

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸ್ಥಾನದ ವ್ಯತ್ಯಾಸ ಮತ್ತು ವ್ಯವಸ್ಥೆಗೆ ಸಂಬಂಧಿತ
ಉದ್ದೇಶಗಳ ಸಾಂಪ್ರದಾಯಿಕ ವಿಳಾಳಾ ವಿಭಾಗ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸ್ಥಾನದ ವ್ಯತ್ಯಾಸ ಮತ್ತು ವ್ಯವಸ್ಥೆಗೆ ಸಂಬಂಧಿತ

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಎಕ್ಸ್‌ಪ್ರೆಸ್ ಕಾರ್ಡ್ ಸಂಪರ್ಕ ಸಂಸ್ಥೆಯ ಸಂಪರ್ಕ ಸಂಖ್ಯೆ

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

ಈ ಕಾರ್ಡ್ ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲು ಸಿದ್ಧಾಂತ
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WC - CLD. 7/ -
(GST EXTRA)

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,
Ramamurthy nagar, 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

Sri. G.J. Janardhan

A.P.K. SURAKSHA PROPERTIES

Manu K. Khondal
Managing Partners

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೋಂಡಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಲ್ಯಾಂತರ ಕಲಂ 10 ವ ಅಧಿಯಾಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s.R.K.Suraksha Properties, Rep by Its Managing Partner, Sri.V.Ramesh Kumar , ಇವರು
1971240.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಬ್ಲ್ಯಾಂಕ್ ಪಾರ್ಟಿಸಿಯರ್ಡನ್ ದೃಢಿಕರಿಸಲಾಗಿದೆ

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

ಫೆಚ್ : ಜಯನಗರ

ದಿನಾಂಕ : 19/09/2018

Senior Sub-Registrar
ಉಪ-ಮೋಂಡಿ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Jayanagar, Bangalore City
(ಜಯನಗರ)

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾ ಕೆಳಾರ್ಪಾ

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ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾ ಕೆಳಾರ್ಪಾ

ನೋಂದಣಿ ವಿವಿಧ ವ್ಯಾಖ್ಯಾತೆ ಸಹಾಯ ಸಂಪನ್ಮೂಲ

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

ಈ ಕಾರ್ಡ್ ಯಾವುದೇ ದಸ್ತಾವೇಚ ಸಾಂಪನ್ಮೂಲವಾಗಿದೆ
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ಅಂತಿಮ 2/-
(GST EXTRA)

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

- a. Sri. V. RAMESH KUMAR
Aged about 50 years.
- b. 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:**

Suraksha

For R.K. SURAKSHA PROPERTIES

V. Kamesh Kumar *V. Chowdary*

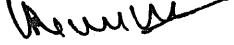
Managing Partners

ದಸ್ತಾವೇಚ ಸಂಖ್ಯೆ : 6087

ಜಯನಗರ ದಲ್ಲಿಯಲ್ಲಿ ಉಪನೋಂದಿಕಾರಿ ಜಯನಗರ ರವರ ಕೆರೆಯಲ್ಲಿ ದಿನಾಂಕ 19-09-2018 ರಂದು 12:08:00 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಹ್ಯಾ
1	ನೋಂದಣಿ ಶುಲ್ಕ	352000.00
2	ಸ್ಕ್ಯಾನಿಗ್ ಫೋ	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	ಹಿಂಣಿನ 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 ಒಟ್ಟರೂತಾರೆ

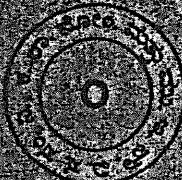
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
1	M/s.R.K.Suraksha Properties, Rep by Its Managing Partner, Sri.V.Ramesh Kumar. (ಬರೆಹೊಂಡವರು)			
2	M/s.R.K.Suraksha Properties, Rep by Its Managing Partner, Sri.V.Kameswara Chowdary. (ಬರೆಹೊಂಡವರು)			

Senior Sub-Registrar
Jayanagar, Bangalore City

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೂರ್ಯಂತರ ಪತ್ರ ಪತ್ರಾಂತರ ಕಾರ್ಯಾಲಯ
ಕ್ರಿ.ಎಂ.ಎಸ್.ಎಸ್.ಎಸ್.ಎಸ್.ಎಸ್.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೂರ್ಯಂತರ ಪತ್ರ ಪತ್ರಾಂತರ ಕಾರ್ಯಾಲಯ
ಕ್ರಿ.ಎಂ.ಎಸ್.ಎಸ್.ಎಸ್.ಎಸ್.ಎಸ್.

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

ಈ ಕಾರ್ಯಾಲಯ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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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.

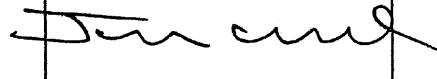
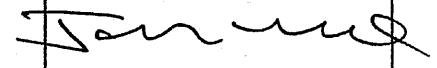
WHEREAS the land measuring 1 Acre 06 Guntas in possession of Smt.Yellamma, Sri.A.Yellappa and Sri.Yunus Khan in Sy.No.13 was poded and assigned New Sy.No.13/3. Later the khatha of the land measuring 1 Acre in Sy.No.13/3 of Hulimavu Village was mutated in the name of Sri.A.Yellappa and Sri.Yunus Khan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

Deepti

MR. SUPRAKSHA PROPERTIES

Vasumathy *M. Pandurang*

Managing Partners

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	BNG(U)JNR.GU/2016-2017/2016-2017 Page	01
3	Sri.A.Yellappa & Sri.Yunus Khan, Rep by their GPA Holder, Sri.G.Janardhan . (ಬರೆದುಹಿಡುವವರು)		 
4	G.Janardhan . (ಬರೆದುಹಿಡುವವರು)		 

Senior Sub-Registrar
Jayanagar, Bangalore City

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸೋಂಡಿಂಗ್ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ
ನೋಟರಿ ನಿರ್ಮಾಣದಲ್ಲಿ ಸಹಕಾರ ಸಂಸ್ಥೆ ನಿರ್ದಿಷ್ಟ

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

ಈ ಕಾರ್ಡ್ ಇಲಾಖೆ ನಿರ್ಮಾಣದಲ್ಲಿ ಸಹಕಾರ ಸಂಸ್ಥೆ ನಿರ್ದಿಷ್ಟ
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ಸಲ. ರೂ. 2/-
(GST EXTRA)

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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.

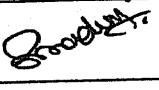
WHEREAS Sri.Arun Kumar S/o Ramalingaiah, R.Mamathashree D/o Ramalingaiah, Sri.Praveen Kumar S/o Pillappa, Sri.Pruthvi S/o Pillamma and Kumari. Monisha D/o Aswathanarayana, confirmed the right, title and interest of Sri.A.Yellappa and Sri.Yunus Khan, both are represented by their GPA Holder Sri.G.Janardhan 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.

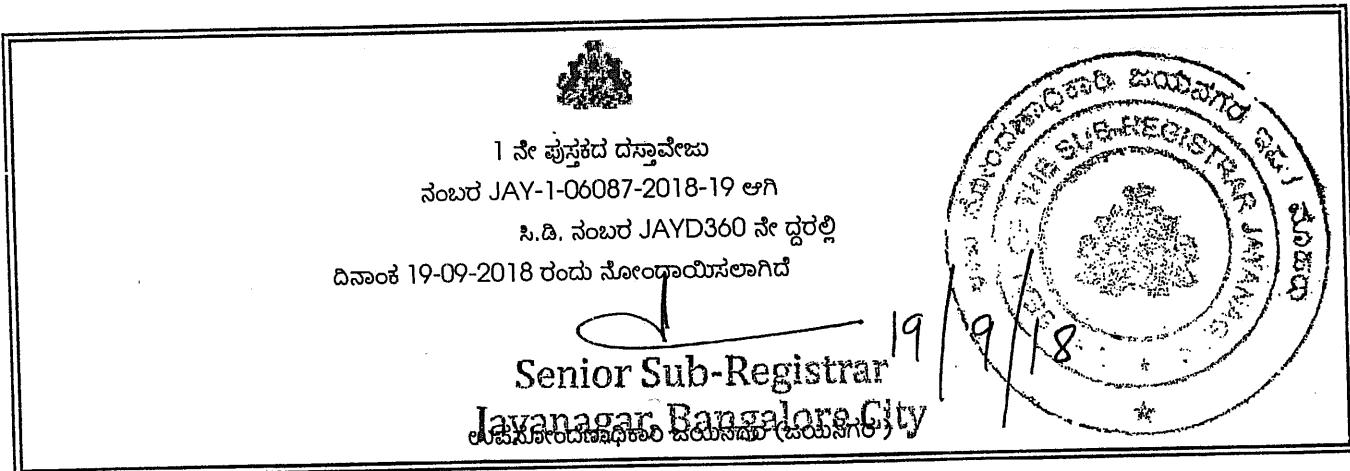
WHEREAS Sri.K.Narayana Reddy S/o Konappa Reddy, confirmed the right, title and interest of Sri.A.Yellappa and Sri.Yunus Khan, both are represented by their GPA Holder Sri.G.Janardhan in the land bearing Sy.No.13 measuring 1 Acre,

[Signature]

T.K. SURAKSHA PROPERTIES
[Signature]

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, 11th Cross, Puttenahalli, Bangalore-78	

Senior Sub-Registrar
ಜಯನಗರ
Jayanagar, Bangalore City

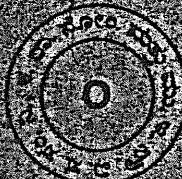


ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸ್ವಾಂದರ್ಶಕ ಸಂಸ್ಥೆಯವರು
ಅಂತರ್ಭೇಕು ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸ್ವಾಂದರ್ಶಕ ಸಂಸ್ಥೆಯವರು
ಅಂತರ್ಭೇಕು ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ

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



ಈ ಹಾಳೆಯನ್ನು ದೂರವಾದೆ ದಖ್ವಾಯೆ ಹಾಳೆಯಾಗಿ ಸಂಖ್ಯಾತ
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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.

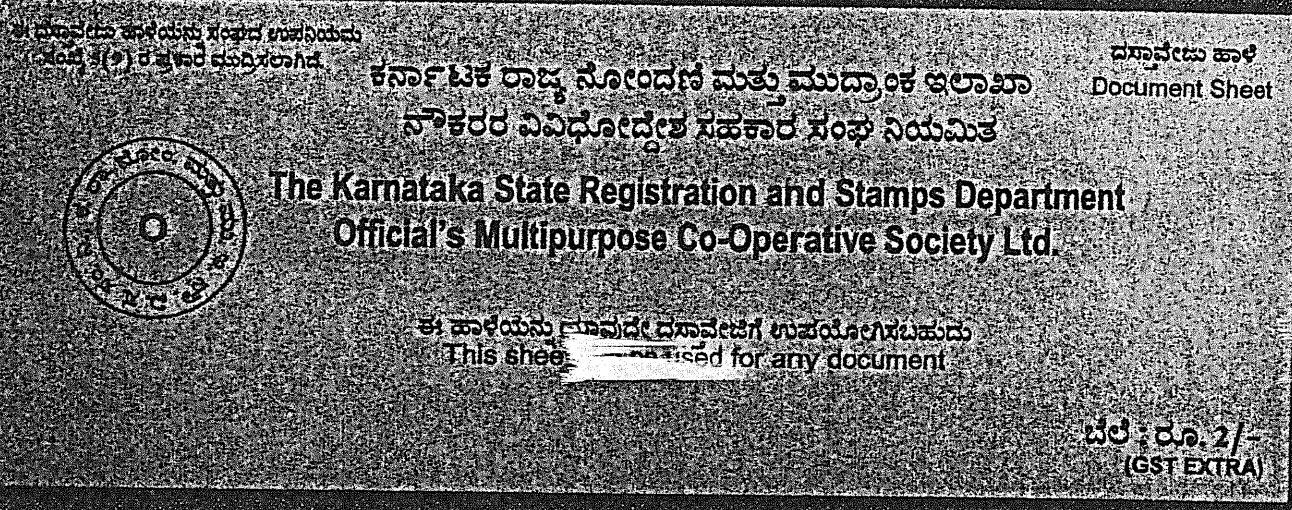
WHEREAS the Southern portion of Land bearing Sy.No.13/3, measuring 31 guntas along with another portion of the same survey number situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District was converted from agricultural purposes to non-agricultural residential purposes vide. 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

A. SUPRAKASHA PROPERTIES
Signature
Managing Partners



6

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.

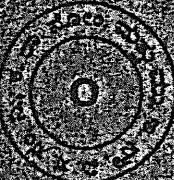
WHEREAS the VENDORS have offered to sell the SCHEDULE PROPERTY and made the following assurances to the PURCHASER as follows.

- 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. SHARANSHA PROPERTIES

କଣାଟକ ରାଜ୍ୟ ମୋହନାନ୍ତ ମୁଖ୍ୟମନ୍ତ୍ରୀଙ୍କ ଶିଳ୍ପାଖାନା
ନୌକରଣ ଏମଧ୍ୟାନ୍ତରେ କରାଯାଇଥିବା କାମକାରୀ ଦ୍ୱାରା ନିଯମିତ

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Document Sheet



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

ಈ ಕೋಣ್ಯನು: ಮಾಡಿ ದಿಕ್ಕಾವೇಣಿಗೆ ಉಪಯೋಗಿಸುವುದು
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ಬೆಲೆ : ರೂ. 2/-
(GST EXTRA)

7

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.

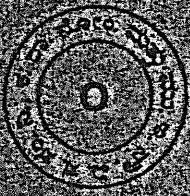
Barbara

M. SINGH&SHA PROPERTIES
W. M. SINGH W. SINGH&SHA
Managing Partners

କଣାଟ୍ଟିକ ରାଜ୍ୟ ମୂଳାନ୍ତରେ ମୁଦ୍ରା ପ୍ରକାଶ କରିବାକୁ ପାଇଲା

నొకరం వివిధాదేత్త సహార సంతో నియమిత్త

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Document Sheet



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

ಈ ಕಾರ್ಡ್ಯನ್ ಯಾವುದೇ ದಖನವಣಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ଟଙ୍କା ୨/-
(GST EXTRA)

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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.

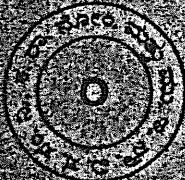
2. That the VENDORS in pursuance of receipt of the total and entire agreed sale consideration from the PURCHASER, the VENDORS herein by these presents, hereby transfer, sell, convey, grant, assign the SCHEDULE PROPERTY hereunder to and in favour of the PURCHASER TO HAVE, TO HOLD, TO ENJOY, TO CONVEY, 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.
3. 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.
4. That the VENDORS on this day delivered original documents of title in respect of the SCHEDULE PROPERTY to the PURCHASER.

— Tom — Wm — John —

ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಸಾಂಪ್ರದಾಯಿಕ
ಪತ್ರ (O) ಅಂತರರಾಷ್ಟ್ರೀಯ

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಟದಳ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ
ನೋಟರ ವಿವೇರ್ದ್ವೇತ ಸಹಕಾರ ಸಂಘ ನಿಯಮಗಳು

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Document Sheet



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

ಈ ಕಾರ್ಯ ಪತ್ರ ಸಾರ್ವಧಿ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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(GST EXTRA)

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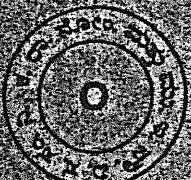
5. The VENDORS hereby declares that they have as no manner of right, title or interest over the SCHEDULE PROPERTY from this day onwards and the PURCHASER is the absolute owner of the same hereinafter.
6. THAT the VENDORS assures the PURCHASER that the VENDORS are the sole and absolute owners of the SCHEDULE 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, lispendences, 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.

A. SHIVAKSHA PROPERTIES

ಬಾಹ್ಯ ಪ್ರಾಣ ಕಾರ್ಯದಲ್ಲಿ ಸಂಭಾದ ರೂಪವಿಯವು
ಬ್ರಹ್ಮ (१) ರ ಸಾರ್ಥಕ ಮುಖ್ಯಲಾಗಿದೆ.

ಕನಾಟಕ ರಾಜ್ಯ ಮೋಂಡಣ ಮತ್ತು ಮುದ್ರಾ ಇಲಾಖೆ
ನೌಕರರ ವಿಧ್ಯಾದ್ಯತ್ವ ಸಹಕಾರ ಕಂಫೆ ನಿಯಮಗಳು

ದಸ್ತಾವೇಚು ಹಾಳೆ
Document Sheet



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

ಕಾಲ್ಯಾಂಸ್ ಡ್ಯೂಪ್ಲೆಡ್ ದಿಂದಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
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బెల్లి: రూ. 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.

W. Miller W. Chodkiewicz

Managing Partners

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

1) 50,00,000 - Chkd. 001353, dt: 21/3/18, B.O.B. I.P.Nagur (Dr)
in favour of H.K. Venkataswamy.

2) 50,00,000 - 1354, dt 21/3/18, B.O.B, I.P.N, in favour of
H.K. Venkataswamy

3) 50,00,000 - 1355, dt: 21/8/18. \rightarrow H.K. Venkataswamy

4) 50,00,000 - 1356, " " \rightarrow " "

5) 50,00,000 - 1356 " " \rightarrow " "

5,00,00,000

6) 25,00,000

7) 25,00,000

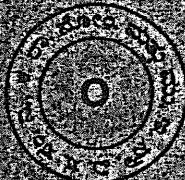
8) 25,00,000

4,25,000

ପାଇଁବୁବା କାହାରିବାକୁ ପାଇଁବାଦ ତାହାରୁଷ୍ୟରେ
ବିଭିନ୍ନ କାହାରିବାକୁ ପାଇଁବାଦ ତାହାରୁଷ୍ୟରେ

ಕನಾಟಕ ರಾಜ್ಯ ಸೋಂದಣ ಮತ್ತು ಮುದ್ರಾ ಒಳಗಾಗಿ
ಸೌಕರ್ಯ ವಿವರಣೆಗ್ಗೆ ಸಹಕಾರ ಸಂಪನ್ಮೂಲ

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

ತಾತ್ತ್ವಿಕ ಯಾವುದೇ ದಸ್ತಾವೇಚೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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25 : Rs. 2/-
(GST EXTRA)

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.

THE SIDDHAKSHA PROPERTIES

The Miller
H. Howell
Managing Partners

W00733759 24,45,500 -

140-5157-2 2434.500

1950-1951

Cent 1/1 - 59 000

ಈ ದಾಖಲೆಯನ್ನು ಸಾಧಾರಣ ರೂಪಾಯಾಗಿ ಮತ್ತು ಕಾರ್ಯಕ್ರಮ ಮೂಲಕ ಮಾರ್ಪಾಡು ಮಾಡಿರುತ್ತಾಗಿದೆ.

ರಾಜ್ಯ ಸ್ಥಾನದಲ್ಲಿ ಮತ್ತು ಮಾರ್ಪಾಡು ಮಾಡಿರುತ್ತಾಗಿದೆ.

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

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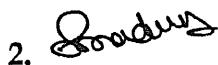
12

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. VENKATA SWAMY
No. 77, 3rd Main, BTM 1st Stage
N.S. Patna, Bangalore - 560 076

2. 

modhu
mo. 04 1st Extension

Puttemahalli

Bangalore - 78

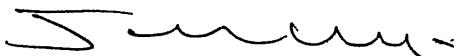
1.



2.



3.



[VENDORS]

UK SUPRA KSHA 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.

4435

2019-2020

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

Varun W. H. Bandaru

Managing Partners

Ch. J. Anum



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration.

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾರ್ಯೀಯ ಕಲಂ 10 ರ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s.R.K.SURAKSHA PROPERTIES, Rep. by its Mr.V.RAMESH KUMAR , ಇವರು 1988800.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ಧ್ವನಿಸಿಸಿದೆ

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.ಎಪ್. ಲೇ.ಡಿಟ್.೦

ದಿನಾಂಕ : 23/12/2019

Kumar & Roopkumar
 ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುತ್ತ ಅಧಿಕಾರಿ
 ಉಪಕಾರಿ (ಬಿ.ಟಿ.ಎಪ್. ಲೇ.ಡಿಟ್.೦)
 ಉಪಕಾರಿ, ಜಯನಗರ
 (ಬಿ.ಟಿ.ಎಪ್. ಲೇ.ಡಿಟ್.೦)
 ಚಂಗಳೂರು

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

BNG (U) BTM 6435 /2019-20 BK PAGE 4 - 14
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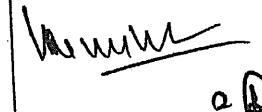
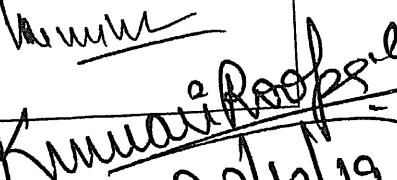
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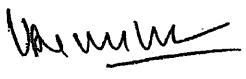
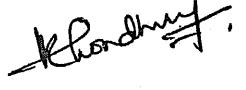
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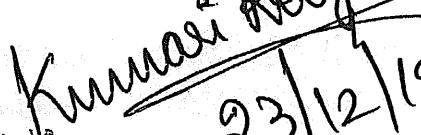
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಶೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	352000.00
2	ಸೇವಾ ಶುಲ್ಕ	530.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	100.00
4	ಹೊರತೆ ಮುದ್ರಾತೆ ಶುಲ್ಕ/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು:	352670.00

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

ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.R.K.SURAKSHA PROPERTIES, Rep. by Its Mr.V.RAMESH KUMAR			  ಉಪನೋಂದಣಾಡಿಕಾರಿ 23/12/19 (ಬ.ಟ.ಎಂ. ಲೇಟೆಂಟ್) ಚೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಟ್ಟುರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿಂಣಿನ 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)			

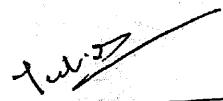

ಉಪನೋಂದಣಾಡಿಕಾರಿ 23/12/19
(ಬ.ಟ.ಎಂ. ಲೇಟೆಂಟ್)
ಚೆಂಗಳೂರು

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.Venkataswamy 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

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೆ	ಹಣ್ಣುಷ್ಟನ ಗುರುತು	ಸಹಿ
3	Mr.C.TULASIRAM . (ಬರೆದುಹೊಡುವವರು)			
4	Mr.H.K.VENKATASWAMY (Confirming Party) . (ಬರೆದುಹೊಡುವವರು)			

Kannan Roopan
 ಉತ್ತರಪ್ರಾಂತ ಕ್ರಿಕೆಟ್ ಸಂಖ್ಯಾತಿ
 ಉತ್ತರಪ್ರಾಂತ ಕ್ರಿಕೆಟ್ ಕ್ಲಬ್, ಹಿಂದೂ
 (ಬಿ.ಬಿ.ಎಂ. ಲೇಡಿಟ್ಸ್)
 ಕ್ರಿಕೆಟ್ ಕ್ಲಬ್

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.

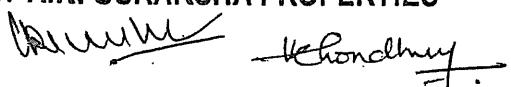
Thus the Vendor is the absolute owner of the Residentially Converted Land bearing Survey No.13/2, measuring 31 Guntas out of 1 Acre, situated at Hulimavu Village, Begur Hobli, Bangalore South Taluk, Bangalore District. which is more fully described hereunder and hereinafter referred to as the "**SCHEDULE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

- 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



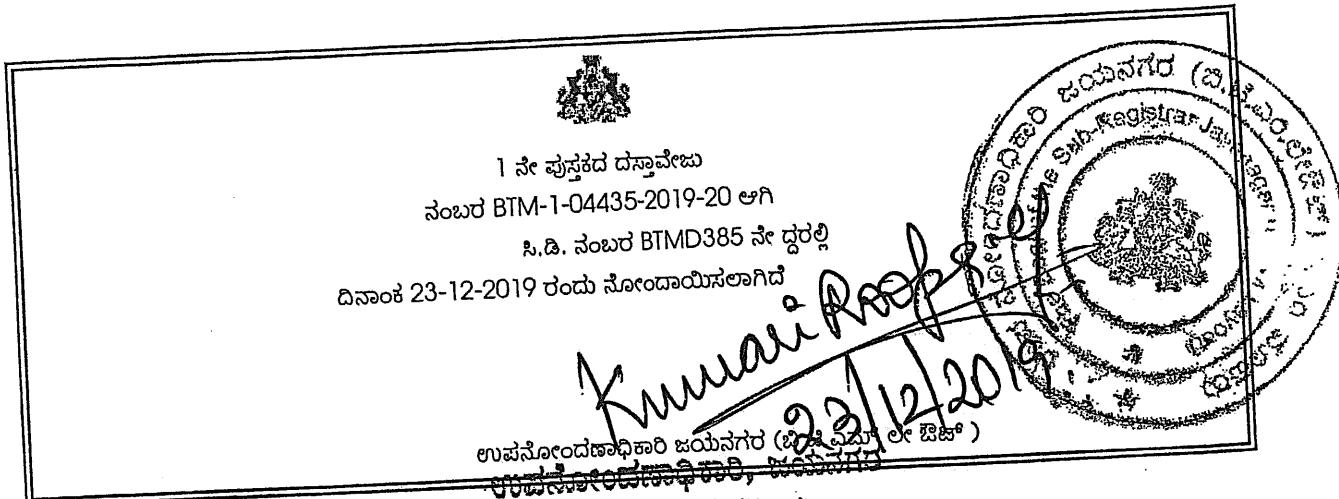


BTM (3) DEM. 4435/2019-20 E PAGE 8-14 R

ಗುರುತಿಸುವವರು

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

~~Kumari Roots~~
ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬೆಂಗಳೂರು
(ಬಿ.ಟಿ.ಎಂ. ಲೇಖಿಟ್)
ಬೆಂಗಳೂರು



Designed and Developed by C-DAC, ACTS, Pune

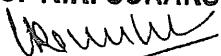
- b) That the VENDOR has not entered into any agreement to sell the Schedule Property to any other person other than the Confirming Party herein.
- c) That the Schedule Property is free from mortgages, liens, encumbrances, lis pendentes of any kind whatsoever and it is also free of impediment for sale 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.

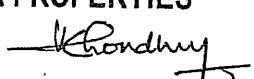
WHEREAS the PURCHASER believing the above representation of the VENDOR and CONFIRMING PARTY as true, has agreed to purchase the SCHEDULE PROPERTY from the VENDORS and CONFIRMING PARTY for a total Sale Consideration of **Rs.3,52,00,000/- (Rupees Three Crores Fifty Two Lakhs Only)**.

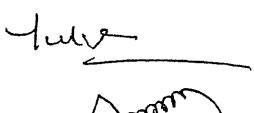
NOW THIS DEED OF ABSOLUTE SALE WITNESSETH:

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







- 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

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

Henry W. Kondray
Managing Partner

Julie

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

M. K. Khondhoy

July 1988

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;
North by : Road;
South by : Land bearing Sy.No.23.

For R.K. SURAKSHA PROPERTIES

Mr. K. S. RAKHATI / Mr. R. K. BORDHAR
Managing Partners

Managing Partners

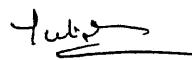
10

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, 2nd floor
Bod Cook
B. H. Road
Bangalore, 56


(VENDOR)

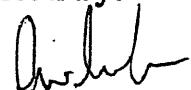

(CONFIRMING PARTY)

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.