

ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED is made and executed on this the Day of Two Thousand Twenty (....../....../2020) at Bangalore.

BY:

1. **SMT. SHIVAMMA,**
D/o: Late G. M. Muniyappa
Aged about: 56 Years.
2. **SRI. G. M. LAKSHMAN,**
S/o: Late G. M. Muniyappa,
Aged about: 54 years.
- 2A. **SMT. RADAMMA**
W/o: Sri. G. M. Lakshman
Aged about: 51 years.
- 2B. **SRI. MOHAN. G. L**
S/o: Sri. G. M. Lakshman
Aged about: 23 years
- 2C. **MS. TEJASHWINI**
D/o: Sri. G. M. Lakshman
Aged about: 22 years
3. **SMT. NEELAMMA. B,**
D/o: Late G. M. Muniyappa,
Aged about: 44 years.
4. **SRI. G. M. MANJUNATHA,**
S/o: Late G. M. Muniyappa,
Aged about: 49 years.
- 4A. **SMT. GEETHA,**
W/o: Sri. G. M. Manjunatha,
Aged about: 43 years.
- 4B. **MS. SNEHA. G. M,**
D/o: Sri. G. M. Manjunatha,
Aged about: 23 years.
- 4C. **SRI. SUHAS. G. M,**
S/o: Sri. G. M. Manjunatha,
Aged about: 22 years.
5. **SRI. G. M. MARISWAMY,**
S/o: Late G. M. Muniyappa,
Aged about: 47 years.
- 5A. **SMT. MANJULA,**
W/o: Sri. G. M. Mariswamy,
Aged about: 39 years.

5B. SRI. AHDITHYA. G. M,
S/o: Sri. G. M. Mariswamy,
Aged about: 21 years.

Party at Sl.No.1 to Sl.No.5B are Residing at:
Gunjur Village, Varthur Hobli,
Bangalore- 560 087.

Party at Sl.No.1 to Sl.No.5B are
Represented by their GPA holder:

M/S MYHNA PROPERTIES PRIVATE LIMITED

A Company registered under the provisions of the Companies Act, 1956,
Having its Office at: No: 83, G. P. Plaza, 1st Floor,
ORR, Marathahalli, Bangalore- 560 037.

Represented by its Managing Director:**SRI.M.KARTHIKEYAN,**
S/o: Sri Mahalingam V, Aged about 39 Years

Hereinafter referred to as the “**VENDORS**” which expression wherever the context so requires or admits shall mean and include their respective legal heirs, legal representatives, successors, executors, administrators, assignees, nominees and/or any person/s claiming through or under them of the **FIRST PART.**

AND:

M/S MYHNA PROPERTIES PRIVATE LIMITED

A Company registered under the provisions of the Companies Act, 1956,
Having its registered Office at: No: 83, G. P Plaza, 1st Floor,
ORR, Marathahalli, Bangalore- 560 037.

Represented by its Managing Director:**SRI.M.KARTHIKEYAN,**
S/o: Sri Mahalingam V, Aged about 39 Years

Hereinafter referred to as the “**DEVELOPER/CONFIRMING PARTY**” which expression wherever the context so requires or admits shall mean and include its Directors, successor-in-office, successor-in-interest, representatives, executors, administrators, assignees, nominees and/ or any person/s claiming through or under it of the **SECOND PART.**

IN FAVOUR OF:

1. MR.....
Aged about years
S/o Mr.....
PAN NO:

2. MRS.....
Aged aboutyears
W/o: Mr.....
PAN NO:

Both are residing at:

.....,
.....
.....

Hereinafter referred to as the **"PURCHASER/S"** (which expression wherever the context so requires or admits shall mean and include his/her/their legal heirs, representatives, successors, executors, administrators, assigns, nominees and/or any person/s claiming through /under them) of the **'THIRD PART'**.

WITNESSES AS FOLLOWS:

WHEREAS, the Developer has developed a Layout over following Residentially converted properties all situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District:

(i) Residentially converted land bearing Sy No: 2/17 (Old Sy No:2/8) (converted vide Official Memorandum dated 27/06/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: 2575), measuring 27 Guntas

(ii) Residentially converted land bearing Sy No: 2/8 (converted vide Official Memorandum dated 27/06/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: 2501), measuring 27 Guntas

(iii) Residentially converted land bearing Sy No: 165/1 (converted vide Official Memorandum dated 27/03/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: LAND10014985), measuring 1 Acre 16 Guntas

(iv) Residentially converted land bearing Sy No: 165/2 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 196/2017-18), measuring 1 Acre 15 Guntas

(v) Residentially converted land bearing Sy No: 165/3 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 197/2017-18), measuring 1 Acre 16 Guntas

(vi) Residentially converted land bearing Sy No: 165/4 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 192/2017-18), measuring 1 Acre 31 Guntas

(vii) Residentially converted land bearing Sy No: 166/1 measuring in all 39 Guntas viz., presently bearing Residentially converted land Sy No: 166/16 (Old Sy No: 166/1) converted vide Official Memorandum dated 27/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN (EVH) SR/172/2014-15), measuring 14 Guntas and presently bearing Residentially converted land bearing Sy No: 166/17 (Old Sy No: 166/1) (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 193/2017-18) measuring 25 Guntas

(viii) Residentially converted land bearing Sy No: 166/2 (converted vide Official Memorandum dated 31/07/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: 10284), measuring 1 Acre 10 Guntas

(ix) Residentially converted land bearing Sy No: 166/3 (converted vide Official Memorandum dated 22/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN (EVH) SR/168/2014-15), measuring 20 Guntas

(x) Residentially converted land bearing Sy No: 166/3 (converted vide Official Memorandum dated 22/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN (EVH) SR/168/2014-15), measuring 05 Guntas

(xi) Residentially converted land bearing Sy No: 166/12 (converted vide Official Memorandum dated 22/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN (EVH) SR/168/2014-15), measuring 19 Guntas

(xii) Residentially converted land bearing Sy No: 166/12 (converted vide Official Memorandum dated 27/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore bearing Order No: ALN (EVH) SR/172/2014-15), measuring 10 Guntas

(xiii) Residentially converted land bearing Sy No: 167/2 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 194/2017-18), measuring 8.75 Guntas

(xiv) Residentially converted land bearing Sy No: 166/18 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 195/2017-18) measuring 20 Guntas

(xv) Residentially converted land bearing Sy No: 166/19 (converted vide Official Memorandum dated 30/07/2019 issued by Deputy Commissioner, Bangalore District, Bangalore bearing Application No: 11241) measuring 25 Guntas, in all **measuring 12 Acre 8.75 Guntas**, the same are together hereinafter for the sake of brevity jointly referred to as the **‘TOTAL PROPERTY’**. The Owners of Total Property, who were desirous of developing the same into a Layout, have authorized the Second Party to develop and deal with the Total Property under various Joint Development Agreement and various General Power of Attorney.

WHEREAS, the Vendors herein are the absolute owners of residentially converted land bearing Sy No: 2/17 (Old Sy No: 2/8), (converted vide Official Memorandum dated 27/06/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: 2575) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, measuring 27 Guntas, which property is morefully described in Schedule A hereunder and hereinafter referred to as **“Schedule A Property”**.

WHEREAS, the Schedule A Property originally was bearing Sy No: 2/8 measuring 1 Acre 34 Guntas and the same was purchased by Sri. Mariswamappa.G, from Bangalore Central Co-operative Bank under Sale Deed dated 01/10/1945 registered as Document No: 1580/1945-46, of Book I, Volume No: 784, at Pages 10 to 13, in the Office of the Sub-Registrar, Bangalore Taluk.

WHEREAS, subsequent to the demise of Sri. Mariswamappa. G, his sons viz., Sri. G. M. Muniyappa and Sri. G. M. Marinnanappa and his brother's son Sri. G. M. Nagappa, entered into a Partition Deed dated 05/10/1979 registered on 15/10/1979 as Document No: 2820/1979-80, of Book I, Volume No: 1422, at Pages 23 to 27, in the Office of the Sub-Registrar, Bangalore South Taluk and under the said Partition Deed land measuring 27 Guntas was allotted to the share of Sri. G. M. Muniyappa and same was mutated vide Mutation Extract bearing 11/1982-83.

WHEREAS, meanwhile Sri. G. M. Muniyappa demised leaving behind the Vendors herein as his only legal heirs. Subsequent to the demise of Sri. G. M. Muniyappa, Schedule A Property was mutated in the name of Vendors herein vide Mutation Extract bearing No: T24/2018-19. Later the Vendors herein got the said land converted to residential use vide Official Memorandum dated 27/06/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: 2575.

WHEREAS, later the Vendors herein have entered into a Joint Development Agreement with Developer herein dated 30/01/2019, registered as Document No: MDP-1-12030-2018-19, of Book I stored in C.D No: MDPD268, in the Office of the Additional Sub-Registrar, Mahadevapura, Bangalore and Vendors have executed General Power of Attorney dated 30/01/2019, registered as vide Document No: MDP-4-00449-2018-19, of Book IV, stored in C.D No: MDPD268, in the Office of the Additional Sub-Registrar, Mahadevapura, Bangalore thereby authorizing the Developer to deal with the Schedule A Property and also to sell Developer's share of Sites.

WHEREAS, thereafter the Vendors and the Developer entered into a Sharing Agreement on., whereby under the said Sharing Agreement the Site bearing No:, carved out of **Schedule A Property**, in the Layout “MYHNA MEADOWS” measuring East to West Square Feet and North to South Square Feet totally measuring **Square Meters** fallen to the share of the Developer herein.

WHEREAS, the Vendors represented by the Developer as a General Power of Attorney holder, has relinquished an area of 7417.88 Square Meters for Parks and Open Spaces, an area of 216.15 Square Meters for Civic Amenities, area measuring 780.21 Square Meters for Road widening and an area of 13,846.57 Square Meters for Roads, in favour of Bangalore Development Authority vide Relinquishment Deed dated 05/02/2020, registered as Document No: BDA-1-07933-2019-20, of Book I, stored in C.D. No: BDAD527, in the Office of the Additional District Registrar, Bangalore District, thereby relinquishing above said land for civic amenities, roads, Parks and Open Spaces. After relinquishing land for civic amenities, the Bangalore Development Authority issued Layout Approval Letter, Layout Plan and Work Order dated 03/03/2020 bearing Plan No: BDA/Nayosa/PRL-19/2018-19/1760 thereby identifying the Residential Sites, Parks and Road Areas.

WHEREAS, as per the scheme formulated by the Developer for formation of a Residential Layout in the Total Property under the name and style **"MYHNA MEADOWS"** any person or persons desirous of owning a site or sites in the said Layout is/are at liberty to purchase the site or sites of his/her/their choice of dimension with absolute ownership rights therein.

WHEREAS the Project is registered under the RERA Act, bearing Registration No.....dated: in accordance with the provisions of Section 5 of the Real Estate (Regulation and Development) Act, 2016.

WHEREAS, the Purchaser/s herein being fully satisfied with the title of the Vendors and having inspected and accepted the completed development activities in the Layout such as common roads, electricity, drainage, water connections for the individual plots, street light poles, boundary wall around the layout, sewerage treatment plant, Parks ('Public Amenities') in the Schedule A Property formulated by the Developer, has approached the Developer herein and requested to sell to the Purchaser/s one such Sites bearing No., presently bearing **BDA Khata No:**, carved out of **Sy No:** in the layout known as **"MYHNA MEADOWS"** (Hereinafter called as the said Layout) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District measuring East to West **Square Feet** and North to South Meters in all measuring **Square Feet**, which property is more fully described in the Schedule B hereunder and hereinafter referred to as the **"SCHEDULE B PROPERTY"** on certain terms and conditions, rights and obligations mentioned in this Sale Deed.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. SALE CONSIDERATION:

The Purchaser/s at the request of the Vendors/Developer has/have paid to the Developer the entire sale consideration of **Rs..... (Rupees ----- Only)** in the following manner:

- (a) A sum of Rs. (Rupees Only) by way of Cheque dated bearing No:....., drawn on Bank, Branch,..... favoring Developer.
- (b) A sum of Rs. (Rupees Only) by way of Cheque dated bearing No:....., drawn on Bank, Branch,..... favoring Developer.

the receipt of which sums the Developer do hereby duly admit and acknowledge towards its full and final settlement and in consideration thereof the Vendors and the Developer do hereby grant, transfer and convey UNTO the Purchaser/s, by way of sale, the Schedule 'B' Property with all rights, easements, privileges and appurtenances thereto, TO HAVE AND TO HOLD the same as an absolute owner/s forever.

2. SALE OF PROPERTY:

- 2.1 In consideration of the Purchaser/s having paid the entire sale consideration to the Developer as stated above, the Vendors/Developer hereby conveys, grants and transfers to the Purchaser/s the Schedule B Property, **TO HAVE AND TO HOLD** the same absolutely and free from all encumbrances, easements, etc.
- 2.2 The Vendors/Developer has on this day handed over vacant and physical possession of the Schedule B Property to the Purchaser/s herein.
- 2.3 The Vendors/Developer has delivered a set of photo copies of the Title / Parent Deeds pertaining to the Schedule A Property to the Purchaser/s.

3. REPRESENTATIONS AND WARRANTIES OF THE VENDORS/ DEVELOPER :

- 3.1 The Vendors represents and covenants that the Vendors are the absolute owners in possession and enjoyment of the Schedule B Property and that they have a clear and marketable right over the Schedule B Property, that there are no defects in the title of the Vendors and that there are no encumbrances, liens, court decrees, lispendens, acquisitions and/or claims of whatsoever nature and the same is free from legal or other hindrances.
- 3.2 The Vendors/Developer represent that the Schedule B Property is free from any acquisition or requisition proceedings from any authority and that no notifications or notices have been issued whether preliminary or otherwise from any Government, local body or other authority for the acquisition or requisition of the Schedule A Property or any part thereof.
- 3.3 The Vendors represents that there is no impediment in law for the sale of the Schedule B Property in favor of the Purchaser/s.
- 3.4 The Vendors/Developer represents that the Vendors/Developer has not mortgaged the Schedule B Property or created any charge or other interest, oral or written on the Schedule B Property.
- 3.5 The Vendors/Developer represents that the Vendors/Developer has not entered into any agreement for sale of the Schedule B Property with any other person/s.
- 3.6 The Vendors/Developer confirms that all taxes, levies, Cesses and other statutory duties with respect to the Schedule B Property have been fully paid and discharged up to this day and all applicable levies/duties from the effective (Date of registration) date shall be payable by the Purchaser/s.

4. RIGHTS OF THE PURCHASER/S:

Subsequent to the registration of this Sale Deed, the Purchaser/s shall have the following rights:

- 4.1 The Purchaser/s shall be entitled to hold, possess, own, enjoy and alienate the Schedule B Property absolutely, without any interference from the Vendors/Developer or any other person/s.
- 4.2 The Purchaser/s shall be entitled to have the Khatha of Schedule B Property transferred to his/her/their name/s and the Vendors/Developer has no further claims or right in this regard.
- 4.3 The Purchaser/s shall become the absolute Owner/s of the Schedule B Property and shall have discretion to deal with the Schedule B Property to his/her/their benefit.
- 4.4 The Vendors/Developer has this day put the Purchaser/s in vacant physical possession of the Schedule B Property and the Purchaser/s acknowledges having taken delivery of the same.

5. OBLIGATIONS OF THE PURCHASER/S:

- 5.1 The Purchaser/s shall not cause any obstruction for free movement of men, materials and vehicles in the internal roads, passages and any common areas by placing any materials/vehicles/articles.
- 5.2 The Purchaser/s shall not encroach upon any roads, parks and open spaces in the said Layout and shall keep the same free from any obstructions. The Purchaser/s shall not trespass into other plots or areas earmarked for common use.
- 5.3 The Purchaser/s shall not throw garbage/used articles/rubbish in the common areas, parks, open spaces, neighboring plots, roads and open space left open in the adjoining Schedule B

Property. The Purchaser/s shall strictly follow rules and regulations for garbage disposal as may be prescribed by the Agency maintaining the common areas and facilities in the said layout.

- 5.4 The Purchaser/s shall not use the Schedule B Property for any commercial/industrial /religious purposes nor shall the Purchaser/s be entitled to put up any display boards or hoardings or neon signs or paintings within the Schedule B Property.
- 5.5 The Purchaser/s shall not construct any high raise residential buildings and shall abide by the construction rules and guidelines of the BDA or any other competent authority.
- 5.6 The Purchaser/s shall not keep any cattle / live stock in the Schedule B Property and Purchaser/s shall keep all the pets confined within the Schedule B Property and shall ensure that the pets do not create any nuisance / disturbance to the other owners in the said layout.
- 5.7 The Purchaser/s unconditionally agrees that he/she/they shall become a member of the Owners Association to be formed by the Developer under the Societies Act and Purchaser/s shall abide by all the rules, regulations and Bye-Laws framed by the Developer or Association.
- 5.8 The Purchaser/s shall liable to bear and pay the maintenance charges and Corpus fund in respect of the Schedule B Property to the Developer or the Association on demand by the Developer or the Association.
- 5.9 All Property taxes and applicable taxes and levies in respect of the Schedule B Property shall be paid by the Purchaser/s inclusive of the layout outgoings towards the Purchaser/s undivided proportional interest.
- 5.10 The Purchaser/s shall not trespass or encroach or establish interest or claim whatsoever over the use of the public amenities or the neighboring premises or the civic amenities area released to the concerned Authority.
- 5.11 The Purchaser/s shall use the common areas and common amenities as common amenities to be enjoyed together with the other Purchaser/s of the said Layout and the Purchaser/s shall not lay any adverse claims on other owner's sites or other separate amenities provided for specifically to other Purchaser/s.
- 5.12 The Purchaser/s shall observe and abide by all the Bye-laws, Rules and Regulations prescribed by the Government, BDA or Village Panchayat or any other authority, in regard to Ownership, use or enjoyment of Schedule B Property.
- 5.13 The Purchaser/s on immediate purchase of the Schedule B Property shall co- terminus be admitted to the Owners Association and pay the requisite membership fee to the Developer or Association.
- 5.14 In the event the Purchaser/s causes damages to the common amenities provided in the said layout such damages shall be assessed by the Developer or its Service provider and the Purchaser/s shall pay the requisite assessed damages to the Developer or the Service provider or the Owners Association as the case may be.
- 5.15 In the event of a resale of the Schedule B Property the Purchaser/s shall obtain a NOC (no due certificate) from the Service Provider /Developer/Owners Association prior to the actual sale and should provide the complete information of the prospective Purchaser/s.
- 5.16 All the Purchaser/s (or) Owners of the Plots in the said Layout shall proportionately share and pay all the expenses for maintenance of all the common amenities, areas and facilities in the layout such as parks, open spaces, landscape, pots and plants, internal layout roads, drainages, sewerage disposal System, sanitary lines, water supply System, street/yard lights, common

security, water charges and such other expenses which are common in nature and not attributable to any individual plots.

- 5.17 The Purchaser/s shall not have any objection in Developer appointing any Agency and pay such costs to look after the common areas and facilities in the Layout.
- 5.18 Not to cause any nuisance or health hazard to the other Property holders of “**MHYNA MEADOWS**”.
- 5.19 The Purchaser/s shall not subscribe to the change of name of the development from “**MHYNA MEADOWS**” to any other name.

6. INDEMNITY.

The Vendors hereby assure the Purchaser/s that they have not done or cause to be done any act whatsoever affecting adversely their title to the Schedule B Property and further Vendors hereby agree that they shall at all times hereinafter fully indemnify and keep the Purchaser indemnified against any loss, damage, costs, charges if any suffered by the Purchaser by reason of any kind of defect in the right, title or interest of the Vendors in the Schedule Property or because of the breach of any of the covenants contained herein.

7. MISCELLANEOUS.

- 7.1 The Vendors/Developer hereby undertakes to sign, execute and do all such acts, deeds and writings for absolutely conveying to the Purchaser/s the Schedule B Property, if required at the cost of the Purchaser/s.

TOTAL PROPERTY

(Description of entire land over which the Layout “MYHNA MEADOWS” is formed)

All that piece and parcel of the residentially converted properties all situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District **(i)** Residentially converted land bearing Sy No: 2/17 (Old Sy No:2/8) (converted vide Official Memorandum dated 27/06/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: 2575), measuring 27 Guntas **(ii)** Residentially converted land bearing Sy No: 2/8 (converted vide Official Memorandum dated 27/06/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: 2501), measuring 27 Guntas **(iii)** Residentially converted land bearing Sy No: 165/1 (converted vide Official Memorandum dated 27/03/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: LAND10014985), measuring 1 Acre 16 Guntas **(iv)** Residentially converted land bearing Sy No: 165/2 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 196/2017-18), measuring 1 Acre 15 Guntas **(v)** Residentially converted land bearing Sy No: 165/3 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 197/2017-18), measuring 1 Acre 16 Guntas **(vi)** Residentially converted land bearing Sy No: 165/4 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 192/2017-18), measuring 1 Acre 31 Guntas **(vii)** Residentially converted land bearing Sy No: 166/1 measuring in all 39 Guntas viz., presently bearing Residentially converted land Sy No: 166/16 (Old Sy No: 166/1) converted vide Official Memorandum dated 27/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN (EVH) SR/172/2014-15), measuring 14 Guntas and presently bearing Residentially converted land bearing Sy No: 166/17 (Old Sy No: 166/1) (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 193/2017-18) measuring 25 Guntas **(viii)** Residentially converted land bearing Sy No: 166/2 (converted vide Official Memorandum dated 31/07/2019 issued by Deputy Commissioner, Bangalore

Urban District, bearing Application No: 10284), measuring 1 Acre 10 Guntas **(ix)** Residentially converted land bearing Sy No: 166/3 (converted vide Official Memorandum dated 22/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN (EVH) SR/168/2014-15), measuring 20 Guntas **(x)** Residentially converted land bearing Sy No: 166/3 (converted vide Official Memorandum dated 22/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN (EVH) SR/168/2014-15), measuring 05 Guntas **(xi)** Residentially converted land bearing Sy No: 166/12 (converted vide Official Memorandum dated 22/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN (EVH) SR/168/2014-15), measuring 19 Guntas **(xii)** Residentially converted land bearing Sy No: 166/12 (converted vide Official Memorandum dated 27/11/2014 issued by Deputy Commissioner, Bangalore District, Bangalore bearing Order No: ALN (EVH) SR/172/2014-15), measuring 10 Guntas **(xiii)** Residentially converted land bearing Sy No: 167/2 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 194/2017-18), measuring 8.75 Guntas **(xiv)** Residentially converted land bearing Sy No: 166/18 (converted vide Official Memorandum dated 04/06/2018 issued by Deputy Commissioner, Bangalore District, Bangalore, bearing Order No: ALN/EVH (E) SR 195/2017-18) measuring 20 Guntas **(xv)** Residentially converted land bearing Sy No: 166/19 (converted vide Official Memorandum dated 30/07/2019 issued by Deputy Commissioner, Bangalore District, Bangalore bearing Application No: 11241) measuring 25 Guntas. **Totally measuring 12 Acres 8.75 Guntas** and bounded as follows:

East By : Existing Road and Sy No: 239 & Sy No: 168
West By : Land in Sy No: 164;
North By : Sy No: 167/1 and Existing 11.0 Meters Road proposed widened 45.0 Meters Road;
South By : Land in Sy No: 1 and Sy No: 2

SCHEDULE "A" PROPERTY

(Description of property out of which Schedule B Property is carved out)

All that piece and parcel of the residentially converted land bearing Sy No: 2/17 (Old Sy No: 2/8), (converted vide Official Memorandum dated 27/06/2019 issued by Deputy Commissioner, Bangalore Urban District, bearing Application No: 2575) situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, measuring 27 Guntas and bounded on the:

East by : Hissa No: 2/8 land;
West by : Road and Hissa No: 2/12, 2/13 land;
North by : Sy No: 165 land;
South by : Road and Gramathana.

SCHEDULE "B" PROPERTY

(Description of Site conveyed under this Absolute Sale Deed)

All that piece and parcel of residential **Site No.**__, presently bearing BDA Khata No:, **carved out of Sy No:** in the layout known as **"MHYNA MEADOWS"** measuring **East to West __Meters (__ Feet)** and **North to South __Meters (__Feet)** and totally measuring **__Square Meters (____Square Feet)**, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, with common facilities, right to use common water and sanitary lines provided in the layout and bounded on the:

East By :
West By :
North By :
South By :

IN WITNESS WHEREOF, the Vendors and the Developer have signed this Absolute Sale Deed on the day, month and year above mentioned in the presence of the below mentioned witnesses:

WITNESSES

1.

Vendors at Sl No: 1 to 5B
Represented by their GPA holder
(M/s Myhna Properties Private Limited
Represented by its Managing Director
Sri. M. Karthikeyan)
(VENDORS/FIRST PARTY)

M/s Myhna Properties Private Limited
Represented by its Managing Director
Sri. M. Karthikeyan)
(DEVELOPER/SECOND PARTY)

2.

1.

Drafted by:
.....

2.....
(PURCHASER/S/THIRD PARTY)