



ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 2nd Day of February Two Thousand and Eighteen (02/02/2018) at Bengaluru.

BY

- (1). M.V.SRINIVAS
Aged about 53 years
S/o Venkataswamy
R/at Kembathahalli
Uttarahalli Hobli
Bengaluru South Taluk
PAN NO..C.U.G.P.S.00446
- (2). RANJIT KUMAR
Aged about 23 years
S/o R.Janardhana Reddy
R/at Bommanahalli
Begur Hobli
Bengaluru South Taluk
AADHAR No. 2644 1328 4428
- (3). DILIP KUMAR
Aged about 21 years
S/o R.Janardhana Reddy
R/at Bommanahalli
Begur Hobli
Bengaluru South Taluk PAN No - CCRPD6216L

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S. Shanmugan.



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.VANDANA ALPYNE PROJECTS, Rep.by Mr.THULASIRAM.S , ಇವರು 2107840.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1919600.00	DD No. 107783, Dated: 02.02.2018, Syndicate Bank, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	188200.00	DD No. 107784, Dated: 02.02.2018, Syndicate Bank, Bangalore
ನೆಗದು ರೂಪ	40.00	Receipt Number:5197 Date:02/02/2018 Presenter:M/s.VANDANA ALPYNE PROJECTS, Rep.by Mr.THULASIRAM.S
ಒಟ್ಟು :		2107840.00

ಸ್ಥಳ : ಬಿ ಟಿ ಎಮ್ ಲೇ ಔಟ್

ದಿನಾಂಕ : 02/02/2018

Kumari Roopika
2/2/18.
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಪ್ರಭುತ್ವ
ಉಪ-ನೋಂದಣಿ ಮಟ್ಟ ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಬಿ.ಟಿ.ಎಂ. ಲೇ ಔಟ್)
ಬೆಂಗಳೂರು



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hereinafter referred to as the VENDORS (which term shall mean and include their respective heirs, administrators, executors, agents, attorneys, legal representatives and assigns, etc.,) of the ONE PART

IN FAVOUR OF

M/s.VANDANA ALPYNE PROJECTS
Registered Office at No.16/1
Yellukunte Village
III Sector, H.S.R. Layout
Bengaluru - 560 102
PAN NO.AAPFV0305C
Rep.by

- (a) THULASIRAM. S
Aged about 35 years
S/o Krishna Mandadi.S
- (b) SHANMUGAM SAPPANI
Aged about 33 years
S/o Krishna Mandadi.S

hereinafter referred to as the PURCHASER (which term shall mean and include its heirs, administrators,

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(Signature)

S. Shanmugam

S. Shanmugam



Print Date & Time : 02-02-2018 05:16:22 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4869

ಬಿ ಟಿ ಎಮ್ ಲೇ ಔಟ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 02-02-2018 ರಂದು 04:59:14 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	376400.00
2	ಸೇವಾ ಶುಲ್ಕ	840.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	377280.00

ಶ್ರೀ M/s.VANDANA ALPYNE PROJECTS, Rep.by Mr.THULASIRAM.S ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.VANDANA ALPYNE PROJECTS, Rep.by Mr.THULASIRAM.S			

Kumar Rao
2/2/18
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s.VANDANA ALPYNE PROJECTS, Rep.by Mr.THULASIRAM.S . (ಬರೆಸಿಕೊಂಡವರು)			
2	M/s.VANDANA ALPYNE PROJECTS, Rep.by Mr.SHANMUGAM SAPPANI . (ಬರೆಸಿಕೊಂಡವರು)			

Kumar Rao
2/2/18
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು



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executors attorneys, agents, legal representatives and assigns, etc.) of the OTHER PART.

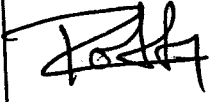
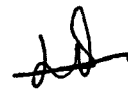
WHEREAS Ramaiah Reddy was the owner in possession of the property bearing No.16/1 measuring 3 Acres 19 Guntas situated at Yellukunte Village, Begur Hobli, Bengaluru South Taluk, on the basis of his ownership and possession, the revenue authority also assessed the said property for collecting land revenue and mutated the revenue records in his favour and thereafter he died intestate leaving behind him, his wife Yellamma and children namely Narayan Reddy, Gopal Reddy and Janardhana Reddy who all being his legitimate Class I Legal heirs jointly and simultaneously inherited and succeeded to the said property and continued in joint possession and ownership of the same and got changed the revenue records in the name of Yellamma for and on behalf of them and for their benefits and they being in need of urgent funds had sold the said property in favour of N.Shashidhara Babu, S/o M.Narasimhaiah, Resident of No.981, 24th Main, 4th 'T' Block, Jayanagar, Bengaluru, received the entire sale consideration, delivered him the possession and executed

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S. Shanmugam

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S. Shanmugam

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Mr.M.V.SRINIVAS . (ಬರೆದುಕೊಡುವವರು)			
4	Mr.RANJIT KUMAR . (ಬರೆದುಕೊಡುವವರು)			
5	Mr.DILIP KUMAR . (ಬರೆದುಕೊಡುವವರು)			

Kumari Rakesh
2/2/18
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಹಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು



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him an Agreement to Sell, and two G.P.A.s dt.06.01.1989 and 11.07.1989 and the said transaction was coupled with interest and in pursuance of the same, the said M.Shahsidhara Babu obtained Layout Plan and accordingly formed Layout and thereafter the said N.Shashidhara Babu being in need of funds he sold some of the sites thereof bearing Site No.35A measuring East-West 25 Feet, North-South on Eastern side 150 Feet, Western Side 180 Feet and Site No.36 to 40 totally measuring East-West on the Northern side 44 Feet, Southern Side 40 Feet and North-South on Eastern Side 133 Feet and Western Side 156 Feet, Site No.41 to 44 totally measuring East-West on the Northern Side 45 Feet, Southern Side 40 Feet and North-South on the Eastern side 111 Feet, Western side 133 Feet and Site No.44A measuring East-West 25 Feet and North-South on Eastern side 96 Feet and Western side 111 Feet totally measuring 17,966 Sq.ft thereof in favour of the Vendor No.1 for the valuable sale consideration of Rs.3,25,000/-, received entire sale consideration and delivered him the possession and N.Shashidhara Babu for himself and so also representing as a GPA Holder for and on behalf of Yellamma and her sons executed the Agreement to Sell,

all as per
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ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	R.Janardhan Reddy #1729, 2nd Sector, HSR Layout, Bangalore-102	ಜನಾರ್ದನ್
2	Basavaraj #19/1, Maruthi Nagar, Madiwala, Bangalore-68	Basavaraj

Kumari Roopas
2/2/2018
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು



1 ನೇ ಪ್ರಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ BTM-1-04869-2017-18 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ BTMD120 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 02-02-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಬಿ ಟಿ ಎಂ ಲೇಔಟ್)

ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು



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G.P.A. and Affidavit dt.10.06.1992 which all coupled with interest in favour of the Vendor No.1 and ever since then, the Vendor No.1 has been in possession, enjoyment and ownership of the said sites and he improved and developed the same. However, Yellamma and her sons through Court Compromise Decree in O.S. 1731 of 1998 dt.17.04.1998 got divided the said Sy.No.16/1 measuring 3 Acres 19 Guntas and accordingly an extent of 10 Guntas and 24 Guntas in two items allotted to the share of Gopal Reddy, an extent of 8 Guntas allotted to the share of Yellamma, an extent of 18 Guntas, 12 Guntas and 24 Guntas in three bits allotted to the share of Narayan Reddy and an extent of 10 Guntas and 24 Guntas in two bits allotted to the share of Janardhana Reddy and based on that they got changed the revenue records, thereafter Gopal Reddy executed a G.P.A. dt.09.02.2000 in favour of his wife and daughter and Narayan Reddy executed a Gift Deed dt.09.02.2000 in favour of his wife and son and Janardhana Reddy executed a Gift Deed dt.09.02.2000 in favour of the Vendor No.2 and 3 and Shylaja, accordingly they got changed the revenue records, they also obtained Conversion Orders in No.ALN(S)/SR-459 of 2004-05 in

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the name of Sudha, in No.BDS/ALN/SR(S).73 of 2004-05 in the name of Padma, ALN/SR.460 of 2004-05 in the name of Vendors No.2 and 3 and Shylaja and the BBMP also assessed and effected Khatha No.644/16/1, in Old No.16/1 in favour of the Vendors No.2 and 3 and the said sites are morefully described in the schedule hereunder and herein onwards referred to as the Schedule Property. The Vendor No.1 humbly requested the Vendors No.2 and 3 stating that he purchased the Schedule Property long ago and has been in possession, enjoyment and ownership, improved and developed, but unable to get changed the revenue records and even then the Khatha in their favour and thereby to join this Sale Deed.

AND WHEREAS the Vendor No.1 being in need of urgent funds for the legal necessities offered the Purchaser to sell the Schedule Property for the total sale consideration of Rs. 3,76,40,000/- (Rupees Three Crores Seventy Six Lakhs and Forty thousand only) free from all lien, charge, encumbrances together with all the right, title, interest and possession and the Purchaser also agreed for the same.

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. That in pursuance of the Offer and Acceptance and in consideration of the above, the Purchaser paid the entire Sale Consideration of Rs. 3,76,40,000/- (Rupees Three Crores Seventy Six Lakhs and Forty thousand only) to the Vendors as under :

- (a) Rs. 10,00,000/- by way of transferring through RTGS SYNBR92017042800401196 on 28.04.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1
- (b) Rs. 10,00,000/- by way of transferring through RTGS SYNBR92017042800401654 on 28.04.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1
- (c) Rs. 7,50,000/- by way of transferring through RTGS SYNBR92017050600427404 on 06.05.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1

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(d) Rs. 2,50,000/- by way of transferring through RTGS SYNBR92017051100444679 on 11.05.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1

(e) Rs. 10,00,000/- by way of transferring through RTGS SYNBR92017052000472188 on 20.05.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1

(f) Rs. 10,00,000/- by way of transferring through RTGS SYNBR92017052000472128 on 20.05.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1

(g) Rs. 8,00,000/- by way of transferring through RTGS SYNBR92017060200514896 on 02.06.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1

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(d) Rs. 2,50,000/- by way of transferring through RTGS SYNBR92017051100444679 on 11.05.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1

(e) Rs. 10,00,000/- by way of transferring through RTGS SYNBR92017052000472188 on 20.05.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1

(f) Rs. 10,00,000/- by way of transferring through RTGS SYNBR92017052000472128 on 20.05.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1

(g) Rs. 8,00,000/- by way of transferring through RTGS SYNBR92017060200514896 on 02.06.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1

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- (h) Rs. 23,00,000/- by way of transferring through RTGS SYNBR92017072100655513 on 21.07.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1
- (i) Rs. 13,00,000/- by way of transferring through RTGS SYNBR92017072600664997 on 26.07.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1
- (j) Rs. 7,00,000/- by way of transferring through RTGS SYNBR92017080200685039 on 02.08.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Vendor No.1
- (k) Rs. 5,00,000/- by way of transferring through RTGS SYNBR92017090500772160 on 05.09.2017 from the Account No.04251010006784, at Syndicate Bank, Banashankari Branch in favour of Nagarathnamma - Wife of Vendor No.1
- (l) Rs. 50,00,000/- by way of transferring through RTGS Cheque No.51881313 dt. 07.06.2017 from the

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Account No.140500301000266, at Vijaya Bank,
H.S.R.Layout Branch in Vendor No.1

(m) Rs. 20,00,000/- by way of transferring through
RTGS Cheque No.51881317 dt. 20.06.2017 from the
Account No.140500301000266 at Vijaya Bank,
H.S.R.Layout Branch in Vendor No.1

(n) Rs. 20,00,000/- by way of transferring through
RTGS No.VIJHO610019015 dt. 20.06.2017 from the
Account No.140500301000266, at Vijaya Bank,
H.S.R.Layout Branch in favour of wife
Nagaranathanamma of the Vendor No.1

(o) Rs. 5,00,000/- by way of transferring through
RTGS No.52017062950056479 dt. 29.06.2017 from
the Account No.50011026967, at Saptagiri Gramin
Bank, Palasumdrum Branch, Andhra Pradesh in
favour of the Vendor No.1

(p) Rs. 10,00,000/- By way of Cheque bearing
No.907249 dt.02.02.2018 drawn on Syndicate
Bank, Banashankari Branch, Bengaluru in favour of
the Vendor No.1

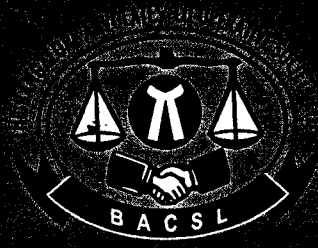
(q) Rs. 10,00,000/- By way of Cheque bearing
No.907250 dt.02.02.2018 drawn on Syndicate

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Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1

- (r) Rs. 10,00,000/- By way of Cheque bearing No.907251 dt.02.02.2018 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (s) Rs. 10,00,000/- By way of Cheque bearing No.907252 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (t) Rs. 10,00,000/- By way of Cheque bearing No.907253 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (u) Rs. 10,00,000/- By way of Cheque bearing No.907254 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (v) Rs. 10,00,000/- By way of Cheque bearing No.907255 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1

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- (w) Rs. 10,00,000/- By way of Cheque bearing No.907256 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (x) Rs. 10,00,000/- By way of Cheque bearing No.907257 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (y) Rs. 10,00,000/- By way of Cheque bearing No.907258 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (z) Rs. 10,00,000/- By way of Cheque bearing No.907259 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (aa) Rs. 10,00,000/- By way of Cheque bearing No.907260 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1

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- (bb) Rs. 10,00,000/- By way of Cheque bearing No.907261 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (cc) Rs. 10,00,000/- By way of Cheque bearing No.907262 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (dd) Rs. 10,00,000/- By way of Cheque bearing No.907263 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (ee) Rs. 1,65,000/- By way of Cheque bearing No.907264 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.1
- (ff) Rs. 10,00,000/- By way of Cheque bearing No.907265 dt.02.02.2018 drawn on Syndicate Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.2
- (gg) Rs.10,00,000/- By way of Cheque bearing No.907266 dt.02.02.2018 drawn on Syndicate

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Bank, Banashankari Branch, Bengaluru in favour of the Vendor No.3

(hh) Rs.3,75,000/- paid towards payment of TDS on the Sale Consideration through TDS Certificate No.05730... dt..02.02.2018

and thus the Vendors received and acknowledged the receipt of the entire Sale Consideration of Rs. 3,76,40,000/- (Rupees Three Crores Seventy Six Lakhs and Forty thousand only) from the Purchaser and acquits and releases the Purchaser from further payments.

2. In consideration thereof, the Vendors hereby grants, conveys, sells, transfers, assigns and assures UNTO AND TO THE USE of the said Purchaser all the Schedule Property free from all encumbrances, court attachments, litigations, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water courses, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property and the Purchaser shall hold, possess use and enjoy

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all the right, title and interest, claims, payments of the Vendors and all other rights, privileges and amenities belonging thereto TO HAVE AND TO HOLD the Schedule Property and every part thereof TO AND UNTO the Purchaser absolutely and forever.

3. The Vendors hereby covenant with the Purchaser notwithstanding any acts, deeds or things herein before done, executed or knowingly suffered, the Vendors have full power and absolute authority and indefeasible title to sell the Schedule Property and the Purchaser shall hereafter peacefully and actually Hold, Possess and Enjoy the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendors or anybody, etc., and the Schedule Property is also free from suits, pleadings, costs, claims and demands.

4. The Vendors further covenant that they shall at their cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for further and more perfectly and more fully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

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S. Shanmugam



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5. The Vendors further covenant with the Purchaser that in case the Purchaser is deprived of the whole or any part of the Schedule Property hereby sold by reason of any defect found in the right, title, possession of the Vendors or any encumbrance or any charge in the same to which this sale is subjected, the Vendors shall pay to the Purchaser by way of damages or otherwise the whole of the sale price or such part of it in accordance with the present Market Value and shall bear the same proportion of the whole or such part of the Schedule Property as the case may be and also all the consequential losses and damages.

6. The Vendors covenant with the Purchaser that there are no acquisitions or legal or departmental proceedings against the Schedule Property and that they have not encumbered in any manner or entered into any kind of agreements with others to sell the Schedule Property or portions thereof and the Vendors shall Indemnify and keep Indemnified the Purchaser from or against any losses the Purchaser may suffer subsequent to the breach of the terms of this sale and in case of any claims by any person, the Vendors shall settle the claims at their cost and risk.

7. The Vendors hereby assure and covenant with the Purchaser that there are no encumbrances or

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S. Thirumala

S. Sharmagan



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any settlements wills, charges, liens, claims, minor claims, or claims from children, mortgages, attachments, maintenance charges, liens, etc. either by agreement, order or decree pending or threatened legal proceedings or land acquisitions or other proceedings or notifications of any kind or any other security or claim on the Schedule Property that may in any manner derogate from the full and absolute ownership of the Schedule Property hereby conveyed. The Vendors have on this day delivered to the Purchaser the actual vacant possession of the Schedule Property conveyed hereunder and put the Purchaser in actual physical possession of the Schedule Property.

8. The Vendors further covenant with the Purchaser that they are the full and absolute owners of the Schedule Property and fully seized of and have the right to sell the same in favour of the Purchaser and further there are no acquisitions or legal or departmental proceedings against the Schedule Property. The vendors have independent possession, enjoyment and ownership of the schedule property and as such nobody has right, title, interest, claim, share, muchless possession in and over the Schedule Property and the Vendors have not entered into any other Agreements, Documents, transactions, deals or any kind

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S. Thiruvengadam

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S. Shanmugam



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in respect of the Schedule Property or portions thereof with any person so far in any manner.

9. The Vendors have paid the land revenue, tax, cess and charges in respect of the Schedule Property to the authorities concerned upto-date and the Purchaser can pay the same hereafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendors and further the Vendors do not have any Objection whatsoever in the Purchaser in getting the Revenue, Survey, Other records including Mutation Register, R.T.C/Pahani, Khatha changed in the name of the Purchaser and the Vendor undertakes to co-operate with the Purchaser in this regard and the Vendors have handed over all the original documents and records to the Purchaser.

SCHEDULE

All the piece and parcel of the Vacant Sites bearing No.35A measuring East-West 25 Feet, North-South on Eastern side 150 Feet, Western Side 180 Feet and Site No.36 to 40 totally measuring East-West on the Northern side 44 Feet, Southern Side 40 Feet and North-South on

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S. Shanmugam

S. Shanmugam

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Eastern Side 133 Feet and Western Side 156 Feet, Site No.41 to 44 totally measuring East-West on the Northern Side 45 Feet, Southern Side 40 Feet and North-South on the Eastern side 111 Feet, Western side 133 Feet and Site No.44A measuring East-West 25 Feet and North-South on Eastern side 96 Feet and Western side 111 Feet **totally measuring 17,966 Sq.ft.**, formed out of the Residentially converted Sy.No.16/1 vide Conversion Orders in No.ALN(S)/SR-459 of 2004-05, No.BDS/ALN/SR(S).73 of 2004-05, ALN/SR.460 of 2004-05, BBMP Khatha No.644/16/1, Old No.16/1 situated at Yellukunte Village Begur, Bengaluru South Taluk and bounded on the

East By : Site No.45 to 47 belong to the Purchaser purchased through Registered Sale Deed in Document No.3475 of 2017-18

West By : Site No.24 to 35 belong to the Purchaser purchased through Registered Sale Deed in Document No.732 of 2017-18

(Signature)
(Signature)
(Signature)

S. Theodor.

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S. Shanmugam.

Self-Directed

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BKI 3475 / 2017-18.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the **Twenty Fifth Day of October Two Thousand and Seventeen (25.10.2017)** at **Bangalore BY:**

- (1) **Mrs.G.PADMAMMA**
Aged about 51 years
W/o Late R.Gopala Reddy
R/at No.24, A.T.Street
Bommanahalli, Begur Hobli
Bengaluru South Taluk
- (2) **Mrs.G.RASHMI**
Aged about 27 years
D/o Late R.Gopala Reddy
R/at No.24, A.T.Street
Bommanahalli, Begur Hobli
Bengaluru South Taluk
- (3) **Mrs.N.K.SUDHA**
Aged about 56 years
W/o Late Narayana Reddy
R/at No.34
Gopala Reddy Building
Near Muneeshwara Temple
Krishna Reddy Layout
Ramamurthynagar
Bengaluru
- (4) **Mr.B.N.CHANDRASHEKAR**
Aged about 45 years
S/o Late Narayana Reddy
R/at No.34, Gopala Reddy Building
Near Muneeshwara Temple
Krishna Reddy Layout
Ramamurthynagar
Bengaluru

Lakshmanamona
S. Shanmugam

Lakshmanamona¹
S. Shanmugam

S. Shanmugam

S. Shanmugam



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. Vandana Alpyne Projects rep by its Managing Partner Mr. Shanmugam Sappani
, ಇವರು 618765.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	54755.00	DD No. 107437 Dt 25/10/2017 Drawn on Syndicate Bank Banashankari Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	558510.00	DD No. 107438 Dt 25/10/2017 Drawn on Syndicate Bank Banashankari Bangalore
ನಗದು ರೂಪ	5500.00	paid in cash
ಒಟ್ಟು :	618765.00	

ಸ್ಥಳ : ಬಿ ಟಿ ಎಮ್ ಲೇ ಔಟ್

ದಿನಾಂಕ : 25/10/2017

Kannur Roopas. e.
25/10/17.
ಉಪನಿರ್ದೇಶಕರು, ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
(ಬಿ.ಟಿ.ಎಮ್.ಲೇಔಟ್)
ಬೆಂಗಳೂರು

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(5) **Mr.R.JANARDHAN REDDY**

Aged about 62 years
S/o Late Ramaiah
R/at No.24, A.T.Street
Bommanahalli, Begur Hobli
Bengaluru South Taluk
PAN No. AYIPJ 6349R

(6) **Mrs.SHYLAJA**

Aged about 46 years
W/o R.Janardhan Reddy
R/at No.24, A.T.Street
Bommanahalli, Begur Hobli
Bengaluru South Taluk

All are represented by their General Power of Attorney Holders

(a) **Mrs.LAKSHMAMMA**

Aged about 60 years
D/o Late Ramaiah Reddy
W/o Gopal Reddy
R/at Arakere Village
Begur Hobli
Bengaluru South Taluk

(b) **Mrs.SAROJAMMA**

Aged about 54 years
D/o Late Ramaiah Reddy
W/o Gopal Reddy
R/at Hongasandra Village
Begur Hobli
Bengaluru South Taluk

(7). **Mrs.LAKSHMAMMA**

Aged about 60 years
D/o Late Ramaiah Reddy
W/o Gopal Reddy
R/at Arakere Village
Begur Hobli, Bengaluru South Taluk
PAN No. GFMP53709M

Lakshmanamma

ಶ್ರೀ ಶರಣ್

S. Hanumanth

S. Shanmugam

Lakshmanamma
ಶ್ರೀ ಶರಣ್

Print Date & Time : 25-10-2017 03:57:59 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-3377

BKI 3475 /2017-18 dt: 17/11/17

ಬಿ ಟಿ ಎಮ್ ಲೇ ಔಟ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 25-10-2017 ರಂದು 03:04:13 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	109510.00
2	ಸೇವಾ ಶುಲ್ಕ	945.00
3	ಇತರೆ	500.00
4	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
5	ಕನ್ಸಲ್ಟೇಷನ್ ಲೈಫ್	100.00
	ಒಟ್ಟು :	111095.00

ಶ್ರೀ M/s. Vandana Alpyne Projects rep by its Managing Partner Mr. Shanmugam Sappani ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Vandana Alpyne Projects rep by its Managing Partner Mr. Shanmugam Sappani			S. Shanmugam

Kumari Roop 9/4
25/10/17
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. Vandana Alpyne Projects rep by its Managing Partner Mr. Shanmugam Sappani . (ಬರೆಸಿಕೊಂಡವರು)			S. Shanmugam
2	Mrs.G. Padmamma, Mrs.G. Rashmi, Mrs.N.K. Sudha, Mr.B.N. Chandrashekar, Mr.R. Janardhan Reddy, Mrs. Shylaja rep by their			Lakshammamma

Kumari Roop 9/4
25/10/17
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು

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(8) Mrs.SAROJAMMA

Aged about 54 years
D/o Late Ramaiah Reddy
W/o Gopal Reddy
R/at Hongasandra Village
Begur Hobli, Bengaluru South Taluk
PAN No. ABQPL4467R

Hereinafter referred to as the VENDORS (which term shall mean and include their respective heirs, administrators, executors, agents, attorneys, legal representatives and assigns, etc.,) of the ONE PART

IN FAVOUR OF

M/s.VANDANA ALPYNE PROJECTS

Registered Office at No.16/1
Yellukunte Village
III Sector, H.S.R. Layout
Bengaluru - 560 102

Represented by its Managing Partners

- (a) **Mr.THULASIRAM. S**
Aged about 34 years
S/o Krishna Mandadi.S
- (b) **Mr.SHANMUGAM SAPPANI**
Aged about 32 years
S/o Krishna Mandadi.S

Hereinafter referred to as the **PURCHASERS** (which term shall mean and include its heirs, administrators, executors attorneys, agents, legal representatives and assigns, etc.,) of the **OTHER PART**.

WHEREAS Ramaiah Reddy was the owner in possession of the property bearing No.16/1 measuring 3 Acres 19 Guntas situated at Yellukunte Village, Begur Hobli, Bengaluru South Taluk, on the basis of his ownership and possession, the revenue authority also assessed the said property for collecting land revenue and mutated the revenue records in his favour and thereafter he died intestate leaving behind him, his wife Yellamma and children Narayan Reddy, Gopal Reddy, Janardhan Reddy,

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Lakshammamma
S. Shanmugam
S. Shanmugam
Lakshammamma
S. Shanmugam

GPA Holder Mrs. Lakshammam . (ಬರದುಕೊಡುವವರು)			Lakshammamma
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Kumari Roopas. el
5/10/17
ಉಪನೋಪಕಾರಿ, ಹುಬ್ಬಳ್ಳಿ
(ಬಿ.ಟಿ.ಎಂ. ರೇಡಿಯೋ)
ಬೆಂಗಳೂರು

GPA Holder Mrs. Lakshammamm . (ಬರೆದುಕೊಡುವವರು)			Lakshammamma
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Kannali Roopas. el
5/10/17
ಉಪನೋಪಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ರೇಡೀಟ್)
ಬೆಂಗಳೂರು

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Lakshamma and Sarojamma who all being his legitimate Class I Legal heirs jointly and simultaneously inherited, succeeded and continued in joint possession and ownership of the said property and however his wife and sons alone instituted O.S No.1731 of 1998 before the City Civil Court, Bangalore for Partition and got divided the said property by way of Compromise Decree thereof vide Order dt.17.04.1998 and accordingly each of them got allotted different portions and accordingly an extent of 8 Guntas was allotted to the share of Yellamma and thereafter Yellamma also died intestate leaving her children and the respective Branches of deceased sons they all jointly and simultaneously inherited and succeeded to the said 8 Guntas which also converted vide Conversion Order dt.27.05.2004 in Official Memorandum B.DIS.ALN.SR(S) 73 of 2004-05 issued by the Deputy Commissioner, Bengaluru Urban District, Bengaluru and the said 8 Guntas which is morefully described in the schedule hereunder and herein onwards referred to as the Schedule Property.

AND WHEREAS since the wife and sons of deceased Ramaiah alone excluding the daughters the Vendor No.7 and 8 got divided the properties through the said Compromise Decree, the daughters the Vendor No.7 and 8 demanded the other Vendors herein to divide the said entire 3 Acres 19 Guntas in Sy.No.16/1 and other properties and to allot them their shares and at which the Vendor No.1 to 6 offered the 7 and 8 to allot the schedule property hereunder to the share of the Vendor No.7 and 8 and to give up all their right, title, interest, possession, claim in and over the schedule property in favour of Vendor No.7 and 8 and accordingly the Vendor No.7 and 8 also agreed for the same and pursuant to the offer, acceptances, due deliberations and amicable understanding, the schedule property allotted to the share of the Vendor No.7 and 8 and the Vendor No.1 to 6 also given up all their right, title and possession in and over the Schedule Property in favour of Vendor No.7 and 8 and ever since then, the Vendor No.7 and 8 alone have been in possession, enjoyment and ownership of the schedule property and thereby the Vendors No.1 to 6 have also executed a GPA dt.15.03.2008 duly authorizing the Vendor No.7 and 8 to perform all the acts, deeds and things etc., on their behalf and the said GPA also properly

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Lakshamma Lakshamma
ಶ್ರೀಮತಿ ಶ್ರೀಮತಿ
S. Sharmam S. Sharmam

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟೋ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
3	Mrs.G. Padmamma, Mrs.G. Rashmi, Mrs.N.K. Sudha. Mr.B.N. Chandrashekar. Mr.R. Janardhan Reddy, Mrs. Shylaja rep by their GPA Holder Mrs. Sarojamma . (ಬರೆದುಕೊಡುವವರು)			ಶಿಕ್ಷಣಲಕ್ಷ
4	Mrs. lakshammamma . (ಬರೆದುಕೊಡುವವರು)			Lakshammamma
5	Mrs. Sarojamma . (ಬರೆದುಕೊಡುವವರು)			ಶಿಕ್ಷಣಲಕ್ಷ
6	Mr.R. Janardhana Reddy . (ಬಟ್ಟೆಗೆ ಸಾಕ್ಷಿ)			ಜನಕಜನಕ

Kannurhoops
ಉಪನಿರ್ದೇಶಕರಾದಿಗಳಿಗೆ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು
22/10/17

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stamped by collecting deficit stamp duty Rs.1,34,900/- and penalty of Rs.3,000/- by the Deputy Commissioner (Stamps), District Registrar, Jayanagar vide Order dt.20.07.2017 in proceedings No.ADJ/196/2017-18 and the said GPA is coupled is also with interest. Thereby the Vendor No.7 and 8 are the owners in possession of the schedule property.

AND WHEREAS the Vendors 7 and 8 being the owners in possession and in need of urgent funds for the legal necessities offered the Purchaser to sell the Schedule Property for the total sale consideration of **Rs.1,09,51,000/- (Rupees One Crore Nine Lakhs Fifty One Thousand only)** free from all lien, charge, encumbrances together with all the right, title, interest and possession and the Purchaser also agreed for the same.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. That in pursuance of the Offer and Acceptance and in consideration of the above, the Purchaser paid the entire Sale Consideration of **Rs.1,09,51,000/- (Rupees One Crore Nine Lakhs Fifty One Thousand only)** to the Vendors as under :

- (a) **Rs.16,00,000/- (Rupees Sixteen Lakhs only)** by way of D.D No.107423, dated 23.10.2017, issued by Syndicate Bank, Banashankri branch, Bangalore in favour of Mrs.Lakshamma.
- (b) **Rs.14,00,000/- (Rupees Fourteen Lakhs only)** by way of cheque No.907218, dated 30.10.2017, drawn on Syndicate bank, Banashankri branch, Bangalore in favour of Mrs.Lakshamma.
- (c) **Rs.10,00,000/- (Rupees Ten Lakhs only)** by way of Cheque No.907219, dated 07.11.2017, drawn by Syndicate Bank, Banashankri branch, Bangalore in favour of Mrs.Lakshamma.
- (d) **Rs.20,00,000/- (Rupees Twenty Lakhs only)** by way of D.D No.107391, dated 04.10.2017, issued by Syndicate Bank, Banashankri branch, Bangalore in favour of Mrs.Sarojamma.
- (e) **Rs.10,00,000/- (Rupees Ten Lakhs only)** by way of Cheque No.907220, dated 15.11.2017, drawn by Syndicate Bank, Banashankri branch, Bangalore in favour of Mrs.Sarojamma.
- (f) **Rs.10,00,000/- (Rupees Ten Lakhs only)** by way of Cheque No.907221, dated 22.11.2017, drawn by Syndicate Bank, Banashankri branch, Bangalore in favour of Mrs.Sarojamma.

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Lakshamma
S. Shanmugam

Lakshamma
S. Shanmugam

(R)

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Shylaja W/o. Janardhan Reddy No. 1729, HSR Layout 2nd Sector 19th Main 26th Cross Bangalore	SHYLAJA
2	M V Srinivas S/o. Late Venkataswamy No 127, Kembathahalli B G Road Bangalore 83	

Kumari Roop
25/10/17
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)

Kumari Roop
25/10/17
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು

Kept Pending for Party Appearance

Designed and Developed by C-DAC, ACTS, Pune

(R)

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Shylaja W/o. Janardhan Reddy No. 1729, HSR Layout 2nd Sector 19th Main 26th Cross Bangalore	SHYLAJA
2	M V Srinivas S/o. Late Venkataswamy No 127, Kembathahalli B G Road Bangalore 83	

Kumari Roop
25/10/17
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು

Kumari Roop
25/10/17
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು

Kept Pending for Party Appearance

Designed and Developed by C-DAC, ACTS, Pune

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ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s. Vandana Alpyne Projects rep by Its Managing Partner Mr.Thulasiram .S. . (ಬರೇಸಹಿಯವರು)			<i>S. Thulasiram</i> <i>Thulasi Rao</i>

S. Kumar
Kumari Roop K.
ಅಪನಾಂದಣಾಧಿಕಾರಿ
(ಬಿ.ಟಿ.ಎಂ. ಕೆ.ಆರ್. ಸ್ಕೂಲ)
ಬೆಂಗಳೂರು

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Property and every part thereof TO AND UNTO the Purchaser absolutely and forever.

3. The Vendors hereby covenant with the Purchaser notwithstanding any acts, deeds or things herein before done, executed or knowingly suffered, the Vendors have full power and absolute authority and indefeasible title to sell the Schedule Property and the Purchaser shall hereafter peacefully and actually Hold, Possess and Enjoy the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendors or anybody, etc., and the Schedule Property is also free from suits, pleadings, costs, claims and demands.

4. The Vendors further covenant that they shall at their cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for further and more perfectly and more fully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed.

5. The Vendors further covenant with the Purchaser that in case the Purchaser is deprived of the whole or any part of the Schedule Property hereby sold by reason of any defect found in the right, title, possession of the Vendors or any encumbrance or any charge in the same to which this sale is subjected, the Vendors shall pay to the Purchaser by way of damages or otherwise the whole of the sale price or such part of it in accordance with the present Market Value and shall bear the same proportion of the whole or such part of the Schedule Property as the case may be and also all the consequential losses and damages.

6. The Vendors covenant with the Purchaser that there are no acquisitions or legal or departmental proceedings against the Schedule Property and that they have not encumbered in any manner or entered into any kind of agreements with others to sell the Schedule Property or portions thereof and the Vendors shall Indemnify and keep Indemnified the Purchaser from or against any losses the Purchaser may suffer subsequent to the breach of the terms of this sale and in case of any claims by any person, the Vendors shall settle the claims at their cost and risk.

Lakshamma
S. S. S. S.
S. S. S. S.

Lakshamma
S. S. S. S.
S. S. S. S.

BNG (U) BTM... 3475 /2017-18 BK... PAGE 14-16 (R)

Order for Registration

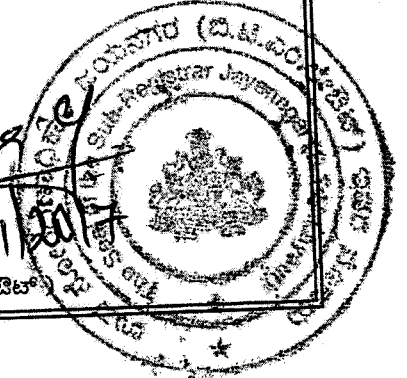
Kumari Roop...
ಉಪನೋಂದಣಾಧಿಕಾರಿ, 17/11/17
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ BTM-1-03475-2017-18 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ BTMD117 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 17-11-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

Kumari Roop...
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ 17/11/2017
ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಬಿ ಟಿ ಎಮ್ ಲೇ ಔಟ್)

ಬೆಂಗಳೂರು



ದಸ್ತಾವೇಜು ಹಾಳೆ
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₹ 3/-



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7. The Vendors hereby assure and covenant with the Purchaser that there are no encumbrances or any settlements wills, charges, liens, claims, minor claims, or claims from children, mortgages, attachments, maintenance charges, liens, etc. either by agreement, order or decree pending or threatened legal proceedings or land acquisitions or other proceedings or notifications of any kind or any other security or claim on the Schedule Property that may in any manner derogate from the full and absolute ownership of the Schedule Property hereby conveyed. The Vendors have on this day delivered to the Purchaser the actual vacant possession of the Schedule Property conveyed hereunder and put the Purchaser in actual physical possession of the Schedule Property.

8. The Vendors further covenant with the Purchaser that they are the full and absolute owners of the Schedule Property and fully seized of and have the right to sell the same in favour of the Purchaser and further there are no acquisitions or legal or departmental proceedings against the Schedule Property. The vendors have independent possession, enjoyment and ownership of the schedule property and as such nobody has right, title, interest, claim, share, much less possession in and over the Schedule Property and the Vendors have not entered into any other Agreements, Documents, transactions, deals or any kind in respect of the Schedule Property or portions thereof with any person so far in any manner.

9. The Vendors have paid the land revenue, tax, cess and charges in respect of the Schedule Property to the authorities concerned upto-date and the Purchaser can pay the same hereafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendors and further the Vendors do not have any Objection whatsoever in the Purchaser in getting the Revenue, Survey, Other records including Mutation Register, R.T.C/Pahani, Khatha changed in the name of the Purchaser and the Vendor undertakes to co-operate with the Purchaser in this regard and the Vendors have handed over all the original documents and records to the Purchaser.

10. That the Fifth Vendor Mr.R.Janardhana Reddy has No Objection what so ever for the sale deed being executed by Mrs.Lakshmmamma and Mrs.Sarojamma, and he has affixed his signature to this Absolute Sale Deed as Consenting Witness.

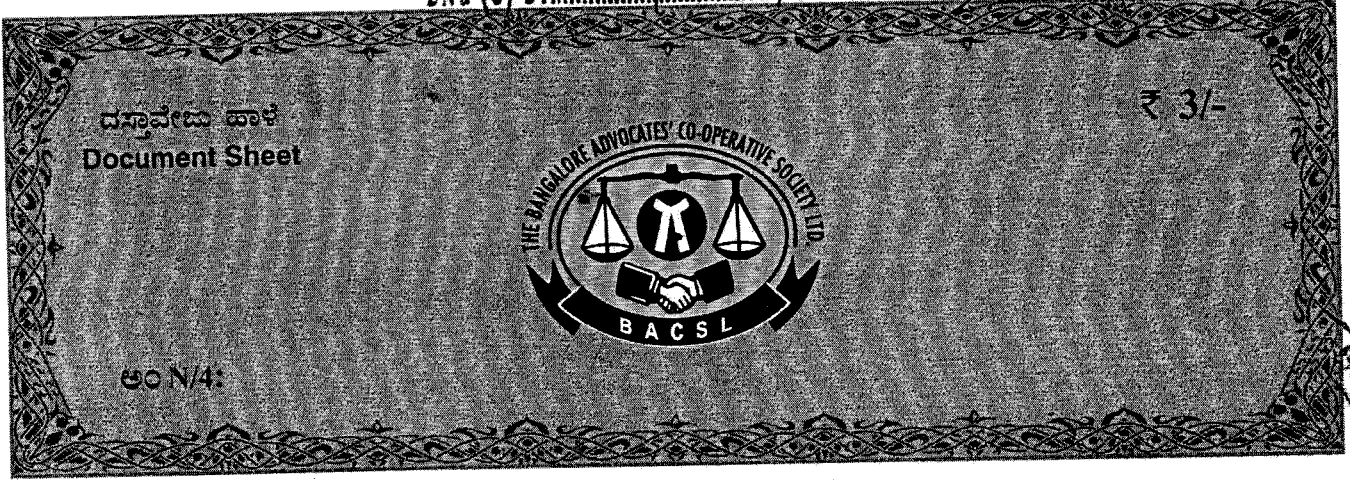
Lakshmmamma

Lakshmmamma
S. Shanmugam

8

S. Shanmugam, S. Shanmugam

S. Shanmugam,



SCHEDULE

All the piece and parcel of the Property bearing Converted **Sy.No.16/1 measuring 8 Guntas** (which is residentially converted vide Conversion Order/Official Memorandum dt.27.05.2004 in No.B.DIS.ALN.SR (S) 73 of 2004-05 issued by the Deputy Commissioner Bangalore Urban District, Bengaluru) situated at **Yellukunte Village Begur, Bengaluru South Taluk** and bounded on the

East By : Private Property
West By : Shailaja's Property
North By : Road
South By : Private Property

INWITNESS WHEREOF the Vendors, Purchaser have set their respective hands on this Sale Deed on the Day, month and year first above written at Bangalore.

CONSENTING WITNESS:

ಪ್ರಸಿದ್ಧನಿರ್ದೇಶ

Lakshammamma ಎಕ್ಸ್‌ಪ್ರೆಸ್
Vendor at Sl.No.1 to 6 are
represented by their GPA Holders
Mrs.Lakshammamma and Mrs.Sarojamma

WITNESSES:

1. SHYLAJA
(SHYLAJA)
No. 1729, H.S.R 40
2nd sector, 19th Mn, BLR

Lakshammamma
(Mrs.Lakshammamma)
ಎಕ್ಸ್‌ಪ್ರೆಸ್
(Mrs.Sarojamma)
VENDORS

2. ಅನೇಶ್
No. 127 ಕೋಲಿಂಗ್
ಶಿಲ್ಪಗಾರ್ಡ್ (ಅ)
ಎಂ 83

S. Shanmugam,
PURCHASER

S. Shanmugam,
Self Drafted
Thulashimma S
Partner of H/S Vandana Alpyne
projects

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-



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BK 1 732/17-18

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE is executed on this the **22nd** day of MAY, Two Thousand Seventeen (**22.05.2017**) at Bangalore by and between:

1. Mr. R.GOWRI SHANKAR,
Aged about 68 years,
S/o. Late G.Ramaswamy,

PAN No.BKYPG9920J

2. Mrs. M.N.SUJATHA,
Aged about 65 years,
W/o.Mr.R.Gowri Shankar,

PAN No.BKAPS4088K

Both residing at No.892,
Nagarthpet, BANGALORE-560 002

Hereinafter called the "**VENDORS**" (which expression shall, wherever the context so admits or so requires, means and includes their heirs, legal representatives, successors, executors, administrators, assigns, etc.,) on the **FIRST PART;**

IN FAVOUR OF:

M/s.VANDANA ALPYNE PROJECTS, **PAN No.AAPFV0305C**
Having its Registered Office at No.16/1,
Yellukunte, HSR 3rd Sector, Bangalore - 560 102

Represented by its Managing Partners:

- 1. Mr.THULASIRAM.S,**
Aged about 31 Years,
S/o Mr.Krishna Mandadi.S
- 2. Mr.SHANMUGAM SAPPANI,**
Aged about 28 Years,
S/o Mr.Krishna Mandadi.S

Hereinafter called the "**PURCHASERS**" (which expression shall, wherever the context so admits or so requires, means and includes its heirs, legal representatives, successors, executors, administrators, assigns, etc.,) on the **OTHER PART;**

P. Gowindakutara
M. N. Sujatha

S. Thulasiram
S. Shanmugam

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.VANDANA ALPYNE PROJECTS, Rep.by its Managing Partner Mr.THULASIRAM.S .
ಇವರು 1847480.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1600380.00	DD No. 106885, Dated: 22.05.2017, Syndicate Bank, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	156900.00	DD No. 106886, Dated: 22.05.2017, Syndicate Bank, Bangalore
ನಗದು ರೂಪ	90200.00	Receipt Number:785 Date:22/05/2017 Presenter:M/s.VANDANA ALPYNE PROJECTS, Rep.by its Managing Partner Mr.THULASIRAM.S
ಒಟ್ಟು :		1847480.00

ಸ್ಥಳ : ಬಿ ಟಿ ಎಮ್ ಲೇ ಔಟ್

ದಿನಾಂಕ : 22/05/2017


ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬೆಂಗಳೂರು
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ರಿಯಲ್ ಎಸ್ಟೇಟ್
(ಬಿ.ಟಿ.ಎಮ್.ಲೇಔಟ್)
ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಹಾಳೆ
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WITNESSETH AS FOLLOWS:

WHEREAS, all that piece and parcel the Property bearing Site Nos.24, 25, 26, 30, 31 and 32, out of property bearing V. P. Khatha No.102, House List No.4, carved out of Sy.No.16/1, situated at Yellukunte Gramathana, Begur Hobli, Bangalore South Taluk, Bangalore, presently comes under the limits of B.B.M.P, bearing B.B.M.P Khatha No.281/277/276/16/1/24/25/26/30/ 31/32, measuring East to West: (88+80)/2 Feet and North to South: (75+110)/2 Feet, in all measuring 7770 Square Feet, which is more fully described in the Schedule hereunder and hereinafter referred to as Item No.1 of the **SCHEDULE PROPERTY**.

AND WHEREAS, all that piece and parcel of the Property bearing Site Nos.27, 28, 29, 33, 34 and 35, out of property bearing V.P.Khatha No.109, House List No.3, carved out of Sy.No.16/1, situated at Yellukunte Gramathana, Begur Hobli, Bangalore South Taluk, Bangalore, presently comes under the limits of B.B.M.P, bearing B.B.M.P Khatha No.280/276/275/16/1, measuring East to West : 80 Feet and North to South : 90 Feet, in all measuring 7200 Square Feet, which is more fully described in the Schedule hereunder and hereinafter referred to as the **Item No.2 of the SCHEDULE PROPERTY**.

Whereas originally the land bearing Sy.16/1 measuring 3 Acres 19 Guntas of Yellukunte Village, Begur Hobli, Bangalore South Taluk, belonged to one Sri.Ramaiah. The said Ramaiah died in 1989, leaving behind his legal representatives his wife Smt.Yellamma and his four sons viz., R. Narayana Reddy, R. Gopala Reddy, R. Subba Reddy and R. Janardhan Reddy. The said legal heirs, upon acquiring right, title and interest, in the said land in Sy.No.16/1 measuring 3 Acres 19 Guntas situated at Yellakunte Village, Begur Hobli, Bangalore South Taluk, decided to form a residential layout of house building sites and as such, Smt.Yellamma had executed a Notarised General Power of Attorney dated: 06/01/1989 and R. Narayana Reddy had executed a Notarised General Power of Attorney dated: 11/07/1989, both in favour of N.Shashidhar Babu, s/o Narasimhaiah, authorizing him to form the layout and sell the sites to prospective buyers.

R. Gopinath Reddy

S. H. S. S.

M. N. Suralia

S. Sharmugam

84-14

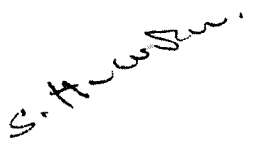
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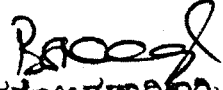
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 732

ಬಿ ಟಿ ಎಮ್ ಲೇ ಔಟ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-05-2017 ರಂದು 05:08:39 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

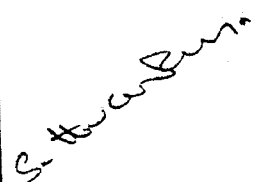
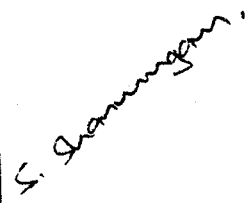
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	329900.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
4	ಕನ್ಸಲ್ಟೇಷನ್ ಲೈಫ್	100.00
	ಒಟ್ಟು:	330530.00

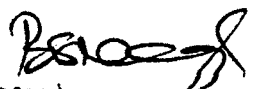
ಶ್ರೀ M/s.VANDANA ALPYNE PROJECTS, Rep.by its Managing Partner Mr.THULASIRAM.S ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

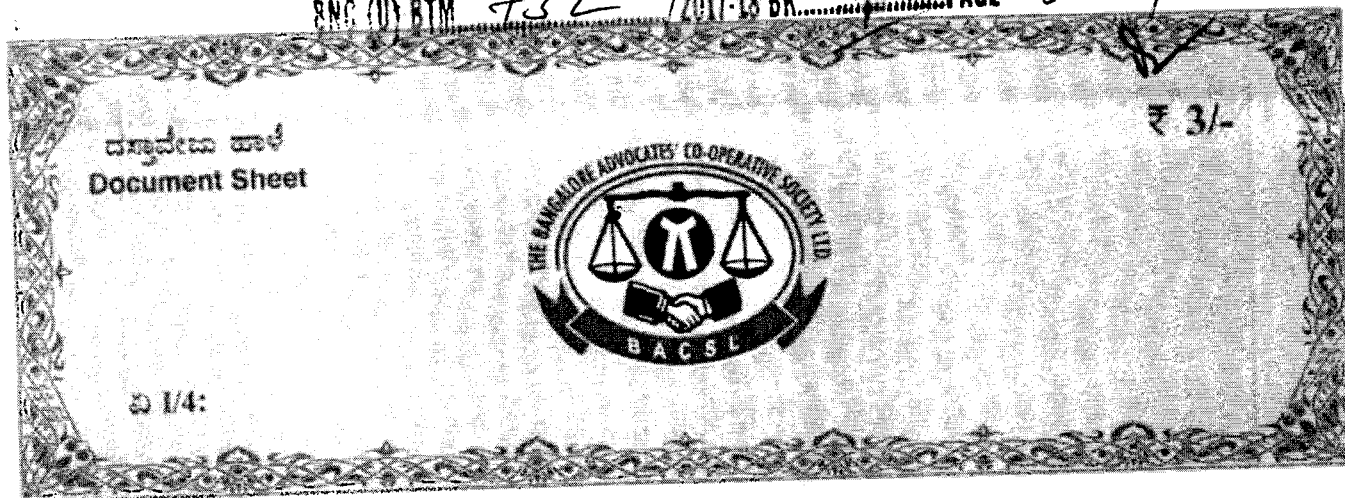
ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.VANDANA ALPYNE PROJECTS, Rep.by its Managing Partner Mr.THULASIRAM.S			


ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s.VANDANA ALPYNE PROJECTS, Rep.by its Managing Partner Mr.THULASIRAM.S . (ಬರೆಸಿಕೊಂಡವರು)			
2	M/s.VANDANA ALPYNE PROJECTS, Rep.by its Managing Partner Mr.SHANMUGAM SAPPANI . (ಬರೆಸಿಕೊಂಡವರು)			


ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು



AND WHEREAS, the said Yellamma, represented by her GPA Holder N.Shashidhar Babu, had sold Item No.1 of the Schedule Property in favour of R.Gowri Shankar, the Vendor No.1 herein, under a Sale Deed dated: **28.12.1990** registered as Document **No.2998/1990-91, in Book-I, Volume 3312, at Pages 157 to 161**, in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore.

AND WHEREAS, said Narayana Reddy, represented by his GPA Holder N.Shashidhar Babu, had sold Item No.2 of the Schedule Property in favour of M.N.Sujatha, the Vendor No.2 herein, under a Sale Deed dated: **28.12.1990** registered as document **No.2999/1990-91 in Book I, Volume 3312 at Pages 162 to 166** in the office of the Sub-Registrar, Bangalore South Taluk, Bangalore.

AND WHEREAS, the said Vendor No.1 has paid the betterment charges in respect of Item No.1 of the Schedule Property to Bommanahalli City Municipal Corporation, Bangalore, vide receipt bearing No.37952 dated: 02.03.2000. Thereafter, the Commissioner, Bommanahalli City Municipal Corporation, Bangalore, has issued an Assessment Extract stating that the Khatha of Item No.1 of the Schedule Property has been transferred in the name of Vendor No.1.

AND WHEREAS, the said Vendor No.2 has paid the betterment charges in respect of Item No.2 of the Schedule Property to Bommanahalli City Municipal Corporation, Bangalore, vide receipt bearing No.37951 dated: 02.03.2000. Thereafter, the Commissioner, Bommanahalli City Municipal Corporation, Bangalore has issued an Assessment Extract stating that the Khatha of Item No.2 of the Schedule Property has been transferred in the name of Vendor No.2.

AND WHEREAS, now the Item No.1 of the Schedule Property comes under the Bruhat Bangalore Mahanagara Palike Limits and the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore, has issued Certificate and Assessment Extract, both dated: 19.01.2010, stating that the Khatha of Item No.1 of the Schedule Property stands in the name of Vendor No.1 and allotted **B.B.M.P Khatha No.281/277/276/16/1/24/25/26/30/31/32**.

S. Gowrikutara

M. N. Sujatha

S. H. S. S.

S. Shanmugam

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	Mr.R.GOWRI SHANKAR S/O. LATE G.RAMASWAMY . (ಬರೆದುಕೊಡುವವರು)			<i>P. Gowri Shankar</i>
4	Mrs.M.N.SUJATHA W/O. R.GOWRI SHANKAR . (ಬರೆದುಕೊಡುವವರು)			<i>M.N. Sujatha</i>
5	Mr.M.V.SRINIVAS . (ಬಪ್ತಿಗೆ ಸಾಕ್ಷಿ)			<i>M.V. Srinivas</i>
6	Mr.A.SURESH . (ಬಪ್ತಿಗೆ ಸಾಕ್ಷಿ)			<i>A. Suresh</i>

Prasanna
ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-



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AND WHEREAS, now the Item No.2 of the Schedule Property comes under the Bruhat Bangalore Mahanagara Palike Limits and the Assistant Revenue Officer, Bruhat Bangalore Mahanagara Palike, Bangalore, has issued Certificate and Assessment Extract, both dated: 12.02.2014, stating that the Khatha of Item No.2 of the Schedule Property stands in the name of Vendor No.2 and allotted **B.B.M.P Khatha No.280/276/275/16/1**

AND WHEREAS, the Vendors, being in need of money, have offered to sell the Item Nos.1 and 2 of the Schedule Property for a valuable sale consideration of **Rs.3,13,80,000/- (Rupees Three Crore Thirteen Lakhs Eighty Thousand only)** to the Purchasers herein and the Purchasers, who are in need of a suitable property, have accepted the said offer to purchase the Schedule Property for the said sale consideration, free from all kinds of encumbrances, on the terms and conditions agreed to between them in this regard, which are as hereunder:



NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the above, the Purchasers have paid the entire sale consideration amount of **Rs.3,13,80,000/- (Rupees Three Crore Thirteen Lakhs Eighty Thousand only)** on the request and authorization of Vendors in the following manner:

- Rs.25,00,000/- (Rupees Twenty Five Lakh only)** by way of D.D No.106801, dated: 28.04.2017, issued by Syndicate bank, Banashankri Branch, Bangalore, in favour of Mr.R.Gowri Shankar.
- Rs.13,00,000/- (Rupees Thirteen Lakh only)** by way of Cheque No.907146, dated: 30.05.2017, drawn on Syndicate bank, Banashankri branch, Bangalore, in favour of Mr.R.Gowri Shankar.
- Rs.20,00,000/- (Rupees Twenty Lakh only)** by way of RTGS transfer vide UTR No.SYNBR2017052200477651 on 22.05.2017 in favour of Mr.R.Gowri Shankar.

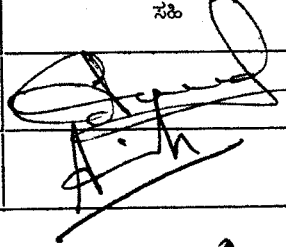
R. Gowri Shankar

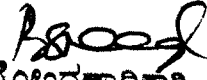
S. H. W. S.

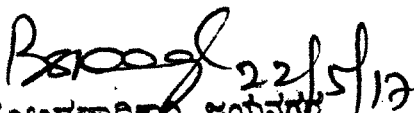
M. N. Sujatha

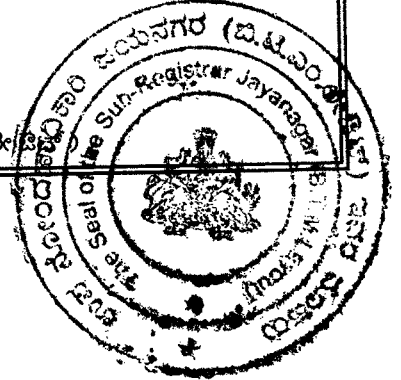
S. Shanmugam

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	G Anand #507, 33rd A Cross, 9th Main, 4th Block, Jayanagar, Bangalore	
2	G Avinash #507, 33rd A Cross, 9th Main, 4th Block, Jayanagar, Bangalore	


ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು


 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ BTM-1-00732-2017-18 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ BTMD110 ನೇ ಧರಲ್ಲಿ
 ದಿನಾಂಕ 22-05-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

 ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
 (ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
 ಬೆಂಗಳೂರು



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- d) **Rs.15,00,000/- (Rupees Fifteen Lakhs only)** by way of Cheque No.907147, dated: 02.06.2017, drawn on Syndicate Bank, Banashankri Branch, Bangalore in favour of Mr.R.Gowri Shankar.
- e) **Rs.75,000/- (Rupees Seventy Five Thousand only)** by way of Cheque No.907153, dated: 22.05.2017, drawn on Syndicate Bank, Banashankri Branch, Bangalore in favour of Mr.R.Gowri Shankar
- f) **Rs.25,00,000/- (Rupees Twenty Five Lakh only)** by way of D.D No.106802, dated: 28.04.2017, issued by Syndicate Bank, Banashankri Branch, Bangalore, in favour of Mrs.M.R.Sujatha.
- g) **Rs.13,75,000/- (Rupees Thirteen Lakh Seventy Five Thousand only)** by way of Cheque No.907148, dated: 02.06.2017, drawn on Syndicate Bank, Banashankri Branch, Bangalore, in favour of Mrs.M.N.Sujatha.
- h) **Rs.5,00,000/- (Rupees Five Lakhs only)** by way of NEFT transfer on 22.05.2017, in favour of Mrs.M.N.Sujatha.
- i) **Rs.15,00,000/- (Rupees Fifteen Lakh only)** by way of RTGS transfer vide UTR No.SYNBR2017052200478228 on 22.05.2017 in favour of Mrs.M.N.Sujatha.
- j) **Rs.15,00,000/- (Rupees Fifteen Lakhs only)** by way of Cheque No.907149, dated: 02.06.2017, drawn on Syndicate Bank, Banashankri Branch, Bangalore in favour of Mrs.M.N.Sujatha.
- k) **Rs.10,00,000/- (Rupees Ten Lakh only)** by way of RTGS transfer to account of Mr.Janardhan Reddy.
- l) **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs only)** by way of RTGS transfer to account of Mr.Srinivas (Consenting witness).
- m) **Rs.15,16,200/- (Rupees Fifteen Lakh Sixteen Thousand Two Hundred only)** by way of No.907150, dated: 05.06.2017, drawn on

R. Gowri Shankar

M.N. Sujatha

S. Shankar

S. Shanmugam

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Syndicate Bank, Banashankri Branch, Bangalore, in favour of Mr.Suresh.A

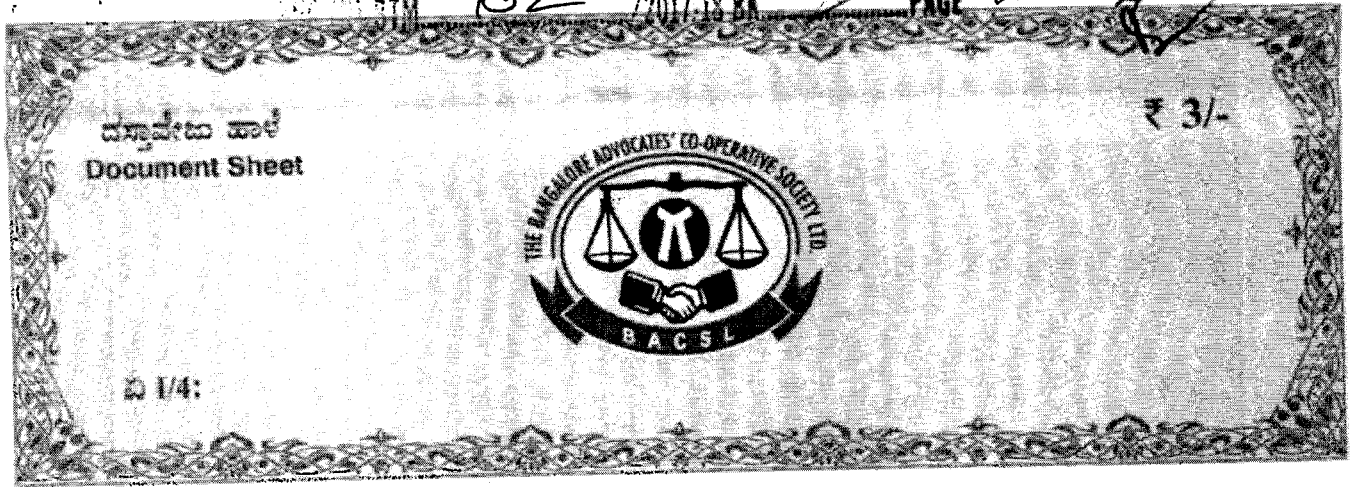
- n) **Rs.15,00,000/- (Rupees Fifteen Lakhs only)** by way of Cheque No.907151, dated: 12.06.2017, drawn on Syndicate Bank, Banashankri Branch, Bangalore, in favour of Mr.Suresh.A
- o) **Rs.3,00,000/- (Rupees Three Lakhs only)** by way of Cheque No.907152, dated: 12.06.2017, drawn on Syndicate Bank, Banashankri Branch, Bangalore, in favour of Mr.Suresh.A
- p) **Rs.74,495/- (Rupees Seventy Four Thousand Four Hundred and Ninety Five only)** has been deducted from the sale consideration amount and the same has been remitted to the First Vendor's PAN No.BKYPG9920J, as per Section 194IA of the Income Tax Act, 1961, vide Challan No.02434, dated 22.05.2017.
- q) **Rs.74,495/- (Rupees Seventy Four Thousand Four Hundred and Ninety Five only)** has been deducted from the sale consideration amount and the same has been remitted to the First Vendor's PAN No.BKAPS4088K, as per Section 194IA of the Income Tax Act, 1961, vide Challan No.22970, dated 22.05.2017.
- r) **Rs.1,31,314/- (Rupees One Lakh Thirty One Thousand Three Hundred and Fourteen only)** has been deducted from the sale consideration amount and the same has been remitted to the First Vendor's PAN No.CUGPS0044G, as per Section 194IA of the Income Tax Act, 1961, vide Challan No.02604, dated 22.05.2017.
- s) **Rs.33,497/- (Rupees Thirty Three Thousand Four Hundred and Ninety Seven only)** has been deducted from the sale consideration amount and the same has been remitted to the First Vendor's PAN No.EOKPS5745J, as per Section 194IA of the Income Tax Act, 1961, vide Challan No.02318, dated 22.05.2017.

S. Gowri Shankara

M. N. Supathin

S. H. Suresh

S. Shanmugam



Whereas the Vendors hereby acknowledge the receipt of the entire sale consideration of **Rs.3,13,80,000/- (Rupees Three Crore Thirteen Lakh Eighty Thousand only)** and thus, the Vendors doth hereby acquit and release the Purchasers from the payment of the same and in consideration of the terms and conditions and covenants hereinafter appearing, the Vendors doth hereby sell, convey, grant, transfer and assign UNTO and to the use of the said Purchasers the Schedule Property and all the rights, title, interest, property claim and whatsoever together with all lands, ways, easements, advantages, appurtenances of the said into or upon the Item Nos.1 and 2 of the Schedule Property, TO HAVE and HOLD and TO ENJOY the Schedule Property and every part thereof belonging to Item Nos.1 and 2 of the Schedule Property hereby conveyed unto the said Purchasers absolutely and forever free from all encumbrances.

2. The Vendors herein hereby covenant with the Purchasers herein that the Vendors have got good right, marketable and valid title to the Schedule Property and they have got the right to convey and sell Item Nos.1 and 2 of the Schedule Property hereby conveyed and sold or expressed to be sold unto the said Purchasers in the manner aforesaid as the same is their self-acquired property having purchased the same out of their own earnings and income.
3. The Vendors covenant with the Purchasers that the Item Nos.1 and 2 of the Schedule Property shall, at all times hereinafter, be peacefully and quietly possessed and enjoyed by the said Purchasers and profits thereof be received and taken to the absolute use of the said Purchasers without any manner of let or hindrance by or from the said Vendors or any person/s claiming lawfully or equitably or in trust for them.
4. The Vendors further declare that all the taxes and any other charges/dues in respect of the Item Nos.1 and 2 of the Schedule Property have been paid up to date and that there are no subsisting liabilities in regard to the same and from this day forward, the Purchasers shall pay all charges/taxes/cesses, including payment of property tax, in respect of the Item Nos.1 and 2 of the Schedule Property to the concerned authorities.

L. Ganikar

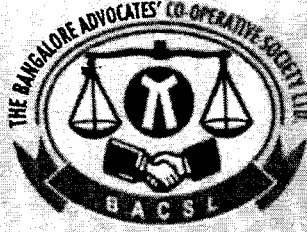
M. V. Sujatha

S. H. K. S.

S. S. S.

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5. The Vendors further covenant with the Purchasers that the Vendors shall and will, upon the request and at the expenses of the Purchasers, do execute or cause to be done and to execute all such deeds, acts and things, for further and more perfectly assuring the Item Nos.1 and 2 of the Schedule Property to the Purchasers and placing them in possession of the same according to the true and correct intent of these presents.
6. The Vendors covenant with the Purchasers that they have not alienated or mortgaged the Item Nos.1 and 2 of the Schedule Property or any part thereof to any person or persons in any manner whatsoever.
7. The Vendors further covenant with the Purchasers that the Item Nos.1 and 2 of the Schedule Property is free from all types of claims, charges, litigation, minor claims, maintenance claims, acquisition proceedings, defect in title, or attachments from any Courts and that they have got absolute right to sell and convey the same.
8. The Vendors further covenant with the Purchasers that they shall, at all times, keep the Purchasers fully indemnified and harmless against any defect in or want of title on the part of the Vendors to the property here by conveyed and against any loss or liability, cost or claims, action or proceedings, if any, should arise against the Purchasers or the property hereby sold, by reason thereof and any consequential disturbance to the peaceful possession and quiet enjoyment of the property hereby sold.
9. The Vendors have, this day, handed over to the Purchasers all Original documents pertaining to the Item Nos.1 and 2 of the Schedule Property and give their absolute consent to transfer the Khatha of the Schedule Property in favour of the Purchasers.
10. The Vendors have, this day, released all their right, title, claim, ownership over the Item Nos.1 and 2 of the Schedule Property to the Purchasers and put the Purchasers in actual vacant physical possession of the Item Nos.1 and 2 of the Schedule Property and the Purchasers shall hold, enjoy, possess the Item Nos.1 and 2 of the Schedule Property as the absolute owner thereof.



R. Gowri Sankar
M. N. Sajal

S. Thiruvengadam
S. Shanmugam

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11. All the expenses towards the stamp paper, registration charges and other incidental expenses shall be borne by the Purchasers.
12. That the **Mr.M.V.SRINIVAS**, aged about 46 years, S/o.Late Venkataswamy, residing at No.127, Kembathalli, B.G Road, Gottigere, Bangalore - 560 083 and **Mr.A.SURESH**, aged about 25 years, S/o.Mr.Venkatesh, residing at No.35, 2nd D Cross, Balajinagar, Ittamadaugu, Banashankri, Bangalore - 560 085 have no objection, what so ever, for the Sale Deed being executed by the Vendors in favour of the Purchasers and have affixed their signatures to this Absolute Sale Deed as Consenting Witnesses.

SCHEDULE PROPERTY

Item No.1.

All that piece and parcel of Property bearing **Site Nos.24, 25, 26, 30, 31 and 32**, out of property bearing **V. P. Khatha No.102, House List No.4**, carved out of **Sy.No.16/1**, situated at **Yellukunte Gramathana, Begur Hobli, Bangalore South Taluk, Bangalore**, presently comes under the limits of B.B.M.P, bearing **B.B.M.P Khatha No.281/277/276/16/1/24/25/26/30/31/32**, measuring **East to West: (88+80)/2 Feet and North to South: (75+110)/2 Feet**, in all measuring **7770 Square Feet**, and bounded on the:

East :By: Private Property ,
West :By: Road,
North :By: Road
South :By: Property bearing Nos.27 and 33.

Item No.2.

All that piece and parcel of Property bearing **Site Nos.27, 28, 29, 33, 34 and 35**, out of property bearing **V.P.Khatha No.109, House List No.3**, carved out of **Sy.No.16/1**, situated at **Yellukunte Gramathana, Begur Hobli, Bangalore South Taluk, Bangalore**, presently comes under the limits of B.B.M.P, bearing **B.B.M.P Khatha No.280/276/275/16/1**, measuring **East to West: 80 Feet and North to South: 90 Feet**, in all measuring **7200 Square Feet**, and bounded on the:

R. Gowri Shankar
M. N. Sujatha
S. Shankar
S. Shanmugam

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East :By: Private Property,
West :By: Road,
North :By: Property bearing Nos.26 and 32, and
South :By: ITI HBCS Society Property

IN WITNESS WHEREOF, both the Parties have set their hands and subscribed their respective signatures to this **ABSOLUTE SALE DEED** on the day, month, and year first above written, at Bangalore.

CONSENTING WITNESSES:

1. *M.V. Srinivas*

(Mr.M.V.SRINIVAS)

A. Suresh

2. (Mr.A.SURESH)

R. Gowri Shankar
Mr.R.GOWRI SHANKAR

M.N. Sujatha
Mrs.M.N.SUJATHA
VENDORS

WITNESSES:

1. R. ANAND

R. Anand
No 507, 33rd A/Cross
9th Main 4th BLK
Jayanagar

2. AVINASH.G

Avinash
#507, 33rd A/CROSS
9th MAIN 4th BLK
JAYANAGAR

3. (Jagudhana Reddy)

NO-1729, Sector-2.
H.S.R. Layout
Bangalore.

S. Thulasiram
S. Shanmugam
M/s.VANDANA ALPYNE PROJECTS
Represented by its Managing Partners
Mr.Thulasiram and Mr.Shanmugam Sappani
PURCHASERS

S. Thulasiram
Self Drafted by:

S. Thulasiram

