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16/17

ಈ ದಸ್ತಾವೇಜು 12
01 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 4113
2016-17 ಬರ್ಕ್-I
ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿ

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the Fifth day of October, Two Thousand Sixteen (05/10/2016);

By

Sri. T.S. Anil Kumar, aged about 52 years son of Sri.T.V.Srinivasa Murthy, residing at No.18/1, II Floor, V.B.Gopal Building, Lalbhag Fort Road, Bangalore.

PAN:AANPA1872F

Represented by his lawful **General Power of Attorney holder Sri.K.Surya Chandra Rao**, aged about 45 years, son of Sri.Adinarayanan, residing at # 1297, 13th Cross, Indiranagar, II Stage, Bangalore vide GPA dated 25.4.2016 registered as Document No.BSG-4-00035-2016-17 of Book-I & stored in CD No.BSGD292 in the office of the Sub-Registrar at Basavanagudi, Bangalore.

Hereinafter referred to as the "**Vendor**", (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/S. ICONICA PROJECTS, a Partnership firm represented by its Partner Sri.K.L.Santosh, having its office at No.5AC-510, HRBR Layout 2nd Block, Kalyan Nagar, Outer Ring Road, Bangalore-560 043.

Hereinafter referred to as the "**Purchaser**" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, their heirs and executors, successors and assigns) of the OTHER PART;

K Surya Chandra Rao

For ICONICA PROJECTS
K.L.Santosh
Partner

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೇ. ಐಕಾನಿಕ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ಚರ್ ಶ್ರೀ. ಕೆ.ಎಲ್. ಸಂತೋಷ್ , ಇವರು 423750.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	386250.00	DD No 316039, Dated: 05/10/2016, Drawn on City Union Bank Ltd., Bangalore.
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	37500.00	DD No 316041, Dated: 05/10/2016, Drawn on City Union Bank Ltd., Bangalore.
ಒಟ್ಟು :	423750.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 05/10/2016

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

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The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

- A. The Vendor is the absolute owner of the portion of land bearing Survey No.10/2 measuring 1 acre, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**.
- B. The Vendor had purchased the Schedule Property under a sale deed dated 10/05/2006 registered as document No.5957/2006-07, Book-1, stored in C.D No.ANKD123, in the office of the Sub-registrar Anekal, from Sri.N.A.Venkataswamy Reddy & the khatha of the Schedule Property was mutated in the mutation register extract bearing MR No.95/2005-06.
- C. The Vendor has executed a Sale Agreement dated 25/04/2016 registered as Document No.BSG-1-00424-2016-17 & stored in CD No.BSGD292 in the office of the Sub-Registrar at Basavanagudi, Bangalore in favour of the Purchaser for sale of the Schedule Property and has already received the entire sale consideration and has also acknowledged the same.
- D. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 16/09/2016 bearing No.ALN(A)(A) CR.16/2016-17, issued by the Deputy Commissioner, Bangalore District.

K. Sreejaya Reddy

For PURCHASER
K. Sreejaya Reddy
Partner



Print Date & Time : 05-10-2016 05:22:26 PM



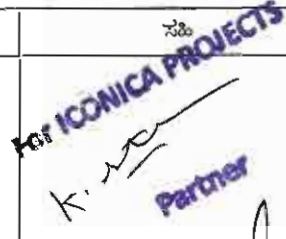
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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4113

ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-10-2016 ರಂದು 04:29:08 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



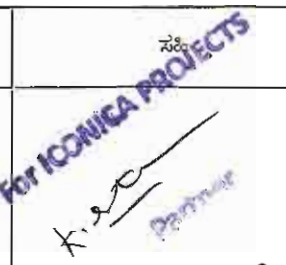


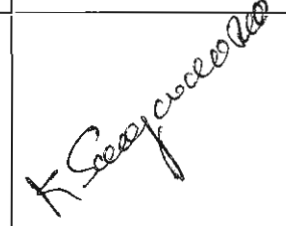
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	75000.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	75495.00

ಶ್ರೀ ಮೇ. ಐಕಾನಿಕ ಪ್ರೊಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಶ್ರೀ. ಕೆ.ಎಲ್. ಸಂತೋಷ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೇ. ಐಕಾನಿಕ ಪ್ರೊಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಶ್ರೀ. ಕೆ.ಎಲ್. ಸಂತೋಷ್			 For ICONICA PROJECTS Partner

ಒರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಮೇ. ಐಕಾನಿಕ ಪ್ರೊಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಶ್ರೀ. ಕೆ. ಎಲ್. ಸಂತೋಷ್ . (ಬರೆಸಿಕೊಂಡವರು)			 For ICONICA PROJECTS Partner
2	ಟಿ. ಎಸ್. ಅನಿಲ್ ಕುಮಾರ್ ಇವರ ಪರವಾಗಿ ಇವರ ಜಿ.ಪಿ.ಎ ಹೋಲ್ಡರ್ ಕೆ. ಸೂರ್ಯ ಚಂದ್ರ ರಾವ್ . (ಬರೆದುಕೊಡುವವರು)			

ಒರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು

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- E. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- F. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.
- G. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.
- H. Based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.75,00,000/- (Rupees Seventy Five Lakhs Only)**.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all his right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

K Sanyal Red

For ICONICA PROJECTS
K. Sanyal
Partner

6ನೇ ಪುಟ ದೃಢೀಕರಣ ಸಂಖ್ಯೆ 21113/2016-17 ಬರ್ 5

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narayanaswamy No 296, B B Road, Byatarayanapura, Bangalore	Bilasy
2	Hemanth Kumar No 16, Kashinagara, Amruthahalli Village, Bangalore	ಹೇಮಂತ್ ಕುಮಾರ್

ಹರಿದ್ವರ್ಗದ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ BSG-1-04113-2016-17 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ BSGD300 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 05-10-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ





ಉಪನೋಂದಣಾಧಿಕಾರಿ ಹಸವನಗುಡಿ (ಬೆಂಗಳೂರು)

ಹರಿದ್ವರ್ಗದ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು.

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2016-17

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. CONSIDERATION

2.1 The Purchaser has paid the entire sale consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) to the Vendor for the sale of the Schedule Property and the Vendor has received the entire sale consideration in the following manner:

a. A sum of Rs.74,00,000/- (Rupees Seventy Four Lakhs Only) has been paid in the manner set out in the Sale Agreement dated 25/04/2016 and the Vendor has duly acknowledged the receipt of the same;

b. balance Sale Consideration amount of Rs.1,00,000/- (Rupees One Lakh only) is being paid in the following manner:

(i) a sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) is being paid vide Cheque bearing No.000225, dated 05/10/2016, drawn on City Union Bank, Indiranagar Branch, Bangalore.

(ii) A sum of Rs.75,000/- (Rupees seventy Five Thousand Only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department vide Acknowledgement No.AD4529162 dated 05/10/2016, as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

K Sreejudee Reddy

K-20
Purchaser

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2016-17
K. Sreegoudar

2.3 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendor hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

K Sreegoudar

FOR ICONICA PROJECTS
K. Sreegoudar
Partner

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2016-17

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

K Saegawale Rao

FOR TECHNICAL PROSPECTS
K. Rao
Partner

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(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or

K Sengupta Rao

FOR ICONICA PROJECTS
K. Rao
Partner

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(ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendor or his predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

SCHEDULE PROPERTY

All that piece and parcel of the portion of ^{Residential} converted land in Survey No.10/2 measuring 1 Acre, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, vide official memorandum dated 16/09/2016 bearing No.ALN(A)(A) CR.16/2016-17, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by: Land in Survey No.7/1.

West by: Land in Survey No.10/1.

North by: remaining portion of same Survey No.10/2 belonging to the Purchaser.

South by: Land in Survey No.12.

K Sagar Rao

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12/11/2016-17 12/11/2016-17

IN WITNESS WHEREOF THE PARTIES hereto executes this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. *Bhup*
Narayana Swamy
No. 296, B.B. Road
Byatarayanapura
Bangalore. 92
2. *ಹೆಮಂತ ಕುಮಾರ್*
Hemant Kumar
No. 16, Kasthagar
Amruthahalli
Bangalore.

K. Suryachandra Rao
(Sri. Anil Kumar)
Represented by his GPA holder
Sri. Suryachandra Rao
Vendor
For ICONICA PROJECTS
K. N. Santosh
Partner
(M/S. ICONICA PROJECTS,
represented by its Partner
Sri. K.L. Santosh).
Purchaser

Drafted by:
Kavitha. N. S
(Kavitha. N. S)
KAR:2418/01

ಈ ದಸ್ತಾವೇಜು.....11 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
|...ನೀ ಪುಟ ವಸ್ತುವೇಡ ಸಂಖ್ಯೆ 146/2016-17 ಬರ್ಸ್.....1

ಅವರ ಸಹಿ

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the Eleventh, April, Two Thousand Sixteen (11/04/2016);

By

Mr. Ankineedu Maganti, son of Mr.Rajendra Prasad Maganti, aged about 37 years, residing at No.001&002, Green Hall Residency, No.50, Cunningham Road, Bangalore 560 050,

hereinafter referred to as the "**Vendor**", (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/S.ICONICA PROJECTS, a Partnership firm represented by its Partner Mr.K.L.Santosh, having its office at 4th Floor, Plot No.55, Kauveri hills, Road No.36, extended jubilee hills, opp to water Tank, above yes mart building, Hyderabad.500033.

hereinafter referred to as the "**Purchaser**" (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, their heirs and executors, successors and assigns) of the OTHER PART;

The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

For ICONICA PROJECT

K. Santosh

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ಶ್ರೀ ಪುಟ್ಟ ದತ್ತಾತ್ರೇಯ ಸಂಪತ್ 2016-17 ಬಕ್

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೇ ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪಾರ್ಟನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್ , ಇವರು 960500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	850000.00	DD No. 076224 Dated: 11/04/2016 Drawn on City Union Bank Ltd, Bangalore.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	110500.00	DD No. 076225 Dated: 11/04/2016 Drawn on City Union Bank Ltd, Bangalore.
ಒಟ್ಟು :	960500.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 12/04/2016

12/4/16
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಕೆ.ಎಲ್. ಸಂತೋಷ್, ಪಾಟೀಲರಾಯ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

3ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 146/2016-17 ಬರ್ 1
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WHEREAS:

- A. The Vendor is the absolute owner of the land bearing Survey No.47 measuring 1 acre 28 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**).
- B. The Vendor had purchased the Schedule Property under a sale deed dated 06/04/2006 registered as document No.837/2006-07, Book-1, stored in C.D No.ANKD112, in the office of the Sub-registrar Anekal, from Venkataswamappa.
- C. The khatha of the Schedule Property is mutated in the mutation register extract bearing MR No.47/2008-09.
- D. A portion of the Schedule Property measuring 12 guntas was converted from agricultural use to park use and the remaining extent of Schedule Property measuring 1 acre 16 guntas was converted from agricultural use to non-agricultural residential use vide official memorandum dated 10/03/2016 in No.ALN(A)(A)SR/261/14-15 issued by the Deputy Commissioner, Bangalore District.
- E. The Vendor has authorised Mr.V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property and has executed a special power of attorney dated 23/03/2015 registered as document No.533/2014-15, in Book IV, stored in CD No.SHVD198 in the office of the Sub-registrar Shivajinagar, Bangalore.
- F. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- G. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any

For ICONICA PROJECTS

K. 20
Partner

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Print Date & Time : 12-04-2016 03:53:42 PM



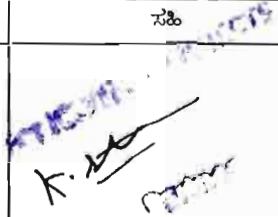
ದ್ರಾವಿಡ ಮುಕ್ತಿ ಕೂಟದ ಸಂಚಾರಿ/2016-17 ಬುಕ್ 4

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 146

ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 12-04-2016 ರಂದು 03:01:49 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



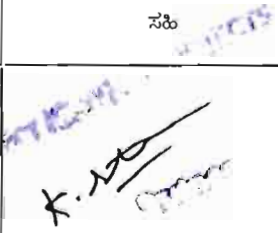



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	170000.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	170460.00

ಶ್ರೀ ಮೇ ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪಾರ್ಟ್ ನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೇ ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪಾರ್ಟ್ ನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್			

ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಮೇ ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪಾರ್ಟ್ ನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್ (ಬರೆದುಕೊಡುವರು)			
2	ಅಂಕನಿಡು ಮಗಂತಿ ಇವರ ಪರವಾಗಿ ಎಸ್.ಪಿ.ಎ ಹೋಲ್ಡರ್ಸ್ ವಿ. ಶ್ರೀನಿವಾಸ ರಾವ್ (ಬರೆದುಕೊಡುವವರು)			

ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು

14/6/2016-17 2017

interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.

- H. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.
- I. Based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.1,70,00,000/- (Rupees One crore seventy Lakhs only)**.
- J. The Purchaser has paid the entire sale consideration of Rs.1,70,00,000/- (Rupees One crore seventy Lakhs only) in the manner set out in this Deed and the Vendor has duly acknowledged the receipt of the same and the Vendor has agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all his right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming by, from, under or in trust for him.

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narayanaswamy No. 296, Bytarayanapura, Bangalore.	Bleuef
2	Ramesh No. 15, 2nd Corss, Mahalakshmi Layout, Bangalore.	Ramesh

146
ಒರಿಯ ಉಪನಿರ್ದೇಶಕರಿಗೆ ಕಾಂ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ BSG-1-00146-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ BSGD291 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 12-04-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನಿರ್ದೇಶಕರಿಗೆ ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ)
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.



7th March 2016 14/6 2016-17 1
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2. CONSIDERATION

A. 2.1 The Purchaser has paid the entire sale consideration of **Rs.1,70,00,000/- (Rupees One crore seventy Lakhs only)** to the Vendor for the sale of the Schedule Property, in the following manner:

2.1.1 A sum of Rs.1,70,000/- (Rupees One Lakh seventy thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

2.2 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendor hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

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(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

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(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

For ICONICA PROJECTS

K. N. S.
Partner

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10 146 2016-17 2017

(iv) Any defect or want of title of the Vendor or his predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

8. PERMANENT ACCOUNT NUMBERS

The Permanent Account Numbers of the Parties are as under:

Vendor : PAN No. ACQPM2052G

Purchaser : PAN No. AAFFI 3043 N

SCHEDULE PROPERTY

All that piece and parcel of the undeveloped land bearing Survey No.47 measuring 1 acre 28 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District and converted vide official memorandum dated 10/03/2016 in No.ALN(A)(A)SR/261/14-15 and bounded on:

East by: Private Property,

West by: Land in Survey No.46,

North by: Cart Road,

South by: Rajakaluve.

The boundaries mentioned herein are based on the survey conducted by the parties.

For ICONICA PROJECTS

K. 20
Partner

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IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1.

for
Narayana Rao
No. 296, BB Road
Bangalore. 92.

2.

Ramesh
No. 15, 2nd floor
Mahalakshmi
Bangalore

Advocate:

Kavitha N.S.

ANKINEEDU MAGANTI
Vendor

(Mr. ANKINEEDU MAGANTI)

K.L. SANTOSH

Purchaser

(M/S. ICONICA PROJECTS,
represented by its Partner
Mr. K.L. Santosh)

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2821/2015-16 ಬುಕು
ಉಪ ನೋಂದಣಿ
2821
15/16
SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the ^{Twenty Ninth} ~~Sixth~~, July, Two Thousand Fifteen (29/07/2015);

By

Mr. Rajendra Prasad Maganti, son of Mr.Madhusudhana Rao Maganti, aged about 64 years, residing at No.001&002, Green Hall Residency, No.50, Cunningham Road, Bangalore 560 050,

hereinafter referred to as the **"Vendor"**, (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/S.ICONICA PROJECTS, a Partnership firm represented by its Partner Mr.K.L.Santosh, having its office at, 4th Floor, Plot No.55, Kuvri hills, Road No.36, extended jubilee hills, opp to water Tank, above yes mart building, Hyderabad.500033.

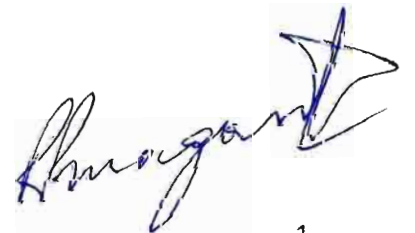
hereinafter referred to as the **"Purchaser"** (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, their heirs and executors, successors and assigns) of the OTHER PART;

The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

- A. The Vendor is the absolute owner of the land bearing Survey No.46 measuring 5 acres 39 guntas, situated at Manahanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೇ.ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್.ಸಂತೋಷ್ , ಇವರು 3375875.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	3375875.00	DD No 634948, Dated: 05/08/2015, Drawn on City Union Bank..., Bangalore.
ಒಟ್ಟು :	3375875.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 05/08/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

(ಬಸವನಗುಡಿ)

ಹರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ,

ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

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.....ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2015-16 ಬುಕ್.....
2821
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- B. The Vendor had purchased the Schedule Property under a sale deed dated 23/12/2006 registered on 16/03/2007 as document No.32921/2006-07, Book-1, stored in C.D No.ANKD193, in the office of the Sub-registrar Anekal, from Allalappa and others.
- C. The khatha of the Schedule Property is mutated in the mutation register extract bearing MR No.4/2008-09.
- D. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 15/05/2015, bearing No.ALN(a)(a)CR.261/2014-15 issued by the Deputy Commissioner Bangalore District, Bangalore.
- E. The Vendor has authorised Mr.V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property and has executed a special power of attorney dated 20/03/2015 registered as document No.527/2014-15, in Book IV, stored in CD No.SHVD198 in the office of the Sub-registrar Shivajinagar, Bangalore.
- F. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 15/05/2015, bearing No.ALN(a)(a)CR.261/2014-15 issued by the Deputy Commissioner Bangalore District, Bangalore.
- G. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- H. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.
- I. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title

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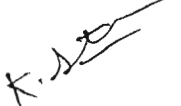
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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2821






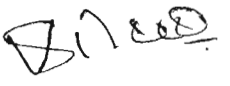
ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು 04:03:09 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	597500.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	597995.00

ಶ್ರೀ ಮೇ.ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್.ಸಂತೋಷ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೇ.ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್.ಸಂತೋಷ್			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	ಮೇ.ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್.ಸಂತೋಷ್ . (ಬರೆದುಕೊಂಡವರು)			
2	ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಂತಿ ಇವರ ಪರವಾಗಿ ಎಸ್. ಪಿ.ಎ ಹೋಲ್ಕರ್ ವಿ. ಶ್ರೀನಿವಾಸ ರಾವ್ . (ಬರೆದುಕೊಂಡವರು)			

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and interest to convey the Schedule Property in favour of the Purchaser.

J. Based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.5,97,50,000/- (Rupees Five Crores Ninty Seven lakhs Fifty thousand three hundred seventy five only).**

K. The Purchaser has paid the entire sale consideration of Rs.5,97,50,000/- (Rupees Five Crores Ninty Seven Lakhs fifty thousand only). in the manner set out in this Deed and the Vendor has duly acknowledged the receipt of the same and the Vendor has agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all his right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. CONSIDERATION


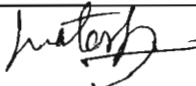
K. S. S.


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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narayanaswamy No 1296, Byatarayanapura, Bangalore-92	
2	Venkatesh Manchenahalli, Attibele hobli, Bangalore Dist.	


ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BSG-1-02821-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BSGD280 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: right;">  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ)</p>

Designed and Developed by C-DAC, ACTS, Pune

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

7ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2821 /2015-16 ಬುಕ್

A. 2.1 The Purchaser has paid the entire sale consideration of **Rs.5,97,50,000/- (Rupees Five Crores Ninty Seven Lakhs fifty thousand only)**. to the Vendor for the sale of the Schedule Property.

2.1.4 A sum of Rs.5,97,500/- (Rupees Five Lakhs ninty seven Thousand fifty thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

2.2 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendor hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule

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Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

K. H.

M. Nagaraj

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(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or

[Signature]

[Signature]

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(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendor or his predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

8. PERMANENT ACCOUNT NUMBERS

The Permanent Account Numbers of the Parties are as under:

Vendor : PAN No.ADGPM 5766 J

Purchaser : PAN No:AAFFI 3043 N

SCHEDULE PROPERTY

undeveloped

All that piece and parcel/of the land bearing Survey No.46 measuring 5 acres 39 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, Converted vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.261/2014-15, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by: Land in Survey No.47.

West by: Land in Survey Nos.45/1, 45/2A, 45/2B and 45/2C.

North by: Road.

South by: Rajakaluve.

K. 22
R. Magan

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2015-16 2016

IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. *Master (Venkatesh)*
Manchanda
Amal

Rajendra Prasad Maganti
Vendor
(Mr. RAJENDRA PRASAD MAGANTI)

2. *Biluvu*
Narayana
No. 296, BTB
Bangalore.

K. Santosh
Purchaser
(M/S.ICONICA PROJECTS,
represented by its Partner
Mr.K.L.Santosh)

Drafted by

Kavitha N S
Kavitha N S

Advocate

ಈ ದಸ್ತಾವೇಜು.....(1).....ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
6ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2015-16 ಬುಕ್:.....

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the Twenty Ninth day of, July, Two Thousand Fifteen (**29/07/2015**);

By

Mr. Rajendra Prasad Maganti, son of Mr.Madhusudhana Rao Maganti, aged about 64 years, residing at No.001&002, Green Hall Residency, No.50, Cunningham Road, Bangalore 560 050,

hereinafter referred to as the **"Vendor"**, (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/S.ICONICA PROJECTS, a Partnership firm represented by its Partner Mr.K.L.Santosh, having its office at 4th Floor, Plot No.55, Kaurvi hills, Road No.36, extended jubilee hills, opp to water Tank, above yes mart building, Hyderabad.500033.

hereinafter referred to as the **"Purchaser"** (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, their heirs and executors, successors and assigns) of the OTHER PART;

The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

- The Vendor is the absolute owner of the portion of land bearing Survey No.10/2 measuring 2 acres 5 guntas (excluding 2 guntas of karab land), situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**.

K. Santosh

Rajendra Prasad Maganti



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೇ.ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್ , ಇವರು 1200625.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1200625.00	DD No 634944, Dated:05/08/2015, Drawn on City Union Bank.Bangalore.
ಒಟ್ಟು :	1200625.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 05/08/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಬಸವನಗುಡಿ ಕಾರ್ಡಿನಾಂ.
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

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- B. The Vendor had purchased the Schedule Property under a sale deed dated 18/04/2006 registered on 01/09/2006 as document No.19060/2006-07, Book-1, stored in C.D No.ANKD155, in the office of the Sub-registrar Anekal, from N.A.Venkataswamy Reddy.
- C. The khatha of the Schedule Property is mutated in the mutation register extract bearing MR No.24/2006-07.
- D. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.262/2014-15, issued by the Deputy Commissioner, Bangalore District.
- E. The Vendor has authorised Mr.V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property and has executed a special power of attorney dated 20/03/2015 registered as document No.527/2014-15, in Book IV, stored in CD No.SHVD198 in the office of the Sub-registrar Shivajinagar, Bangalore.
- F. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- G. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.
- H. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

K. 12

R. Magan




ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2823

ಹೊಸದೇವನಗುಡಿ ಬಸ್ಸು ನಿಲ್ದಾಣ ಸಂಖ್ಯೆ 2823 / 2015-16 ಬುಕ್

ಬಸ್ಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸ್ಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು 03:51:44 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	212500.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	212995.00

ಶ್ರೀ ಮೇ.ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೇ.ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್			

ಹೊಸದೇವನಗುಡಿ ಬಸ್ಸು ನಿಲ್ದಾಣ ಸಂಖ್ಯೆ 2823 / 2015-16 ಬುಕ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ಮೇ.ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್ . (ಬರೆದುಕೊಂಡವರು)			
2	ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಾಗಂತಿ ಇವರ ಪರವಾಗಿ ಎಸ್. ಪಿ.ಎ.ಹೋಲ್ಕರ್ ವಿ.ಶ್ರೀನಿವಾಸ ರಾಪ್ . (ಬರೆದುಕೊಡುವವರು)			

ಹೊಸದೇವನಗುಡಿ ಬಸ್ಸು ನಿಲ್ದಾಣ ಸಂಖ್ಯೆ 2823 / 2015-16 ಬುಕ್

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- I. Based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.2,12,50,000/-(Rupees Two crores Twelve lakhs Fifty thousand only)**.
- J. The Purchaser has paid the entire sale consideration of Rs.2,12,50,000/-(Rupees Two crores Twelve lakhs Fifty thousand only). in the manner set out in this Deed and the Vendor has duly acknowledged the receipt of the same and the Vendor has agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all his right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. CONSIDERATION

2.1 The Purchaser has paid the entire sale consideration of Rs.2,12,50,000/-(Rupees Two crores Twelve lakhs Fifty thousand only). to the Vendor for the sale of the Schedule Property.

K. 12


R. Maganti

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narayanaswamy No296, Byatarayanapura, Bangalore	Blue
2	Venkatesh Manchenahalli, Attibele Hobli, Bangalore Dist.	Victory

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BSG-1-02823-2015-16 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ BSGD280 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ) ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.</p>	<p style="text-align: center;"></p>
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2.2 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

2.3 Rs.2,12,500/- (Rupees Two Twelve thousand Five hundred only). has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

3. POSSESSION

The Vendor hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

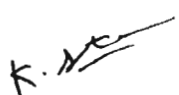
(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

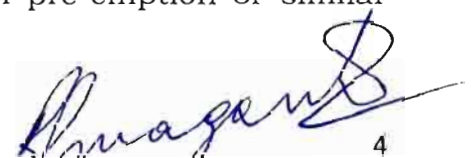
(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar

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matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

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(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

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(iv) Any defect or want of title of the Vendor or his predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

8. PERMANENT ACCOUNT NUMBERS

The Permanent Account Numbers of the Parties are as under:

Vendor : PAN No:ADGPM 5766 J

Purchaser : PAN No:AAFFI 3043 N

SCHEDULE PROPERTY

All that piece and parcel of the portion of undeveloped converted land in Survey No.10/2 measuring 2 acres 5 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.262/2014-15, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by: Land in Survey No.7/2.

West by: Land in Survey No.10/1.

North by: Road and remaining portion of same Survey No.10/2.

South by: Remaining portion of Survey No.10/2.

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IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. *Master*
(Venkatesh)
Mancharahalli
Anelal TG
2. *Biluvu*
Narayanaiah
No. 296, BYT
Bangalore.

Rajendra Prasad Maganti
Vendor

(Mr. RAJENDRA PRASAD MAGANTI)

K. L. Santosh
Purchaser

(M/S.ICONICA PROJECTS,
represented by its Partner
Mr.K.L.Santosh)

Drafted by

Kavitha N S

Kavitha N S

Advocate

Sum

ಶುಭಾಚಾರ್ಯ ವಿದ್ಯಾಭಿಷೇಕಾರಿ

THIS SALE DEED ("Deed") is made and executed on this the Twenty Ninth day of, July, Two Thousand Fifteen (**29/07/2015**);

Mr. Rajendra Prasad Maganti, son of Mr.Madhusudhana Rao Maganti, aged about 64 years, residing at No.001&002, Green Hall Residency, No.50, Cunningham Road, Bangalore 560 050,

hereinafter referred to as the “**Vendor**”, (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

1. **Mrs. Chinnamma**, daughter of Thimmarayappa, aged about 70 years.
2. **Mrs. Muniyamma**, daughter of Thimmarayappa, aged about 66 years.
3. **Mrs. Jayamma** son of Thimmarayappa, aged about 61 years.

10/10/2014

hereinafter referred to as the “**Confirming Parties**”, (which expression shall wherever the context so admits mean and include their respective heirs, executors, administrators and successors) of the SECOND PART;

IN FAVOUR OF

M/S.ICONICA PROJECTS, a Partnership firm represented by its Partner Mr.K.L.Santosh, having its office at 4th Floor, Plot No.55, Kauvri Hills Road, No.36, extended Jubilee Hills, Opp to Water Tank, above Yes Mart Building, Hyderabad 500 033.

hereinafter referred to as the “**Purchaser**” (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, their heirs and executors, successors and permitted assigns) of the THIRD PART;

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The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

- A. The Vendor is the absolute owner of the land bearing Survey No.5/1 measuring 2 acres 7 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**).
- B. The Vendor had purchased the portion of Schedule Property measuring 1 acre 26 guntas (hereinafter referred to as "Item No.1 of Schedule Property"), under a sale deed dated 10/05/2006 registered on 18/05/2006 as document No.5856/2006-07, Book-1, stored in C.D No.ANKD123, in the office of the Sub-registrar Anekal, from T.Thimmaiah, T.Thammanna, Manjula and T.Rajendra.
- C. The khatha of Item No.1 of Schedule Property is registered in the mutation register extract bearing MR No.94/2005-06.
- D. The Vendor had purchased the remaining portion of Schedule Property measuring 21 guntas (hereinafter referred to as "Item No.2 of Schedule Property"), under a sale deed dated 24/10/2008 registered as document No.2344/2008-09, Book-1, stored in C.D No.ABLD26, in the office of the Sub-registrar Attibele, Anekal Taluk, from T.Thimmaiah, T.Thammanna, Manjula and T.Rajendra.
- E. The khatha of Item No.2 of Schedule Property is registered in the ~~mutation register extract~~ bearing MR No.32/2008-09.
- F. Further, Item No.1 and Item No.2 are collectively referred to as "Schedule Property".
- G. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.262/2014-15, issued by the Deputy Commissioner, Bangalore District.

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ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು 04:33:06 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



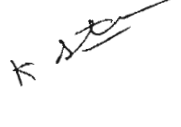


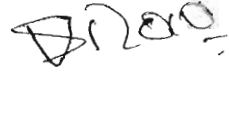
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	217500.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	217960.00

ಶ್ರೀ ಮೇ. ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೇ. ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್. ಸಂತೋಷ್			

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ಮೇ. ಐಕಾನಿಕಾ ಪ್ರಾಜೆಕ್ಟ್ಸ್ ಇದರ ಪರವಾಗಿ ಇದರ ಪಾಟ್ನರ್ ಕೆ.ಎಲ್.ಸಂತೋಷ್ . (ಬರೆಸಿಕೊಂಡವರು)			
2	ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಂತಿ ಇವರ ಪರವಾಗಿ ಎಸ್.ಪಿ.ಎ ಹೋಲ್ಡರ್ ವಿ.ತ್ರೀನಿವಾಸ ರಾವ್ . (ಬರೆದುಕೊಂಡವರು)			

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.







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- H. The Vendor has authorised Mr.V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property and has executed a special power of attorney dated 20/03/2015 registered as document No.527/2014-15, in Book IV, stored in CD No.SHVD198 in the office of the Sub-registrar Shivajinagar, Bangalore.
- I. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- J. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.
- K. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.
- L. Based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.2,17,50,000/-(Rupees Two Crores Seventeen Lakhs Fifty Thousand Only)**.
- M. The Purchaser has paid the entire sale consideration of Rs.2,17,50,000/-(Rupees Two Crores Seventeen Lakhs Fifty Thousand Only) in the manner set out in this Deed and the Vendor has duly acknowledged the receipt of the same and the Vendor has agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE:

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all his right, title and interest in the Schedule Property to and in favour

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	ಚಿನ್ನಮ್ಮ . ಕನ್ನರ್ಮಿಂಗ್ ಪಾರ್ಟಿ . (ಬರೆದುಕೊಡುವವರು)			LTmg
4	ಮುನಿಯಮ್ಮ . ಕನ್ನರ್ಮಿಂಗ್ ಪಾರ್ಟಿ . (ಬರೆದುಕೊಡುವವರು)			LTmg
5	ಜಯಮ್ಮ . ಕನ್ನರ್ಮಿಂಗ್ ಪಾರ್ಟಿ . (ಬರೆದುಕೊಡುವವರು)			LTmg

ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಸಾರ್ವಜನಿಕ ಕಾರ್ಯದರ್ಶಿ, ಬೆಂಗಳೂರು.
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ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಸಾರ್ವಜನಿಕ ಕಾರ್ಯದರ್ಶಿ, ಬೆಂಗಳೂರು.



4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

ಗುರುತಿಸುವವರು

.....ನೇ ಬೃಹದ್ ಬಸವರಾಜ ಸಂಪ್ರದಾಯ...../2015-16 ಬುಕಾ.....

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Naryanaswamy No 296, Byatarayanapura, Bangalore	<i>Blue</i>
2	Venkatesh Manchenahalli, Attibele Hobli, Bangalore Dist.	<i>Venkatesh</i>

Blue
ಹರಿಯ ಉಪನಿರ್ದೇಶನಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

<p style="text-align: center;"> 1 ನೇ ಪ್ರಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BSG-1-02826-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BSGD280 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ <i>Blue</i> ಉಪನಿರ್ದೇಶನಾಧಿಕಾರಿ ಜನವನಗುಡಿ (ಜನವನಗುಡಿ) ಹರಿಯ ಉಪನಿರ್ದೇಶನಾಧಿಕಾರಿ, ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.</p>	<p style="text-align: center;"></p>
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(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any

person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES:

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY:

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the.

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Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

- (i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or
- (ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or
- (iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or
- (iv) Any defect or want of title of the Vendor or his predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or
- (v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS:

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

8. PERMANENT ACCOUNT NUMBERS:

The Permanent Account Numbers of the Parties are as under:

Vendor : PAN No.ADGPM 5766 J

Purchaser : PAN No.AAFFI 3043 N

9. CONFIRMING PARTIES

The confirming parties **Mrs. Chinnamma, Mrs. Muniyamma, Mrs. Jayamma** children of Thimmarayappa, have signed this Deed as Confirming Parties and confirm the sale by Rajendra Prasad Maganti in favour of M/S.ICONICA PROJECTS under this Deed. The Confirming Parties further confirm that they do not have any right, title, claim or interest of what so ever nature with respect to the Schedule Property.

Rajendra Prasad Maganti

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ನೀತಿ ನುಡಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2015-16 ಬಿ.ಸಿ.ಎ.ಎ.ಎ.
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SCHEDULE PROPERTY

undeveloped

All that piece and parcel of the converted land in Survey No.5/1, measuring 2 acres 7 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, converted vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.262/2014-15, issued by the Deputy Commissioner, Bangalore District and bounded on:

K. S.

East by: Land in Survey No.44.

West by: Land in Survey No.7/2.

North by: Road and land in Survey No.43 and Survey No.8.

South by: Land in Survey No.5/2.

IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. *(Vendor)*
Ranchanahalli
Anekal TB
2. *(Buyer)*
No. 296, BTTP
Bangalore.

(Signature)
Vendor

(Mr. RAJENDRA PRASAD MAGANTI)

Confirming Parties

(Signature)
8

(Mrs. Chinnamma)

(Signature)
8

(Mrs. Muniyamma)

(Signature)
8

(Mr. Jayamma)

attested by

(Signature)

Purchaser

Drafted by:-

Kavitha A.S.
(Signature)
Advocate

(M/S.ICONICA PROJECTS,
represented by its Partner
Mr.K.L.Santosh)

P.3279
1516

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

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1516

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the Twenty Ninth day of, July, Two Thousand Fifteen (**29/07/2015**);

By

Mr. Rajendra Prasad Maganti, son of Mr.Madhusudhana Rao Maganti, aged about 64 years, residing at No.001&002, Green Hall Residency, No.50, Cunningham Road, Bangalore 560 050,

hereinafter referred to as the **"Vendor"**, (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/S.ICONICA PROJECTS, a Partnership firm represented by its Partner Mr.K.L.Santosh, having its office at 4th Floor, Plot No.55, Kaurvi Hills Road, No.36, extended Jubilee Hills, Opp to Water Tank, above Yes Mart Building, Hyderabad 500 033.

hereinafter referred to as the **"Purchaser"** (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, their heirs and executors, successors and assigns) of the OTHER PART;

The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

- A. The Vendor is the absolute owner of the portion of land bearing Survey No.5/2 measuring 20 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**.

For ICONICA PROJECTS


Partner



2015-16 ಬುಕ್ 2015-16 ಬುಕ್ 2015-16 ಬುಕ್



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santhosh , ಇವರು 282500.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	282500.00	DD No 634942, Dated: 05/08/2015, Drawn on City Union Bank., Bangalore.
ಒಟ್ಟು :	282500.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ
ದಿನಾಂಕ : 05/08/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯಂತ್ರ ಅಧಿಕಾರಿ
(ಬಸವನಗುಡಿ) ಕಾರ್ಯಾಧಿಕಾರಿ.
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

2015-16 ಬುಕ್ 2015-16 ಬುಕ್ 2015-16 ಬುಕ್

2015-16 ಬುಕ್

3ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2831/2015-16 ಬುಕ್ 1
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- B. The Vendor had purchased the Schedule Property under a sale deed dated 25/04/2008 registered on 28/04/2008 as document No.295/2008-09, Book-1, stored in C.D No.ABLD20, in the office of the Sub-registrar Attibele, Anekal Taluk, from Lakshmaiah, Kempanna, Mahadev, Bhagyamma and Rajappa.
- C. The khatha of the Schedule Property is mutated in the mutation register extract bearing MR No.48/2008-09.
- D. The eastern and western boundary mentioned in the sale deed dated 25/04/2008 was interchanged due to typo error. Upon survey of the Schedule Property the correct boundaries are being recorded in this sale deed.
- E. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.262/2014-15, issued by the Deputy Commissioner, Bangalore District.
- F. The Vendor has authorised Mr.V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property and has executed a special power of attorney dated 20/03/2015 registered as document No.527/2014-15, in Book IV, stored in CD No.SHVD198 in the office of the Sub-registrar Shivajinagar, Bangalore.
- G. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- H. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.

For ICONICA PROJECTS

K. 
Partner





Print Date & Time : 05-08-2015 05:00:07 PM

4...ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2831.../2015

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-3279



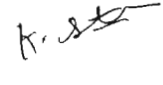
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ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು 04:54:04 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



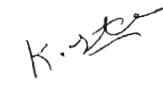



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	50000.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	50530.00

ಶ್ರೀ M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santhosh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santhosh			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santhosh . (ಬರೆಸಿಕೊಂಡವರು)			
2	Rajendra Prasad Maganthi., rep by his SPA Holder: V. Srinivasa Rao . (ಬರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

5...ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2831/2015-16 ಬಿ.ಸಿ. 2

- I. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.
- J. Based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)**.
- K. The Purchaser has paid the entire sale consideration of Rs.50,00,000/- (Rupees Fifty Lakhs Only) in the manner set out in this Deed and the Vendor has duly acknowledged the receipt of the same and the Vendor has agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all his right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming by, from, under or in trust for him.

For ICONICA PROJECTS

K. 10
Partner

R. 10

ಗುರುತಿಸುವವರು

2831/2015-16 ಬುಕ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narayanaswamy No 296, Byatarayanapura, Bangalore	Bhup.
2	Venkatesh Manchenahalli Village, Attibele Hobli, Bangalore	Venkatesh

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

This document kept Pending for Clarification.

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

2ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2831/2015-16 ಬುಕಿಂಗ್

2. CONSIDERATION

2.1 The Purchaser has paid the entire sale consideration of **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** to the Vendor for the sale of the Schedule Property.

2.2 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

2.3 A sum of Rs.50,000/- (Rupees Fifty thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

3. POSSESSION

The Vendor hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

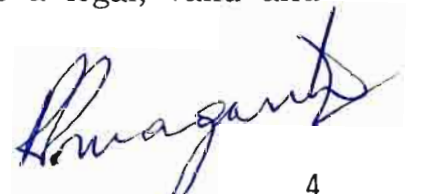
4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;



ಶಿಕ್ಷಣ ಮತ್ತು ಮಾನವ ಸಂಪನ್ಮೂಲ ಸಂಸ್ಥೆ 2831/2015-16 ಬುಕ್: 1
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Clarified. Hence Ordered for Registration.

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ BSG-1-02831-2015-16 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ BSGD280 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 06-08-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ)

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

9ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2831/2015-16 ಬುಕಿ 2

(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

For ICONICA PROJECTS

K. 
Partner



(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

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(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

The Permanent Account Numbers of the Parties are as under:

Purchaser : PAN No:AAFFI 3043 N

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Noted

South by: Remaining portion of land in Survey No.5/3.

K. [Signature]
Partner

3. 

12ನೇ ಪ್ರಥಮ ದರ್ಜೆ ವಸತಿ ಸಂಖ್ಯೆ 283/2015-16 ಬಿ.ಆರ್. 1

IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. *Incoterz*
(Venkaresh)
Manchanchali
Anchal TG
2. *Bhup*
NarayanaSwamy
No. 296, Byaterayyana
Bangalore

Rajendra Prasad Maganti
Vendor

(Mr. RAJENDRA PRASAD MAGANTI)
For ICONICA PROJECTS

K. L. Santosh
Partner
Purchaser

(M/S.ICONICA PROJECTS,
represented by its Partner
Mr.K.L.Santosh)

Drafted by

Kavitha N S
Kavitha N S

Advocate

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ಈ ದಾಖಲೆ... 12... ಪುಟಗಳನ್ನು ಹೊಂದಿದೆ.
...1... ಈ ದಾಖಲೆ... 2833.../2015...
...ನೇ ಪುಟ
ಉಪ ನೋಂದಣಿ
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SALE DEED

2833
THIS SALE DEED ("Deed") is made and executed on this the Twenty Ninth day of, July, Two Thousand Fifteen (29/07/2015);

By

Mr. Rajendra Prasad Maganti, son of Mr.Madhusudhana Rao Maganti, aged about 64 years, residing at No.001&002, Green Hall Residency, No.50, Cunningham Road, Bangalore 560 050,

hereinafter referred to as the **"Vendor"**, (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/S.ICONICA PROJECTS, a Partnership firm represented by its Partner Mr.K.L.Santosh, having its office at 4th Floor, Plot No.55, Kaurvi Hills Road, No.36, extended Jubilee Hills, Opp to Water Tank, above Yes Mart Building, Hyderabad 500 033.

hereinafter referred to as the **"Purchaser"** (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, their heirs and executors, successors and assigns) of the OTHER PART;

The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

- A. The Vendor is the absolute owner of the portion of land bearing Survey No.7/2 measuring 1 acre 32 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**).

For ICONICA PROJECTS

K. Santosh
Partner

Rajendra Prasad Maganti

ಸಿ.ಎಸ್. ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 9833/2015-16 ಬುಕ್: 2



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. ICONICA PROJECTS., rep by its Partner: K. L. Santhosh , ಇವರು 1017000.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1017000.00	DD No 634943, Dated:05/08/2015, Drawn on City Union Bank Ltd., Bangalore.
ಒಟ್ಟು :	1017000.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 05/08/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಬಸವನಗುಡಿ)
ಒಡೆಯ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

For ICONICA PROJECTS

Partner

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.....ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2833/2015-16 ಬುಕ್
E

- B. The Vendor had purchased the Schedule Property under a sale deed dated 20/03/2006 registered as document No.20288/2005-06, Book-1, stored in C.D No.ANKD107, in the office of the Sub-registrar Anekal, from T.Thimmaiah, T.Thammanna, Manjula and T.Rajendra.
- C. The khatha of the Schedule Property is mutated in the mutation register extract bearing MR No.34/2006-07.
- D. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.262/2014-15, issued by the Deputy Commissioner, Bangalore District.
- E. The Vendor has authorised Mr.V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property and has executed a special power of attorney dated 20/03/2015 registered as document No.527/2014-15, in Book IV, stored in CD No.SHVD198 in the office of the Sub-registrar Shivajinagar, Bangalore.
- F. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- G. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.
- H. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

For ICONICA PROJECTS


Partner





Print Date & Time : 05-08-2015 05:08:11 PM




ಹೊಸ ಬಜ್ಜೆ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 833/2015-16 ಬುಕ್ ಮಾಡಿ

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-3280

ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು 05:02:30 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ






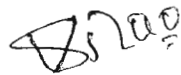
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	180000.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	180530.00

ಶ್ರೀ M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santhosh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santhosh			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santhosh . (ಬರೆಸಿಕೊಂಡವರು)			
2	Rajendra Prasad Maganthi., rep by his SPA Holder: V. Srinivasa Rao . (ಬರೆದುಕೊಡುವವರು)			

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

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.....నే పుట్ట దాఖలేను నంబర్ 2833 /2015-16 వజ్ T
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- I. Based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.1,80,00,000/-(Rupees One Crore Eighty Lakhs only)**.
- J. The Purchaser has paid the entire sale consideration of Rs.1,80,00,000/-(Rupees One crore eighty Lakhs only). in the manner set out in this Deed and the Vendor has duly acknowledged the receipt of the same and the Vendor has agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all his right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. CONSIDERATION

2.1 The Purchaser has paid the entire sale consideration of **Rs.1,80,00,000/-(Rupees One Crore eighty Lakhs only)** to the Vendor for the sale of the Schedule Property.

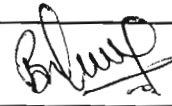
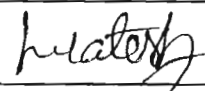
For **ICONICA PROJECTS**


K. 
Partner



ಗುರುತಿಸುವವರು


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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narayanaswamy No 296, Byatarayanapura, Bangalore	
2	Venkatesh Manchenahalli Village, Attibele Hobli, Bangalore	


ಹರಿಯ ಉಪನಿರ್ದೇಶಕರಾಗಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

This Document kept pending for Clarification.

Designed and Developed by C-DAC, ACTS, Pune


ಹರಿಯ ಉಪನಿರ್ದೇಶಕರಾಗಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

2ನೇ ವ್ಯಕ್ತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2833/2015-16 ಬರ್. 1

2.1.4 A sum of Rs.1,80,000/- (Rupees One Lakh eighty thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

2.2 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendor hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to


For ICONICA PROJECTS

Partner

R. Maganti

ಕೆ.....ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2015-16 ಬುಕು: 7
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Clarified. Hence Ordered for Registration.


ಕುರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BSG-1-02833-2015-16 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ BSGD280 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 06-08-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ   ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಕುರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

FOR INFORMATION

Page 1

acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

(iv) Any defect or want of title of the Vendor or his predecessors in title, to any portion of the Schedule Property, or any claim by any third parties

11.05.2015 2833/2015-16 2015-16
2833/2015-16 2015-16

relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

8. PERMANENT ACCOUNT NUMBERS

The Permanent Account Numbers of the Parties are as under:

Vendor : PAN No: ADGPM 5766 J

Purchaser : PAN No: AAFFI 3043 N

SCHEDULE PROPERTY

undeveloped
All that piece and parcel of the portion of converted land in Survey No.7/2 measuring 1 acre 32 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.262/2014-15, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by: Land in Survey No.5/1& 5/2.

West by: Land in Survey No.10/2.

North by: Remaining portion of Land in Survey No.7/2.

South by: Land in Survey No.7/1.

For ICONICA PROJECTS

Partner

Ramaganti

12ನೇ ಪುಟ ವಸತಿ ಮೀಟು ಸಂಖ್ಯೆ 2832/2015-16 ಬಿ.ಸಿ. 1

IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. *hantish*
(Vendatish)
Nanchandolu
Arid TG
2. *Bilup*
Narayana Rao
Batalapuram
Bongalor.

Rajendra Prasad Maganti
Vendor

(Mr. RAJENDRA PRASAD MAGANTI)
For ICONICA PROJECTS

K. Santosh
Partner
Purchaser

(M/S.ICONICA PROJECTS,
represented by its Partner
Mr.K.L.Santosh)

Drafted by

Kavitha N S
Kavitha N S

Advocate

ಈ ದಸ್ತಾವೇಜು 12 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.
...ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2850/2015-16 ಬುಕ್: I

[Handwritten signature]

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the Twenty Ninth day of, July, Two Thousand Fifteen (**29/07/2015**);

By

Mr. Rajendra Prasad Maganti, son of Mr. Madhusudhana Rao Maganti, aged about 64 years, residing at No.001&002, Green Hall Residency, No.50, Cunningham Road, Bangalore 560 050,

hereinafter referred to as the **"Vendor"**, (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/S.ICONICA PROJECTS, a Partnership firm represented by its Partner Mr. K.L. Santosh, having its office at 4th Floor, Plot No.55, Kuvri hills, Road No.36, extended jubilee hills, opp to water Tank, above yes mart building, Hyderabad.500033.

hereinafter referred to as the **"Purchaser"** (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, their heirs and executors, successors and assigns) of the OTHER PART;

The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

- A. The Vendor is the absolute owner of the land bearing Survey No.45/2C measuring 24 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**).

For ICONICA PROJECTS

[Handwritten signature]
Partner

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ನೀನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 850/2015-16 ಬುಕಿಂಗ್



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. ICONICA PROJECTS., rep by its Partner: K. L. Santosh , ಇವರು 339000.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	339000.00	DD No 634947, Dated:05/08/2015, Drawn on City Union Bank Ltd.,Bangalore.
ಒಟ್ಟು :	339000.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 05/08/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
(ಬಸವನಗುಡಿ)
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

2ನೇ ಹಂತದ ವಸತಿ ಯೋಜನೆ ಸಂಖ್ಯೆ 2850/2015-16 ಬುಕ್: I
E

- B. The Vendor had purchased the Schedule Property under a sale deed dated 30/05/2007 registered as document No.1223/2007-08, Book-1, stored in C.D No.ABLD4, in the office of the Sub-registrar Attibele, Anekal Taluk, from Yellappa, Venkataswamy Reddy, Vijay Kumar, Raghu, Bhagyamma and Srinivas.
- C. The khatha of the Schedule Property is mutated in the mutation register extract bearing MR No.52/2008-09.
- D. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.261/2014-15, issued by the Deputy Commissioner, Bangalore District.
- E. The Vendor has authorised Mr.V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property and has executed a special power of attorney dated 20/03/2015 registered as document No.527/2014-15, in Book IV, stored in CD No.SHVD198 in the office of the Sub-registrar Shivajinagar, Bangalore.
- F. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- G. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.
- H. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

For ICONICA PROJECTS

K. S. S.
Partner

R. S. S.



Print Date & Time : 05-08-2015 05:15:40 PM

4ನೇ ಪುಟ ಬಸವನಗುಡಿ ಸಂಖ್ಯೆ 850/2015-16 ಬುಕ್: 7

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: P-3282




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ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು 05:10:18 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ






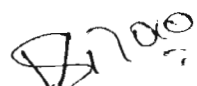
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	60000.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	60530.00

ಶ್ರೀ M/s. ICONICA PROJECTS., rep by its Partner: K. L. Santosh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. ICONICA PROJECTS., rep by its Partner: K. L. Santosh			

ಒರಿಯ ಉಪನೋದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/s. ICONICA PROJECTS., rep by its Partner: K. L. Santosh . (ಬರೆಸಿಕೊಂಡವರು)			
2	Rajendra Prasad Maganti., rep by his SPA Holder: V. Srinivasa Rao . (ಬರೆದುಕೊಂಡವರು)			

ಒರಿಯ ಉಪನೋದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

10/08/15

.....ನೇ ಪ್ರತಿ ದಾಖಲಾತಿ ಸಂಖ್ಯೆ 2850/2015-16 ಬಿ.ಸಿ. 2

- I. Based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.60,00,000/- (Rupees Sixty Lakhs only)**.
- J. The Purchaser has paid the entire sale consideration of Rs.60,00,000/- (Rupees Sixty Lakhs only). in the manner set out in this Deed and the Vendor has duly acknowledged the receipt of the same and the Vendor has agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all his right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. CONSIDERATION

- A. 2.1 The Purchaser has paid the entire sale consideration of **Rs.60,00,000/- (Rupees Sixty Lakhs only)**. to the Vendor for the sale of the Schedule Property.

For ICONICA PROJECTS
K. J. K.
Partner

[Signature]

6ನೇ ಪ್ರತಿ ಬಹುಮಾನ ಸಂಖ್ಯೆ 2859/2015-16 ಬರ್ಗ್: I
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ಹುನಿಯು ಉಪನಿಷದಿಗಳಂತೆ ಅಧಿಕಾರಿ.
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

ಹಿರಿಯ ಶಾಸ್ತ್ರಪೀಠಾಧ್ಯಾಪಕರು.
ಬಾಹ್ಯವಸತಿ, ಬೆಂಗಳೂರು

FORICNICA PROVA

কর্মসূচী

2.....ನೀ ಏಟಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2850/2015-16 ಬುರ್ಖಾ 7
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B. A sum of Rs.60,000/- (Rupees Sixty thousand only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

2.2 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendor hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;



(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar

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Clarified. Hence ordered for Registration.

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

 <p>1 ನೇ ಪ್ರಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BSG-1-02850-2015-16 ಅಗಿ ಪಿ.ಡಿ. ನಂಬರ BSGD280 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 06-08-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ)</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

9ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 2850/2015-16 ಬಿ.ಕೆ. ೯

matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

For ICONICA PROJECTS

K. S. S.
Partner

R. S. S.
5

10th May 2015 2850/2015-16 2850/2015-16 2850/2015-16

(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

For ICONICA PROJECTS

15.12

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(iv) Any defect or want of title of the Vendor or his predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

8. PERMANENT ACCOUNT NUMBERS

The Permanent Account Numbers of the Parties are as under:

Vendor : PAN No:ADGPM 5766 J

Purchaser : PAN No:AAFFI 3043 N

SCHEDULE PROPERTY

Undeveloped

All that piece and parcel of the converted land in Survey No.45/2C measuring 24 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, converted vide official memorandum dated 15/05/2015 bearing No.ALN(A)(A) CR.261/2014-15, issued by the Deputy Commissioner, Bangalore District and bounded on:

East by: Land in Survey No.46.

West by: Land belonging to Survey No.44/2 and 44/3.

North by: Land in Survey No.45/1.

South by: Land in Survey No.45/2B.

For ICONICA PROJECTS

K. *[Signature]*
Partner

[Signature]

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IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. *Handwritten signature*
Venkatesh
Nandhanthi
Anil TG
2. *Handwritten signature*
Narayanaiah
Byatarayanapura
Bangalore, 92.

Handwritten signature of Mr. Rajendra Prasad Maganti
Vendor

(Mr. RAJENDRA PRASAD MAGANTI)
For ICONICA PROJECTS

Handwritten signature of Mr. K.L. Santosh
Partner
Purchaser

(M/S.ICONICA PROJECTS,
represented by its Partner
Mr.K.L.Santosh)

Drafted by

Handwritten signature of Kavitha N S
Kavitha N S

Advocate

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SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the ~~Sixth~~ ^{Twenty Ninth} July
Two Thousand Fifteen (**29/07/2015**);

By

Mr.Rajendra Prasad Maganti, son of Mr.Madhusudhana Rao Maganti, aged about 64 years, residing at No.001&002, Green Hall Residency, No.50, Cunningham Road, Bangalore 560 050,

hereinafter referred to as the **"Vendor"**, (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/S.ICONICA PROJECTS, a Partnership firm represented by its Partner Mr.K.L.Santosh, having its office at 4th Floor, Plot No.55, Kauvri Hills Road, No.36, extended Jubilee Hills, Opp to Water Tank, above Yes Mart Building, Hyderabad 500 033.

hereinafter referred to as the **"Purchaser"** (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partners, their heirs and executors, successors and permitted assigns) of the OTHER PART;

The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

- A. The Vendor is the absolute owner of the portion of land bearing Survey No.44/1 (new phodied survey No.44/5) measuring 1 acre 30 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**.

For ICONICA PROJECTS

K. Santosh
Partner

Rajendra Prasad Maganti



.....ನೋಂದಣಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2015-16 ಬುಕ್.....

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Iconica Projects Rep by its partner K.L. Santosh , ಇವರು 988750.00 ರೂಪಾಯಿಗಳನ್ನು
ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	988750.00	DD No. 634945 Dated: 05/08/2015 Drawn on City Union Bank Ltd, Bangalore.
ಒಟ್ಟು :	988750.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 05/08/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಬಸವನಗುಡಿ)
ಹರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

FOR ICONICA PROJECT

Partner

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- B. The Vendor had purchased the Schedule Property under a sale deed dated 11/07/2006 registered on 02/07/2015 as document No.ANK-1-01354/2015-16, Book-1, stored in CD No.ANKD392 in the office of the Sub-registrar Anekal in the office of the Sub-registrar Anekal, from A.Sreenivasa Reddy.
- C. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 04/06/2015 bearing No.ALN(A)(A) CR.225/2005-06 issued by the issued by the Deputy Commissioner, Bangalore District.
- D. The Vendor has authorised Mr.V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property and has executed a special power of attorney dated 20/03/2015 registered as document No.527/2014-15, in Book IV, stored in CD No.SHVD198 in the office of the Sub-registrar Shivajinagar, Bangalore.
- E. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- F. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.
- G. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.
- H. Based on the assurances and representations made by the Vendor, the Purchaser has agreed to purchase the Schedule Property for a total sale consideration of **Rs.1,75,00,000 /- (Rupees One Crore Seventy Five Lakhs only)**.

K.M

Shivagant

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-3283




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ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು 05:10:46 PM-ನಂತೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ






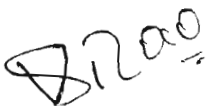
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	175000.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	175530.00

ಶ್ರೀ M/s Iconica Projects Rep by its partner K.L. Santosh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Iconica Projects Rep by its partner K.L. Santosh			

ಹಿರಿಯ ಉಪನೋದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Iconica Projects Rep by its partner K.L. Santosh (ಬರೆಸಿಕೊಂಡವರು)			
2	Rajendra Prasad Maganti Rep by his SPA Holder V. Srinivasa Rao (ಬರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಉಪನೋದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

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- I. The Purchaser has paid the entire sale consideration of Rs.1,75,00,000 /- (Rupees One Crore Seventy Five Lakhs only) in the manner set out in this Deed and the Vendor has duly acknowledged the receipt of the same and the Vendor has agreed to execute this Deed of Sale in favour of the Purchaser.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. CONVEYANCE

1.1 The Vendor hereby agrees to grant, convey, assign, transfer and sell over all his right, title and interest in the Schedule Property to and in favour of the Purchaser together with all the easements, advantages, liberties thereto be held and enjoyed, and on the basis of the representations, covenants and assurances mentioned hereunder, to have and to hold the same unto and for the use of the Purchaser absolutely and forever together with title deeds, writings, documents and all other evidences of title.

1.2 On and from the date hereof, it shall be lawful for the Purchaser, from time to time and at all times hereafter, to peaceably and quietly, hold, enter upon, use, occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured, with all appurtenances thereto and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any claim and demand whatsoever from or by the Vendor or by any person lawfully or equitably claiming by, from, under or in trust for him.

2. CONSIDERATION

2.1 The Purchaser has paid the entire sale consideration of **Rs.1,75,00,000 /- (Rupees One Crore Seventy Five Lakhs only)** to the Vendor for the sale of the Schedule Property and the Vendor has received the entire sale consideration.

2.1.2 A sum of Rs.1,75,000/- (Rupees One Lakh Seventy Five Thousand only) has been deducted towards tax deduction at source (being 1% of the

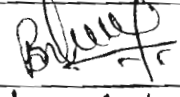
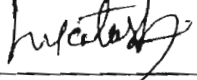
For ICONICA PROJECTS


K. K.

R. Magan

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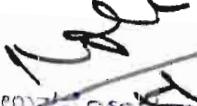
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narayanaswamy No. 296, Byatarayanapura, Bangalore.	
2	Venkatesh Manchenahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District.	


ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

This Document Kept Pending for Clarification

Designed and Developed by C-DAC, ACTS, Pune


ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

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total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

2.2 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendor hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to

For ICONICA PROJECTS

Ramaganta

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Clarified. Hence ordered for Registration.

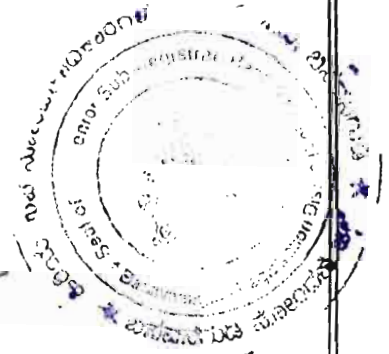
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ BSG-1-02858-2015-16 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ BSGD280 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 06-08-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು)

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.



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acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

For ICONICA PROJECTS


Partner



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(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

For ICONICA PROJECTS

K. 120

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(iv) Any defect or want of title of the Vendor or his predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

8. PERMANENT ACCOUNT NUMBERS

The Permanent Account Numbers of the Parties are as under:

Vendor : PAN No.ADGPM 5766 J

Purchaser : PAN No:AAFF13043N

SCHEDULE PROPERTY

undeveloped.

All that piece and parcel of the portion of land bearing Survey No.44/1(new phodied survey No.44/5) measuring 1 acre 30 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District and bounded on:

East by: Land in Survey No.45.

West by: Land in Survey No.5/1.

North by: Village road.

South by: Land in Survey No.44/2.

For ICONICA PROJECTS

K. N. S.
Partner

R. Magan

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IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. *Inkatesh*
(Venkatesh)
Marshall
Aneel TG
2. *Bilal*
Narayana Ramesh
Byculla Narayanaपुर
Bangalore.

Rajendra Prasad Maganti
Vendor

(Mr. RAJENDRA PRASAD MAGANTI)

For ICONICA PROJECTS

K. Santosh
Partner
Purchaser

(M/S.ICONICA PROJECTS,
represented by its Partner
Mr.K.L.Santosh)

Drafted by

Kavitha N S
Kavitha N S

Advocate

ಈ ದಸ್ತಾವೇಜು 12 ಪುಟಗಳಲ್ಲಿ ಕೊಂಡಿರುತ್ತದೆ.
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SALE DEED

THIS SALE DEED ("Deed") is made and executed on this the ~~Sixth~~ ^{Twenty Ninth} June, Two Thousand Fifteen (29/07/2015);

By

Mr. Rajendra Prasad Maganti, son of Mr.Madhusudhana Rao Maganti, aged about 64 years, residing at No.001&002, Green Hall Residency, No.50, Cunningham Road, Bangalore 560 050,

hereinafter referred to as the **"Vendor"**, (which expression shall wherever the context so admits mean and include his heirs, executors, administrators and successors) of the ONE PART;

IN FAVOUR OF

M/S.ICONICA PROJECTS, a Partnership firm represented by its Partner Mr.K.L.Santosh, having its office at, 4th Floor, Plot No.55, Kaurvi hills, Road No.36, extended jubilee hills, opp to water Tank, above yes mart building, Hyderabad.500033.

hereinafter referred to as the **"Purchaser"** (which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its partner, their heirs and executors, successors and assigns) of the OTHER PART;

The Vendor and the Purchaser are collectively referred to as the "Parties" and individually as a "Party" as and when the context may require in this Deed.

WHEREAS:

- A. The Vendor is the absolute owner of the portion of land bearing Survey No.44/2 measuring 35 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District, more fully described in the schedule hereunder and hereinafter referred to as the **"Schedule Property"**).

For ICONICA PROJECTS

K. Santosh
Partner

Rajendra Prasad Maganti



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

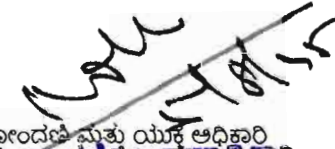
ಶ್ರೀ M/s. ICONICA PROJECTS., rep by its Partner: K. L. Santosh , ಇವರು 494375.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	494375.00	DD No 634946, Dated: 05/08/2015, Drawn on City Union Bank Ltd., Bangalore.
ಒಟ್ಟು :		494375.00

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 05/08/2015


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಒರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
(ಬಸವನಗುಡಿ)
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

For ICONICA PROJECTS

Partner

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- B. The Vendor had purchased the Schedule Property under a sale deed dated 11/07/2006 registered on 02/07/2015 as document No.ANK-1-01354/2015-16, Book-1, stored in CD No.ANKD392 in the office of the Sub-registrar Anekal in the office of the Sub-registrar Anekal, from A.Sreenivasa Reddy.
- C. The Schedule Property is converted from agricultural use to non-agricultural residential use vide official memorandum dated 04/06/2015 bearing No.ALN(A)(A) CR.225/2005-06 issued by the issued by the Deputy Commissioner, Bangalore District.
- D. The Vendor has authorised Mr.V.Srinivasa Rao to present the Sale Deed and register the same in the concerned Sub-registrar's office in respect of the Schedule Property and has executed a special power of attorney dated 20/03/2015 registered as document No.527/2014-15, in Book IV, stored in CD No.SHVD198 in the office of the Sub-registrar Shivajinagar, Bangalore.
- E. The Vendor has agreed to sell and the Purchaser has agreed to purchase the Schedule Property based on the representations and warranties of the Vendor.
- F. The Vendor has assured the Purchaser that he is in peaceful possession and enjoyment of the Schedule Property without any interruption of whatsoever nature and has paid all taxes till date and that the Schedule Property is free from all or any encumbrances.
- G. The Vendor has assured the Purchaser that he is the absolute owner of the Schedule Property and is vested with the absolute right, title and interest to convey the Schedule Property in favour of the Purchaser.

For ICONICA PROJECTS

K. 
Partner





Print Date & Time : 05-08-2015 05:27:13 PM

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ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 05-08-2015 ರಂದು 05:20:35 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	87500.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	88030.00

ಶ್ರೀ M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santosh ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santosh			

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ


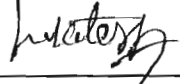
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1	M/s. ICONICA PROJECTS.,rep by its Partner: K. L. Santosh . (ಬರೆಸಿಕೊಂಡವರು)			
2	Rajendra Prasad Maganti., rep by his SPA Holder: V. Srinivasa Rao . (ಬರೆದುಕೊಡುವವರು)			

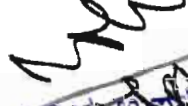
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ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

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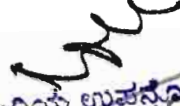
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Narayanaswamy No 296, Byatarayanapura, Bangalore	
2	Venkatesh Manchenahalli, Attibele Hobli, Bangalore Dist.	


ಹರಿಯ ಉಪನಿರ್ದೇಶಕರು,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

This Document kept pending for Clarification.

Designed and Developed by C-DAC, ACTS, Pune


ಹರಿಯ ಉಪನಿರ್ದೇಶಕರು,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.

2.1.2 A sum of Rs.87,500/- (Rupees Eighty Seven Thousand Five Hundred only) has been deducted towards tax deduction at source (being 1% of the total sale consideration) and has been deposited with the Income Tax Department as required under the Income Tax Act, 1961 for which the Certificate delivered by the Purchaser was duly acknowledged by the Vendor.

2.2 The Vendor hereby acknowledges receipt of the entire sale consideration as aforesaid in full and final discharge of the Purchaser's obligations under this Deed in respect of the Schedule Property.

3. POSSESSION

The Vendor hereby handed over the vacant, physical and peaceful possession of the Schedule Property to the Purchaser on this day.

4. REPRESENTATIONS, WARRANTIES AND UNDERTAKINGS

4.1 The Vendor hereby represents, warrants, and undertakes unto the Purchaser, as follows:

(i) The Vendor is the absolute owner of the Schedule Property till the date hereof, and the Schedule Property is legally and beneficially owned, occupied, absolutely controlled or otherwise used by the Vendor for lawful purposes;

(ii) The Schedule Property is the self-acquired property of the Vendor;

(iii) The Vendor or his predecessors in title have not done any act, deed or thing, which is likely to curtail, restrict or prejudice his right to convey or prevent the Vendor from conveying the Schedule Property to the Purchaser in terms of this Deed;

(iv) The Vendor is fully entitled to enter into this Deed including the transfer by conveyance, of all right, title and interest in the Schedule Property to the Purchaser, and this Deed constitutes a legal, valid and binding obligation on the Vendor;

For ICONICA PROJECTS

K. M.
Partner

R. M. Ganesh

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.....ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...../2015-16 ಬುಕು:.....

~~This Document kept pending for Clarification.~~

~~Noted for Reimbursement~~

~~ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.~~



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ BSG-1-02861-2015-16 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ BSGD280 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 06-08-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



~~ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬಸವನಗುಡಿ (ಬಸವನಗುಡಿ)~~

~~ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.~~

(v) The Vendor or their predecessors in title are not a party to any agreement for sale, estate contract, option, right of pre-emption or similar matter whereby any third party has a contractual right or obligation to acquire an estate or interest in the Schedule Property, or which may hinder the consummation of, or defeat the objectives of this Deed;

(vi) No notice for acquisition has been received in respect of any portion of the Schedule Property, nor has any portion of the Schedule Property been acquired under applicable law;

(vii) As on the date hereof, no part of the Schedule Property is subject to attachment and there are no unfulfilled or unsatisfied judgments or orders, injunctions or attachments, court orders, dues, notices and/or acquisition proceedings or legal proceedings pending against the same;

(viii) The Schedule Property is free from all encumbrances, attachments, claims, liens, charges, clogs, hindrances, claims, lis pendens, easement, license, encroachment, dispute relating to boundary, prior agreements, pre-emption, options, reservation, road-widening and other charges of any nature whatsoever and howsoever, there is no defect in the title of the Vendor to the Schedule Property;

(ix) No person, entity, association of persons, financial institution, banks, societies, trust, company or any third party, other than the Vendor has any right, title or interest in the Schedule Property and in the event of any person claiming to have any manner of right, title or interest in the Schedule Property, the Vendor hereby covenants to fully indemnify and keep indemnified the Purchaser against all such claims;

(x) The Vendor declares that there is no payment outstanding to any revenue department(s) including income-tax department which could directly or remotely constitute a charge/lien on the Schedule Property or otherwise adversely prejudice or affect the transaction herein and the Vendor will continue to hold such a position until the completion of the transaction contemplated herein;

(xi) All taxes, cesses, rates, and all arrears, penalties and fines relating to the Schedule Property shall be borne and paid by the Vendor until this day;

(xii) All the representations and warranties of the Vendor contained herein shall survive the date of execution of this Deed and run in favour of, and benefit, the Purchaser, its successors in interest, nominees and assigns;

4.2 The Vendor is aware that the Purchaser has agreed to purchase the Schedule Property relying on the covenants, representations and warranties of the Vendor.

5. FURTHER ASSURANCES

5.1 The Vendor undertakes that he shall sign all necessary documents with regard to the transfer of khatha and the transfer of other utilities attached to the Schedule Property in favour of the Purchaser.

5.2 The Vendor undertakes that he shall, at all times, and from time to time hereinafter, at the request or demand of the Purchaser and at the cost of the Vendor, do, or cause to be done all such acts or things as shall be lawfully or reasonably necessary or required for the better and full enjoyment of the Schedule Property by the Purchaser.

5.3 The Vendor undertakes to do all other acts, deeds and things as may be necessary at the cost of the Vendor, to ensure the vesting of title of the Schedule Property in the hands of the Purchaser.

6. INDEMNITY

6.1 The Vendor agrees to indemnify, defend and hold harmless the Purchaser, its representatives, assigns, agents and subsequent purchasers from and against any and all losses, whether suffered or incurred by the Purchaser, or which the Purchaser may otherwise become subject to and which arise out of, or result from or are connected with:

(i) Any breach by the Vendor of any of the representations and warranties contained in this Deed; or

(ii) Any breach by the Vendor of the covenants, agreements or obligations contained in this Deed; or

(iii) Any violation of applicable law or terms of any governmental approval, consent or permit affecting the ownership of the Schedule Property; or

For ICONICA PROJECTS

K. [Signature]
Partner

[Signature]
R. [Signature]

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(iv) Any defect or want of title of the Vendor or his predecessors in title, to any portion of the Schedule Property, or any claim by any third parties relating to the Vendor's title to any portion of the Schedule Property and the development thereon, as the case may be; or

(v) Any litigation, arbitration, administrative, governmental, regulatory or other investigations, proceedings, requisition or disputes commenced or threatened in relation to this Deed, against the Vendor, or any event or circumstance which has or is reasonably likely to have a material adverse effect on the title of the Schedule Property and the development thereon.

7. DELIVERY OF ORIGINAL DOCUMENTS

The Vendor on this day has delivered the original title deeds and revenue documents to the Purchaser.

8. PERMANENT ACCOUNT NUMBERS

The Permanent Account Numbers of the Parties are as under:

Vendor : PAN No.ADGPM 5766 J

Purchaser : PAN No:AAFFI 3043 N

SCHEDULE PROPERTY

All that piece and parcel of the ^{undeveloped} land bearing Survey No.44/2 measuring 35 guntas, situated at Manchanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore and bounded on:

East by: Land in Survey No.45/1 and 45/2.

West by: Land in Survey No.5/2.

North by: Land in Survey No.44/1.

South by: Land in Survey No.44/3.

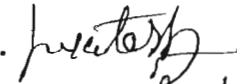
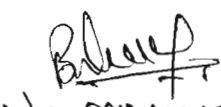
For ICONICA PROJECTS

Partner

[Signature]

IN WITNESS WHEREOF THE PARTIES hereto execute this Deed on the day, month and year first hereinabove written, in the presence of the following witnesses:

Witnessed by:

1. 
(Venkatesh)
Mancharohalli
Anusul TG
2. 
Narayanaswamy
BYTB
Bangalore,



Vendor

(Mr. RAJENDRA PRASAD MAGANTI)

For ICONICA PROJECTS


K. Partner

Purchaser

(M/S.ICONICA PROJECTS,
represented by its Partner
Mr.K.L.Santosh)

Drafted by



Kavitha N S

Advocate



ಗ್ರಾಮ ಸಮೂಹ ೨ 1 3 4 9 2 2 7 1 2 9

ರಿಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (R.T.C) ಫಾರಂ ನಂ. 0೬

ತಾಲ್ಲೂಕು ಮೊಹರು

ತಾಲ್ಲೂಕು:

ಹೋಬಳಿ:

ರೂ. ಪೈ.

ಗ್ರಾಮ:

ವಿಶ್ವಕರ್ಮಿ

ಪುಟದ ಶ್ರಮ ಸಂಖ್ಯೆ:

11. ಇತರ ಹಕ್ಕುಗಳು ಮತ್ತು ಪರಿಣಾಮ

18

Village Account

17/03/2015 17:04:00

1. ಸರ್ವೆ ಸಂಖ್ಯೆ	3. ಬೇಡುವಾರು	ವಶದ ಗುಂಪಿ	4. ಸಂಖ್ಯೆಯ	ರೂ. ಪೈ.	9. ಹತ್ತು ಅಥವಾ ಹೆಚ್ಚಿನವರ ಹಕ್ಕುಗಳು	ವಿಶ್ವಕರ್ಮಿ	ಪುಟ ಸಂಖ್ಯೆ	10. ಹತ್ತು ಅಥವಾ ಹೆಚ್ಚಿನವರ ಹಕ್ಕುಗಳು	11. ಇತರ ಹಕ್ಕುಗಳು ಮತ್ತು ಪರಿಣಾಮ
5	ಒಟ್ಟು ಮೌಲ್ಯ (ಅ) ಪೂರ್ವ ಮೌಲ್ಯ (ಬಿ) ಉಳಿದದ್ದು	2.08.00.00 0.01.00.00 2.07.00.00	(ಅ) ಭೂ ಸಂಖ್ಯೆಯ (ಬಿ) ಮೂಲ (ಕಿ) ಸಮಗುರು (ದಿ) ನೀರಿನ ದರ	3.45	ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಾಂತಿ ಬಿನ್ ಮನುಮೂದನ ರಾವ್ ಮಗಾಂತಿ ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಾಂತಿ ಬಿನ್ ಲೀ ಮನುಮೂದನ ರಾವ್ ಮಗಾಂತಿ	1.26.00.00 0.21.00.00 32	MR 94/2005-2006 ಕ್ರಿಯೆ 09/08/2006 MR 32/2008 2009 ಕ್ರಿಯೆ 05/01/2009	MR 112/	

2. ಓಟ್	7. ಮರಗಲ ಸಂಖ್ಯೆ	8. ಬೇಡುವಾರ ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿವರ	3. ಬೇಡುವಾರು	4. ಸಂಖ್ಯೆಯ	5. ಮೌಲ್ಯ	6. ಬೆಲೆ	7. ಮರಗಲ ಸಂಖ್ಯೆ	8. ಬೇಡುವಾರ ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿವರ	9. ಹತ್ತು ಅಥವಾ ಹೆಚ್ಚಿನವರ ಹಕ್ಕುಗಳು	ವಿಶ್ವಕರ್ಮಿ	ಪುಟ ಸಂಖ್ಯೆ	10. ಹತ್ತು ಅಥವಾ ಹೆಚ್ಚಿನವರ ಹಕ್ಕುಗಳು	11. ಇತರ ಹಕ್ಕುಗಳು ಮತ್ತು ಪರಿಣಾಮ
5. ಮೌಲ್ಯ ಸಮೂಹ	ಹೆಸರು	ಸಂಖ್ಯೆ	ಶ್ರ. ಸ. ಮೂಲ	ಮೂಲ	ಹಿಂಗುರು	ಬಾಣಿಯು	ಒಟ್ಟು						
ಕೆಂಪು	1	ಮಳೆ	2.7.0.0				2.7.0						
6. ಬೆಲೆ													
ನೋಂದಿ													

12. ಹಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು															
ವರ್ಷ ಮತ್ತು ಕಾಲ 1	ವ್ಯವಹಾರಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸ್ತವ್ಯ 2	ಹಾಗುವಳಿ ಪದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ			ಭೂಮಿಯ ಉಪಯೋಗ ವರ್ಗ 6	ಮಿಷ್ಣು 7 ಗುಂ	ಮಿಷ್ಣು, ಕೆಲಸ 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ಮಿಷ್ಣು			ನೀರಾವರಿಯ ಮೂಲ 13	ವಸರಿಗೆ ಉತ್ಪತ್ತಿ 14	ಮಿಷ್ಣು ಬೆಳೆ ಮಿಷ್ಣು ಉತ್ಪಾದನೆ 15
			ಮಿಷ್ಣು 4 ಗುಂ	ಗುತ್ತಿಗೆ 5	ಮಿಷ್ಣು ಗುಂ					ಅಮಿಷ್ಣು 10	ಮಿಷ್ಣು 11	ಒಟ್ಟು 12			
2016-2017 ಮುಂಗಾರ	ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಾಂತಿ - ಮಧುಸೂದನ ರಾವ್ ಮಗಾಂತಿ ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಾಂತಿ - ಲೀ ಮಧುಸೂದನ ರಾವ್ ಮಗಾಂತಿ	ಸ್ವಂತ ಸ್ವಂತ						ಖುಷ್ಕಿ ಖುಷ್ಕಿ	ಬೀರು ಬೀರು						

1. ಸರ್ವೆ ನಂಬರು	3. ಪೇಟೆವಾರು	ವಕರ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ	ರೂ. ಪೈ.	5. ಕಡ್ಡು ಅಥವಾ ಬಡ್ತಿ ದೀನಗೊಂಡ ಹೆಸರು	ಮಾನ್ಯ	10. ಕಡ್ಡು ಅಥವಾ ಬಡ್ತಿ ದೀನಗೊಂಡ ದಿನಾಂಕ	11. ಇತರ ಹಕ್ಕುಗಳು ಮತ್ತು ಮರು
5	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ ಪೂರ್ವ ಖರೀದಿ (ಅ) ಪೂರ್ವ ಖರೀದಿ (ಬ) ಉಳಿದದ್ದು	133.00.00 0.01.00.00 132.00.00	(ಅ) ಭೂ ಸಂಪನ್ಮೂಲ (ಬ) ಜೋಡಿ (ಕ) ಸ್ಥಳೀಯ (ಡ) ನೀರಿನ ದರ	2.85	ಒಟ್ಟು	2.85	1.1.2.00.00 0.20.00.00 26	ಪಿ.ಎಚ್.ಎಸ್ MR 26/2007-2008 ದಿನಾಂಕ 20/08/2008

2. ಒಟ್ಟು	7. ಮರಗಳ ಸಂಖ್ಯೆ	8. ಪೇಟೆವಾರು ಪ್ರಕಾರ ನೀಡಲಾಗಿರುವ ವಿಸ್ತೀರ್ಣ	9. ಕಡ್ಡು ಅಥವಾ ಬಡ್ತಿ ದೀನಗೊಂಡ ಹೆಸರು	ಮಾನ್ಯ	10. ಕಡ್ಡು ಅಥವಾ ಬಡ್ತಿ ದೀನಗೊಂಡ ದಿನಾಂಕ	11. ಇತರ ಹಕ್ಕುಗಳು ಮತ್ತು ಮರು
2	ಹೆಸರು	ಸಂಖ್ಯೆ	ಶ್ರ. ಸ.	ಮೂಲ	ಮುಂಗಾರು	ಒಟ್ಟು
5. ಮಣ್ಣಿನ ಸಂಖ್ಯೆ	ಹೆಸರು	ಸಂಖ್ಯೆ	ಶ್ರ. ಸ.	ಮೂಲ	ಮುಂಗಾರು	ಒಟ್ಟು
6. ಪಹಣಿ	ಹೆಸರು	ಸಂಖ್ಯೆ	ಶ್ರ. ಸ.	ಮೂಲ	ಮುಂಗಾರು	ಒಟ್ಟು
ನಕಾರಿ	ಹೆಸರು	ಸಂಖ್ಯೆ	ಶ್ರ. ಸ.	ಮೂಲ	ಮುಂಗಾರು	ಒಟ್ಟು

12. ಹಾಗುವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು										13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ					
ವರ್ಷ ಮತ್ತು ತಾಲೂಕು 1	ವ್ಯವಸ್ಥಾಪಕರ ಹೆಸರು ಮತ್ತು ವಿಸ್ತೀರ್ಣ 2	ಹಾಗುವಳಿ ಪದ್ಧತಿ 3	ಗೇಣಿಯ ವಿವರ		ಭೂಮಿಯ ಉಪಯೋಗ		ಮಾನ್ಯ, ತರಬೇತಿ, ಬಾಣಿಯು 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ವಿಸ್ತೀರ್ಣ			ನೀಡಲಾಗಿದೆಯು ಮೂಲ 13	ಇತರದ್ದು ಉತ್ಪತ್ತಿ 14	ಮಿಶ್ರ ಬೆಳೆ ಹೆಸರು 15	
			ಮಿಶ್ರ 4	ಸುಂ 5	ಸುಂ 6	ಮಿಶ್ರ 7			ಅಮಿಶ್ರ, 10	ಮಿಶ್ರ, 11	ಒಟ್ಟು 12				
2016-2017 ಮುಂಗಾರು	ಲಕ್ಷ್ಮಯ್ಯ - ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಾಂತಿ - ಮಧುಸೂದನ್ ರಾವ್ ಮಗಾಂತಿ ಅಶ್ವಯ್ಯ ರಾಮಯ್ಯ ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಾಂತಿ - ಮಧುಸೂದನ್ ರಾವ್ ಮಗಾಂತಿ ಲಕ್ಷ್ಮಯ್ಯ - ರಾಮಯ್ಯ ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಾಂತಿ - ಮಧುಸೂದನ್ ರಾವ್ ಮಗಾಂತಿ	ಸ್ವಂತ ಸ್ವಂತ ಸ್ವಂತ						No Crop Info. No Crop Info. No Crop Info.							

ಗ್ರಾಮ ನಮೂನೆ 1 3 4 9 2 2 7 1 2 4
ತಾಲ್ಲೂಕು ವಲಯ

ರೇಕಾರ್ಡ್ ಆಫ್ ರೈಟ್ಸ್ ಗೇಣಿ ಮತ್ತು ಪಹಣಿ ಪತ್ರಿಕೆ (R.T.C) ಫಾರಂ ನಂ. 02
ತಾಲೂಕು: ಹೊಸಬಳ್ಳಿ
ಗ್ರಾಮ: ಮುತ್ತುಪುರ
ಪುರವಿಲ್ಲದ ರೈತರು ಸಂಖ್ಯೆ: 99

Village Account
Valid from 02/04/2016 to 31/03/2017

1. ಸರ್ವೆ ನಂಬರು	3. ಪೀತಮರು	ವರೆ ಗುಂಟೆ ಆ	4. ಕಂದಾಯ (ಅ) ಭೂಕಂದಾಯ (ಬಿ) ಜೋಡಿ (ಕ) ಸ್ವಾಮ್ಯಗಳು (ಡ) ನೀರಿನ ದರ	ರೂ. ಪೈ.	9. ಅಂಚು ಅಥವಾ ಸ್ವಾಮ್ಯದ ಸಂಖ್ಯೆ ಹಾಗೂ ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿವರ	ಮೈಸೂರು ಗುಂಟೆ	ಮುಕ್ತ ನಂ.	10. ಕಡ್ಡಾಯ ಪರಿಶೀಲನೆಯ ದಿನ	11. ಹೆಚ್ಚಿನ ಹಕ್ಕುಗಳು ಮತ್ತು ಪಹಣಿ
10	ಒಟ್ಟು ಮೈಸೂರು ಭೂಮಿ ಖರೀದಿ (ಅ) ಭೂಮಿ ಖರೀದಿ (ಬಿ) ಭೂಮಿ ಖರೀದಿ (ಕ) ಭೂಮಿ ಖರೀದಿ (ಡ) ಭೂಮಿ ಖರೀದಿ	3.07.00.00 0.02.00.00 3.05.00.00	(ಅ) ಜೋಡಿ (ಬಿ) ಸ್ವಾಮ್ಯಗಳು (ಕ) ಭೂಮಿ ಖರೀದಿ (ಡ) ಭೂಮಿ ಖರೀದಿ	4.60	ಬಿ.ಎಸ್.ಅನಿಲ್ ಕುಮಾರ್ ಬಿನ್ ಬಿ.ವಿ.ಶ್ರೀನಿವಾಸಮೂರ್ತಿ ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಾರ್ಗಾಂತಿ ಬಿನ್ ಮದನಮೂರ್ತಿ ರಾವ್ ಮಾರ್ಗಾಂತಿ	1.00.00.00 2.05.00.00	24	MR 95/2005-2006 ಶ್ರಯ 03/08/2006 MR 24/2006-2007 ಶ್ರಯ 14/03/2007	

5. ಮುಖ್ಯ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ	8. ಪೀತಮರು ಪ್ರಕಾರ ನೀರಾವರಿಯ ವಿವರ	6. ಪಟ್ಟಾ ನಂಬರು
ಹೆಂಪು	ಹೆಂಪು	ನೀರಾವರಿ ಮೂಲ	ಮುಂಗಾಯ್
1	ಮುಳೆ	3.5.0.0	3.5.0

12. ಖಾಸುಗಳ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು

13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ

ಈ ಪಹಣಿಗ ಮುಖೇಶನ್ ಪ್ರಗತಿಯಲ್ಲಿ.

ವರ್ಷ ಮತ್ತು ತಾಲ 1	ವ್ಯವಹಾರದ ವಿವರ 2	ಗಾ.ಸಂಖ್ಯೆ ಪದ್ಧತಿ 3	ಬೆಳೆಯ ವಿವರ			ಭೂಮಿಯ ಉಪಯೋಗ ಮಿ.ರೀ. ಸಂ 7	ಖಾಸು, ತರಿ, ಬಾಗಾಯ್ 8	ಬೆಳೆಯ ಹೆಸರು 9	ಬೆಳೆಯ ಮಿ.ರೀ.ರೀ.			ನೀರಾವರಿಯ ಮೂಲ 13	ವಾರ್ಷಿಕ ಉತ್ಪಾದಿ 14	ಮಿ.ರೀ. ಬೆಳೆ ಮಿ.ರೀ. ಹೆಸರು 15
			ಮಿ.ರೀ.ರೀ. 4	ಮಿ.ರೀ.ರೀ. 5	ಮಿ.ರೀ.ರೀ. 6				ಅಂಚು, 10	ಮಿ.ರೀ., 11	ಒಟ್ಟು 12			
2016-2017 ಮುಂಗಾರ	K.ಮಂಜುನಾಥ ರೆಡ್ಡಿ -	ಸ್ವಂತ						No Crop Info.						
	K.ಮೋಹನ್ ರೆಡ್ಡಿ -	ಸ್ವಂತ						No Crop Info.						
	K.ಪ್ರಕಾಶ್ ರೆಡ್ಡಿ -	ಸ್ವಂತ						No Crop Info.						
	ಪಂಚಟೇಶ್ವರರಡಿ - ಶೈವಾರಡಿ	ಸ್ವಂತ						No Crop Info.						
	ಬಿ.ಎಸ್.ಅನಿಲ್ ಕುಮಾರ್	ಸ್ವಂತ						No Crop Info.						
	ಬಿ.ವಿ.ಶ್ರೀನಿವಾಸಮೂರ್ತಿ	ಸ್ವಂತ						No Crop Info.						
	ಉಚಿತದ ಪ್ರಸಾರ್ ಮಾರ್ಗಾಂತಿ	ಸ್ವಂತ						No Crop Info.						
	ಮದನಮೂರ್ತಿ ರಾವ್ ಮಾರ್ಗಾಂತಿ	ಸ್ವಂತ						No Crop Info.						

1. ಸರ್ವೆ ನಂಬರು	3. ಖರೀದಿವಾರು	ಎಕರೆ ಗುಂಟೆ ಅ	4. ಕಂದಾಯ	ರೂ. ಪೈ	9. ಕೆಪ್ಪೆ ಅಥವಾ ಬ್ಲಾಕ್ ರೀಸೆರ್ವ್ಡ್ ಹೆಸರು ಕಂದಾಯ ಹೆಸರು ಮತ್ತು ವಿವರ	ಎ	ಮಿಲ್ ಗುಂ	ಖಾತೆ ನಂ.	10. ಕೆಪ್ಪೆ ಅಥವಾ ಬ್ಲಾಕ್ ರೀಸೆರ್ವ್ಡ್ ರೀತಿ	11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಮರು ಹಕ್ಕುಗಳು:
46	ಒಟ್ಟು ಮೈಲಾಫ್ ಪೂರ್ವ್ ಖರೀದಿ (ಅ) ಪೂರ್ವ್ ಖರೀದಿ (ಬ) ಉಳಿದದ್ದು	6.10.00.00 0.11.00.00 5.39.00.00	(ಅ) ಭೂ ಕಂದಾಯ (ಬ) ಜೋಡಿ (ಕ) ಬೆಳೆಗಳು (ಡ) ನೀರಿನ ದರ	9.45	•ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಂತಿ ಬಿನ್ ಲೀ ಮಧುಸೂದನ್ ರಾವ್ ಮಗಂತಿ	5.39.00.00	4	MR 4/2008-2009 (ಜೋ.ಅ) ಕ್ರಯ 30/ 07/2008	0.5.240/ ರಂತೆ ತಾತ್ಕಾಲಿಕ ನಿರ್ಬಂಧಕಾರಿ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ಕಾರ್ಖಾನೆ	

ಮುಖ್ಯ ನಮೂನೆ	7. ಮರಗಳ ಸಂಖ್ಯೆ	8. ಖರೀದಿವಾರ ಪ್ರಕಾರ ನೀರಾವರಿಯ ಮೈಲಾಫ್	ಮರಗಳು	ಖಾತೆಯು	ಒಟ್ಟು
ಹೆಚ್ಚು	ಹೆಚ್ಚು	ಹೆಚ್ಚು	ಹೆಚ್ಚು	ಹೆಚ್ಚು	ಹೆಚ್ಚು

12. ಬಾಕಿವಳಿ ಮತ್ತು ಗೇಣಿಯ ವಿವರಗಳು	ವರ್ಷ ಮತ್ತು ಕಾಲ	ವ್ಯವಹಾರಗಾರನ ಹೆಸರು ಮತ್ತು ವಾಸ್ತವ್ಯ	ಬಾಕಿವಳಿ ಪದ್ಧತಿ	ಗೇಣಿಯ ವಿವರ	ಭೂಮಿಯ ಉಪಯೋಗ	ಖುಷ್ಕಿ ಕೆಲಸ, ಬಾಕಿಯು	ಬೆಳೆಯ ಹೆಸರು	13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ವಿವರ	14. ವರ್ಷ	ಮಿಶ್ರ ಬೆಳೆ
2016-2017 ಮುಂಗಾರ	1	ರಾಜೇಂದ್ರ ಪ್ರಸಾದ್ ಮಗಂತಿ - ಲೀ ಮಧುಸೂದನ್ ರಾವ್ ಮಗಂತಿ	3	ಎ 4 ಗುಂ	ಎ 7 ಗುಂ	ಖುಷ್ಕಿ ಬೀರು	9	ಅಮೃತ 10, ಮಿಶ್ರ 11, ಒಟ್ಟು 12	ನೀರಾವರಿಯ ಮೂಲ 13	ಎಕರೆಗೆ ಉತ್ಪತ್ತಿ 14, ಮಿಶ್ರ ಫಲಿತ 15

