

I - 11279
2022-23

DEED OF SALE

INDENTURE OF DEED OF SALE OF 02% UNDIVIDED RIGHT, TITLE AND INTEREST IN THE IMMOVABLE PROPERTY IN A GATED LAYOUT PROJECT "YAMUNA ASHA CITY" AT KULAI, MANGALURU FOR A TOTAL SALE CONSIDERATION RS.60,00,000/- (RUPEES SIXTY LAKHS ONLY)

This **INDENTURE OF DEED OF SALE** is made and executed on this 14th day of December, 2022 by;

M/S ASHA CITY BUILDERS AND DEVELOPERS, a Partnership Firm having its office at No. 2/55/1, Outer Ring Road, Opp: Lumbini Garden, Veeranna Palya, Nagavara, Bangalore-560045, represented by its Managing Partner **Mr. K. PRAKASH SHETTY** & Partner **MRS. ASHA P SHETTY** and the executed Sale deed will be presented before Registrar office by it's Special Power of Attorney Holder **Mr. PRASAD KUMAR SHETTY**, aged 60 years, S/o late B. Sadashiva Shetty, residing at 'SAI GRANDEUR', Apartment No-205, 'A' Block, Jail Road, Kodialbail, Mangalore -3 [Aadhar No.2228 1597 4500, (PAN:AFBPS2870N), as per Special Power of Attorney registered as document No.66/2021-22, Book 4, before the Sub Registrar Office Bangalore, dated 22-07-2021, hereinafter referred to as the '**VENDOR/LAND OWNER**'.

INFAVOUR OF

M/S YAMUNA HOMES AND DESIGN PVT LTD, (CIN NO: U45205KA2016PTC086086)(PAN NO.AAACY7873L) a company incorporated under the Indian Companies Act 1956, having its registered office situated at No:3-29-2364/10, Nalapad Building, 1st Floor, Kadri Temple Road, Mallikatte, Mangalore - 575 002 represented by its Managing Director, **Mr. PURUSHOTHAM SHETTY**, S/o. Ramanna Shetty, aged about 54 years, residing at 15-17-914/4, Yamuna, Lower Bendore, 3rd Cross, Behind Karnataka

For Asha City Builders & Developers

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Managing Partner

Director

For Asha City Builders & Developers

Partner



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 ಯಮುನ ಹೋಮ್ಸ್ ಎಂಡ್ ಡಿಸ್ಟ್ರಿಬ್ಯೂಟ್ ಲಿಮಿಟೆಡ್ ಇದರ ಬಗ್ಗೆ ಮ್ಯಾನೇಜಿಂಗ್ ಡೈರೆಕ್ಟರ್
ಪುರುಷೋತ್ತಮ್ ಶೆಟ್ಟಿ ಬಿನ್ ರಾಮಣ್ಣ ಶೆಟ್ಟಿ, ಇವರು 336020.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚೆಲನ್	306000.00	Challan No CR1222003000361530 Rs.306000/- dated 13/Dec/2022
ಚೆಲನ್	30000.00	Challan No CR1222003000361530 Rs.30000/- dated 13/Dec/2022
ಚೆಲನ್	20.00	Challan No CR1222003000361530 Rs.20/- dated 13/Dec/2022
ಒಟ್ಟು :		336020.00

ಸ್ಥಳ : ಮಂಗಳೂರು ತಾಲ್ಲೂಕು

ದಿನಾಂಕ : 17/12/2022

ಉಪನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ಮಂಗಳೂರು ತಾಲ್ಲೂಕು)
ಮಂಗಳೂರು ತಾಲ್ಲೂಕು

Bank H.O, Kankanady, Mangalore, Dakshina. Kannada, Karnataka – 575 002, (PAN: APRPS3287F), (Aadhar No. 7872 2592 7187) hereinafter referred to as the "PURCHASER".

The terms 'VENDOR/LAND OWNER', and the 'PURCHASER' referred to herein shall mean and include their respective heirs, legal representatives, successors, executors, administrators, transferees, nominees and assignees as the case may be.

WHEREAS

- A. The VENDOR/LAND OWNER is the absolute owner of Non-Agricultural converted immovable property totally measuring **35 Acres and 89.82 Cents** situated at Kulai Village of Mangalore Taluk within Mangalore Taluk Sub Registration District of D.K. District morefully described in schedule 'A' here below, and hereinafter referred to as the '**A' Schedule Property**. The VENDOR/LAND OWNER acquired the 'A' Schedule Property under various Sale Deeds registered in the office of Sub-Registrar, Mangalore Taluk which are listed hereunder.

SL. No.	Sy.No.	EXTENT	REGISTERED AS DOCUMENT NO.	SALE DEED DATED
1	28/7	0.79.00	MGT-1-00767/2006-07 CD No.MGTD35	05.05.2006
2	24/32A6	0.20.38	MGT-1-00769/2006-07, CD No.MGTD35	05.05.2006
	24/32AP6	0.01.88		
3	28/1	0.91.00	MGT-1-00770/2006-07 CD No.MGTD35	05.05.2006
4	14/1P3	0.06.00	MGT-1-00771/2006-07 CD No.MGTD35	05.05.2006
	14/1P2	0.38.00		
	28/9	0.26.00		
	28/1	0.06.00		

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director



Print Date & Time : 17-12-2022 03:45:18 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 11279

ಸೆಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಮಂಗಳೂರು ತಾಲ್ಲೂಕು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-12-2022 ರಂದು 10:47:35 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	60000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	2800.00
	ಒಟ್ಟು :	62800.00

ಶ್ರೀ M/S ಯಮುನ ಹೋಮ್ಸ್ ಎಂಡ್ ಡಿಸೈನ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಇದರ ಬಗ್ಗೆ ಮ್ಯಾನೇಜಿಂಗ್ ಡೈರೆಕ್ಟರ್ ಪುರುಷೋತ್ತಮ್ ಶೆಟ್ಟಿ ಬಿನ್ ರಾಮಣ್ಣ ಶೆಟ್ಟಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S ಯಮುನ ಹೋಮ್ಸ್ ಎಂಡ್ ಡಿಸೈನ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಇದರ ಬಗ್ಗೆ ಮ್ಯಾನೇಜಿಂಗ್ ಡೈರೆಕ್ಟರ್ ಪುರುಷೋತ್ತಮ್ ಶೆಟ್ಟಿ ಬಿನ್ ರಾಮಣ್ಣ ಶೆಟ್ಟಿ			 Director

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/S ಯಮುನ ಹೋಮ್ಸ್ ಎಂಡ್ ಡಿಸೈನ್ ಪ್ರೈವೇಟ್ ಲಿಮಿಟೆಡ್ ಇದರ ಬಗ್ಗೆ ಮ್ಯಾನೇಜಿಂಗ್ ಡೈರೆಕ್ಟರ್ ಪುರುಷೋತ್ತಮ್ ಶೆಟ್ಟಿ ಬಿನ್ ರಾಮಣ್ಣ ಶೆಟ್ಟಿ (ಬರೆದುಕೊಂಡವರು)			 Director
2	M/S ಆಶಾ ಸಿಟಿ ಬಿಲ್ಡರ್ಸ್ ಎಂಡ್ ಡೆವಲಪರ್ಸ್ ಇದರ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟ್ನರ್ ಕೆ ಪ್ರಕಾಶ್ ಶೆಟ್ಟಿ ಮತ್ತು ಆಶಾ ಪಿ ಶೆಟ್ಟಿ ಇವರ ಎಸ್ ಪಿ ಎ ಹೋಲ್ಡರ್ ಪ್ರಸಾದ್ ಕುಮಾರ್ ಶೆಟ್ಟಿ (ಬರೆದುಕೊಂಡವರು)			 Authorised Signatory

ಸೆಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಮಂಗಳೂರು ತಾಲ್ಲೂಕು

	28/9P3	0.06.00		
	28/10B	0.03.00		
5	25/6	0.91.49	MGT-1-00772/2006-07, CD No.MGTD35	05.05.2006
6	31/12C	0.07.00	MGT-1-00773/2006-07 CD No.MGTD35	05.05.2006
	31/15C	0.05.00		
	31/16C	0.06.00		
	31/17C	0.04.00		
	31/6	0.16.00		
	31/8	0.19.00		
	31/12A	0.13.00		
	31/15A	0.10.00		
	31/16A	0.14.00		
	31/17A	0.07.00		
	31/22	0.19.00		
	31/23	0.19.00		
	31/24	0.19.00		
	26/6	0.09.00		
	27/2A	0.22.00		
	27/16	0.29.00		
7	28/8	0.82.00	MGT-1-00774/2006-07 CD No. MGTD35	05.05.2006
8	28/6	0.84.00	MGT-1-00776/2006-07, CD No.MGTD35	05.05.2006
	28/5	0.72.00		
	32/4A	0.50.42		
	32/4B	0.07.43		
	32/4B	0.00.25		
9	29/3	0.75.00	MGT-1-00794/2006-07	06.05.2006

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ವಿಜೇತ ವಕೀಲರು, ಮಂಗಳೂರು	
2	ಕೆರೀಷ್ವಾ ಕೀರ್ ಆಫ್ ಪುರುಷೋತ್ತಮ್ ಶಿಟ್ಟಿ, ಯಮುನ ಬಿಲ್ಡರ್ಸ್, ಮಂಗಳೂರು.	

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಸುವರ್ಣನಂದನಾಧಿಕಾರಿ
ಮಂಗಳೂರು ತಾಲೂಕು

G S C No : IG0187000137602



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ MGT-1-11279-2022-23 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ MGTD1797 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 17-12-2022 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಮಂಗಳೂರು ತಾಲೂಕು)
ಮಂಗಳೂರು ತಾಲೂಕು

Designed and Developed by C-DAC, ACTS, Pune



19	25/4	0.76.06	MGT-1-00806/2006-07, CD No.MGTD35	06.05.2006
20	26/3	0.19.70	MGT-1-00808/2006-07, CD No.MGTD35	06.05.2006
	26/4	0.13.86		
	26/5	0.70.00		
21	27/17B	0.03.00	MGT-1-00810/2006-07, CD No.MGTD35	06.05.2006
	27/19P1	0.05.00		
	28/3P1	0.68.00		
	27/17B	0.02.00		
	27/18	0.11.00		
	27/19	0.09.00		
	32/5B2	0.26.41		
	27/19C	0.20.00		
	27/17B	0.20.00		
	27/17B	0.13.00		
	27/18	0.07.00		
22	32/3A	0.18.795	MGT-1-00861/2006-07, CD No.MGTD35	08.05.2006
23	27/1	0.08.00	MGT-1-00862/2006-07 CD No.MGTD35	08.05.2006
	27/3	0.11.00		
24	28/3P	0.34.00	MGT-1-00864/2006-07 CD No.MGTD35	06.05.2006
	28/3P	0.34.00		
25	28/4P2	0.14.50	MGT-1-00865/2006-07 CD No.MGTD35	08.05.2006
	28/4P3	0.14.50		
	28/4P4	0.14.50		
	28/4P5	0.14.50		
26	25/5	0.57.00	MGT-1-00866/2006-07, CD No.MGTD35	08.05.2006
	32/6	0.16.50		



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For Asha City Builders & Developers

Managing Partner
For Asha City Builders & Developers

Ashu P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

27	32/6	0.16.50	MGT-1-00868/2006-07, CD No.MGTD35	08.05.2006
	25/5	0.36.00		
28	30/5	0.10.00	MGT-1-00869/2006-07 CD No.MGTD35	08.05.2006
29	25/5	0.55.00	MGT-1-00871/2006-07, CD No.MGTD35	09.05.2006
	24/34	0.27.00		
	24/35	0.07.09		
	24/36	0.46.47		
30	31/1	1.02.00	MGT-1-001429/2006-07 CD No.MGTD36	02.06.2006
31	31/12B	0.07.00	MGT-1-001431/2006-07 CD No.MGTD36	02.06.2006
	31/15B	0.05.00		
	31/16B	0.06.00		
	31/17B	0.04.00		
32	24/37	0.66.05	MGT-1-001432/2006-07, CD No.MGTD36	02.06.2006
33	31/3P1	0.31.00	MGT-1-001433/2006-07 CD No.MGTD36	02.06.2006
34	14/15	0-44.50	MGT-1-001434/2006-07 CD No.MGTD36	02.06.2006
35	28/2	0.57.00	MGT-1-001435/2006-07 CD No.MGTD36	02.06.2006
	30/6A1	0.23.75		
	30/8A	0.03.10		
	28/2	0.29.00		
36	28/4	0.58.00	MGT-1-001436/2006-07 CD No.MGTD36	02.06.2006
37	14/2	0.53.00	MGT-1-001438/2006-07 CD No.MGTD36	02.06.2006
	14/15	0.11.50		

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashu P. Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

38	14/2P1	0.05.00	MGT-1-00049/2015-16 CD No.MGTD366	04.04.2015
39	14/2	0.05.00	MGT-1-00055/2015-16 CD No.MGTD36	04.04.2015
40	29/8P2	0.14.00	MGT-1-10966/2014-15 CD No.MGTD361	13.03.2015
	29/8P3	0.12.00		
41	29/8P4	0.10.00	MGT-1-10472/2016-17 CD No.MGTD520	27.01.2017

- B. The 'A' Schedule Property is duly converted from Agricultural to Non-agricultural purpose as per the following orders of the Tahsildar, Mangalore Taluk/Deputy Commissioner, Dakshina Kannada District.

SL. No.	Sy.No.	EXTENT	CONVERSION No.	CONVERSION DATE
1	28/7	0.79.00	A.dis LNA/CR/2001/2005-06	22/04/2006
2	24/32A6	0.20.38	A.dis LNA/CR/285/1989-90	21/02/1990
3	24/32AP6	0.01.88		
4	28/1	0.91.00	A.dis LNA/CR/1836/2005-06	31/03/2006
5	14/1P3	0.06.00	A.dis LNA/CR/42/2006-07	21/04/2006
6	14/1P2	0.38.00	A.dis LNA/CR/46/2006-07	21/04/2006
7	28/9	0.26.00	A.dis LNA/CR/46/2006-07	21/04/2006
8	28/9P1	0.06.00	A.dis LNA/CR/48/2006-07	21/04/2006
9	28/9P3	0.06.00	A.dis LNA/CR/40/2006-07	21/04/2006
10	28/10B	0.03.00	A.dis. LNA/CR/39/2006-07	21/04/2006
11	25/6	0.91.49	A.dis LNA/CR/1851/2005-06	31/03/2006
12	31/12C	0.07.00	A.dis LNA/CR/523/2005-06	8/2/2006
13	31/15C	0.05.00	A.dis LNA/CR/523/2005-06	8/2/2006
14	31/16C	0.06.00	A.dis LNA/CR/523/2005-06	8/2/2006

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashu P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

15	31/17C	0.04.00	A.dis LNA/CR/523/2005-06	8/2/2006
16	31/6	0.16.00	A.dis LNA/CR/524/2005-06	8/2/2006
17	31/8	0.19.00	A.dis LNA/CR/524/2005-06	8/2/2006
18	31/12A	0.13.00	A.dis LNA/CR/524/2005-06	8/2/2006
19	31/15A	0.10.00	A.dis LNA/CR/524/2005-06	8/2/2006
20	31/16A	0.14.00	A.dis LNA/CR/524/2005-06	8/2/2006
21	31/17A	0.07.00	A.dis LNA/CR/524/2005-06	8/2/2006
22	31/22	0.19.00	A.dis LNA /CR/524/2005-06	8/2/2006
23	31/23	0.19.00	A.dis LNA/CR/524/2005-06	8/2/2006
24	31/24	0.19.00	A.dis LNA/CR/524/2005-06	8/2/2006
25	26/6	0.09.00	A.dis LNA/CR/1832/2005-06	31/03/2006
26	27/2A	0.22.00	A.dis LNA/CR/1832/2005-06	31/03/2006
27	27/16	0.29.00	A.dis LNA/CR/2087/2005-06	22/4/2006
28	28/8	0.82.00	A.dis LNA CR/2089/2005-06	22/04/2006
29	28/6	0.84.00	A.dis LNA CR/1996/2005-06	22/04/2006
30	28/5	0.72.00	A.dis LNA CR/1843/2005-06	31/03/2006
31	32/4A	0.50.42	A.dis LNA/CR/1843/2005-06	31/03/2006
32	32/4B	0.07.43	A.dis LNA/CR/1843/2005-06	31/03/2006
33	32/4B	0.00.25	A.dis LNA/CR/1844/2005-06	31/03/2006
34	29/3	0.75.00	A.dis LNA/II (P)/342/1995-96	26/07/1996
35	29/4	0.54.00	A.dis LNA/II (P)/342/1995-96	26/07/1996
36	30/5	1.18.00	A.dis LNA/CR/1850/2005-06	31/03/2006
37	29/6	0.03.00	A.dis LNA/CR/1849/2005-06	31/03/2006
38	29/5	0.24.00	A.dis LNA/CR/1994/2005-06	22/04/2006
39	29/7	0.66.35	A.dis LNA/CR/1994/2005-06	22/04/2006
40	31/9	0.54.00	A.dis LNA/CR/1839/2005-06	31/03/2006
41	31/10	0.15.00	A.dis LNA/CR/1839/2005-06	31/03/2006
42	31/14	0.15.00	A.dis LNA/CR/1839/2005-06	31/03/2006
43	31/9	0.18.00	A.dis LNA/CR/1839/2005-06	31/03/2006



For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashwini P. Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

74	27/18	0.07.00	Cdis.L.NA(2)CR2003/2005-06	22/4/2006
75	32/3A	0.18.795	Cdis.L.NA(2)CR/1847/2005-06	31/03/2006
76	27/1	0.08.00	A.dis LNA /CR/1990/2005-06	03/05/2006
77	27/3	0.11.00	A.dis LNA /CR/1990/2005-06	03/05/2006
78	28/3	0.34.00	A.dis LNA /CR/1833/2005-06	31/03/2006
79	28/3	0.34.00	A.dis LNA /CR/2002/2005-06	22/04/2006
80	28/4P2	0.14.50	A.dis LNA /CR/49/2006-07	21/04/2006
81	28/4P3	0.14.50	A.dis LNA /CR/43/2006-07	21/04/2006
82	28/4P4	0.14.50	A.dis LNA /CR/45/2006-07	21/04/2006
83	28/4P5	0.14.50	A.dis LNA /CR/47/2006-07	21/04/2006
84	25/5	0.57.00	Cdis.L.NA(2)CR/1995/2005-06	22/04/2006
85	32/6	0.16.50	Cdis.L.NA(2)CR/2086/2005-06	22/04/2006
86	32/6	0.16.50	Cdis.L.NA(2).CR/2088/2005-06	22/04/2006
87	25/5	0.36.00	Cdis.L.NA(2)CR/1993/2005-06	22/04/2006
88	30/5	0.10.00	A.dis LNA/CR/38/2006-07	25/04/2006
89	25/5	0.55.00	Cdis.L.NA(2)CR/1999/2005-06	22/04/2006
90	24/34	0.27.00		
91	24/35	0.07.09		
92	24/36	0.46.47		
93	31/1	1.02.00	A.dis LNA /CR/1834/2005-06	31/05/2006
94	31/12B	0.07.00	A.dis LNA /CR/138/2006-07	30/05/2006
95	31/15B	0.05.00	A.dis LNA /CR/138/2006-07	30/05/2006
96	31/16B	0.06.00	A.dis LNA /CR/138/2006-07	30/05/2006
97	31/17B	0.04.00	A.dis LNA /CR/138/2006-07	30/05/2006
98	24/37	0.66.50	Cdis.L.NA(2)CR/1997/2006-07	31/05/2006
99	31/3P1	0.31.00	A.dis LNA /CR/137/2006-07	30/05/2006
100	14/15	0.44.50	C.Dis.LNA-CR355/1995-96	7/5/1996
101	28/2	0.57.00	A.dis LNA /CR/147/2006-07	1/6/2006
102	30/6A1	0.23.75	A.dis LNA /CR/147/2006-07	1/6/2006



For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashu P Senth
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

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103	30/8A	0.03.10	A.dis LNA /CR/147/2006-07	1/6/2006
104	28/2	0.29.00	A.dis LNA /CR/148/2006-07	1/6/2006
105	28/4	0.58.00	A.dis LNA /CR/41/2006-07	21/04/2006
106	14/2	0.53.00	A.dis LNA /CR/355/1995-96	7/5/1996
107	14/15	0.11.50	A.dis LNA /CR/355/1995-96	7/5/1996
108	14/2P1	0.05.00	A.dis LNA /CR/355/1995-96	07.05.1996
109	14/2	0.05.00		
110	29/8P2	4.00	A.dis. LNA/CR.148/2013-14	17.07.2013
111	29/8P3	0.12.00	A.dis. LNA/CR.146/2013-14	17.07.2013
112	29/8P4	0.10.00	A.dis. LNA/CR/142/2015-16	23.07.2015
	TOTAL	35.89.82		

C. As the VENDOR/LAND OWNER and M/S Yamuna Homes And Design Pvt Ltd as PROMOTER herein have entered into a Joint Development Agreement dated 28-12-2020 ("JDA") on 26-03-2021, registered as document No. MGT-1-10873/2020-21 in Book - I and stored in CD No. MGTD 1235 in the office of Sub-registrar of Mangalore Taluk. As per the terms of the said JDA, the M/s Yamuna Homes and Design Pvt. Ltd. is empowered to develop 'A' Schedule Property in the form a Villa Plots with modern amenities and infrastructure and the project is named as "YAMUNA ASHA CITY".

D. The VENDOR/LAND OWNER obtained a Plan Sanction for the development of a residential layout in mode and style of Villa Plots on 'A' Schedule Property along with modern amenities facilities and infrastructure by Mangalore Urban Development Authority("MUDA")vide order bearing document No: MA.NA.PRA/NA.YO.SA/V.NYA.SA/980/2010-2011 dated 04.02.2021 and modified/revised sanction plan was also obtained vide order bearing document No: MA.NA.PRA/NA.YO.SA/PA AA YO/10/2010-11 dated 17.03.2022 by Mangalore Urban Development Authority Pursuant there to, the VENDOR/LAND OWNER have applied for the Registration of the project under Real Estate Regulatory Authority Karnataka and have of obtained the Project

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Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

Registration Certificate bearing No. PRM/KA/RERA/ 1257/334/PR/190913/002849, dated 13-09-2019.

- E. Pursuant to such plan being sanctioned the M/S Yamuna Homes And Design Pvt., Ltd., has carried out all the necessary developments of the Villa Plots with modern amenities and infrastructure in 'A' Schedule Property as per the terms of JDA and revised plan sanction and the Project is named as "YAMUNA ASHA CITY" comprising of 270 Villa Plots on the 'A' Schedule Property and in which 109 Villa Plots have already been sold by the VENDOR/LAND OWNER and the balance 161 Villa Plots are unsold before the execution of this sale deed, which is more particularly described in the Schedule B hereunder and hereinafter referred to as the "B' Schedule Property.
- F. WHEREAS, M/S Yamuna Homes And Design Pvt., Ltd having completed the required development as per the revised plan Sanction VENDOR/LAND OWNER and M/S Yamuna Homes And Design Pvt., Ltd. obtained a confirmation letter from MUDA dated 16-03-2021 and have applied for the Completion Certificate of the Project and the same is yet to be received.
- G. WHEREAS VENDOR/LAND OWNER with the above intention have submitted the immovable property to the provisions of Karnataka Apartment Ownership Act by a Deed of Declaration dated 14-07-2021, registered as Document No.MGT-1-02467/2021-22, Book No.1, C.D No. MGCD1295 in the office of Sub-registrar Mangalore Taluk.
- H. WHEREAS, the PURCHASER herein, who is also the promoter of the said project is desirous of purchasing certain percentage of undivided share, right, title and interest in the in the Schedule 'B' here below along with right in the common areas and facilities and in this regard, has approached the VENDOR/LAND OWNER and offered to purchase the 2% undivided share, right, title and interest in the 'B' Schedule Property along with right in the common areas and facilities, which is more particularly described in the

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Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

Schedule C hereunder and hereinafter referred to as the Schedule C Property and the parties have discussed the matter in length and agreed for certain terms.

- I. WHEREAS the VENDOR/LAND OWNER have agreed to sell and convey the Schedule C Property to and in favour of the PURCHASER free from all encumbrances for a total consideration of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)** payable by the PURCHASER to the VENDOR.
- J. NOW THEREFORE, THIS INDENTURE OF SALE WITNESSETH AS FOLLOWS:
1. That in pursuance to the aforesaid and in consideration of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)** being the total sale consideration for the purchase of the Schedule C Property, which has been paid by the PURCHASER to the VENDOR in the following manner:
- 1.1. A sum of **Rs. 59,40,000/- (Rupees Fifty-Nine Lakhs Forty Thousand Only)** is paid through RTGS, dated 22-04-2022, bearing UTR No: HDFCR52022042263028340 to the account of the VENDOR.
- 1.2. A sum of Rs.60,000/- (Rupees Sixty Thousand Only) paid to the tax account of the VENDOR by way of TDS challan dated: 26-04-2022.

The VENDOR hereby admits and acknowledges the receipt of full and final consideration for the sale of the Schedule C Property here below along with right in the common areas and facilities. The VENDOR/LAND OWNER hereby sell, grant, transfer and convey the Schedule C Property to the PURCHASER together with all the privileges, easements, profits, advantages, rights, title and interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDOR/LAND OWNER pertaining the Schedule C Property in the common areas and facilities to have and to hold the same unto and to the use of the PURCHASER absolutely and forever.

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Managing Partner
For Asha City Builders & Developers

Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director.

2. In pursuance to the above the VENDOR/LAND OWNER and has on this day put the PURCHASER in the constructive possession of the Schedule C Property and by virtue of this Indenture of Sale the PURCHASER hereafter shall hold and possess the same with common rights and facilities and by transfer of City Corporation and Revenue records in their favour along with the VENDOR/LAND OWNER.
3. Under the terms of the JDA, The PURCHASER is entitled to construct a residential building/s on the 'B' Schedule Property by obtaining necessary permission from Mangaluru City Corporation, by appointing his own Engineer, Architect, Contractor, etc., But the front elevation design and compound fence of that residential building shall be in accordance with the elevation design and compound fence design provided by the M/S Yamuna Homes And Design Pvt Ltd. This condition is strictly insisted for maintaining the uniform beauty of the whole project. In all circumstances the residential building constructed in the 'B' Schedule Property shall be used for only residential purposes and in no case the same shall be used for any commercial purpose. The PURCHASER has specifically agreed that they shall not put up/construct any drainage pits/wells/borewells in the Plot as there is a provision of sewage treatment plant connection/and water supply for each Plot.
4. The VENDOR/LAND OWNER does hereby covenant with the PURCHASER as follows:
- 4.1. The VENDOR/LAND OWNER has delivered to the PURCHASER the copies of the title deeds referred to above standing in its name and other related documents pertaining to the 'A' and 'B' schedule properties and retained the original as the conveyance is only for the portion of the property covered from the said title deeds. The VENDOR/LAND OWNER have assured that, the Vendor has clear marketable title to the 'A' and 'B'

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Managing Partner

For Asha City Builders & Developers

Ashw P Sathin
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

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Managing Partner

Ashw P Shetty
Partner

Director

- 4.6. The VENDOR/LAND OWNER is the absolute owners of the 'B' Schedule Property and none else has any right, title or interest or share therein and that no other person or third party is entitled to claim any right, title or interest over the Schedule C Property.
- 4.7. The VENDOR/LAND OWNER hereby assure the PURCHASER that the 'B' Schedule Property is free from any encumbrances, public charges, claims, liens, tenancy rights, mortgages, acquisition or requisition proceedings, minor or maintenance claims, Government charges, tax dues, etc., and that the same is not subject to any court attachment, injunction, indemnity, lis-pendens, court sale, whatsoever and that no adverse claim of any kind exists against the same as on today.
- 4.8. That the Schedule C Property hereby conveyed has not been given as security or surety under any proceedings to any kind in any court of law. The VENDOR/LAND OWNER has not received any notice or orders issued under any Ordinance/Act/Statue/Rules or Regulations affecting the Schedule C Property or any part thereof or the sale thereof so far;
- 4.9. There is no tax or other attachments with regard to the Schedule C Property or any part thereof under the Income Tax Act, 1961, Wealth Tax or Sales tax or any other taxing statues or any other State or Central Statutes so far.
- 4.10. The VENDOR/LAND OWNER has paid rates, taxes, cesses and out goings in respect of the 'B' Schedule Property upto the date of sale.
5. That the PURCHASER hereby made known and fully understood and consent for the following:

1. It is specifically agreed that, if the VENDOR/LAND OWNER extend the gated layout 'YAMUNA ASHA CITY', the PURCHASER has no objections for such extensions and also shall be entitled to common areas couples

16/11/2019

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Managing Partner

For Asha City Builders & Developers

Abhir P. Senth

Partner

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Abhir P. Senth
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

with the right of use of common facilities such as roads, parks, open spaces and other area which are common in nature shall be made available by the VENDOR/LAND OWNER such owners of the site/plot in this project.

- 5.2. It is also specifically agreed and understood that all internal roads, parks and all other common facilities in this gated layout 'YAMUNA ASHA CITY'. The VENDOR/LAND OWNER/M/s. YAMUNA HOMES AND DESIGNS PVT. LTD., undertake to maintain the same till they handover the same to the Owners Association to be formed by them ('**Association of Owners**'). The VENDOR/LAND OWNER shall handover all the maintenance and supervision work to Association of Owners or third-party agency of the plot to be formed for maintaining the same. The PURCHASER shall be liable to pay proportionately towards such maintenance charges from time to time to the Association of Owners or any third-party agency who undertakes the said work of the maintenance. All sums assessed by the VENDOR/LAND OWNER or Association of Owners/Third party agency but unpaid for the share of the common expenses chargeable to the PURCHASER shall constitute a charge on the 'B' Schedule Property prior to all other charges.
- 5.3. The VENDOR/LAND OWNER have provided the club house constructed by them as the club house building with facilities like swimming pool, indoor games, gym, guest house etc., in one of the plots demarcated for the said purposes in this layout.
- 5.4. In ownership and possession of the Club House including movable assets will always remain with the VENDOR/LAND OWNER till the same is delivered to Association of Owners. The entire charges of managing the club house, amenities and facilities, infrastructure in the gated layout shall be on owners of the plot who shall be members of Association of Owners.

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Managing Partner

For Asha City Builders & Developers

Ashu P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

- 5.5. The VENDOR/LANDOWNER shall handover the entire charge of managing all amenities, facilities and infrastructure of the gated layout to the Association of Owners along with all documents. It shall be the responsibility of the said Association of Owners to manage all amenities, facilities and infrastructure after the same is handed over to them and they are entitled to change/collect maintenance charges from the Owners of each Plot/Villa on such rate/terms as they decide in their meeting. The Association of Owners on its own is entitled to manage the amenities/facilities/infrastructure personally or through the Third-Party Agency on such terms and conditions as they decide the meeting from time to time.
- 5.6. The PURCHASER and its representatives only shall be entitled to use the Club House after the payment of their membership fees. No other person or outsider will be entitled to use the club house as part of its membership. The PURCHASER shall be eligible to utilize the facilities therein as per the terms and conditions of the club house and payment of the amounts prescribed by the management of the said club house for the use of the same from time to time. The VENDOR/LAND OWNER and M/S Yamuna Homes And Design Pvt., Ltd., as the PROMOTER are entitled enrol any other outside members who are not the owners in 'YAMUNA ASHA CITY' gated layout project and will be entitled to fix the fees for such membership at its discretion.
- 5.7. The VENDOR/LAND OWNER, Association of Owners and its agents at all reasonable times, upon prior notice be entitled to enter into and upon the 'B' Schedule Property or any part thereof for the purpose of repairing and maintaining, rebuilding, cleaning and keeping in order and condition all services, drains, cables, water covers, gutters, structures or other conveniences belonging to or serving or used for the said house and also

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for the purpose of laying, maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes.

5.8. The power and authority to manage the layout on all matter concerning the construction of buildings and completion thereof and the amenities in the properties in 'YAMUNA ASHA CITY' shall be the subject to the overall authority and control of the M/S Yamuna Homes And Design Pvt., Ltd. As the PROMOTER and Association of Owners. The PURCHASER shall observe and perform all the Rules and Regulations of the Association of Owners and shall pay and contribute regularly and punctually towards taxes and other expenses including outgoings in accordance with the terms of this Indenture of sale on demand. The PURCHASER from the date of this deed deemed to have been handed over and shall be liable to pay the VENDOR/LAND OWNER/Owners Association, proportionate share of common expenses for upkeep and maintenance of all common areas and facilities in 'YAMUNA ASHA CITY' within seven days of demand. Any delay or default will result in withholding of services and restoration shall be on discharge of dues with interest at 10% p.a.

5.9. The 'B' Schedule Property is provided with electricity supply, water and drainage facilities. The PURCHASER shall pay all deposits, infrastructure development charges, expenses both for the internal layout and for the external works that is required to be executed to bring the power supply to the 'B' Schedule Property and other charges as stipulated by the VENDOR/LAND OWNER.

5.10. The PURCHASER agrees to pay the consumption charges as per meter reading and further comply with the rules and regulations imposed by the concerned authorities in respect thereto. Any transmission loss will also be borne by the PURCHASER in the ratio of the consumption as recorded.

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Managing Partner

For Asha City Builders & Developers

Ashwini Senthil
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

6. The PURCHASER shall have the following rights in respect of the 'B' Schedule Property:

6.1. The right and liberty to the PURCHASER and all persons entitled, authorize or permitted by the PURCHASER (in common with all other persons entitled, permitted or authorize to a similar right) at all times and for all purposes, to use and enjoy all the internal roads, parks and open spaces and other areas and facilities of common use of 'YAMUNA ASHA CITY'.

6.2. The right to free and uninterrupted passage of water, electricity, sewerage, etc., from and the 'B' Schedule Property through the pipers, wires, sewer lines, drain and water courses, cables, pipers and wires which are or may at any time hereafter be in under or passing through the 'YAMUNA ASHA CITY' residential layout or any part thereof.

6.3. Right to use underground sewerage disposal system in the layout and right to draw water from common water supply system subject to bearing and sharing the applicable charges directly or proportionately for the common maintenance expense.

6.4. Right to put up a single dwelling Villa of same size and dimension as that of the 'B' Schedule Property in case of its destruction due to any reasons in the schedule A property, subject to adhering to the same architecture and elevation and leaving open the same area as is as per the sanctioned plan.

6.5. Right to use and enjoy all common services and facilities in 'YAMUNA ASHA CITY', subject to payment of common expenses and maintenances charges.

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7. The PURCHASER for itself with an intention to bring all persons into whose hands the other Villas in the 'A' Schedule Property may come, do hereby covenant with the VENDOR/LAND OWNER as follows:

7.1. The PURCHASER shall be entitled to make use of the common roads, passages and other common areas in 'YAMUNA ASHA CITY' in common with other owners of villas and not to cause any obstruction for the free passage and movement in such common areas. The PURCHASER 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 or otherwise.

7.2. The PURCHASER shall construct a building in 'C' Schedule Property and same shall be as per the original plan sanction. The PURCHASER shall not have the right to alter the elevation and/or external colour scheme of the Villa. Any changes or modifications to the structure appearance of the exterior of the units, including garden beds, require prior written permission from the VENDOR/LANDOWNER/Association of Owners undertaking the common maintenance in 'YAMUNA ASHA CITY' irrespective of the same being sanctioned by the concerned authority. The VENDOR/LAND OWNER/Association of the Owners undertaking to common maintenance shall be entitled to remove unauthorized constructions in the 'B' Schedule Property.

7.3. The PURCHASER shall pay maintenance fees and deposits and common expenses for maintenance of the 'YAMUNA ASHA CITY' and shall pay, proportionate taxes and other expenses and out goings in respect of the 'B' Schedule Property to the VENDOR/LAND OWNER/Association of Owners as the case may be.

7.4. The PURCHASER shall not object or come in the way of the enjoyment of other Owners and occupiers of 'YAMUNA ASHA CITY'.

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Ashar P Smith
Partner

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- 7.5. The PURCHASER shall have the right to use common areas and common facilities along with others and they shall not have the right to form or claim independent right.
- 7.6. The PURCHASER shall build Villa as per the approved plan by MUDA and Mangaluru City Corporation and the front fence shall be maintained by the PURCHASER at its cost.
- 7.7. The PURCHASER shall not enclose the 'B' Schedule Property with the compound wall or any other construction of such nature, unless it is specified by the PURCHASER is not entitled to change them into another types. However, the PURCHASER is entitled to change at his cost with the approval from the Association of Owners.
- 7.8. The PURCHASER shall pay pro-rate or stipulated taxes/lease rentals and cesses and outgoings levied on and expenses for the maintenance of common areas and common facilities, including common water charges, street light, security, repair and maintenance and applicable taxes.
- 7.9. The PURCHASER shall maintain the surroundings clean and shall not cause any nuisance to the neighbours.
- 7.10. The PURCHASER shall not use the 'B' Schedule Property for any illegal or immoral purposes.
- 7.11. The PURCHASER shall abide by all the laws and regulations of the Government and any other duly constituted authority from time to time in force and answer and be responsible for all notices or violations and of any of the terms and conditions in this Indenture of sale.
- 7.12. The PURCHASER shall not erect and sink or borewell or wells in the 'A' schedule property.

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Asha P Smith
Partner

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7.13. The PURCHASER shall not encroach upon any roads, parks and open spaces in any part of the said layout and shall keep the same free from any obstructions. The PURCHASER shall not trespass into other plots or houses or areas not earmarked for common use.

7.14. The PURCHASER shall not throw garbage/used articles in the common areas, parks and open spaces, neighbouring plots, roads and open spaces left open in the 'YAMUNA ASHA CITY' layout. The PURCHASER shall strictly follow the rules and regulations for garbage disposal as may be prescribed by the Association of Owners maintaining the common areas and facilities in the 'YAMUNA ASHA CITY' layout from time to time.

7.15. The PURCHASER shall ensure that the pets do not create any nuisance or disturbance to other owners in 'YAMUNA ASHA CITY'.

8. The PURCHASER shall not:

8.1. Close Roads, passages and other common areas in 'YAMUNA ASHA CITY'.

8.2. Default in payment of any common expenses, property taxes or levies to be shared by the Owners or common expenses for maintenance of 'YAMUNA ASHA CITY'.

8.3. Install machinery other than pumps and generators (with property acoustic) store/keep explosives, inflammables/prohibited articles with are hazardous, dangerous or combustible in nature.

8.4. Throw any garbage or used articles in 'YAMUNA ASHA CITY' other than in the dustbins provided.

8.5. Create nuisance or annoyance to other occupants and owners by allowing pounding, running machinery and causing similar disturbances and noises.

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Partner

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- 8.6. The PURCHASER shall use all sewers, drains and water lines not in or upon or hereafter to be erected and installed in the 'YAMUNA ASHA CITY' in common with the other owners and to permit free passage of water, sanitary, electricity and electrical lines, through and along with same or any of them and to share with the other owners the cost of maintaining and repairing all common amenities such as common accesses, generators, etc.,
- 8.7. The PURCHASER shall not have any objections whatsoever to the CONSENTING PARTY/PROMOTER for handing over the common areas and facilities to the Association of Owners for upkeep and maintenance and collect the expenses incurred thereof.
9. The PURCHASER hereby confirms that it is fully aware about the right of common main roadway reserved and running in Sy. Nos: 26/3, 26/4, 31/2, 25/2, 25/8, 25/4, 25/3, 25/5, 24/41A, 24/40, 24/41B, 24/39, 24/38, 25/6, 24/37, 24/36, 24/32A, 24/35, 24/31A, 32/3, 32/4B, 32/4A, 32/5A, 32/5B to the Raheja Apartment totally measuring 8 Acres - 64.95 cents and running in Sy. No's: 27/17A, 27/17B, 28/2, 28/3, 28/4, 28/5, 28/6, 28/7, 28/8, 27/19A, 27/16, 27/19B, 27/19C, 27/19B, 27/18 to Yamuna Builders upcoming Apartment totally measuring 3 Acres-60.68 cents. The common main road is morefully shown in the sketch attached herewith (**Annexure-2**) to this Sale deed. The road way shall be used in common for ingress and egress to men and vehicles of the Owners/Occupiers of the property i.e. Raheja Apartment and Yamuna Builders upcoming Apartment which are morefully shown in the annexed sketch in Blue colour (**Annexure-2**). The Owners/Occupiers of the said properties are also entitled to take lines of all essential amenities to their respective properties through this main roadway. The Owners of these respective properties shall bear expenses of maintaining the said roadway by meeting expenses at 1/3rd each.

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Managing Partner

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Partner

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Director

10. The PURCHASER has also agreed that he shall become the member of Association of Owners to be formed by the VENDOR/LAND OWNER and shall abide by its bylaw terms, conditions and decisions taken by the Association of Owners from time to time. It is specifically agreed that owners of each Plot shall have one vote each in the Association of Owners.

'A' SCHEDULE PROPERTY

DESCRIPTION OF THE PROPERTY

Immovable property converted for Non-Agricultural purpose situated at Kulai Village of Mangalore Taluk within Mangalore Taluk Sub registration District of D.K. District comprised in various survey numbers which forms one composite and compact block of lands as detailed below:

Item No.	Sy.No.	Extent A - C	Kissam
1.	28/7	0-79.00	Converted
2.	24/32A6	0-20.38	Converted
3.	24/32AP6	0-01.88	Converted
4.	28/1	0-91.00	Converted
5.	28/9	0-60.00	Converted
6.	14/1P3	0-60.00	Converted
7.	14/1P2	0-38.00	Converted
8.	28/9	0-26.00	Converted
9.	28/9P3	0-60.00	Converted
10.	28/10B	0-03.00	Converted
11.	25/6	0-91.49	Converted
12.	31/12C	0-07.00	Converted
13.	31/15C	0-05.00	Converted
14.	31/16C	0-06.00	Converted
15.	31/17C	0-04.00	Converted
16.	31/6	0-16.00	Converted

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17.	31/8	0-19.00	Converted
18.	31/12A	0-13.00	Converted
19.	31/15A	0-10.00	Converted
20.	31/16A	0-14.00	Converted
21.	31/17A	0-07.00	Converted
22.	31/22	0-19.00	Converted
23.	31/23	0-19.00	Converted
24.	31/24	0-19.00	Converted
25.	26/6	0-90.00	Converted
26.	27/2A	0-22.00	Converted
27.	27/2A	0-38.00	Converted
28.	27/16	0-29.00	Converted
29.	28/8	0-82.00	Converted
30.	28/6	0-84.00	Converted
31.	28/5	0-72.00	Converted
32.	32/4A	0-50.42	Converted
33.	32/4B	0-07.43	Converted
34.	32/4B	0-00.25	Converted
35.	29/3	0-75.00	Converted
36.	29/4	0-54.00	Converted
37.	30/5	0-11.80	Converted
38.	30/5	0-10.00	Converted
39.	29/6	0-30.00	Converted
40.	29/5	0-24.00	Converted
41.	29/7	0-66.35	Converted
42.	31/9	0-54.00	Converted
43.	31/9	0-18.00	Converted
44.	31/9	0-32.00	Converted
45.	31/10	0-15.00	Converted

For Asha City Builders & Developers


Managing Partner

For Asha City Builders & Developers


Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED


Director

46.	31/10	0-28.00	Converted
47.	31/14	0-15.00	Converted
48.	31/4A	0-55.00	Converted
49.	27/19A	0-82.00	Converted
50.	27/17B	0-30.00	Converted
51.	27/17B	0-03.00	Converted
52.	27/17B	0-20.00	Converted
53.	27/17B	0-20.00	Converted
54.	27/17B	0-13.00	Converted
55.	26/2	0-30.00	Converted
56.	27/9	0-50.00	Converted
57.	31/11	0-37.00	Converted
58.	31/21	0-38.00	Converted
59.	32/5A	0-57.89	Converted
60.	32/5B	0-69.00	Converted
61.	32/3A	0-15.265	Converted
62.	32/3A	0-18.795	Converted
63.	31/3B	0-22.00	Converted
64.	31/2	1-48.33	Converted
65.	31/5	0-36.00	Converted
66.	25/4	0-76.06	Converted
67.	26/3	0-19.70	Converted
68.	26/4	0-13.86	Converted
69.	26/5	0-70.00	Converted
70.	27/19P1	0-05.00	Converted
71.	28/3	0-68.00	Converted
72.	27/18	0-11.00	Converted
73.	27/18	0-07.00	Converted
74.	27/19	0-09.00	Converted

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

75.	32/5B2	0-26.41	Converted
76.	27/19C	0-20.00	Converted
77.	27/1	0-08.00	Converted
78.	27/3	0-11.00	Converted
79.	28/3	0-34.00	Converted
80.	28/3	0-34.00	Converted
81.	28/4P2	0-14.50	Converted
82.	28/4P3	0-14.50	Converted
83.	28/4P4	0-14.50	Converted
84.	28/4P5	0-14.50	Converted
85.	25/5	0-57.00	Converted
86.	25/5	0-55.00	Converted
87.	25/5	0-03.60	Converted
88.	32/6	0-16.50	Converted
89.	32/6	0-16.50	Converted
90.	24/34	0-27.00	Converted
91.	24/35	0-07.09	Converted
92.	24/36	0-46.47	Converted
93.	31/1	1-02.00	Converted
94.	31/12B	0-07.00	Converted
95.	31/15B	0-05.00	Converted
96.	31/16B	0-06.00	Converted
97.	31/17B	0-04.00	Converted
98.	24/37	0-66.50	Converted
99.	31/3P1	0-31.00	Converted
100.	14/15	0-44.50	Converted
101.	14/15	0-11.50	Converted
102.	28/2	0-29.00	Converted
103.	28/2	0-57.00	Converted

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashu P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

104.	30/6A1	0-23.75	Converted
105.	30/8A	0-03.10	Converted
106.	28/4	0-58.00	Converted
107.	14/2	0-53.00	Converted
108.	14/2	0-05.00	Converted
109.	14/2P1	0-05.00	Converted
110.	29/8P2	0-14.00	Converted
111.	29/8P3	0-12.00	Converted
112.	29/8P4	0-10.00	Converted
Total:		35-89.82	

'B' SCHEDULE PROPERTY

**DETAILS OF THE VILLA PLOTS DEVELOPED ON THE 'A' SCHEDULE
PROPERTY BY THE PURCHASER HEREIN AS PER PLAN SANCTION UNSOLD
PRIOR TO THE EXECUTION OF THIS DEED.**

Sl. No.	Sy.No.	Kissam	Extent A-C	Site No./Block
1.	29/7	Converted	0-11.25	A2
	29/6		0-00.35	
	30/5		0-00.68	
	Total:		0-12.28 (496.98 Sq.mtrs.)	
2.	29/7	Converted	0-07.73	A3
	29/8P4		0-02.37	
	29/8P2		0-02.30	
	Total:		0-12.40 (501.98 Sq.mtrs.)	
3.	29/8P2	Converted	0-06.00	A4
	29/8P4		0-05.20	
	Total:		0-11.20 (453.08 Sq.mtrs.)	

For Asha City Builders & Developers

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Ashu P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

4.	29/7	Converted	0-09.29	A10
	29/5		0-00.55	
	Total:		0-09.84 (398.36 Sq.mtrs.)	
5.	29/4	Converted	0-00.39	A18
	29/5		0-06.40	
	28/4		0-00.78	
	Total:		0-07.57 (306.37 Sq.mtrs.)	
6.	28/6	Converted	0-05.36 (217.10 Sq.mtrs.)	A21
7.	28/9	Converted	0-07.14 (288.77 Sq.mtrs.)	A22
8.	28/9	Converted	0-06.37	A23
	14/1		0-03.16	
	Total:		0-09.53 (385.56 Sq.mtrs.)	
9.	14/1	Converted	0-10.16 (411.13 Sq.mtrs.)	A24
10.	14/1	Converted	0-05.41	A25
	14/15		0-05.76	
	Total:		0-11.17 (452.05 Sq.mtrs.)	
11.	14/15	Converted	0-11.61 (469.98 Sq.mtrs.)	A26
12.	14/15	Converted	0-10.57 (427.66 Sq.mtrs.)	A27
13.	14/15	Converted	0-08.95 (362.20 Sq.mtrs.)	A28
14.	14/15	Converted	0-09.00 (364.20 Sq.mtrs.)	A29
15.	14/1	Converted	0-06.27	A30
	14/15		0-02.73	
	Total:		0-09.00	

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashu P Shetty
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

			(364.20 Sq.mtrs.)	
16.	28/9	Converted	0-00.89	A31
	14/1		0-08.87	
	Total:		0-09.76 (394.80 Sq.mtrs.)	
17.	28/9	Converted	0-09.47	A32
	14/1		0-00.29	
	Total:		0-09.76 (394.80 Sq.mtrs.)	
18.	28/4	Converted	0-09.00 (364.20 Sq.mtrs.)	A39
19.	28/3	Converted	0-08.19 (331.37 Sq.mtrs.)	A41
20.	30/6A1	Commercial Site	0-06.50	A47
	30/8A		0-00.70	
	Total:		0-07.20 (291.36 Sq.mtrs.)	
21.	14/2	Converted	0-04.77 (193.04 Sq.mtrs.)	B1
22.	14/2	Converted	0-05.54 (224.00 Sq.mtrs.)	B2
23.	14/2	Converted	0-03.50	B3
	14/1		0-02.04	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
24.	14/1	Converted	0-05.54 (224.00 Sq.mtrs.)	B4
25.	14/1	Converted	0-04.98	B5
	28/9		0-00.56	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
26.	14/1	Converted	0-05.34	B6
	28/9		0-00.20	
	Total:		0-05.54	

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashu P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

			(224.00 Sq.mtrs.)	
27.	28/9	Converted	0-05.54 (224.00 Sq.mtrs.)	B7
28.	28/8	Converted	0-02.43	B8
	28/9		0-03.11	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
29.	28/8	Converted	0-05.54 (224.00 Sq.mtrs.)	B9
30.	28/7	Converted	0-04.38	B10
	28/8		0-01.16	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
31.	28/6	Converted	0-00.21	B11
	28/7		0-05.33	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
32.	28/6	Converted	0-05.31	B12
	28/7		0-00.23	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
33.	28/5	Converted	0-04.38	B13
	28/6		0-01.16	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
34.	28/4	Converted	0-02.87	B14
	28/5		0-02.67	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
35.	28/4	Converted	0-05.54 (224.00 Sq.mtrs.)	B15
36.	28/3	Converted	0-00.75	B16
	28/4		0-04.79	
	Total:		0-05.54	

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashw P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

			(224.00 Sq.mtrs.)	
37.	28/2	Converted	0-06.15	B19
	28/3		0-01.27	
	Total:		0-07.42 (300.44 Sq.mtrs.)	
38.	28/4	Converted	0-00.31	B25
	28/5		0-05.23	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
39.	28/5	Converted	0-01.63	B26
	28/6		0-03.91	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
40.	28/6	Converted	0-02.64	B27
	28/7		0-02.90	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
41.	28/7	Converted	0-05.54 (224.00 Sq.mtrs.)	B28
42.	14/1	Converted	0-05.47	B35
	14/2		0-07.00	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
43.	14/1	Converted	0-00.87	B36
	14/2		0-04.67	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
44.	14/1	Converted	0-05.45 (220.67 Sq.mtrs.)	B38
45.	28/9	Converted	0-01.94	B39
	14/1		0-03.60	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
46.	28/9	Converted	0-05.54	B40

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

			(224.00 Sq.mtrs.)	
47.	28/9	Converted	0-05.54 (224.00 Sq.mtrs.)	B41
48.	28/8	Converted	0-02.70	B42
	28/9		0-02.84	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
49.	28/7	Converted	0-00.07	B43
	28/7		0-05.47	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
50.	28/7	Converted	0-00.71	B44
	28/8		0-04.83	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
51.	28/6	Converted	0-00.30	B45
	28/7		0-05.24	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
52.	28/6	Converted	0-04.92	B46
	28/7		0-00.62	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
53.	28/5	Converted	0-03.47	B47
	28/6		0-02.07	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
54.	28/4	Converted	0-02.01	B48
	28/5		0-03.53	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
55.	28/3	Converted	0-05.54 (224.00 Sq.mtrs.)	B51
56.	28/2	Converted	0-04.01	B53

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashw P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

	28/3		0-02.34	
	Total:		0-06.35 (257.02 Sq.mtrs.)	
57.	28/2	Converted	0-02.33	B54
	28/3		0-04.32	
	Total:		0-06.65 (268.97 Sq.mtrs.)	
58.	28/3	Converted	0-05.53	B56
	28/4		0-00.01	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
59.	28/4	Converted	0-04.82	B58
	28/5		0-00.72	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
60.	28/4	Converted	0-00.01	B59
	28/5		0-05.52	
	28/5		0-00.01	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
61.	28/5	Converted	0-00.73	B60
	28/6		0-04.81	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
62.	28/6	Converted	0-04.89	B61
	28/7		0-00.65	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
63.	28/6	Converted	0-00.29	B62
	28/7		0-05.25	
	Total:		0-05.54 (224.00 Sq.mtrs.)	
64.	28/7	Converted	0-03.01	B63
	28/8		0-02.53	

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Asha P. Sathya
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

		Total:	0-05.54 (224.00 Sq.mtrs.)	
65.	28/8	Converted	0-05.52	B64
	28/9		0-00.02	
		Total:	0-05.54 (224.00 Sq.mtrs.)	
66.	28/8	Converted	0-00.90	B65
	28/9		0-04.64	
		Total:	0-05.54 (224.00 Sq.mtrs.)	
67.	28/9	Converted	0-05.54 (224.00 Sq.mtrs.)	B66
68.	31/15B	Converted	0-01.18	B68
	31/15A		0-01.72	
	31/16A		0-03.62	
	31/16B		0-01.37	
		Total:	0-07.89 (319.31 Sq.mtrs.)	
69.	26/5	Converted	0-02.33	B76
	26/6		0-03.88	
		Total:	0-06.21 (251.26 Sq.mtrs.)	
70.	31/23	Converted	0-00.92	B80
	31/22		0-01.44	
	31/8		0-01.60	
	31/9		0-01.14	
		Total:	0-05.10 (206.45 Sq.mtrs.)	
71.	31/9	Converted	0-05.36 (217.09 Sq.mtrs.)	B81
72.	31/9	Converted	0-04.72	B82
	31/10		0-00.64	
		Total:	0-05.36 (217.09 Sq.mtrs.)	

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashu P. Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

73.	31/10	Converted	0-05.22	B83
	31/21		0-00.14	
	Total:		0-05.36 (217.09 Sq.mtrs.)	
74.	26/4	Converted	0-07.70	B98
	26/3		0-00.67	
	Total:		0-08.37 (338.65 Sq.mtrs.)	
75.	26/4	Converted	0-02.27	B99
	26/6		0-02.51	
	26/3		0-02.60	
	26/2		0-00.19	
	Total:		0-07.57 (306.19 Sq.mtrs.)	
76.	27/1	Converted	0-00.28	B101
	27/2A		0-08.56	
	Total:		0-08.84 (357.63 Sq.mtrs.)	
77.	27/9	Converted	0-05.32	B106
	31/21		0-00.14	
	31/11		0-01.32	
	31/17A		0-00.01	
	Total:		0-06.79 (274.67 Sq. mtrs.)	
78.	27/9	Converted	0-03.88	B107
	31/17A		0-02.33	
	31/17B		0-00.55	
	31/11		0-00.03	
	Total:		0-06.79 (274.67 Sq.mtrs.)	
79.	28/1	Converted	0-02.41	B108
	27/9		0-01.32	
	31/17B		0-01.15	
	31/17C		0-01.91	

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashu P Senthil
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

	Total:		0-06.79 (274.67 Sq.mtrs.)	
80.	27/9	Converted	0-08.23 (332.89 Sq.mtrs.)	B110
81.	27/9	Converted	0-06.30 (255.03 Sq.mtrs.)	B111
82.	27/9	Converted	0-04.91	B112
	27/2A		0-01.95	
	Total:		0-06.86 (277.57 Sq.mtrs.)	
83.	27/2A	Converted	0-07.26 (293.72 Sq.mtrs.)	B113
84.	27/2A	Converted	0-07.36 (297.65 Sq.mtrs.)	B114
85.	27/2A	Converted	0-01.52	B116
	27/3		0-04.59	
	26/2		0-01.76	
	Total:		0-07.87 (318.38 Sq.mtrs.)	
86.	26/2	Converted	0-06.13 (248.22 Sq.mtrs.)	B117
87.	26/3	Converted	0-09.78 (395.70 Sq.mtrs.)	B119
88.	32/6	Converted	0-04.52 (182.80 Sq.mtrs.)	C1
89.	32/6	Converted	0-07.98 (323.11 Sq.mtrs.)	C2
90.	32/6	Converted	0-01.55	C3
	32/5A		0-04.49	
	Total:		0-06.04 (244.50 Sq.mtrs.)	
91.	32/5A	Converted	0-05-71 (230.93 Sq.mtrs.)	C4



For Asha City Builders & Developers

Managing Partner

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Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

92.	32/5A	Converted	0-02.52	C5
	32/5B		0-03.15	
	Total:		0-05.67 (229.61 Sq.mtrs.)	
93.	32/5B	Converted	0-05.67 (229.61 Sq.mtrs.)	C6
94.	32/5B	Converted	0-04.52	C7
	31/1		0-01.15	
	Total:		0-05.67 (229.61 Sq.mtrs.)	
95.	31/1	Converted	0-05.67 (229.61 Sq.mtrs.)	C8
96.	31/1	Converted	0-05.67 (229.61 Sq.mtrs.)	C9
97.	31/1	Converted	0-05.38	C10
	31/3		0-00.39	
	Total:		0-05.77 (233.64 Sq.mtrs.)	
98.	31/3	Converted	0-09.51 (384.87 Sq.mtrs.)	C11
99.	31/1	Converted	0-05.30 (214.56 Sq.mtrs.)	C13
100.	31/1	Converted	0-05.30 (214.56 Sq.mtrs.)	C14
101.	31/1	Converted	0-04.31	C15
	32/5B		0-01.21	
	Total:		0-05.52 (223.34 Sq.mtrs.)	
102.	32/5B	Converted	0-05.52 (223.34 Sq.mtrs.)	C17
103.	32/5A	Converted	0-05.16	C18
	32/5B		0-00.36	
	Total:		0-05.52 (223.34 Sq.mtrs.)	

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashu P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

104.	32/6	Converted	0-03.62	C21
	32/4A		0-01.90	
	Total:		0-05.52 (223.34 Sq.mtrs.)	
105.	32/6	Converted	0-04.34	C22
	32/4A		0-03.14	
	Total:		0-07.48 (302.53 Sq.mtrs.)	
106.	32/3	Converted	0-09.98	C23
	32/4B		0-02.56	
	Total:		0-12.54 (507.36 Sq.mtrs.)	
107.	32/4A	Converted	0-08.01 (324.27 Sq.mtrs.)	C24
108.	32/4A	Converted	0-05.52 (223.34 Sq.mtrs.)	C25
109.	32/4A	Converted	0-02.17	C26
	32/5A		0-03.35	
	Total:		0-05.52 (223.34 Sq.mtrs.)	
110.	32/5A	Converted	0-05.17	C28
	32/5B		0-00.35	
	Total:		0-05.52 (223.34 Sq.mtrs.)	
111.	32/5B	Converted	0-05.52 (223.34 Sq.mtrs.)	C29
112.	32/5B	Converted	0-05.52 (223.34 Sq.mtrs.)	C30
113.	31/1	Converted	0-04.55	C31
	32/5B		0-00.97	
	Total:		0-05.52 (223.34 Sq.mtrs.)	
114.	31/1	Converted	0-05.30 (214.56 Sq.mtrs.)	C32

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Ashw P Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

115.	31/1	Converted	0-05.30 (214.56 Sq.mtrs.)	C33
116.	31/1	Converted	0-01.33	C34
	31/3		0-03.79	
	Total:		0-05.12 (207.17 Sq.mtrs.)	
117.	31/4A	Converted	0-09.18 (371.53 Sq.mtrs.)	C36
118.	31/4A	Converted	0-6.70 (271.05 Sq.mtrs.)	C36A
119.	31/3	Converted	0-00.32	C41
	31/1		0-04.93	
	31/2		0-00.48	
	Total:		0-05.73 (232.05 Sq.mtrs.)	
120.	31/1	Converted	0-00.26	C44
	32/5B		0-05.47	
	Total:		0-05.73 (232.05 Sq.mtrs.)	
121.	32/5B	Converted	0-05.73 (232.05 Sq.mtrs.)	C45
122.	32/4A	Converted	0-05.58	C46
	32/5A		0-01.26	
	Total:		0-06.84 (276.85 Sq.mtrs.)	
123.	32/4A	Converted	0-07.45 (301.39 Sq.mtrs.)	C47
124.	32/5B	Converted	0-06.05 (244.84 Sq.mtrs.)	C49
125.	31/1	Converted	0-00.55	C50
	32/5B		0-05.50	
	Total:		0-06.05 (244.84 Sq.mtrs.)	
126.	31/1	Converted	0-06.05	C51

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Asha P. S. Rao
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

			(244.84 Sq.mtrs.)	
127.	31/1	Converted	0-06.05 (244.84 Sq.mtrs.)	C52
128.	31/1	Converted	0-04.55	C53
	31/2		0-01.50	
	Total:		0-06.05 (244.84 Sq.mtrs.)	
129.	31/2	Converted	0-06.05 (244.84 Sq.mtrs.)	C54
130.	31/2	Converted	0-02.33	C55
	31/5		0-03.72	
	Total:		0-06.05 (244.84 Sq.mtrs.)	
131.	31/5	Converted	0-06.05 (244.84 Sq.mtrs.)	C56
132.	31/4A	Converted	0-01.54	C57
	31/5		0-04.48	
	Total:		0-06.02 (243.50 Sq.mtrs.)	
133.	31/24	Commercial Site	0-00.15	C60 & C61
	31/23		0-02.24	
	31/22		0-02.09	
	31/08		0-01.93	
	31/09		0-09.75	
	Total:		0-16.18 (654.86 Sq.mtrs.)	
134.	26/5	Converted	0-00.39	C66
	26/6		0-06.72	
	Total:		0-07.11 (287.54 Sq.mtrs.)	
135.	26/5	Converted	0-07.12 (288.09 Sq.mtrs.)	C67
136.	26/5	Converted	0-00.55	C68
	31/2		0-06.56	

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Abhinav P. Smith
Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

		Total:	0-07.11 (287.78 Sq.mtrs.)	
137.	25/4	Converted	0-05.34	C70
	31/2		0-01.76	
		Total:	0-07.10 (287.16 Sq.mtrs.)	
138.	25/5	Converted	0-07.07 (286.23 Sq.mtrs.)	C73
139.	25/5	Converted	0-03.66	C74
	25/6		0-03.41	
		Total:	0-07.07 (285.92 Sq.mtrs.)	
140.	25/6	Converted	0-07.06 (285.61 Sq.mtrs.)	C75
141.	25/6	Converted	0-04.24	C76
	24/37		0-02.81	
		Total:	0-07.05 (285.30 Sq.mtrs.)	
142.	24/37	Converted	0-07.04 (284.99 Sq.mtrs.)	C77
143.	24/37	Converted	0-01.15	C78
	24/36		0-05.90	
		Total:	0-07.05 (285.13 Sq.mtrs.)	
144.	24/34	Converted	0-02.44	C79
	24/36		0-05.45	
	24/37		0-02.07	
		Total:	0-09.96 (402.96 Sq.mtrs.)	
145.	24/37	Converted	0-07.50 (303.43 Sq.mtrs.)	C80
146.	24/37	Converted	0-02.87	C81
	25/6		0-04.63	
		Total:	0-07.50	

For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

			(303.43 Sq.mtrs.)	
147.	25/4	Converted	0-06.63	C86
	25/5		0-00.87	
	Total:		0-07.50 (303.43 Sq.mtrs.)	
148.	25/4	Converted	0-06.26	C87
	31/2		0-01.24	
	Total:		0-07.50 (303.43 Sq.mtrs.)	
149.	31/2	Converted	0-07.50 (303.43 Sq.mtrs.)	C88
150.	31/2	Converted	0-06.54	C93
	26/5		0-00.02	
	Total:		0-06.56 (265.54 Sq.mtrs.)	
151.	25/4	Converted	0-07.14	C96
	25/5		0-02.43	
	Total:		0-09.57 (387.10 Sq.mtrs.)	
152.	25/5	Converted	0-09.96 402.92 Sq.mtrs.)	C97
153.	25/5	Converted	0-10.09 (408.26 Sq.mtrs.)	C98
154.	25/5	Converted	0-03.28	C99
	25/6		0-06.59	
	Total:		0-09.87 (399.29 Sq.mtrs.)	
155.	25/6	Converted	0-09.37 (379.10 Sq.mtrs.)	C100
156.	24/37	Converted	0-03.55	C101
	25/6		0-05.00	
	Total:		0-08.55 (345.92 Sq.mtrs.)	
157.	24/37	Converted	0-07.30	C102



For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

			(295.60 Sq.mtrs.)				
158.	24/36	Converted	0-05.63	C103			
	24/37		0-03.14				
	24/34		0-02.82				
	24/35		0-00.73				
	Total:		0-12.32 (498.59 Sq.mtrs.)				
159.	27/17A	Converted	0-33.48	B120			
	27/17B		0-64.01				
	28/2		0-14.37				
	28/3		0-28.56				
	28/4		0-10.85				
	28/5		0-08.92				
	28/6		0-16.19				
	28/7		0-06.21				
	28/8		0-03.16				
	27/19A		0-87.89				
	27/16		0-27.27				
	27/19B		0-09.04				
	27/19C		0-27.69				
			27/19B			0-05.00	
			27/18			0-18.04	
Total:		3-60.68 (14596.12 Sq.mtrs.)					
160.	Commercial site		0-65.06 (2632.86 Sq.mtrs.)	OS 03			
161	28/1	Converted	00-06.45	B109			
	28/2	Converted	00-04.56				
	Total		00-11.01 (445.72 Sq.mtrs.)				



For Asha City Builders & Developers

Managing Partner

For Asha City Builders & Developers

Partner

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

SCHEDULE C PROPERTY

2% undivided share, right, title and interest measuring about 1235.88 sq.mtr. of sital areas in an undivided state being sold and conveyed under this sale deed by the VENDOR/LAND OWNER to the PURCHASER.

IN WITNESS WHEREOF the VENDOR/LAND OWNER, CONSENTING PARTY/PROMOTER and PURCHASER have signed this Sale deed on the date, month and year first above written at Mangalore.

KPS

APS Asha P Shetty

VENDOR/LAND OWNER:

M/s ASHA CITY BUILDERS AND DEVELOPERS
(Represented by Mr. K. Prakash Shetty and Asha P. Shetty)

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

PURCHASERS:

M/S. YAMUNA HOMES AND DESIGN PVT LTD
(Represented by Mr. Purushotham Shetty)

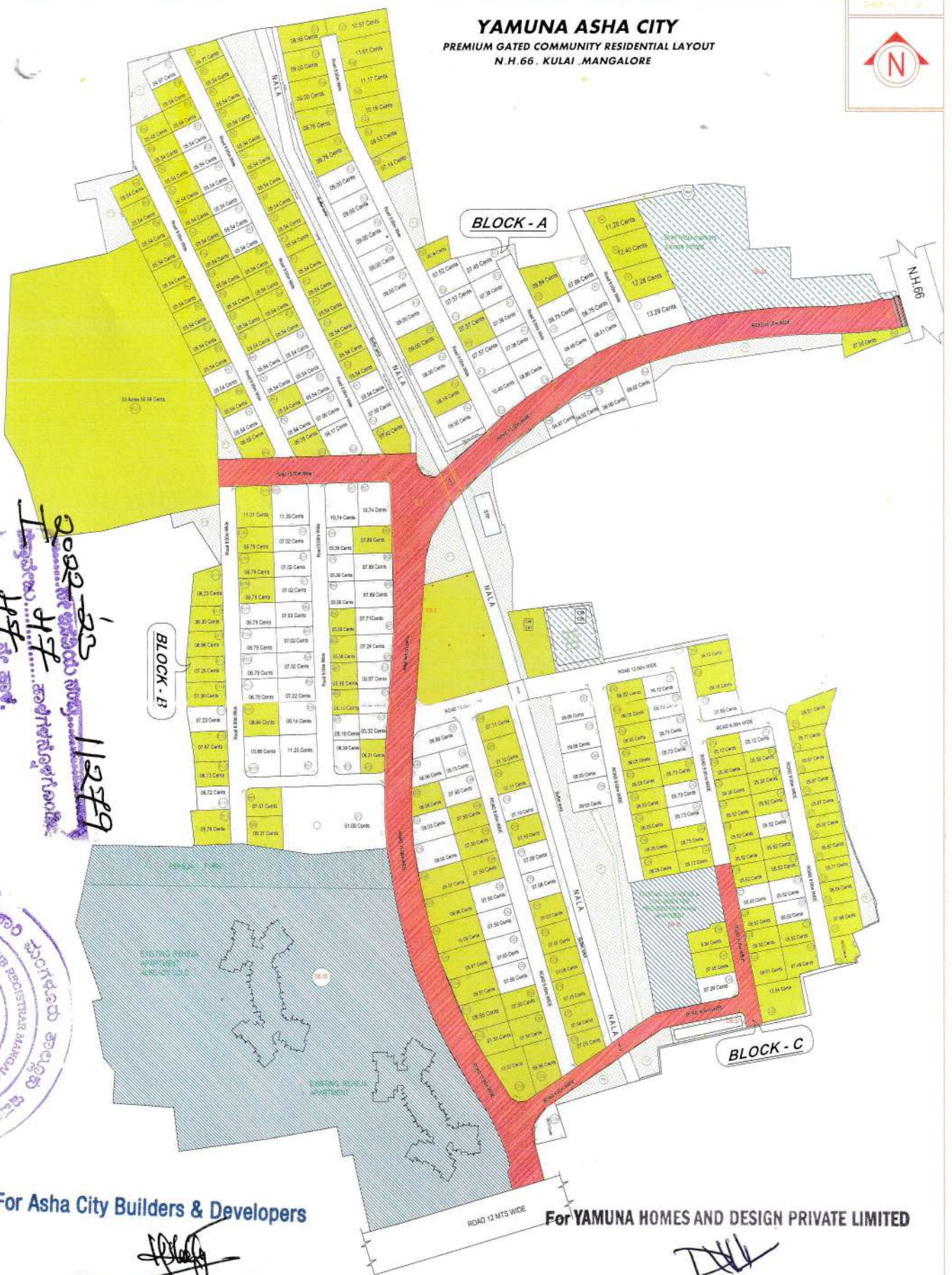
Witnesses:

1.
Vinitha S
W/o Prasad Bangora
Pumpwell, Mangalore
Advocate

Drafted by:

Anupama Sorana
Advocate
Mangalore.

2.
Kashiema J.
C/o. Purushotham Shetty
Yamuna homes and Design Pvt Ltd.
Mangalore.



Managing Partner

For Asha City Builders & Developers

For YAMUNA HOMES AND DESIGN PRIVATE LIMITED

Director

Ashley P Smith
Partner