

1

ABSOLUTE SALE DEED

This Deed of Absolute Sale is made and executed on this, 19th day of September
Two Thousand Eighteen (19/09/2018) at Bangalore:

BY

1. **Sri.A.YELLAPPA**
S/o Sri. Agastaiah,
Aged about 58 years,
Residing at No.34, Horamavu Road,
Raghavendra Nagar Extension,
Ramamurthynagar, Bangalore - 560 016.
PAN No: AAGPY6154M
2. **Sri.YUNUS KHAN**
S/o Sri. Azam Khan,
Aged about 50 years,
Residing at No.2, 3rd Floor
Magarath Road, Bangalore - 560 025.
PAN No: AORPK7691A

Vendor No.1 and 2 are
Represented by their GPA Holder
Sri.G.JANARDHAN
S/o Late. Ganapaiah,
Aged about 58 years,
Residing at No.360, 24th B Cross,
9th Main, BSK II Stage,
Bangalore - 560 070.
PAN No: AAPPJ0685H

K. SURAKSHA PROPERTIES

Managing Partners



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ.

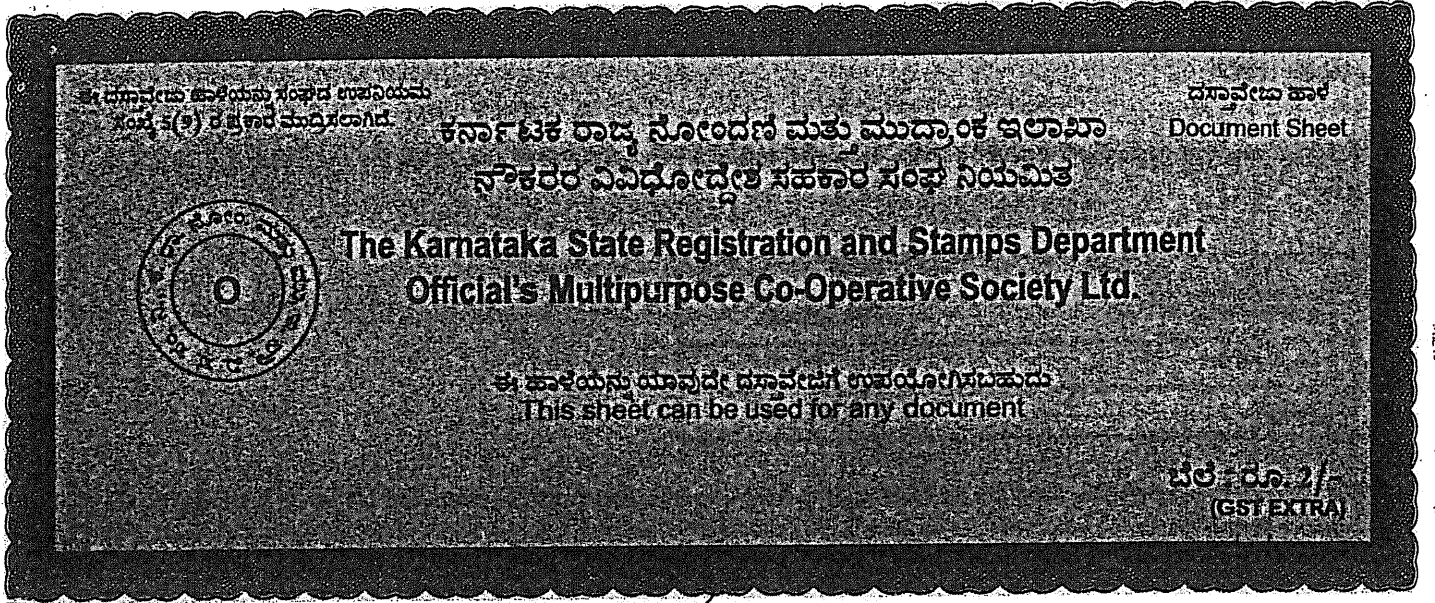
ಶ್ರೀ M/s.R.K.Suraksha Properties, Rep by Its Managng Partner, Sri.V.Ramesh Kumar , ಇವರು 1971240.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid in Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1402500.00	DD No.834001, Dated 17/09/2018, Issued by Bank of Baroda, Bangalore.
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	392700.00	DD No.834012, Dated 19/09/2018, Issued by Bank of Baroda, Bangalore.
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	38500.00	DD No.834014, Dated 19/09/2018, Issued by Bank of Baroda, Bangalore.
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	137500.00	DD No.834003, Dated 17/09/2018, Issued by Bank of Baroda, Bangalore.
ಒಟ್ಟು :	1971240.00	

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕ : 19/09/2018


Senior Sub-Registrar
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
Jayanagar, Bangalore City
(ಜಯನಗರ)



3. Sri.G.JANARDHAN
S/o Late. Ganapaiah,
Aged about 58 years,
Residing at No.360, 24th B Cross,
9th Main, BSK II Stage,
Bangalore - 560 070.
PAN No: AAPPJ0685H

Herein after called as **VENDORS** which term shall mean and include themselves and their heirs, successors, assignees, legal representatives, executors and administrators of the ONE PART: AND

IN FAVOUR OF

M/s. R.K SURAKSHA PROPERTIES,
A Registered Partnership Firm,
Office at Sy. No.80/3, 80 feet Road,
Opp. Sai Baba Temple, Arekere, B.G Road,
Bangalore-560 076.
PAN No: AAKFR5894H

Represented by its Managing Partners

- Sri. V. RAMESH KUMAR
Aged about 50 years.
- Sri. V. KAMESWARA CHOWDARY
Aged about 44 years.

Herein after called as the '**PURCHASER**' which term shall mean and include its partners and successors-in-interest, assignees, executors and administrators of the OTHER PART:

[Signature]

For R.K. SURAKSHA PROPERTIES

[Signature]



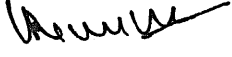
Managing Partners

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 6087

ಜಯನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-09-2018 ರಂದು 12:08:00 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ



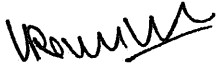


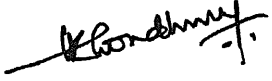
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	352000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	700.00
	ಒಟ್ಟು :	352700.00

ಶ್ರೀ M/s.R.K.Suraksha Properties, Rep by Its Managing Partner, Sri.V.Ramesh Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.R.K.Suraksha Properties, Rep by Its Managing Partner, Sri.V.Ramesh Kumar			

Senior Sub-Registrar
Jayanagar, Bangalore City

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s.R.K.Suraksha Properties, Rep by Its Managing Partner, Sri.V.Ramesh Kumar . (ಬರೆಸಿಕೊಂಡವರು)			
2	M/s.R.K.Suraksha Properties, Rep by Its Managing Partner, Sri.V.Kameswara Chowdary . (ಬರೆಸಿಕೊಂಡವರು)			

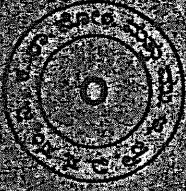
Senior Sub-Registrar
Jayanagar, Bangalore City

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಪೂರ್ಣ ಉಪಯೋಗಿಸಿದ
ನಂತರ 5(5) ರ ಪ್ರಕಾರ ಮರುಪಡಿಸಬೇಕು.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಮುದ್ರಾಂಕ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

3

WHEREAS originally the land measuring 01 Acre 06 guntas in Sy.No.13, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District was belonging to Sri.M.Ramaiah S/o late.Muthappa and he conveyed the said land along with his children namely Sri.H.R.Manjunath and H.R.Sharathchandra under the Sale deed dated 23/03/1971, registered on 24/03/1971, as Document No.6012/1970-71, Book-I, Volume 860, Pages 182 to 184, in the Office of Sub-registrar, Bangalore South Taluk in favour of Smt.Yellamma W/o Munipullappa.

WHEREAS the said Smt.Yellamma W/o Munipullappa along with her husband Sri.Munipullappa @ Chikkapullappa and children Sri.M.Ramalingaiah, Sri.Pillappa Sri.Aswathanarayana offered to sell the land bearing Sy.No.13 measuring 1 Acre, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.K.Narayana Reddy S/o Konappa Reddy and executed an Agreement to Sell dated 31/03/1995.

WHEREAS Smt.Yellamma along with her children Sri.M.Ramalingaiah, Sri.Pillappa, Sri.Aswathanarayana and Smt.Shanthamma conveyed the land bearing Sy.No.13 measuring 1 Acre out of 1 Acre 06 Guntas, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District, under the Sale deed dated 27/01/2001, registered as Document No.9627/2000-01, Book-I, Volume 4782, Pages 124 to 136, in the Office of Sub-registrar, Bangalore South Taluk, in favour of Sri.A.Yellappa S/o Sri.Agastaiah and Sri.Yunus Khan S/o Sri.Azam Khan.







WHEREAS the land measuring 1 Acre 06 Guntas in possession of Smt.Yellamma, Sri.A.Yellappa and Sri.Yunus Khan in Sy.No.13 was poded and assigned New Sy.No.13/3. Later the khatha of the land measuring 1 Acre in Sy.No.13/3 of Hulimavu Village was mutated in the name of Sri.A.Yellappa and Sri.Yunus Khan vide. Mutation Register Extract No.H11/2014-15.


[Signature]

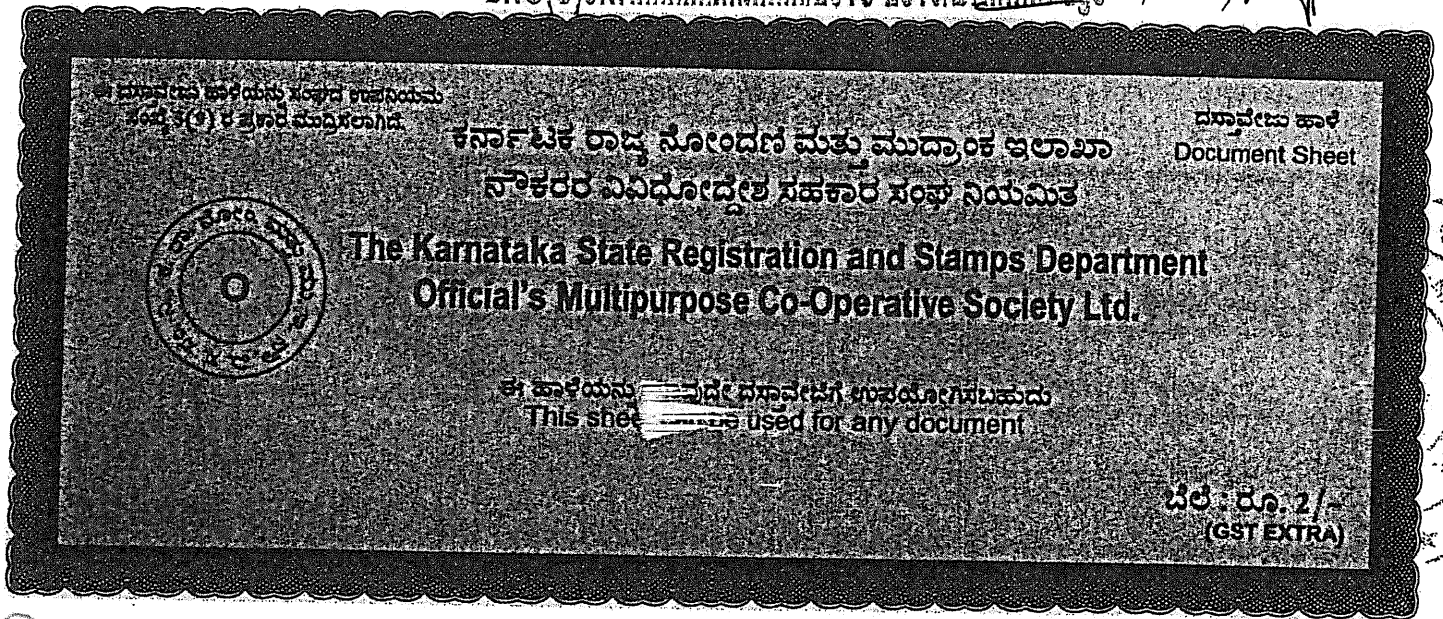
DR. K. SUREKSHA PROPERTIES

[Signature]

Managing Partners

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	BNG(U)JNR.GA/2018-2019 Page 0	ಸಹಿ	
3	Sri.A.Yellappa & Sri.Yunus Khan, Rep by their GPA Holder, Sri.G.Janardhan . (ಬರೆದುಕೊಡುವವರು)			
4	G.Janardhan . (ಬರೆದುಕೊಡುವವರು)			


Senior Sub-Registrar
Jayanagar, Bangalore City



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WHEREAS the said Sri.A.Yellappa S/o Sri.Agastaiah and Sri.Yunus Khan S/o Sri.Azam Khan, offered to sell the land measuring 1 acre in Sy.No.13/3, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District, in favour of Sri.G.Janardhan S/o Late.Ganapaiah and executed an Agreement of Sale dated 03/07/2014, registered as Document No.BTM-1-02612/2014-15, Stored in CD No.BMTD70, in the Office of Sub-registrar, BTM Layout. In pursuance of the said Agreement of Sale, Sri.A.Yellappa S/o Sri.Agastaiah and Sri.Yunus Khan S/o Sri.Azam Khan, appointed and empowered Sri.G.Janardhan S/o Late.Ganapaiah, to sell the above said land vide. General Power of Attorney dated 03/07/2014, registered as Document No.BTM-4-00080/2014-15, Stored in CD No.BMTD70, in the Office of Sub-registrar, BTM Layout.

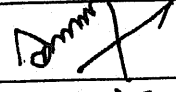
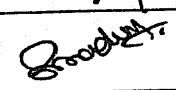
WHEREAS Sri.Arun Kumar S/o Ramalingaiah, R.Mamathashree D/o Ramalingaiah, Sri.Praveen Kumar S/o Pillappa, Sri.Pruthvi S/o Pillamma and Kumari. Monisha D/o Aswathanarayana, confirmed the right, title and interest of Sri.A.Yellappa and Sri.Yunus Khan, both are represented by their GPA Holder Sri.G.Janardhan in the land measuring 1 Acre in Sy.No.13, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District, vide. Deed of Confirmation dated 27/09/2014, registered as Document No.BTM-1-04231/2014-15, Stored in CD No.BTMD74, in the office of Sub-registrar, BTM Layout.

WHEREAS Sri.Y.Mahesh Kumar, Smt.Y.Suchitra, Smt.Y.Pavithra and Smt.Y.Pallavi all are children of Smt.Shanthamma, confirmed the right, title and interest of Sri.A.Yellappa and Sri.Yunus Khan, both are represented by their GPA Holder Sri.G.Janardhan in the Land bearing Sy.No.13, measuring 1 Acre, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District, vide. Deed of Confirmation dated 13/10/2014, registered as Document No.BTM-1-04631/2014-15, Stored in CD No.BTMD75, in the office of Sub-registrar, BTM Layout.

WHEREAS Sri.K.Narayana Reddy S/o Konappa Reddy, confirmed the right, title and interest of Sri.A.Yellappa and Sri.Yunus Khan, both are represented by their GPA Holder Sri.G.Janardhan in the land bearing Sy.No.13 measuring 1 Acre,

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K. SURAKSHA PROPERTIES
10/11/11

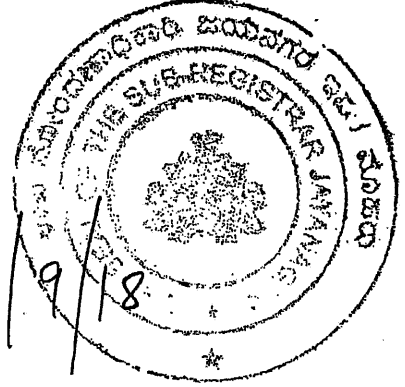
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	H.K.Venkataswamy No.77, 3rd Main, BTM 2nd Stage, NS Palya, Bangalore-76	
2	Madhu No.04, 11st Cross, Puttenahalli, Bangalore-78	

Senior Sub-Registrar
Jayanagar, Bangalore City



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ JAY-1-06087-2018-19 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ JAYD360 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 19-09-2018 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

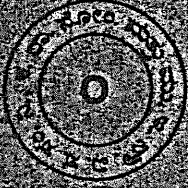
Senior Sub-Registrar
Jayanagar, Bangalore City



ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಸಂಪಾದಿಸಿದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಚೀಲ : ರೂ. 2/-
(GST EXTRA)

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situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District, vide. Confirmation Deed dated 13/05/2017, registered as Document No.JAY-1-01820/2017-18, Stored in CD No.JAYD291, in the office of Sub-registrar, Jayanagar.

WHEREAS there was a road passed through in Sy.No.13/3 of Hulimavu Village and bifurcated the land into two portions. The land measuring 4 Guntas out of 1 Acre in Sy.No.13/3 was utilized for the purposes of formation of road. Thus the Vendors herein are in possession of 36 Guntas only in Sy.No.13/3 and the said extent of land has been divided into two parts having road in between. i.e. 5 guntas of land is situated towards Northern side of the road and 31 guntas is situated towards Southern side of the road.

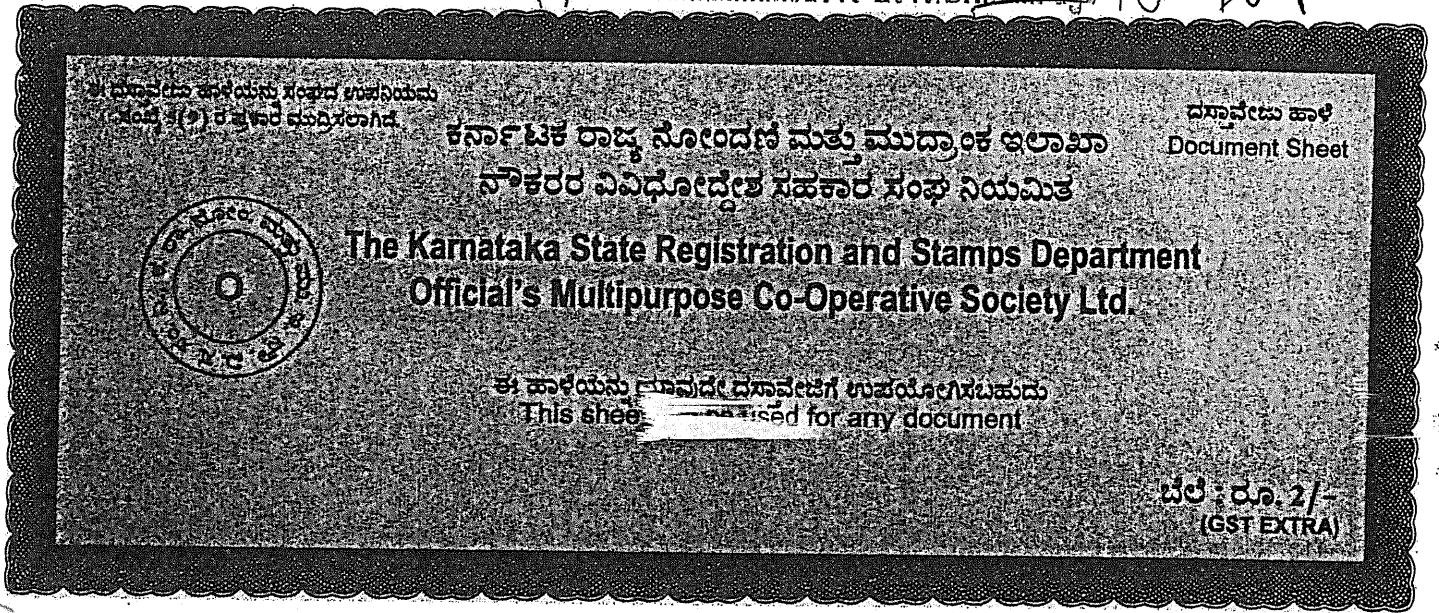
WHEREAS the Southern portion of Land bearing Sy.No.13/3, measuring 31 guntas along with another portion of the same survey number situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District was converted from agricultural purposes to non-agricultural residential purposes vide. Official Memorandum bearing No.ALN(SB)/SR/08/15-16, dated 03/04/2018, issued by Deputy Commissioner, Bangalore District.

Thus Sri.A.Yellappa S/o Sri.Agastaiah and Sri.Yunus Khan S/o Sri.Azam Khan, the Vendor No.1 and 2 herein are the absolute owners of the Residentially Converted Land bearing Sy.No.13/3, measuring 31 Guntas situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District which is more fully described in the Schedule herein and hereinafter referred to as the Schedule Property.

WHEREAS as per the above said Agreement of Sale dated 03/07/2014, Sri.G.Janardhan, the VENDOR No.3 herein is entitled to get the SCHEDULE PROPERTY registered either in his name or in the name of his nominee.

[Signature]

L. SUPAKSANA PROPERTIES
[Signature]
Managing Partners



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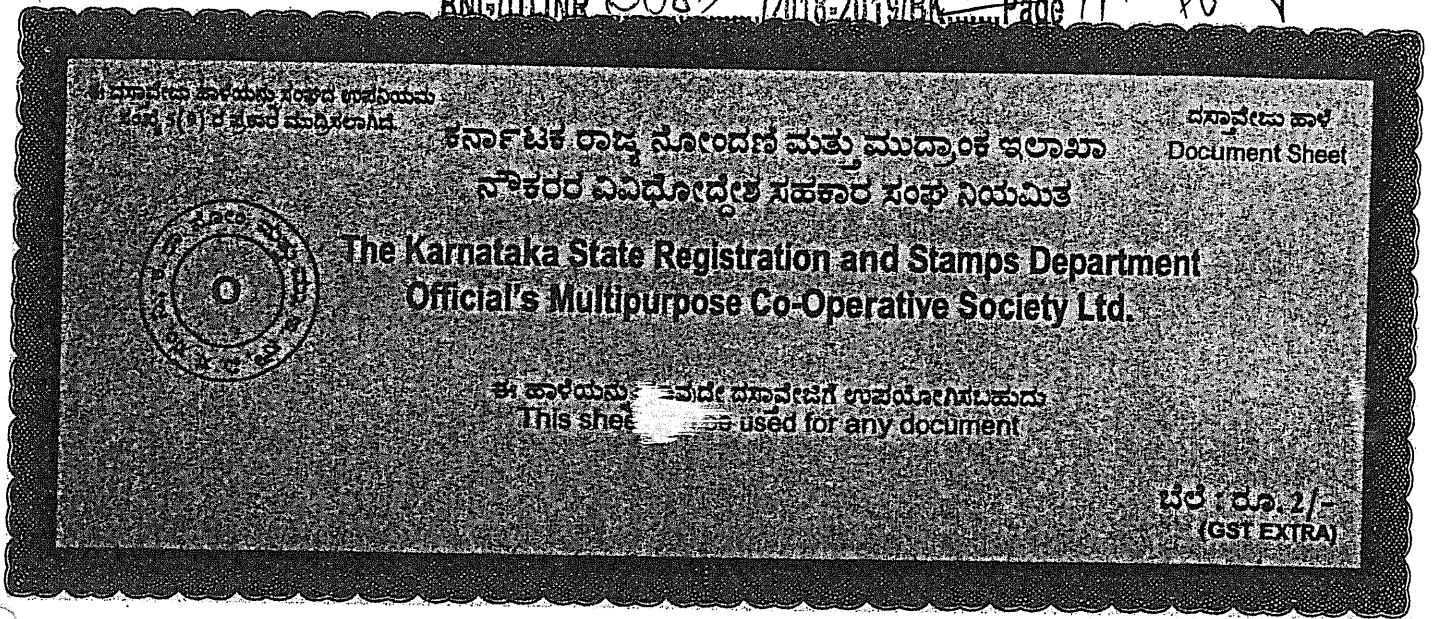
WHEREAS the VENDOR No.3 has nominated the PURCHASER herein, to obtain a Sale Deed from the VENDOR No.1 and 2 and accordingly this sale deed is being executed in favour of the PURCHASER.

WHEREAS the VENDORS have offered to sell the Schedule Property to the PURCHASER for a Sale Consideration of Rs.3,52,00,000/- (Rupees Three Crores Fifty Two Lakhs Only) and based on the following assurances by the VENDORS, the PURCHASER has agreed to purchase the SCHEDULE PROPERTY for the said sale consideration.

WHEREAS the VENDORS have offered to sell the SCHEDULE PROPERTY and made the following assurances to the PURCHASER as follows.

- That the Vendor No.1 and 2 are the sole and absolute owners of the Schedule Property having good, marketable title, interest over the Schedule Property.
- That the Schedule Property is self-acquired property of the Vendor No.1 and 2.
- That the Vendor No.1 and 2 have not entered into any agreement to sell the Schedule Property to any other person except with the Vendor No.3.
- That the Schedule Property is free from mortgages, liens, encumbrances, lispendences of any kind whatsoever and it is also free of impediment for sale under any law, decree, contract, WILL or Gift, Memorandum of Understanding oral or written.
- That the Vendors are not barred from transferring the Schedule Property under any other statute to the Purchaser.
- That the Schedule Property to be conveyed is not subject to any charge from payment of Income tax, Wealth tax, Gift tax.
- That the Vendors have offered to sell the Schedule Property for their legal necessities.
- That the Vendors have complied with all the provisions of all the statutes including and not limited to Karnataka Land Reforms Act and the Karnataka Land Revenue Act as to the Property to be conveyed.

K. SUDANSHA PROPERTIES



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- i) That the sale is not prohibited under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978.

WHEREAS the PURCHASER believing the above said representations of the VENDORS as true, has agreed to purchase the SCHEDULE PROPERTY from the VENDORS.

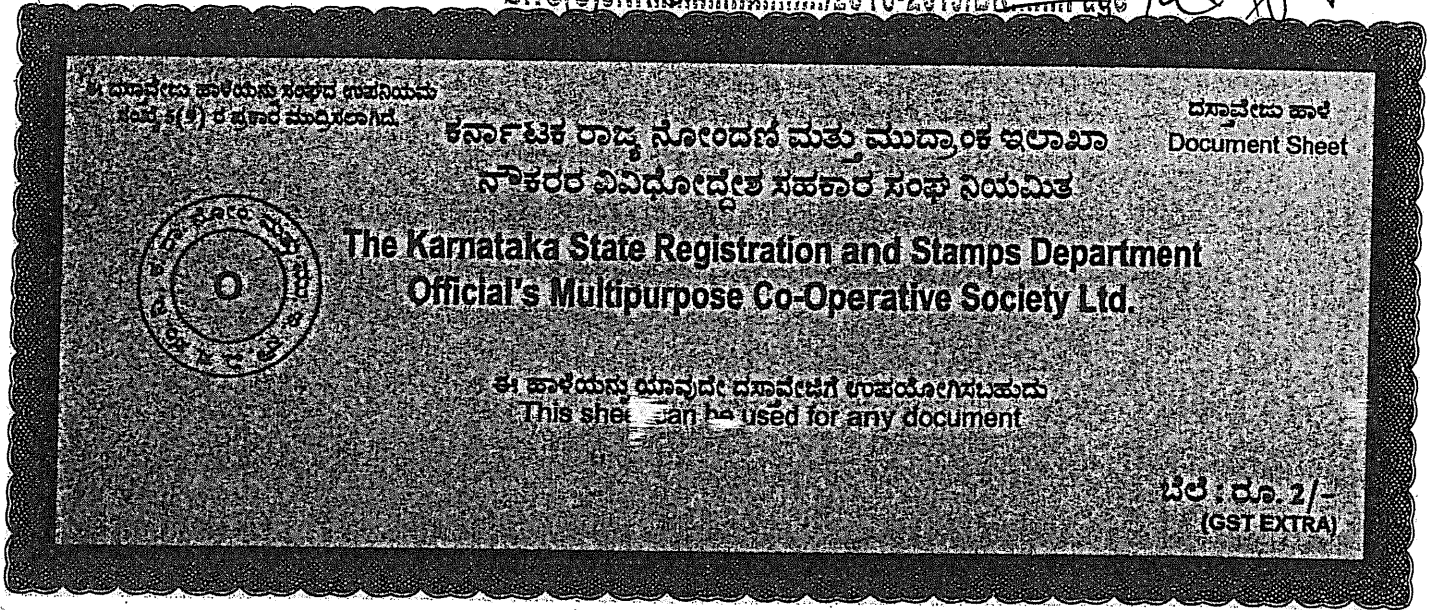
WHEREAS the parties have finalized the terms and have thought it fit to reduce the terms agreed upon by them into writing.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. THAT in pursuance of the above, the PURCHASER herein has paid the entire sale consideration of **Rs.3,52,00,000/- (Rupees Three Crores Fifty Two Lakhs Only)** to the VENDORS in the manner mentioned hereunder and the receipt of which is hereby acknowledged by the VENDORS:
 - a. **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** is paid by way of Cheque bearing No. 001297, dated 14/02/2018, drawn on Bank of Baroda, J.P Nagar branch, Bangalore, in favour of G. Janardhan.
 - b. **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** is paid by way of Cheque bearing No. 001351, dated 22/03/2018, drawn on Bank of Baroda, J.P Nagar branch, Bangalore, in favour of G. Janardhan.
 - c. **Rs.50,00,000/- (Rupees Fifty Lakhs Only)** is paid by way of Cheque bearing No. 001352, dated 22/03/2018, drawn on Bank of Baroda, J.P Nagar branch, Bangalore, in favour of G. Janardhan.

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K. SIVAKSHA PROPERTIES
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 Managing Partners



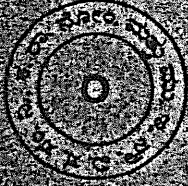
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- d. Rs.1,98,48,000/- (Rupees One Crore Ninety Eight Lakhs Forty Eight Thousand Only) is paid by way of Cheque bearing No.001599, dated 19/09/2018, drawn on Bank of Baroda, J.P Nagar branch, Bangalore, in favour of G. Janardhan.
- e. Amount of Rs.3,52,000/- (Rupees Three Lakhs Fifty Two Thousand Only) deducted towards the Tax Deducted at source (TDS) from the sale consideration stipulated in the sale deed has remitted the by the Purchaser Vide. CIN No.02029761809201801338 dated 18/09/2018 to Sri. G. Janardhan PAN Account No. AAPPJ0685H.

The VENDORS herein and hereby confirms and acknowledges the receipt of entire sale consideration of Rs.3,52,00,000/- (Rupees Three Crores Fifty Two Lakhs Only) from the PURCHASER herein, and the VENDORS hereby acquits the PURCHASER from the payment of any further sale consideration.

- That the VENDORS in pursuance of receipt of the total and entire agreed sale consideration from the PURCHASER, the VENDORS herein by these presents, hereby transfer, sell, convey, grant, assign the SCHEDULE PROPERTY hereunder to and in favour of the PURCHASER TO HAVE, TO HOLD, TO ENJOY, TO CONVEY, TO TRANSFER the SCHEDULE PROPERTY and every part thereof hereby granted, sold, conveyed and transferred UNTO and to the use of the PURCHASER forever as its absolute owner thereof.
- That the VENDORS on this day has put the PURCHASER in vacant physical possession of the SCHEDULE PROPERTY free from all the encumbrances and the PURCHASER herein hereby acknowledges to have taken possession of the SCHEDULE PROPERTY.
- That the VENDORS on this day delivered original documents of title in respect of the SCHEDULE PROPERTY to the PURCHASER.

SRI. SURAKSHA PROPERTIES

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ
The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

9

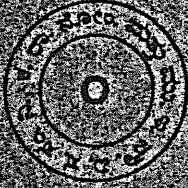
5. The VENDORS hereby declares that they have as no manner of right, title or interest over the SCHEDULE PROPERTY from this day onwards and the PURCHASER is the absolute owner of the same hereinafter.
6. THAT the VENDORS assures the PURCHASER that the VENDORS are the sole and absolute owners of the SCHEDULE PROPERTY and no other persons other than the VENDORS have got any manner of right, title or interest over the SCHEDULE PROPERTY and the VENDORS have got good right and absolute authority and indefeasible title to the SCHEDULE PROPERTY, to grant, sell, convey, transfer assign and assures UNTO the use of PURCHASER in the manner aforesaid according to the true intent and meaning of these presents.
7. THAT the VENDORS, assure the PURCHASER that the SCHEDULE PROPERTY is free from all encumbrances, mortgages, liens, attachments, leases, lispences, minor claims and the VENDORS, further assure the PURCHASER that they have not done any act or deed contrary to or inconsistent with their absolute right to deal with the SCHEDULE PROPERTY.
8. THAT the PURCHASER shall and may at all times, hereafter peacefully and quietly use, possess, hold and enjoy the SCHEDULE PROPERTY and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be received all the profits thereof, without there being any lawfully made claim or demands, whatsoever from or by the VENDORS or from anybody claiming through them.
9. THAT the VENDORS hereby agree and undertake to fully indemnify the PURCHASER against any loss, damages, liability if any should arise to the PURCHASER in respect of the SCHEDULE PROPERTY by reason of any defect in his title or want of title from the VENDORS to the SCHEDULE PROPERTY or on account of any encumbrances created either by the VENDORS or their predecessors in title.

M. SUDAKSHA PROPERTIES

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪಾದಕ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

10

10. THAT the VENDORS hereby assures that they have no objection for the PURCHASER to get the Khatha of the SCHEDULE PROPERTY transferred to its name and peacefully enjoy the SCHEDULE PROPERTY as its absolute owner without any lawful interruption and hindrances from whomsoever.
11. THAT the VENDORS have paid all the taxes payable in respect of the SCHEDULE PROPERTY up to date to the concerned authorities and the PURCHASER shall hereafter pay all the taxes and other charges payable to the concerned authorities in respect of the SCHEDULE PROPERTY by getting requisite entries made in its name in the records maintained by the concerned authorities.
12. THAT the PURCHASER hereinafter is entitled to enjoy, develop, sell, mortgage, lease, gift, transfer, convey and to deal with SCHEDULE PROPERTY absolutely as it deems fit.
13. THAT the VENDORS shall and will from time to time and at all times, hereafter at the request and cost of the PURCHASER do or cause to be done, all such acts, rectification deeds, other deeds, things, conveyances and assurances for further more perfectly assuring granting/conveying the title of the SCHEDULE PROPERTY to the PURCHASER.
14. THAT the VENDOR No.3 hereby confirms that he has assigned all his rights under the agreement of sale dated 03/07.2014 in favour of the PURCHASER and further hereby confirms that that henceforth he shall not claim any right, title and interest in the Schedule Property either under the Agreement of Sale dated 03/07/2014 or otherwise than any other manner whatsoever.

[Handwritten signature]

DR. SUPAKSHA PROPERTIES

[Handwritten signature]

Managing Partners

Advance : 2,50,00,000 - as follows:

1) 50,00,000 - chcn: 001353, dt: 21/3/18, B.O.B. J.P. Nagar (B) in favour of H.K. Venkataswamy.

2) 50,00,000 - 1354, dt 21/3/18, BOB, JPN, in favour of H.K. Venkataswamy

3) 50,00,000 - 1355, dt: 21/3/18. → H.K. Venkataswamy

4) 50,00,000 - 1356, " → "

5) 50,00,000 - 1356 " → "

2,50,00,000

6) 25,00,000

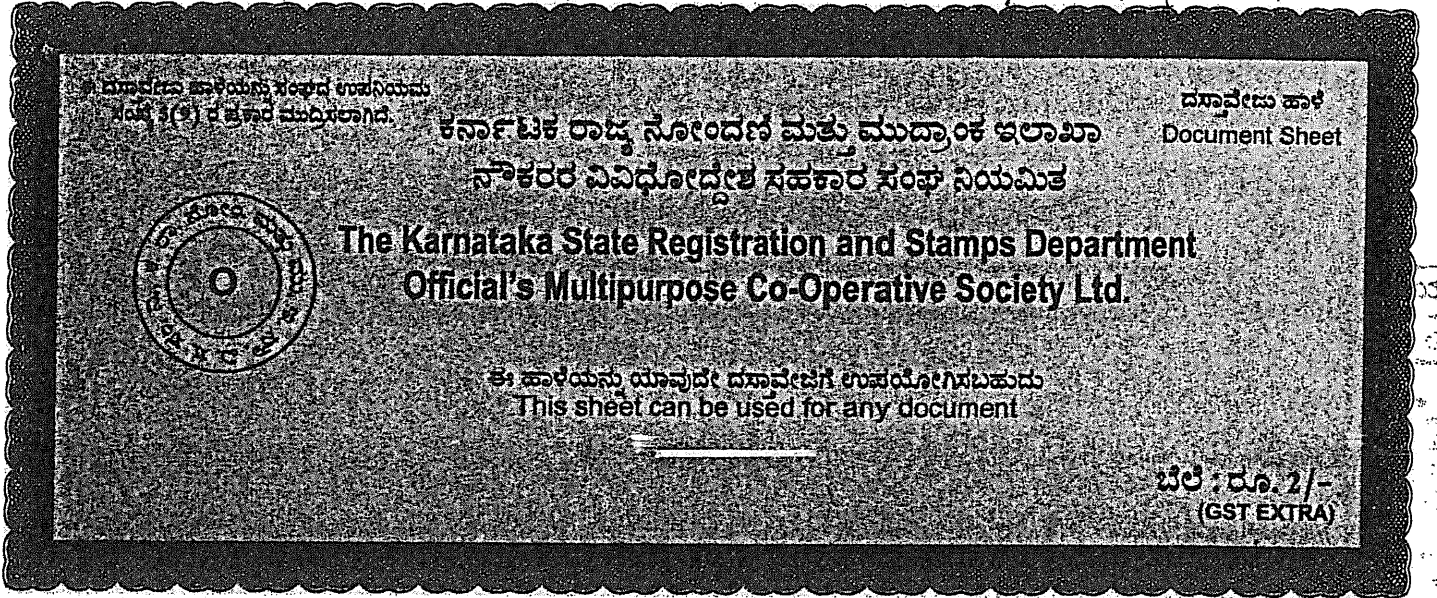
1357

7) 25,00,000

1358

8) 25,00,000

4,25,00,000



11

SCHEDULE PROPERTY

All that piece and parcel of the Undeveloped Residentially converted Land measuring 31 Guntas in New Sy.No.13/3, Old Sy.No.13, (Duly converted for residential purposes vide. Official Memorandum bearing No.ALN(SB)/SR/08/15-16, dated 03/04/2018, issued by the Deputy Commissioner, Bangalore District) situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District and bounded on:

East by : Land bearing Sy.No.13/5 and 13/6;
West by : Land bearing Sy.No.13/2;
North by : 40 feet Road and thereafter remaining portion of Land bearing Sy.No.13/3;
South by : Land bearing Sy.No.23.

1100733759 - 117262600
5.15% = 24,46,500-
0.5% = 2,39,500-
1% = 4,79,000-
31,59,000

117500,000/-
K. SURAKSHA PROPERTIES
Managing Partners

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ: ರೂ. 2/-
(GST EXTRA)

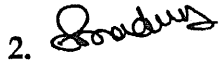
12

IN WITNESS WHEREOF, the Vendors and Purchaser herein have set their hands on this day, month and year above mentioned before the following witnesses.

WITNESSES:

1. 

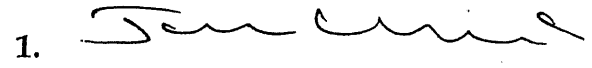
H.K. VENKATASWAMY
No. 77, 3rd main, BTM II Stage
N.S. Palaya, B'lore-560076

2. 

madhu
no. 04 1st cross

Puttemahalli

Bangalore - 78

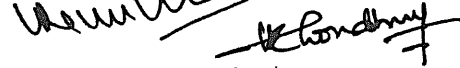
1. 

2. 

3. 

[VENDORS]

K. SUPAKSHA PROPERTIES



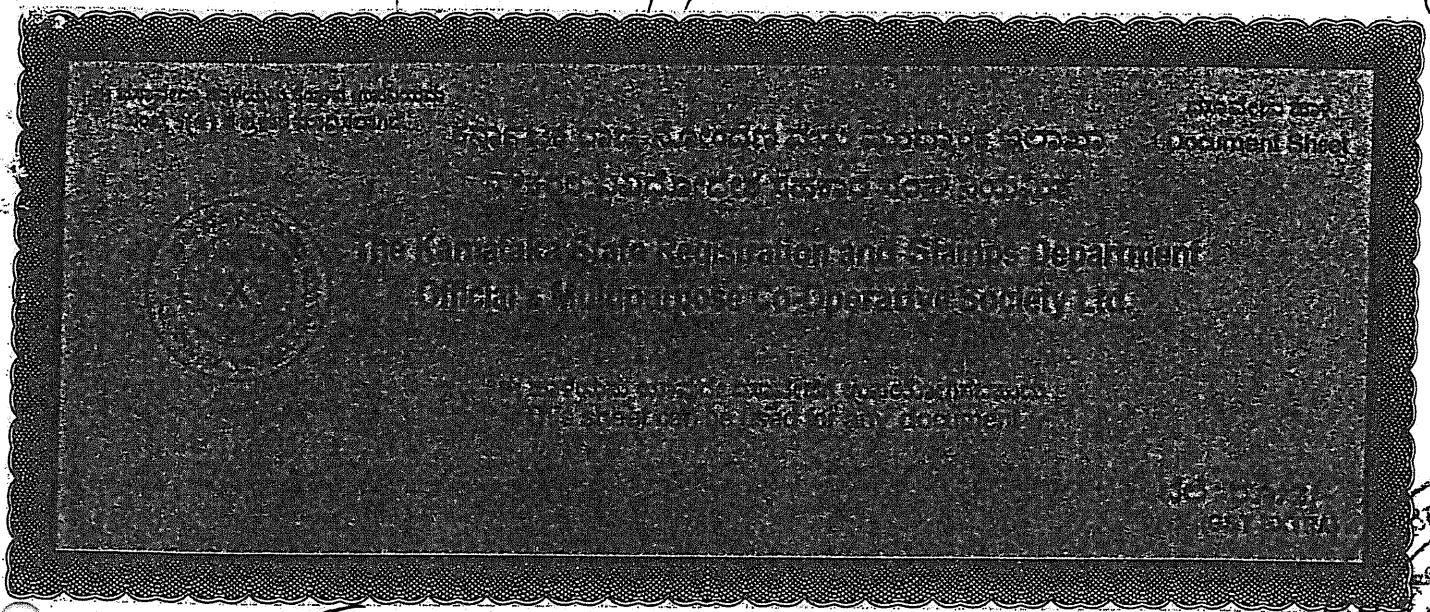
Managing Partners

[PURCHASER]

Drafted by:



G.V. Sudhakar, Advocate
No. 3, 4, 5 & 8, 1st Floor, Abhayashrama
Complex, 4th Cross, Wilson Garden,
Bangalore - 27.



1
ABSOLUTE SALE DEED

This deed of Absolute Sale made and executed on this, **23rd DAY OF DECEMBER, TWO THOUSAND NINETEEN (23/12/2019)** AT **BANGALORE:**

BY

Sri. C. TULASIRAM,
S/o Sri.Chinnappa
Aged about 44 years,
Residing at No.383/1A,
Kempamma Layout, Hulimavu,
Bangalore - 560 076.
PAN No.AFJPT1010P

Herein after called as **VENDOR** which term shall mean and include himself and his heirs, successors, assignees, legal representatives, executors and administrators of the ONE PART AND:

Sri.H.K.VENKATASWAMY
S/o Late Kempanna,
Aged about 64 years,
Residing at No.77, "ABHAYA",
B.T.M 2nd Stage, 3rd Main,
Dollars Layout,
Bangalore -560076.
PAN No.AAHPV2401P

Herein after called as **"CONFIRMING PARTY"** which term shall mean and include himself and his heirs, successors, assignees, legal representatives, executors and administrators of the ONE PART AND:

For R.K. SURAKSHA PROPERTIES

Managing Partners

[Handwritten signatures]



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

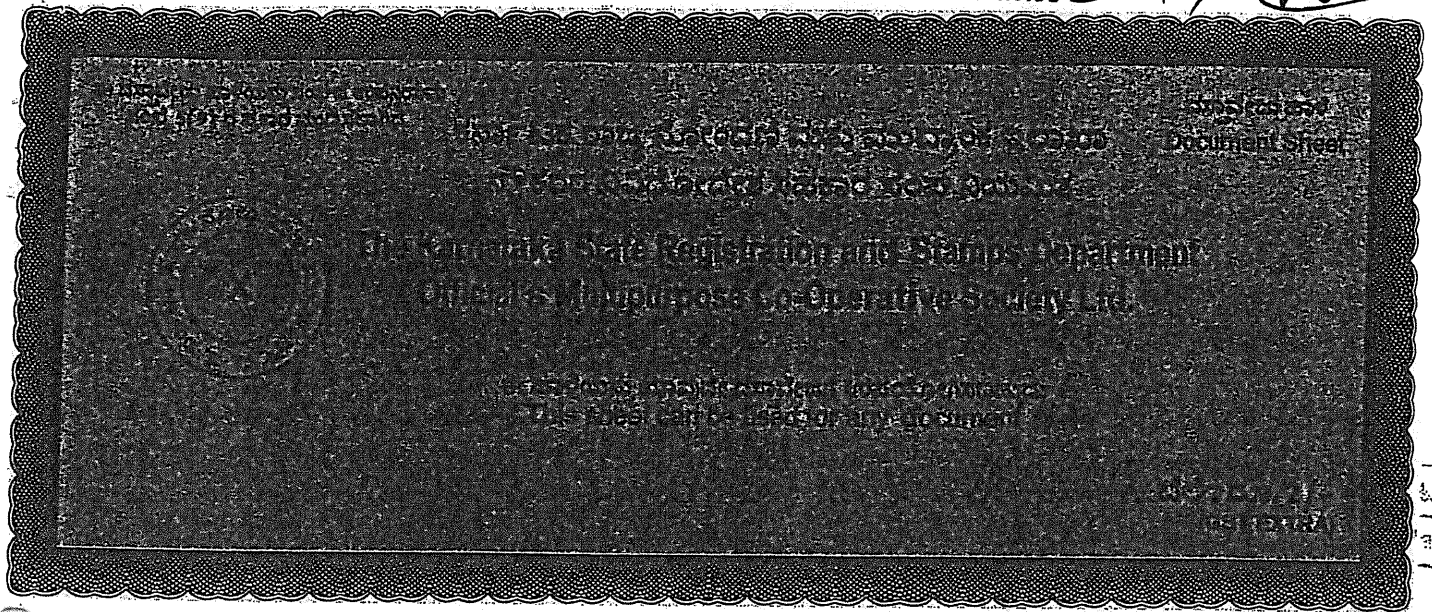
ಶ್ರೀ M/s.R.K.SURAKSHA PROPERTIES, Rep.by Its Mr.V.RAMESH KUMAR , ಇವರು 1988800.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1812800.00	DD No 835785 Rs.1812800/- dated 23/Dec/2019 drawn on BANK OF BARODA,J.P.NAGAR BRANCH.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	176000.00	DD No 835787 Rs.176000/- dated 23/Dec/2019 drawn on BANK OF BARODA,J.P.NAGAR BRANCH.
ಒಟ್ಟು :	1988800.00	

ಸ್ಥಳ : ಬಿ.ಟಿ.ಎಮ್.ಲೇಔಟ್

ದಿನಾಂಕ : 23/12/2019

Kumari Roopesh
23/12/2019
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಬಿ.ಟಿ.ಎಮ್.ಲೇಔಟ್)
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು



2

IN FAVOUR OF

M/s. R. K. SURAKSHA PROPERTIES

A Partnership Firm,
Having its office at No. 80/3,
80 feet Road, Arekere,
Opp: Sai Baba Temple,
B.G Road, Bangalore-76.
PAN No.AAKFR5894H
Represented by its Managing Partners

1. Sri. V. RAMESH KUMAR

2. Sri. V. KAMESWARA CHOWDARY

Herein after called as **PURCHASER** which term shall mean and include its partners, successors-in-interest, assignees, executors and administrators of the OTHER PART:

WHEREAS originally the land measuring 01 Acre 06 guntas in Sy.No.13, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore was belonging to Sri.M.Ramaiah S/o Late.Muthappa and he conveyed the said land along with his children namely Sri.H.R.Manjunath and Sri.H.R.Sharathchandra under the Sale deed dated 23/03/1971, registered on 24/03/1971, as Document No.6013/1970-71, Book-I, Volume 861, Pages 139 to 141, in the Office of Sub-registrar, Bangalore South Taluk, in favour of Sri.Chikkamuniyellappa S/o Late.Neeruganti Abbayappa.

WHEREAS Sri.Chikkamuniyellappa died intestate leaving behind his wife Smt.Yellamma and his only son Sri.H.M.Shambuvaiah as his only legal heirs to succeed his estate.

For R.K. SURAKSHA PROPERTIES

Managing Partners

[Handwritten signatures]



Print Date & Time : 23-12-2019 05:25:27 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4435

ಬಿ ಟಿ ಎಮ್ ಲೇ ಔಟ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-12-2019 ರಂದು 03:15:33 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	352000.00
2	ಸೇವಾ ಶುಲ್ಕ	530.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	100.00
4	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	352670.00

ಶ್ರೀ M/s.R.K.SURAKSHA PROPERTIES, Rep.by Its Mr.V.RAMESH KUMAR ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.R.K.SURAKSHA PROPERTIES, Rep.by Its Mr.V.RAMESH KUMAR			

Kumari Roopale
23/12/19
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s.R.K.SURAKSHA PROPERTIES, Rep.by Its Mr.V.RAMESH KUMAR . (ಬರೆಸಿಕೊಂಡವರು)			
2	M/s.R.K.SURAKSHA PROPERTIES, Rep.by Its Mr.V.KAMESWARA CHOWDARY . (ಬರೆಸಿಕೊಂಡವರು)			

Kumari Roopale
23/12/19
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಜಯನಗರ
(ಬಿ.ಟಿ.ಎಂ. ಲೇಔಟ್)

3



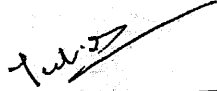


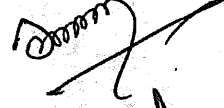
WHEREAS Smt.Yellamma W/o Late Chikkamuniyellappa and Sri.H.M.Shambuvaiah S/o Late.Chikkamuniyellappa conveyed the land measuring 01 Acre in Sy.No.13, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore, under the Sale deed dated 25/01/2000, registered as Document No.BMH-1-02566/2015-16, Stored in CD No.BMHD 710, in the Office of Sub-registrar, Bangalore South Taluk subsequently known as Bommanahalli, in favour of Sri.D.Shambaiah S/o Sri.Doddamuniyellappa. In pursuance of aforesaid Sale deed the Khatha was registered the name of Sri.D.Shambaiah S/o Sri.Doddamuniyellappa as khathedar.

WHEREAS the land bearing Sy.No.13 was poded and the land measuring 1 Acre of cultivable land and 1 Gunta kharab in possession of Sri.D.Shambaiah S/o Sri.Doddamuniyellappa was assigned Sy.No.13/2 vide. Mutation Register Extract bearing No.11/2009-2010.

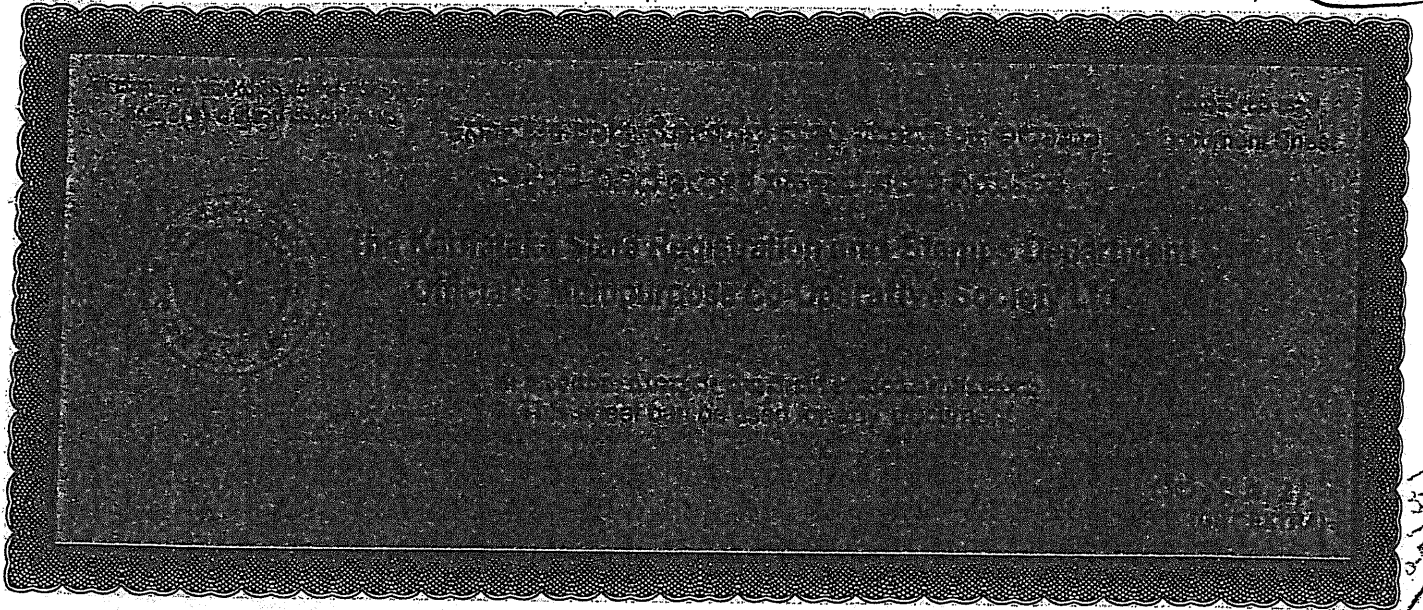
WHEREAS Sri.D.Shambaiah S/o Sri.Doddamuniyellappa and his wife Smt.Hemavathi W/o Sri.D.Shambaiah and son Sri.Srihari S/o Sri.D.Shambaiah conveyed the land measuring 01 Acre in Sy.No.13/2, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore, under the Sale deed dated 30/11/2017, registered as Document No.BTM-1-05079/2018-19, Stored in CDNo.BTMD160 in the Office of Sub-registrar, Jayanagar (B.T.M.Layout) Bangalore in favour of Sri.C.Tulasiram S/o Sri.Chinnappa the Vendor herein. In pursuance of aforesaid Sale deed the Khatha was registered the name of the Vendor as khathedar vide Mutation Register Extract bearing No.H1/2019-20.

WHEREAS the VENDOR herein has entered into Agreement of Sale dated 05/02/2019 with Sri.H.K.Venkatashwamy S/o Late Kempanna the Confirming Party herein for sale of land measuring 01 Acre in Sy.No.13/2, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore for a total sale consideration of Rs.3,00,00,000/- (Rupees Three Crores Only). In pursuance of the agreement of sale, the Confirming Party has already paid a sum of Rs.2,07,65,000/- (Rupees Two Crore Seven Lakhs

(R)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Mr.C.TULASIRAM . (ಬರೆದುಕೊಡುವವರು)			
4	Mr.H.K.VENKATASWAMY (Confirming Party) . (ಬರೆದುಕೊಡುವವರು)			

Kannan Rao
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬಿ.ಬಿ.ಎಂ. ಲೇಔಟ್,
(ಬಿ.ಬಿ.ಎಂ. ಲೇಔಟ್)
ಬೆಂಗಳೂರು



4

Sixty Five Thousand Only) to the Vendor herein. As per the terms of Agreement of Sale, the Vendor has agreed to execute the Sale deed in favour of the Confirming Party or his nominee's.

WHEREAS the Vendor herein has applied and obtained the conversion of the land bearing Sy. No.13/2, measuring 31 Guntas out of 1 Acre, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore, from agricultural purposes to Non-agricultural residential Purposes vide. Official Memorandum bearing No.47973, dated 20/12/2019, issued by Deputy Commissioner, Bangalore Urban District.

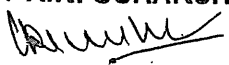
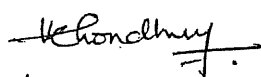
Thus the Vendor is the absolute owner of the Residentially Converted Land bearing Survey No.13/2, measuring 31 Guntas out of 1 Acre, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District. which is more fully described hereunder and hereinafter referred to as the **"SCHEDULE PROPERTY"**.

WHEREAS the CONFIRMING PARTY has nominated the PURCHASER to obtain a Sale Deed from the VENDOR and accordingly the CONFIRMING PARTY has requested the VENDOR to execute the Sale Deed in respect of the Schedule Property in favour of PURCHASER herein and the VENDOR has come forward to register the Sale deed in favour of the PURCHASER at the request of the CONFIRMING PARTY.



WHEREAS the VENDOR and CONFIRMING PARTY who are in need of funds have offered to sell the SCHEDULE PROPERTY to the PURCHASER herein for a total sale consideration of **Rs.3,52,00,000/- (Rupees Three Crores Fifty Two Lakhs Only)** by making the following representations:

- a) That the VENDOR is the sole and absolute owner of the Schedule Property having good, marketable title, interest over the Schedule Property.

For R.K. SURAKSHA PROPERTIES

Managing Partners

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Bhanu Prasad #86, Arehalli Village, Uttarahalli Hobli, BSTQ, Bangalore	Bhanu Prasad
2	Stalln #J P Nagar 3rd Phase, Bangalore	Stalln

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



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ BTM-1-04435-2019-20 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ BTMD385 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 23-12-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



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

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- b) That the VENDOR has not entered into any agreement to sell the Schedule Property to any other person other than the Confirming Party herein.
- c) That the Schedule Property is free from mortgages, liens, encumbrances, lispendences of any kind whatsoever and it is also free of impediment for sale under any law, decree, contract, WILL or Gift, Memorandum of Understanding oral or written.
- d) That the Schedule Property hereby conveyed is not subject to any charge from payment of Income tax, Wealth tax, Gift tax.
- e) That the Schedule Property hereby conveyed is not a land in respect of which there is a statutory bar or prohibition to acquire and hold the Property to be conveyed.
- f) That the VENDOR offered to sell the Schedule Property for his legal and family necessities.

WHEREAS the PURCHASER believing the above representation of the VENDOR and CONFIRMING PARTY as true, has agreed to purchase the SCHEDULE PROPERTY from the VENDORS and CONFIRMING PARTY for a total Sale Consideration of **Rs.3,52,00,000/- (Rupees Three Crores Fifty Two Lakhs Only)**.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

1. That in pursuance of the above, the PURCHASER herein has paid a sum of **Rs.3,52,00,000/- (Rupees Three Crores Fifty Two Lakhs Only)** to the VENDOR and CONFIRMING PARTY as Sale Consideration as detailed below:
 - a) Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by way of Cheque bearing No.001353, dated 21/03/2018, drawn on Bank of Baroda, J.P Nagar Branch, Bangalore in favour of H.K.Venkataswamy.

For R.K. SURAKSHA PROPERTIES

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- b) Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by way of Cheque bearing No.001354, dated 21/03/2018, drawn on Bank of Baroda, J.P Nagar Branch, Bangalore in favour of H.K.Venkataswamy.
- c) Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by way of Cheque bearing No.001355, dated 21/03/2018, drawn on Bank of Baroda, J.P Nagar Branch, Bangalore in favour of H.K.Venkataswamy.
- d) Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by way of Cheque bearing No.001356, dated 21/03/2018, drawn on Bank of Baroda, J.P Nagar Branch, Bangalore in favour of H.K.Venkataswamy.
- e) Rs.50,00,000/- (Rupees Fifty Lakhs Only) paid by way of Cheque bearing No.001357, dated 21/03/2018, drawn on Bank of Baroda, J.P Nagar Branch, Bangalore in favour of H.K.Venkataswamy.
- f) Rs.9,13,000/- (Rupees Nine Lakhs Thirteen Thousand Only) paid by way of Cheque bearing No.001434, dated 23/12/2019, drawn on Bank of Baroda, J.P Nagar Branch, Bangalore in favour of H.K.Venkataswamy.
- g) Rs.89,35,000/- (Rupees Eighty Nine Lakhs Thirty Five Thousand Only) paid by way of Cheque bearing No.001433 dated 23/12/2019, drawn on Bank of Baroda, J.P Nagar Branch, Bangalore in favour of the Vendor.
- h) Amount of Rs.3,00,000/- (Rupees Three Lakhs Only) deducted towards the Tax Deducted at source (TDS) has remitted by Purchaser to the Vendor's PAN No: AFJPT1010P.
- i) Amount of Rs.52,000/- (Rupees Fifty Two Thousand Only) deducted towards the Tax Deducted at source (TDS) has remitted by Purchaser to the Confirming Party **PAN No: AAHPV2410P.**

Thus the VENDOR and CONFIRMING PARTY herein hereby confirm to have received entire Sale consideration of **Rs.3,52,00,000/- (Rupees Three Crores Fifty Two Lakhs Only)** from the PURCHASER herein. The VENDOR and CONFIRMING PARTY hereby acquit the PURCHASER from payment of any further Sale Consideration.

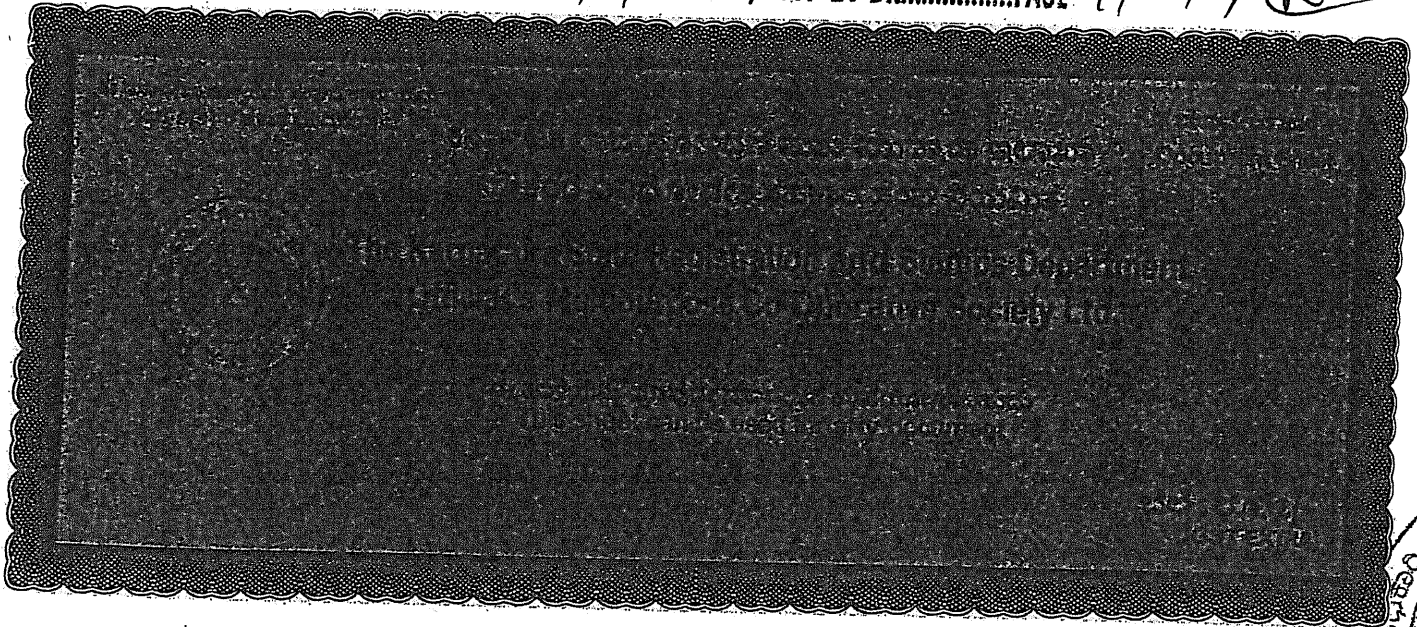
For R.K. SURAKSHA PROPERTIES

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Managing Partners



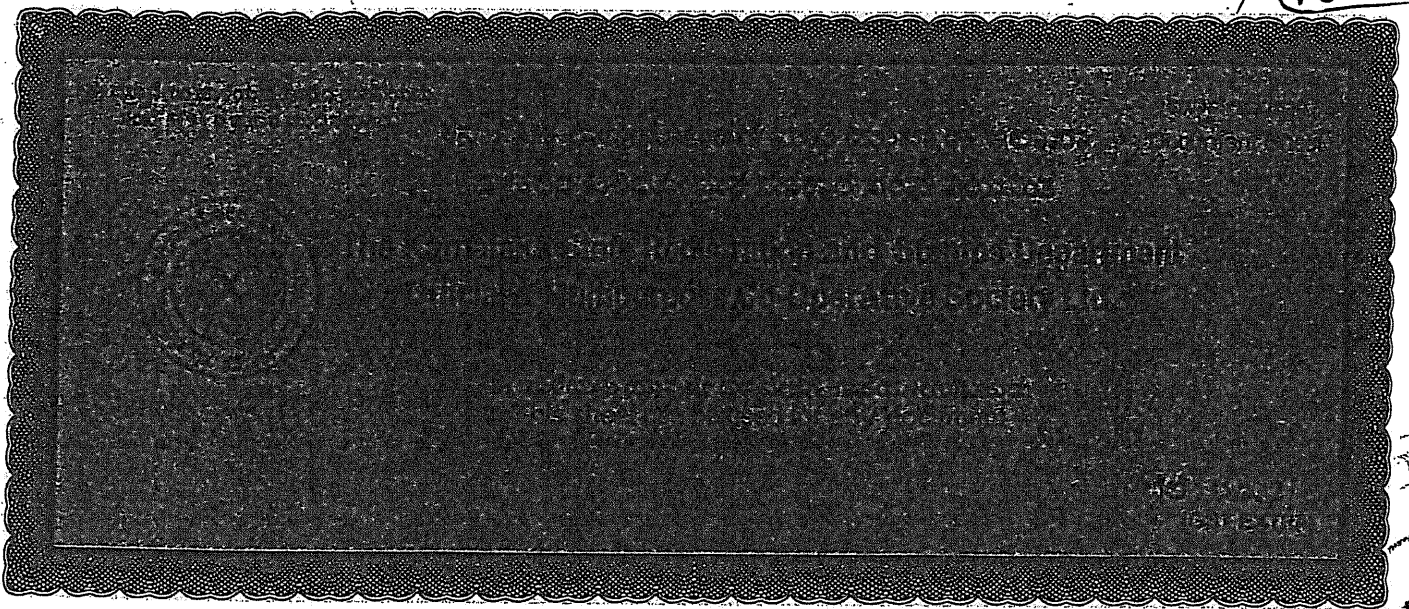
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2. That the VENDOR in pursuance of receipt of the total and entire agreed sale consideration from the PURCHASER, the VENDOR and CONFIRMING PARTY herein by these presents, hereby transfers, sells, conveys, grants, assigns the SCHEDULE PROPERTY hereunder to and in favour of the PURCHASER TO HAVE, TO HOLD, TO ENJOY, TO CONVEY the SCHEDULE PROPERTY and every part thereof hereby granted, sold, conveyed and transferred UNTO and to the use of the PURCHASER forever as its absolute owner thereof.
3. THAT the VENDOR on this day has put the PURCHASER in vacant possession of the SCHEDULE PROPERTY free from all encumbrances and the PURCHASER herein hereby acknowledges to have taken possession of the SCHEDULE PROPERTY.
4. THAT the VENDOR and the CONFIRMING PARTY have this day delivered to the PURCHASER certified copies and relevant original documents of the title deeds in respect of the SCHEDULE PROPERTY.
5. THAT the VENDOR and the CONFIRMING PARTY assure the PURCHASER that VENDOR is the sole and absolute owner of the SCHEDULE PROPERTY and no other persons other than the VENDOR has got any manner of right, title or interest over the SCHEDULE PROPERTY and the VENDOR has got good right and absolute authority and indefeasible title to the SCHEDULE PROPERTY, to grant, sell, convey, transfer assign and assures UNTO the use of PURCHASER in the manner aforesaid according to the true intent and meaning of these presents.
6. THAT the VENDOR and the CONFIRMING PARTY assure the PURCHASER that the SCHEDULE PROPERTY is free from all encumbrances, mortgages, liens, attachments leases lispendence and the VENDOR and the CONFIRMING PARTY further assure the PURCHASER that they have not done any act or deed contrary to or inconsistent with their absolute right to deal with the SCHEDULE PROPERTY.

For R.K. SURAKSHA PROPERTIES

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Managing Partners

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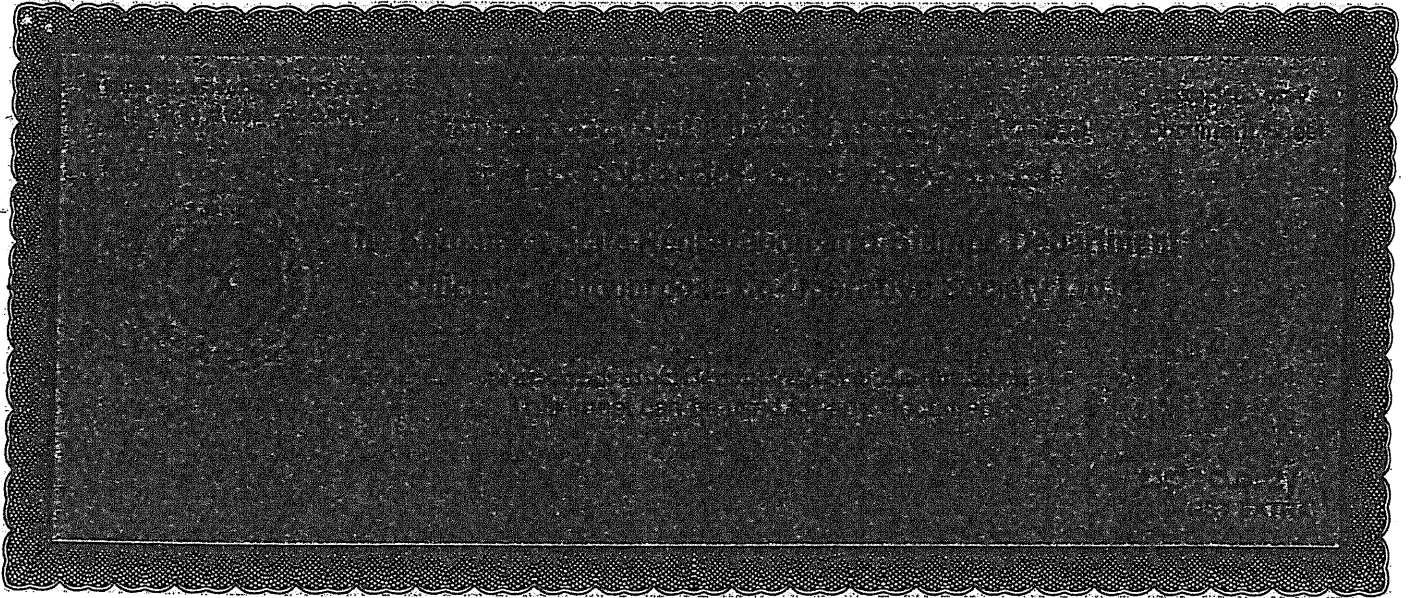
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7. THAT the PURCHASER shall and may at all times, hereafter peacefully and quietly use, possess, hold and enjoy the SCHEDULE PROPERTY and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be received all the profits thereof, without there being any claim or demands, whatsoever from or by the VENDOR and the CONFIRMING PARTY or from anybody claiming through the VENDOR and CONFIRMING PARTY.
8. THAT the VENDOR and the CONFIRMING PARTY hereby individually agree and undertake to fully indemnify the PURCHASER against any loss, damages, liability if any should arise to the PURCHASER in respect of the SCHEDULE PROPERTY by reason of any defect in its title or want of title from the VENDOR and the CONFIRMING PARTY to the SCHEDULE PROPERTY or on account of any encumbrances created either by the VENDOR and the CONFIRMING PARTY or their predecessors in title.
9. THAT the VENDOR and the CONFIRMING PARTY hereby assure the PURCHASER that the SCHEDULE PROPERTY is free from all encumbrances, mortgages, lien and minor claims.
10. THAT the VENDOR and the CONFIRMING PARTY hereby directs the PURCHASER to get the relevant revenue records of the SCHEDULE PROPERTY transferred to his name and peacefully enjoy the SCHEDULE PROPERTY as its absolute owner without any interruption and hindrances from whomsoever.
11. THAT the VENDOR has paid all the taxes payable in respect of the SCHEDULE PROPERTY upto date to the concerned authorities and the PURCHASER shall hereafter pay all the taxes and other charges payable to the concerned authorities in respect of the SCHEDULE PROPERTY by getting requisite entries made in his name in the records maintained by the concerned authorities.

For R.K. SURAKSHA PROPERTIES

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12. THAT the VENDOR and the CONFIRMING PARTY shall and will from time to time and at all times, hereafter at the request and cost of the PURCHASER do or cause to be done, all such acts, deeds things conveyances and assurances for further more perfectly assuring granting/conveying the title of the SCHEDULE PROPERTY to the PURCHASER.
13. The CONFIRMING PARTY hereby declares that all his claims have been duly settled and he hereby confirms that he shall not claim any rights under the Agreement of Sale dated 05/02/2019.

SCHEDULE PROPERTY

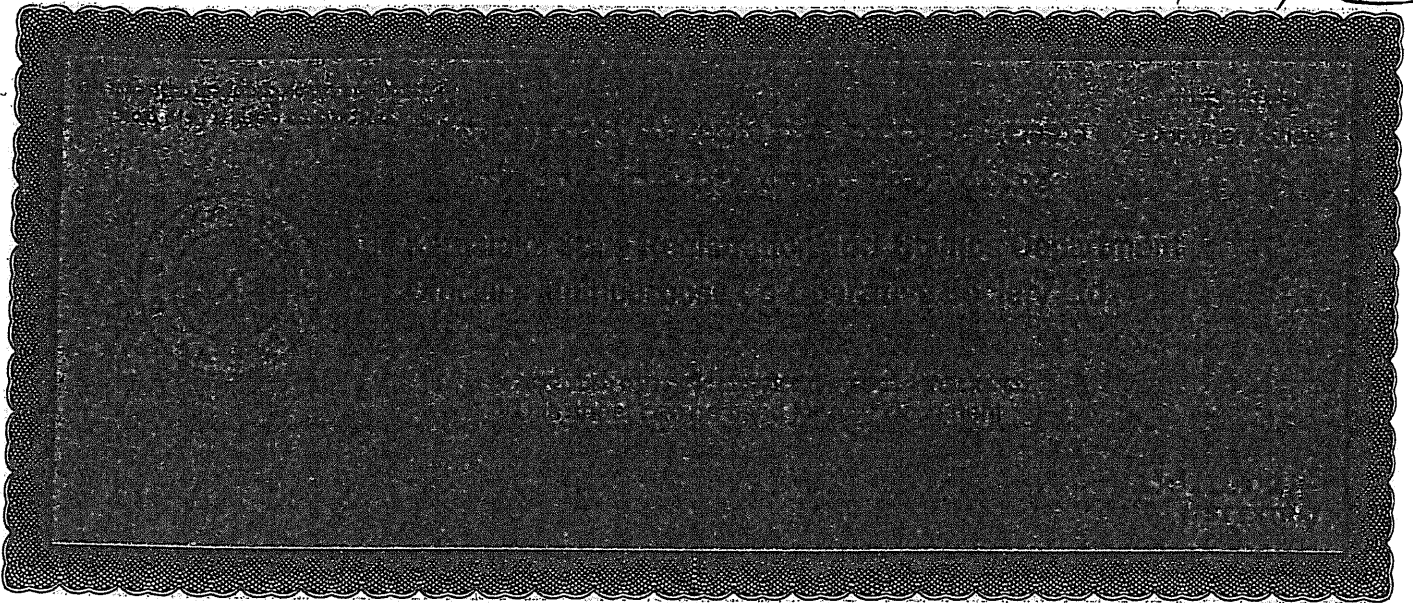
All that piece and parcel of the undeveloped Residentially Converted Land bearing Survey No.13/2, measuring 31 Guntas (Duly Converted from Agricultural Purposes to Non-agricultural Residential Purposes vide. Official Memorandum bearing No.47973, dated 20/12/2019, issued by the Deputy Commissioner, Bangalore Urban District), situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District and bounded on:

East by : Land bearing Sy.No.13/3;
 West by : Land bearing Sy.No.13/1;
 Northby : Road;
 South by : Land bearing Sy.No.23.

For R.K. SURAKSHA PROPERTIES

[Signature] *[Signature]*
 Managing Partners

[Signature]



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IN WITNESS WHEREOF, the Vendor, Confirming Party and Purchaser herein have set their hands on this day, month and year above mentioned before the following witnesses.

WITNESSES:

1.

16, 3rd cross,
B. H. Road
Bangalore. HB


2. P. S. Rao Prasad

No. 86, Anehalli (v)
Uttarahalli Hobli
Bangalore-61

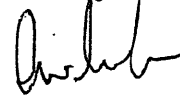

(VENDOR)


(CONFIRMING PARTY)

For R.K. SURAKSHA PROPERTIES


Managing Partners
(PURCHASER)

Drafted by:



G.V. Sudhakar, Advocate,
No.3, 4, 5 & 8, First Floor,
Abhayashrama Complex,
Wilson Garden, 4th Cross,
Bangalore - 560 027.