

14 ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದ್ದು  
 397/2019-20 ಪುಟದ ಒಂದನೆ ಪುಟ  
 ಹಿ.ಉ.ನೋ.,ರಾಜಾಜನಗರ

B-1 397/19-20

TRANSFER DEED:

THIS DEED OF TRANSFER OF TRANSFERABLE DEVELOPMENT RIGHTS IS MADE AND EXECUTED ON THIS THE TWENTY NINTH DAY OF APRIL, YEAR TWO THOUSAND NINETEEN (29/04/2019) BETWEEN:

**Sri. B.R. RAGHURAM**, aged about 56 years, son of late B.S. Ramappa, residing at No. 356, 'Rama Nilaya', HMT Layout, Ananda Nagar, Hebbal, Bengaluru 560 024, hereinafter referred to as the **"TRANSFEROR"**, PAN: AGHPR5788H (which expression wherever it so requires shall mean and include all his legal representatives, executors, successors and assigns etc.) **OF THE FIRST PART:**

:AND:

**Sri. RAMANJULU RAJU**, aged about 60 years, son of late V. Subba Raju, residing at No. 27/1, 47<sup>th</sup> Cross, 8<sup>th</sup> Block, Jayanagar, Bengaluru 560 070, hereinafter referred to as the **"CONFIRMING PARTY/AGREEMENT HOLDER"**, PAN: AHEPS5936J (which expression wherever it so requires shall mean and include all his legal representatives, executors, successors and assigns etc.) **OF THE SECOND PART:**

:AND:

**M/s. PRESTIGE AAA INVESTMENTS**, a registered partnership firm, having its Office at: 'The Falcon House', No. 1, Main Guard Cross Road, Bangalore 560 001, represented herein by its Managing Partner, Mr. Irfan Razack,, hereinafter called the **"TRANSFeree"** PAN: AAQFP1785P (which expression shall wherever the context so requires shall mean and include all its partners, their successors and assigns) **OF THE THIRD PART:**

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Razack

Irfan Razack

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 397 ದತ್ತಾ ವೇದಿಕೆ ಸೇ - 1  
19/05/2019 ರಾಜಾಜಿನಗರ



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Prestige AAA Investments Rep by its Managing Partner Mr. Irfan Razack Rep by his SPA Holder Mr. M.S. Sanjeeva Kumar , ಇವರು 3051100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ        | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ                                                                                           |
|---------------|-------------|-----------------------------------------------------------------------------------------------------------|
| Other Bank DD | 2781000.00  | DD No 912211 Rs.2781000/- dated 30/Apr/2019 drawn on KOTAK MAHINDRA BANK LIMITED,BANGALORE -LAVELLE ROAD. |
| Other Bank DD | 270000.00   | DD No 912212 Rs.270000/- dated 30/Apr/2019 drawn on KOTAK MAHINDRA BANK LIMITED,BANGALORE -LAVELLE ROAD.  |
| By Cash       | 100.00      | Paid by cash                                                                                              |
| ಒಟ್ಟು :       |             | 3051100.00                                                                                                |

ಸ್ಥಳ : ರಾಜಾಜಿನಗರ

ದಿನಾಂಕ : 03/05/2019

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
(ರಾಜಾಜಿನಗರ)  
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ನೀ ಪುಸ್ತಕ 397 ನಲ್ಲಿ ವೇರಿಸಿ 3 ನೇ ಪುಟ  
19-20 ಮಾರ್ಚ್ 2015  
L.O. No. 1920/2015  
2

**WITNESSETH AS FOLLOWS:**

WHEREAS the land measuring 25 Guntas in Sy. No. 111, Mathikere Village, Kasaba Hobli, Bangalore North Taluk, was originally owned by Sri. H. Sanjeevappa, he having declared as the permanent occupant/tenant of the same in an Order dated 28/11/1958, passed by the Special Deputy Commissioner in Case No. 13/1957-58, under Section 4 of Mysore (Personal and Miscellaneous) Inams Abolition Act, 1954;

WHEREAS in addition to the aforesaid land, Sri. H. Sanjeevappa held other lands and in terms of a Partition Deed dated 27/08/1970, registered as Document No. 3468/70-71, Book I, Volume 257, Pages 32 to 39, in the office of the Sub-Registrar, Srirampuram, Bangalore, the family consisting of Sri. H. Sanjeevappa, his sons namely, B.S. Lakshmanappa, B.S. Ramappa and H.S. Hanumanthappa, partitioned the family properties including the aforesaid land and B.S. Ramappa came to be allotted 8 Guntas of land in the said Sy. No. 111, Mathikere Village, Kasaba Hobli, Bangalore North Taluk. The portion allotted to B.S. Ramappa came to be given subdivided Sy. No. 111/1, Mathikere Village, Kasaba Hobli, Bangalore North Taluk and he started enjoying the said portion which is more fully described in the Schedule 'A' hereunder and hereinafter referred to as the **Schedule 'A' Property**, as absolute owner thereof ;

WHEREAS the Schedule 'A' Property was acquired by the Bangalore Development Authority (BDA) for formation of BEL-HMT Road without following the due process of acquisition in accordance with the law. In the meantime, B.S. Ramappa passed away on 03/09/2008, leaving behind him his wife, Smt. Varada Ramappa, daughter Leela Gopalakrishna, sons B.R. Raghuram and B.R. Venkataramana as his legal heirs;

WHEREAS out of the aforesaid legal heirs, Smt. Varada Ramappa, B.R. Raghuram and B.R. Venkataramana, entered into an Agreement dated 29/06/2015, with the Confirming Party herein to sell the Schedule 'A' Property along with other properties held by the family, all of which have been notified for acquisition by the BDA on an as is where is basis and it was agreed that the Confirming Party shall be entitled to deal with the BDA to get appropriate compensation for the acquisition of the Schedule 'A' Property and other properties detailed in the said Agreement. Mr. B.R. Raghuram also executed a Power of Attorney dated 29/06/2015 in favour of the Confirming Party empowering him to deal with the BDA and other authorities in connection with the Schedule 'A' Property and other properties agreed to be sold under the said Agreement;





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ರಾಜಾಜಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-05-2019 ರಂದು 02:43:45 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ             | ರೂ. ಪೈ    |
|-------------|------------------|-----------|
| 1           | Registration Fee | 900000.00 |
| 2           | ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ   | 490.00    |
| 3           | Duplicate Fee    | 200.00    |
|             | ಒಟ್ಟು :          | 900690.00 |

ಶ್ರೀ M/s Prestige AAA Investments Rep by its Managing Partner Mr. Irfan Razack Rep by his SPA Holder Mr. M.S. Sanjeeva Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು                                                                                                                        | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|------------------------------------------------------------------------------------------------------------------------------|------|------------------|-----|
| ಶ್ರೀ M/s Prestige AAA Investments Rep by its Managing Partner Mr. Irfan Razack Rep by his SPA Holder Mr. M.S. Sanjeeva Kumar |      |                  |     |

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್  
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು                                                                                                                                       | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------|------|------------------|-----|
| 1           | M/s Prestige AAA Investments Rep by its Managing Partner Mr. Irfan Razack Rep by his SPA Holder Mr. M.S. Sanjeeva Kumar .<br>(ಬರೆಸಿಕೊಂಡವರು) |      |                  |     |
| 2           | Sri. B.R. Raghuram .<br>(ಬರೆದುಕೊಡುವವರು)                                                                                                     |      |                  |     |

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

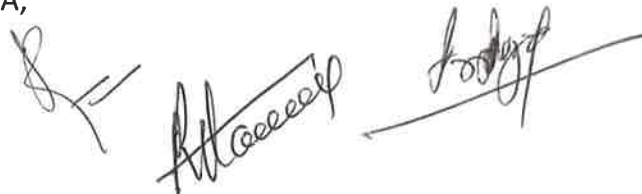
392  
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WHEREAS the aforesaid Smt. Varada Ramappa, B.R. Raghuram and B.R. Venkataramana, filed a W.P. No. 9972-77/2016 before the Hon'ble High Court of Karnataka seeking an order that the acquisition of the Schedule 'A' Property by the BDA had lapsed or alternatively grant appropriate compensation under the provisions of Right to Fair Compensation and Transparency Act, 2013. The said writ petition came to be allowed by an Order dated 18/08/2017 and the Hon'ble High Court of Karnataka directed the BDA to allot to the Petitioners alternate land of equal value or pay compensation under the aforesaid Act based on the prevailing market value;

WHEREAS since the BDA could not allot alternate land or pay compensation, it agreed to issue Transferable Development Certificate (TDR) in lieu of the acquisition of the Schedule 'A' Property and the aforesaid Owners through their Power of Attorney holder agreed to receive the TDR instead of the compensation or alternate land. Accordingly after formally completing the acquisition process as per law, the BDA issued TDR Certificate No. 005, bearing Folio No. BDA/TDR cell/DRC/04/2017-18 dated 01/03/2018 for an extent of 1618.72 Sq. Mtrs. being two times the extent of land acquired which is 809.36 Sq. Mtrs., more fully described in the **Schedule 'B'** here under and hereinafter referred to as 'TDR' in the name of the Confirming Party as GPA Holder of the Transferor;

WHEREAS subsequent to the issuance of the TDR, Smt. Varada Ramappa and B.R. Venkataram released their right, title and interest in the Schedule 'A' Property along with other properties in favour of the Transferor herein in terms of a Release Deed dated 17/05/2018, registered as Document No. 65/2018-19, in Book IV, stored in C.D. No. VJND204, in the office of the Sub-Registrar, Rajajinagar (Vijayanagar), Bangalore, such that the Transferor becomes entitled to all the benefits arising from the acquisition of the Schedule 'A' Property by the BDA;

WHEREAS the other legal heir of late B.S. Ramappa, namely his daughter Mrs. Leela G. Krishna also released her right, title and interest in the Schedule 'A' Property along with other properties in favour of the Transferor herein in terms of a Release Deed dated 10/12/2018, registered as Document No. 7058/2018-19, in Book I, stored in C.D. No. PNYD704, in the office of the Sub-Registrar, Rajajinagar (Peenya), Bangalore read with a Rectification Deed dated 22/03/2019, registered as Document No. 9206/2018-19, in Book I, stored in C.D. No. PNYD757, in the office of the Sub-Registrar, Rajajinagar (Peenya), Bangalore and Confirmation Deed dated 22/03/2019, registered as Document No. 9207/2018-19, in Book I, stored in C.D. No. PNYD757, in the office of the Sub-Registrar, Rajajinagar (Peenya), Bangalore, such that the Transferor becomes entitled to all the benefits arising from the acquisition of the Schedule 'A' Property by the BDA;



| ಕ್ರಮ<br>ಸಂಖ್ಯೆ | ಹೆಸರು                                                         | ಫೋಟೋ                                                                              | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು                                                                   | ಸಹಿ                                                                                 |
|----------------|---------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3              | Sri.Ramanjulu Raju (Confirming<br>Party) .<br>(ಬರೆದುಕೊಡುವವರು) |  |  |  |

ಅಂಶ 397 ರನ್ವಯ ಪರಿಶೀಲನೆ 6 ನೇ ತಾ. 19-20  
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ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ರಾಜಾಜನಗರ, ಬೆಂಗಳೂರು

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WHEREAS thus in the manner aforesaid, the Transferor became entitled to the TDR, however, subject to the beneficial rights of the Confirming Party over the same;

WHEREAS both the Transferor and the Confirming Party have now approached the Transferee herein to sell the TDR for a total consideration of Rs.9,00,00,000/- (Rupees Nine Crore Only), which includes proportionate sale consideration paid by the Confirming Party to the Transferor under the aforesaid Agreement of Sale dated 19/05/2018, read with the Rectification Deed dated 06/06/2018;

WHEREAS the Transferor and the Confirming Party have now agreed to transfer the TDR in the name of Transferee by making the following representations:

- a) that the TDR held by Transferor/Confirming Party is free from all encumbrances, claims, demands and restrictions and they alone are the full and absolute owners of the TDR and are entitled to sell or otherwise transfer in favour of any person of their choice;
- b) that it would be the exclusive and sole responsibility of the Transferor/Confirming Party to get the TDR transferred to the Transferee by approaching the BDA for such transfer;

~~Alcarras~~      S      ~~Alcarras~~

ಗುರುತಿಸುವವರು

ನೇ ಪುಸ್ತಕ 397 ದತ್ತಾ ವೇದನ 8 ನೇ ಪುಟ  
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ಒ.ಬಿ.ನಂದಾ ರಾಜಾಜಿನಗರ

| ಕ್ರಮ<br>ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ                                                 | ಸಹಿ               |
|----------------|-------------------------------------------------------------------|-------------------|
| 1              | Sumlith .R<br>No. 27/1, 47th Cross, 8th block, Jayanagar Blore-70 | <i>Sumlith .R</i> |
| 2              | Gopi. P<br>The Falcon House NO. 1Main Guard Cross Road Blorre-01  | <i>P. Gopi</i>    |

*ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್*  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

There is no Difference between Original and Duplicate

*ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್*  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು

|                                                                                                                                                                                                                                                                                                                                   |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು<br/>ನಂಬರ RJN-1-00397-2019-20 ಆಗಿ<br/>ಸಿ.ಡಿ. ನಂಬರ RJND398 ನೇ ಧರಲ್ಲಿ<br/>ದಿನಾಂಕ 03-05-2019 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p><i>ಆಶಾರಾಣಿ. ಸಿ.ಹೆಚ್.</i><br/>ಉಪನೋಂದಣಾಧಿಕಾರಿ, ರಾಜಾಜಿನಗರ (ರಾಜಾಜಿನಗರ )<br/>ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು</p> |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|

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B.D.A. 2018

- c) that the TDR is validly issued and the Transferor/Confirming Party have not misrepresented any facts regarding ownership of the Schedule A Property and its title ;

WHEREAS the Transferor and the Confirming Party by making the aforesaid representations have come forward to sell and transfer the TDR free from all encumbrances, claims and demands and the Transferee acting on the aforesaid representations have agreed to purchase the TDR on the terms and conditions hereinafter contained;

**NOW THIS DEED OF TRANSFER WITNESSETH AS FOLLOWS:**

- 1) In consideration of payment of sale price agreed below, the Transferor and the Confirming Party hereby sell, convey, transfer and assign in favour of the Transferee the entire TDR covered by TDR Certificate No. 005, bearing Folio No. BDA/TDR cell/DRC/04/2017-18 dated 01/03/2018 for an extent of 1618.72 Sq. Mtrs. being two times the extent of land acquired, which is 809.36 Sq. Mtrs. issued by the BDA in consideration of acquisition, surrender, transfer and relinquishment of the Schedule 'A' Property, absolutely free from all charges, liens, claims, encumbrances and litigation.
- 2) The consideration for sale of the TDR is agreed at Rs.9,00,00,000/- (Rupees Nine Crore Only) and Transferor and the Confirming Party have directed and authorised the Transferee to pay the same as under:
  - (i) Rs.1,00,00,000/- (Rupees One Crore Only) to the Transferor, namely, Mr. B. R Raghuram ; and
  - (ii) Rs.8,00,00,000/- (Rupees Eight Crore Only) to the Confirming Party, namely, Mr. Ramanjulu Raju.
- 3) Accordingly, the Transferee have paid the entire agreed sale consideration as under:
  - (i) Rs.1,00,00,000/- (Rupees One Crore Only) by Demand Draft/Pay Order No. 912064, dated 25.04.2019, drawn on the Kotak Mahindra Bank, Bangalore, in favour of Mr. B R Raghuram on execution of this deed, the receipt of which is hereby acknowledged by the Transferor;



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- (ii) Rs.8,00,00,000/- (Rupees Eight Crore Only) by Demand Draft/Pay Order No. 912065, dated 25.04.2019, drawn on the Kotak Mahindra Bank, Bangalore, in favour of Mr. Ramanjulu Raju, on execution of this deed, the receipt of which is hereby acknowledged by the said Mr.Ramanjulu Raju (the Confirming Party).

The Transferor and the Confirming Party acknowledge, declare and confirm that no further amount is payable by the Transferee towards sale consideration and accordingly acquit and discharge the Transferee from payment of any further amount/s.

- 3A) The Transferor and the Confirming Party have handed over the original TDR Certificate i.e. Development Rights Certificate bearing No. 005, Folio No. BDA/TDR cell/DRC/04/2017-18 dated 01/03/2018 for an extent of 1618.72 Sq. Mtrs. of built up area being two times the extent of land acquired which is 809.36 Sq. Mtrs., and hereby declare and confirm that the Transferee shall hereafter shall, own, possess and utilize the TDR and shall be entitled to seek transfer of TDR in its own name in the records maintained by the Bangalore Development Authority without any let, claim and/or hindrance from the Transferor and the Confirming Party and/or any person claiming through or under them.
- 4) The Transferor and Confirming Party hereby undertake as under:
- address a letter to BDA as per **Annexure A** confirming that they have transferred the TDR to the Transferee, in pursuance of this deed and that same can be transferred in the name of the Transferee;
  - sign and execute any documents, forms, affidavit, declaration to get the BDA to effect necessary endorsement of transfer of the Development Rights Certificate bearing No. 005, Folio No. BDA/TDR cell/DRC/04/2017-18 dated 01/03/2018 for an extent of 1618.72 Sq. Mtrs., recognizing and/or effecting the transfer of ownership of the said TDR in favour of the Transferee.

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- 5) The Transferor and the Confirming Party hereby covenant and assure the Transferee that the TDR is valid and subsisting and Transferor and Confirming Party have not created any encumbrance by way of third party agreement, lien, pledge etc. over the same and in case of any such claim or claims by any person/s the Transferor and the Confirming Party shall fully and completely answer all such claims and demands and accordingly offer full and complete indemnity to the Transferee.
- 6) The Confirming Party on his part declares and confirms that he has transferred all his beneficial right, title and interest in the TDR in favour of the Transferee for the consideration received as above in full and final settlement. The Confirming Party has handed over to the Transferee the certified copies and agreements referred in the preamble in respect of the Schedule 'A' Property that he had entered into in token thereof. The Confirming Party has retained the original as the same contains other properties, however, the Confirming Party hereby declare that the same shall not be used by the Confirming Party to create any adverse rights over the TDR and/or Schedule 'A' Property and that the Confirming Party shall not hereafter deal with the Schedule 'A' Property including the TDR in any manner.
- 7) The Transferor and the Confirming Party further covenant that they shall at their cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds and other things whatsoever for further and more perfectly and morefully assigning the TDR sold and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.
- 8) The Transferor and the Confirming Party further covenant that the TDR is validly issued by the BDA against the surrender, transfer and acquisition of the Schedule 'A' Property. The Transferor and Confirming Party accordingly offer full and complete indemnity and agree to keep the Transferee fully and completely indemnified against any claim by any person/s in this regard and/or against any loss the Transferee may incur/suffer on account of any misrepresentation of ownership of the Schedule 'A' Property to the BDA in getting the TDR or on account of any claims made by any third party including the erstwhile co-owners of the Schedule 'A' Property stated above.

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**:SCHEDULE 'A' PROPERTY:**

All that land bearing Sy. No. 111/1, Mathikere Village, Kasaba Hobli, Bangalore North Taluk, measuring 8 Guntas or 809.36 sq. mtrs. acquired by the Bangalore Development Authority for the purpose of formation of BEL-HMT Road vide Notification No. HMA 49 MNJ 74 dated 01.05.1974, bounded on the:

|          |   |                                   |
|----------|---|-----------------------------------|
| East by  | : | Sy. No. 111/2, Mathikere Village; |
| West by  | : | Sy. No. 109, Mathikere Village;   |
| North by | : | Poornapura Village Boundary; and  |
| South by | : | Sy. No. 110, Mathikere Village.   |

**:SCHEDULE 'B':**

Transferable Development Rights Certificate (Development Right Certificate) bearing No. 005, Folio No. BDA/TDR cell/DRC/04/2017-18 dated 01/03/2018 issued by the Commissioner, BDA in the name of Sri Ramanjulu Raju (GPA Holder of B.R. Raghuram) for an extent of 1618.72 Sq. Mtrs.

~~Happy~~

*[Handwritten signature]*

[illegible]

1st copy 397 13th Dec 2019  
19/12/2019

IN WITNESS WHEREOF OF THE PARTIES TO THIS DEED HAVE SIGNED AND EXECUTED THIS DEED ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

**WITNESSES:**

1) Latha  
SUMITH.R

27/1, 47th cross  
Jayanagar 8th  
Block  
Jayanagar - 560070  
Bangalore

B.R. RAGHURAM  
TRANSFEROR

2) P. Ravi  
(P. Ravi)

No. 1, Main Guard cum Road,  
Bangalore 560001.

for M/s. PRESTIGE AAA INVESTMENTS

IRFAN RAZACK  
MANAGING PARTNER  
TRANSFeree

Drafted by:- P. S. Santhosh Kumar  
(M. S. SANTEBA ILMAR)

Advocate  
Bangalore

ANNEXURE 'A'  
(LETTER FROM THE TRANSFEROR)

From:

Dt: \_\_\_\_\_

**RAMANJULU RAJU (GPA Holder of B.R. RAGHURAM),**  
No. 27/1, 47<sup>th</sup> Cross, 8<sup>th</sup> Block, Jayanagar,  
Bengaluru 560 082.

To:

**THE COMMISSIONER,**  
Bangalore Development Authority,  
Urban Development Authority,  
BANGALORE.

1st Deputy Commissioner 392  
14.02.2020  
B

Sir,

**Sub: Request for Transfer of Development Rights in the name of M/s. PRESTIGE AAA INVESTMENTS to be utilized at N.T.I. Layout**

**Ref: Transfer Deed registered as Document No. \_\_\_\_\_/2019-20 signed by RAMANJULU RAJU (GPA Holder of B.R. RAGHURAM) (Transferor) and M/s. PRESTIGE AAA INVESTMENTS (Transferee)**

I, the undersigned and holder of Development Rights Certificate issued vide Folio No. BDA/TDR cell/DRC/04/2017-18 dated 01/03/2018 and having title for Development Rights of 1618.72 sq. mtrs. originated at Sy. No. 111/1, Mathikere Village, Kasaba Hobli, Bangalore North Taluk, having a present market value of Rs.1,21,000/- per sq. mtrs. have entered into an agreement to transfer 1618.72 sq. mtrs. of Development Rights in the name of M/s. PRESTIGE AAA INVESTMENTS, having its office at 'The Falcon House', No. 1, Main Guard Cross Road, Bangalore 560 001, to utilize the Development Rights Certificate at property bearing Municipal No. A-11G20, N.T.I. Layout, 1<sup>st</sup> Stage, Municipal Ward No. 100, Sanjay Nagar, Bangalore, the present value of land at the receiving plot being Rs.79,000/- per sq. mtrs. A registered Transfer Deed is executed and registered in the Rajajinagar Sub-Registrar's office vide Registration No. \_\_\_\_\_ dated \_\_\_\_\_.

Kindly transfer 1618.72 sq. mtrs. of Development Rights in the name of M/s. PRESTIGE AAA INVESTMENTS as per the registered transfer deed/document. Kindly endorse in the Development Rights Certificate and return the original Development Rights Certificate to me after necessary entries in your registers and issue Transferable Development Rights Certificate to the Transferee.

Signature of Transferee

Signature of the Development Rights C Holder  
(Transferor)



