



3031 / 11.3-2003 / Rs. 25000/-
Rohit Kumar Jain

02DD 869496
S. RAMA A. B.Sc.,
STAMP VENDOR,
LIC NO. 19/B7/97
32, ABIRAMI AVENUE 1ST ST.,
KAVIARASU KANNADASAR NAGAR,
CHENNAI - 600 118.

SETTLEMENT DEED

THIS DEED OF SETTLEMENT IS MADE EXECUTED AT CHENNAI on this 26th day of MARCH, 2003 BY (1) Mr. KISHORE KUMAR JAIN (PAN No. AAHPJ-0401-H), son of Bhoormalji, Jain, aged about 39 years and (2) Mrs. RAMILA JAIN (PAN No. ABHPR-6498-M), wife of Kishore Kumar Jain, aged about 38 years and both residing at No. 62B, E.K.V. Sampath Road, Chennai-600 007 and hereinafter called "the **SETTLORS**", which term shall mean and include wherever the context so permits or requires the said **SETTLORS**, his heirs, legal representatives, administrator, executor, assign or assigns, person or persons, claiming through or under them;

Ramila Jain
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S
4700
2081

CERTIFICATE UNDER SECTION 42 OF THE STAMP ACT

S. No. 66.11.2003

I Hereby Certify that a sum of Rs. 2,25,000/-
(Rupees Two lakhs, Twenty Five Thousand
only) on Account of Deficit
has been received in respect of the stamp duty
in respect of the instrument from
Tniru. Bhooshan Kumar Jain:
Residing at ... Vepery: Ch: 600.007.
DD No. 17431 dt 21-3-2003 O.B. of
Chennai 2. 26/3/03
District Registrar's Office
Madras Central
Madras-600 018.

District Registrar
and Collector under
Section 41 of the Stamp Act.

Presented in the Office of the
District Registrar of Centre
Chennai and fee of Rs. 25,220
Paid between the Hours of 10.11/
..... on 26/5 day of March 2003

320
Document No. 189
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13
13

EXECUTION ADMITTED

Left Thumb Impression



[Signature]

S/o Bhoormalji 62 B
EUK Sampath Road,
Chennai - 7

Family card NO. 02/G/117273 verified

Left Thumb Impression



[Signature]

w/o Kishore Kumar Jain - do -

family card NO as above verified.

IDENTIFIED BY

[Signature]

GASHAN KUMAR S/O. P. MUTHAIYAR. NO. 6, NO. 9, R. ST.
VENKATARAM NAGAR,
CHENNAI - 82.

1. Richard. S. O. A. D. NO. 20. S. M. M. COLONY.
PERUMB. CHEN. 12.

26th Day of March 2003

A. - R.

2082



3032
11-3-2003
Bhupesh Kumar Jain

Rs. 25000/-

02DD 869497

S. KANNIA, B.No.
STAMP VENDOR,
LIC. NO. 19/57/97
32, ABIRAMI AVENUE, 1st ST.,
KAVIARASU KANNADASA NAGAR
CHENNAI - 600 119

11/2/11

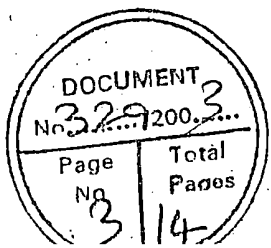
TO AND IN FAVOUR OF

Mr. BHUPESHKUAMR JAIN (Pan No. ABRPB-2084-P), son of Bhoormalji Jain, aged about 27 years and residing at No.75, Jermiah Road, 4F, Prince Apartments, Vepery, Chennai-600 007 and hereinafter called "the **SETTLEE**", which term shall and includes his heirs, legal representatives, administrators, executors, assign or assigns, person or persons claiming through or under him WITNESSETH:-

WHEREAS the Second Settlor purchased the property all that pieces and parcel of the land bearing Door No.34, ^{New No 36} Old No.20A, Cathedral Road, Chennai- 600084 admeasuring One Ground and 1810

[Signature]

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2083

Land Value Fixed
at Rs. 3990/- per / Sq. Ft.
Building Value Fixed
at Rs. 10,22,250/-

Office of the District Revenue Officer
M. Singara Velar Maligai (Stamps)
23, Rajaji Salai, Chennai - 600 001
DD No. 57/2003 Date. 14-4-2003
CERTIFICATE
This is to certify that the difference in
amount namely Rs. 115,427/-
One lakh fifteen thousand
four hundred and twenty seven only
between the Stamp Duty Fixed Under Sub
Rule (1) of Rule (7) of Tamil Nadu Stamp
(Prevention of Under Valuation of
Instrument) Rules 1968 and the Stamp Duty
Already Paid has been Collected and it is
held that the Instrument has been Properly
Stamped
RBI. Chalan No. 7538
Date. 16-4-2003
Rs. 115,427/-
District Revenue Officer
(Stamps) Chennai-1.



5784 21702 4034 887850/- 2-3 2003
8880/- 17.4.03 21702 4034

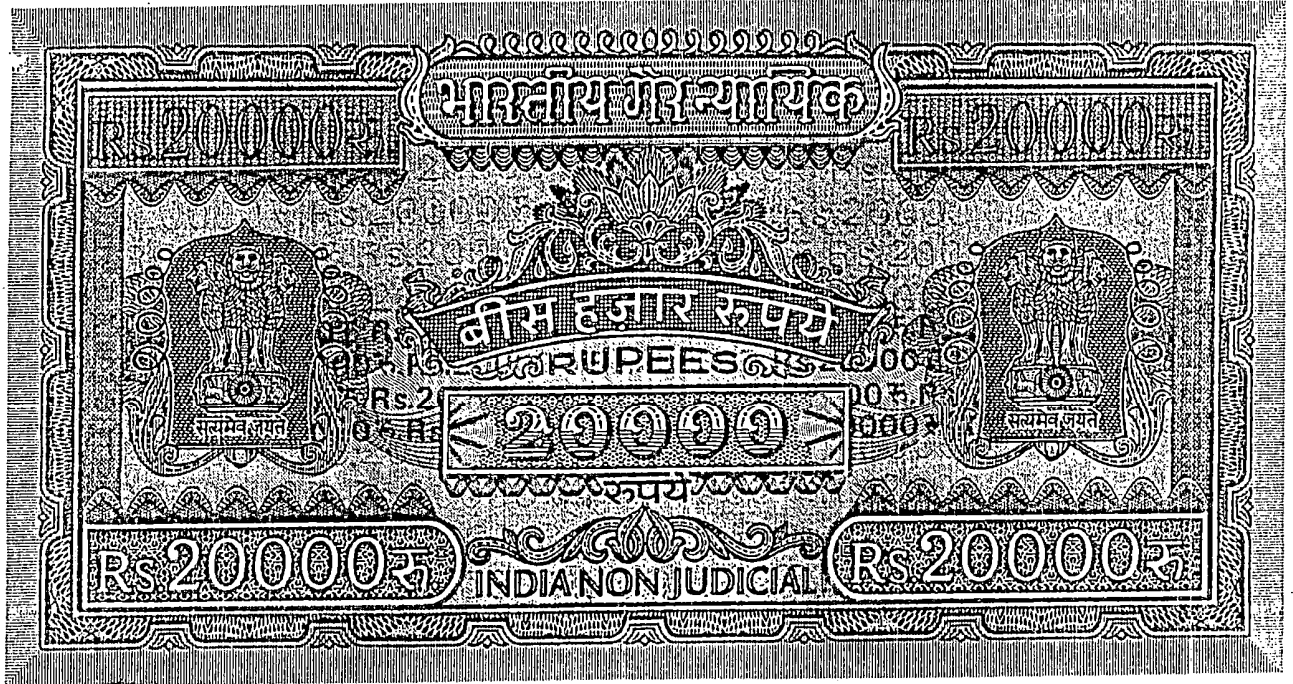
Joint Sup Registrar
for the Cad. of District Registrar
District Registrar's Office
General Manager

2083
164671
115427

320 2003
Document No. 163
13

115427

2084



3062
12.3.2003

Rs. 20000/-

00CC 986314

S. RANJANA, B.Sc.,
STAMP VENDOR,

LIC NO. 1911 B7197
32, ABIRAMI AVENUE 1ST ST.,
KAVIARASU KANNADASAN NAGAR
CHENNAI - 600 118.

Bhupesh Kumar Jain

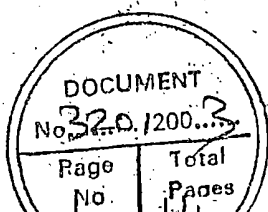
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Sq.ft comprised in R.S.No.1297 Part, R.S.No.1297/3 and 4 Part Block No.26, Mylapore Village under the two sale deeds dated 23-3-1990 and 11-5-1990 registered as document No.231 of 1990 and 388 of 1990 on the file of District Registrar Chennai Central

Whereas all that pieces and parcel of the land bearing Door No.34 Part, ^{New No 26} Old No.20A Part, Cathedral Road, Chennai-600 086 admeasuring One Ground and 600 Sq.ft comprised in R.S.No.1297 Part R.S.No.1297/4 was purchased in the name of Bharatkumar Jain under the sale deed dated 28-3-1990 registered as document No.258 of 1990 on the file of District Registrar, Chennai Central and the same was treated as joint family property between Kishore Kumar Jain, Bharat Kumar Jain and Bhupesh kumar Jain .

Bhupesh Jain

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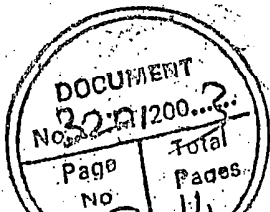
5000Rs.



11/4/1

Whereas the said Ramilla Jain and Kishore Kumar Jain, Bharat kumar Jain and Bhupseh kumar Jain jointly developed the aforesaid properties and sold undivided share in the land to various Settles under different sale deeds and retained Basement admeasuring 914 Sq.ft, Ground floor 914 Sq.ft, Mazzanine 675 Sq.ft, First floor 1700 Sq.ft and Second floor 3200 Sq.ft in the building known as Khaza Plaza together with 4907.47 Sq.ft undivided share in the land comprised in R.S.No.1297/3 and 1297/4 and the said Ramilla Jain is having half share in the said retained portion and Kishore kumar Jain, Bharat Kumar Jain and Bhupseh Kumar Jain, jointly had half share.

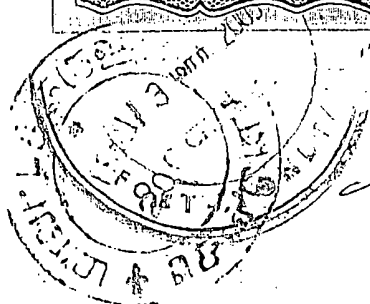
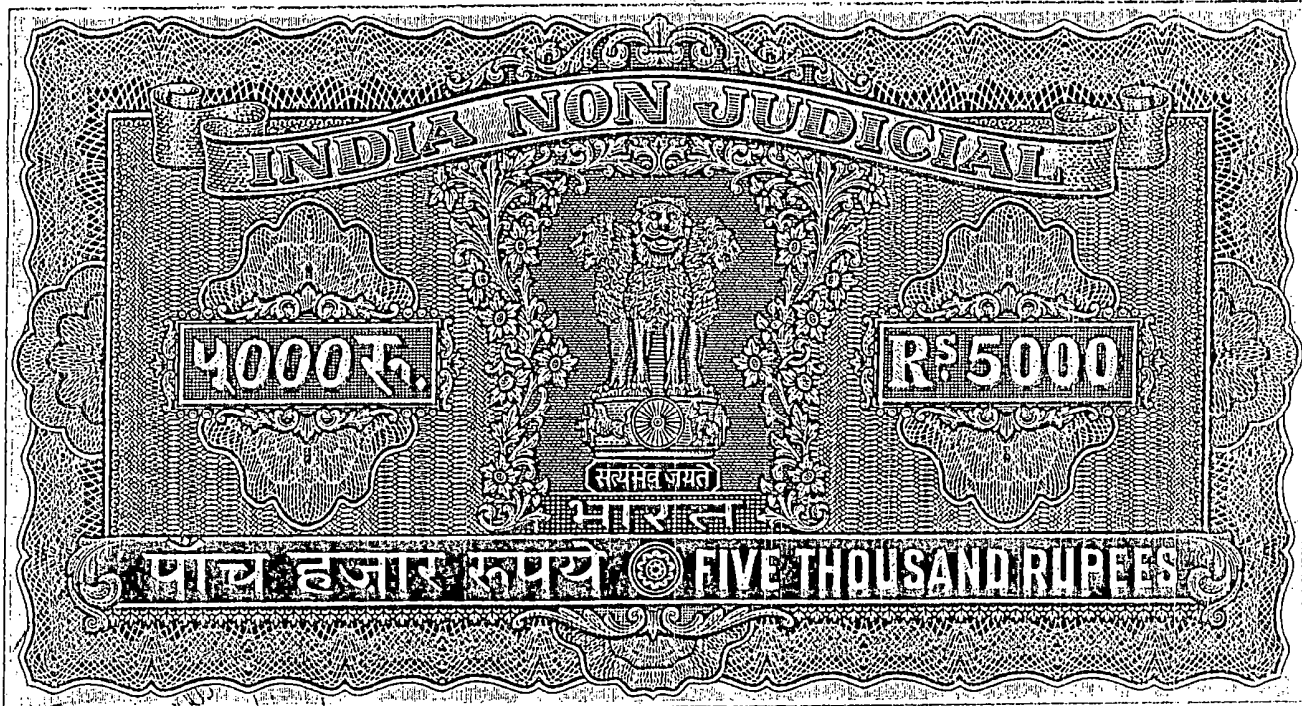
Whereas by the Deed of Partition dated 3-3-1999 registered as document No.332 of 1999 on the file of District Registrar, Chennai-



Bhupesh Jain
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5000Rs.



3129

13-3-2003

Rs. 5000/-

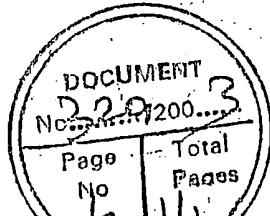
Bhupesh Kumar Jain

S. KANNA, B.Sc.,
STAMP VENDOR,LIC NO. 1911/B7/97
32, ABIRAMI AVENUE 1ST ST.,
KAVIARASU KANNADASAN NAGAR
CHENNAI - 600 118

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Central executed between Kishore Kumar Jain, Bharat Kumar Jain and Bhupesh Kumar Jain, the undivided share in the aforesaid retained portion was allotted to the share of Kishore Kumar Jain absolutely.

THUS the said Kishore Kumar Jain and Ramlla Jain, the Settlorss became entitled to the Property House and premises being Basement admeasuring 914 Sq.ft, Ground floor 914 Sq.ft, Mazzanine 675 Sq.ft, First floor 1700 Sq.ft and Second floor 3200 Sq.ft in the building known as Khaza Plaza bearing Door No.36, Cathedral Road, Chennai-86 together with 4907.47 Sq.ft undivided share in the land comprised in R.S.No.1293/3 and 1297/4 and subsequently developed the same. and now the measurement of the Basement-1535 sq.ft. Ground Floor-1535 sq.ft. Mazanine-784 sq.ft. First Floor-2471 sq.ft and Second Floor 4580 sq.ft.



Bhupesh Kumar Jain
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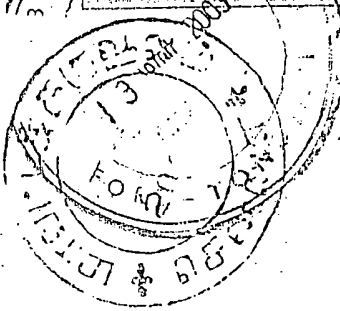
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5000Rs.



3130
13-3-2003

Rs. 5000/-

Rohit Kani Jain

S. KANNA, D.Sc.,
STAMP VENDOR,
LIC. NO. 1911/B7/97
32, ABIRAMI AVENUE 1ST ST.,
KAVIARASU KANNADASAN NAGAR
CHENNAI - 600 118

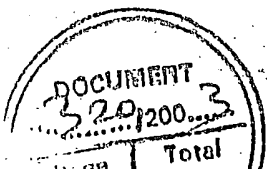
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WHEREAS the Settlee is the younger brother of the Second Settlor and brother-in-law of the First Settlor and the Settlers are having more love and affection towards the Settlee and the Settlers have decided to settle the said Property more particularly described in the Schedule hereunder given to the Settlee absolutely.

WHEREAS the SETTLORS declare that they are the absolute owners of the Said Property described in the Schedule hereunder given and except the SETTLORS, no other person or persons has got any right, title or interest or claim over the said property and there is no charges, lien, lispendens, attachment, mortgage, acquisition proceedings over the schedule mentioned property and the SETTLORS are entitled to deal with the same in any manner whatsoever.

[Signature]

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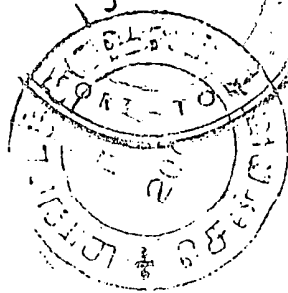
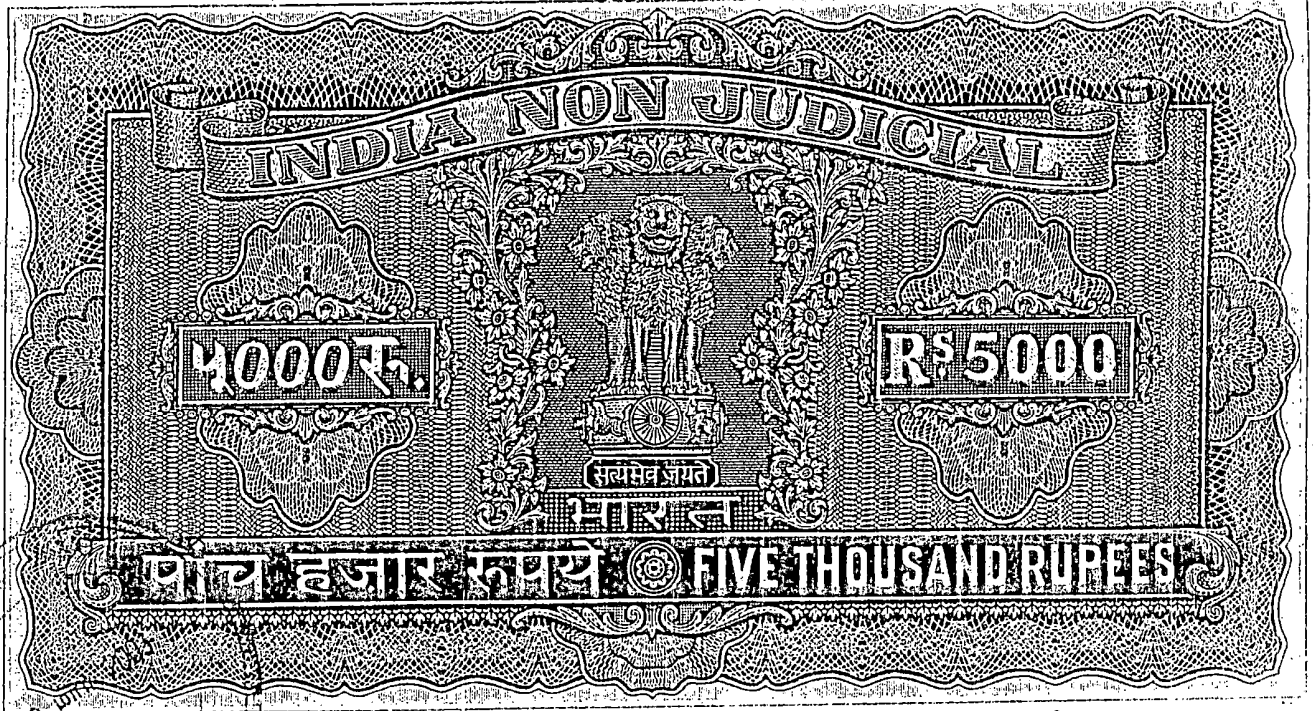
RECEIVED
JAN 11 2021
FBI - NEW YORK
COMMUNICATIONS SECTION

TO: DIRECTOR, FBI (157-1000)
FROM: SAC, NEW YORK (157-1000) (P)
SUBJECT: [Illegible]
RE: [Illegible]
[Illegible text follows]

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5000Rs.



3/31
13-3-2003

RS. 5000/-

Bhupen Kumar Dair

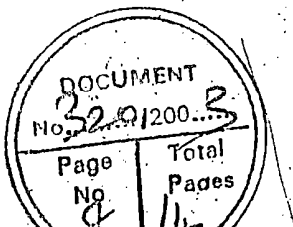
S. KADINA. B.Sc.,
STAMP VENDOR,

LIC. NO. 1911/B7/97
32, ABIRAMI AVENUE 1ST ST.,
KAVIARASU KANNADASAN NAGAR
CHENNAI - 600 118.

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NOW THIS DEED OF SETTLEMENT WITNESSETH that In pursuance of the aforesaid recitals and In consideration of love and affection which the SETTLORS bear towards the SETTLEE and without any monetary consideration the SETTLORS do hereby settle, assign and transfer the Property, House and Premises being Second Floor Portion admeasuring 2290 Sq.ft inclusive of common share area of the building " Khazana Plaza " bearing Door No.36, Cathedral Road, Chennai-600 086 together with 540 Sq.ft undivided share in the land admeasuring 4907.47 Sq.ft out of the total land 3 grounds and 10 Sq.ft comprised in R.S..No.1297/3 and 1297/4, Block No. 26 Mylapore Village more particularly described in the schedule hereunder

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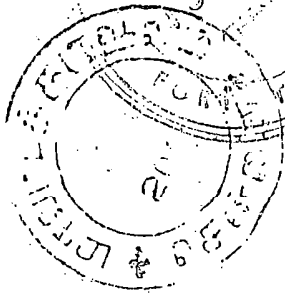
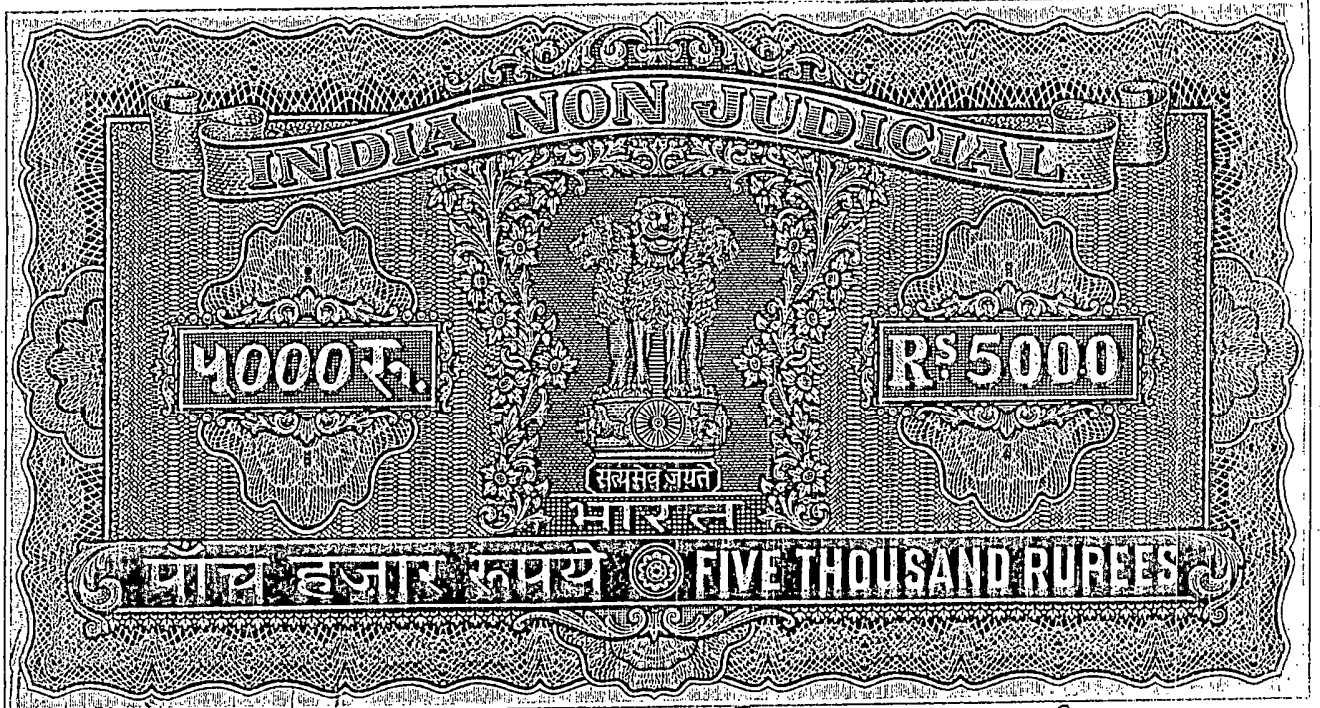


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2013

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7-13-03

2074 5000Rs.



3132
13-3-2003

Rs. 5000/-

Shri. K. K. K. K.

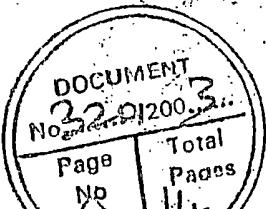
S. KANNA, U.S.C.,
STAMP VENDOR,
LIC NO. 1911/B7/97
32, ABIRAMI AVENUE 1st ST
KAVIARASU KANNADASAN NAGAR
CHENNAI - 600 118

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given and hereinafter called the SAID PROPERTY unto the SETTLEE absolutely and for ever and together with all rights, conveniences, appurtenances, easements, rights, liberties and privileges enjoyed therewith TO HAVE AND TO HOLD the same forever together with all rights, title and interest in the said property without any let or hindrance by the SETTLORS, their heirs, predecessors-in-title or assign.

The SETTLORS hereby covenant and assure the SETTLEE that they are the absolute owner of the property hereby settled, that they have full and unfettered power to settle the same and that the said property is not subject to any mortgage, charge, lien, attachment, court orders, pending litigation, Will, trust or any kind or disposition or any other claim, demand or defect whatsoever.

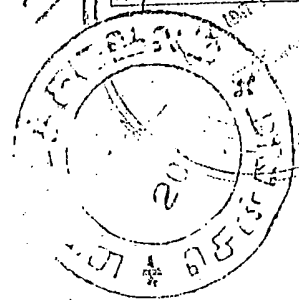
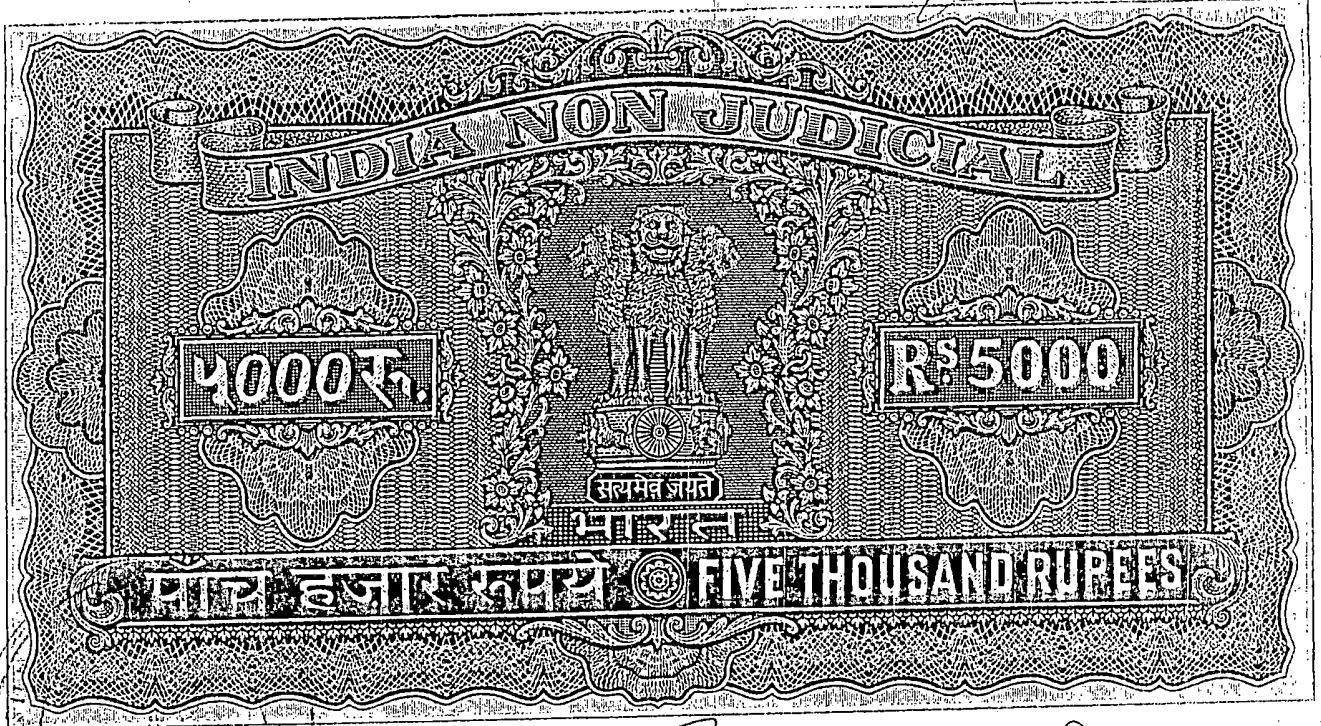
रमीला जैन



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JOURNAL OF THE
AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL. 60611-5000
535 N. Dearborn St.
Tel: (312) 464-5000
Fax: (312) 464-5001
Internet: www.ama-assn.org

2096 5000Rs.



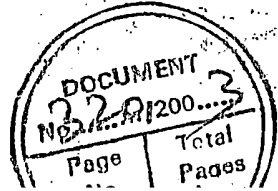
3133
13-3-2003 Rs. 5000/-
Rajesh Kumar Jain

S. KANNA, B.Sc.,
STAMP VENDOR,
LIC. NO. 1911 B7 / 97
32, ABIRAMI AVENUE 1ST ST
KAVIARASU KANNADASAN NAGAR
CHENNAI - 600 119

//9//

The SETTLORS covenant that henceforth, the SETTLEE shall be entitled to be in peaceful possession of the Schedule mentioned property free from any kind of obstruction or interference by the SETTLORS or any one claiming from them or any of their predecessors-in-title and the SETTLEE is entitled to deal with the said property described in the Schedule hereunder given, in any manner whatsoever.

The SETTLORS further assure the SETTLEE that there is no arrears of Tax, Urban Land Tax or any other liability in respect of the said property more fully described in the Schedule hereunder given and the SETTLEE is entitled to get transfer of patta and other revenue records, OWNERSHIP IN Corporation of Chennai, T.N..E.B Connection in respect of the said property described in Schedule in his name.



Rajesh Kumar Jain
रजेश कुमार जैन

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The SETTLORS covenant with the Settlee that the Settlee shall enjoy all common amenities in common with other owners of the building and shall bear all common expenses in common with others owners of the building. The toilets and bathrooms situated in the second floor shall be common.

The SETTLORS have this day delivered the possession of the said property described in Schedule hereunder given to the SETTLEE and the SETTLEE has taken possession of the same.

SCHEDULE

House and Premises being Second Floor Portion admeasuring 2290 Sq.ft inclusive of common share area of the building " Khazana Plaza " bearing Door No.36, Cathedral Road, Chennai-600 086 together with 540 Sq.ft undivided share in the land admeasuring 4907.47 Sq.ft out of the total land 3 grounds and 10 Sq.ft comprised in R.S.No.1297/3 and 1297/4, Block No. 26 of Mylapore Village Bounded on the

NORTH BY: Property belonging to Ahamed Bhuhari & ohters;

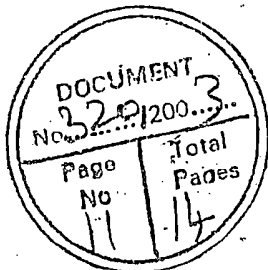
SOUTH BY: Lane;

EAST BY: R.S.No. 1295 and R.S.No.1296

WEST BY: Cathedral Road;

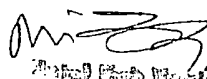
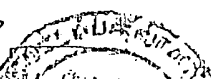
situated within the Registration District of Chennai Central and Sub-Registration District of Chennai Central. Shops No.4 and No.5- Marked as Red in the Plan annexed. As per Executant the value of the property settled for stamp duty purpose is Rs.25,00,000/-.

RP
Rajiv
रमीला जैन



2079

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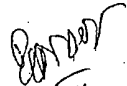
 

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IN WITNESS WHEREOF THE SETTLORS HAVE PUT THEIR RESPECTIVE
SIGNATURES ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN
IN THE PRESENCE OF:
WITNESSES:-

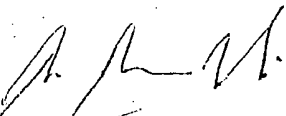
1.


(P. ASHOK KUMAR)
NO 6, M.G. R. ST,
VENKATESAN NAGAR,
CHENNAI. 62.


रमीया जेय

SETTLORS.

2.


(Richard)
20, New Seemthamman colony,
Chennai. 12.

Drafted By: D.Dharamchand Jain, Advocate, 26, Nyniappa Naicken
Street, Chennai-600 003. 