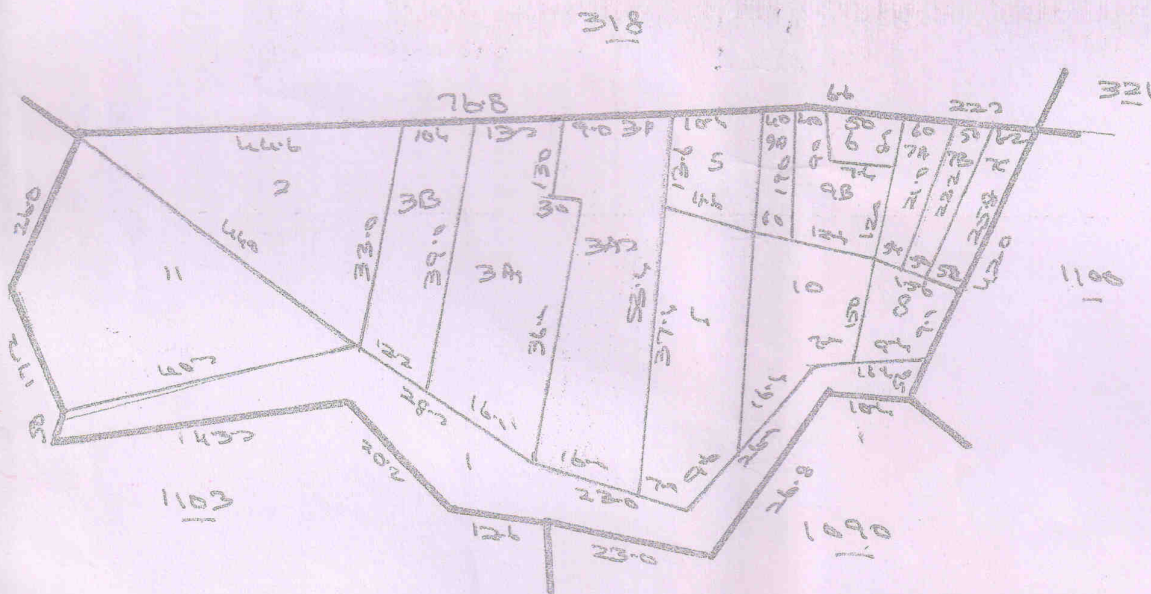
District: MALAPPRAM

Taluk: CHUDALUR

Field No: 1101

Village

NAME: CHUDALUR



Purchased Portion

Extent in S. No. 1101 / 3A2 = 0.07.0.000  
0.17 Hect

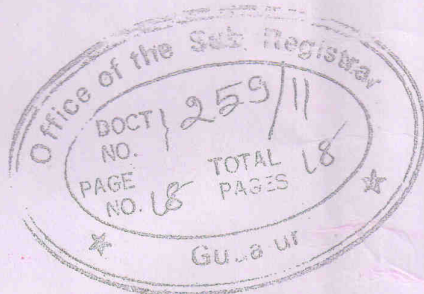
Santhanai,

VENDORS

For Sizarro Business Corporation Ltd.,

Director

PURCHASER



SCALE: 1 CM = 1000 MM

TRUE COPY

259/11