

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 7th day of June Two Thousand Five (07.06.2005) at Bangalore by and between :

1. Shri. B. VENUGOPAL

aged about 56 years,
S/o. late. M. V. Bettaiah

2. Smt. C. ANURADHA

aged about 45 years,
W/o. Shri. B. Venugopal
vendor Nos.1 and 2 are residing at
No.10, Kalyana Nagar, T. Dasarahalli,
Bangalore - 560 057.

3. Shri. B. NAGARAJU

aged about 51 years,
S/o. late. M. V. Bettaiah

4. Smt. K. AMBUJA

aged about 41 years,
W/o. Shri. B. Nagaraju
vendor Nos.3 and 4 are residing at No.588,
14th Main, M. E. I. Layout,
Bagalagunte, Hesaraghatta Road,
Bangalore - 560 073.

5. Shri. SHANKAREGOWDA. C. B.

aged about 44 years,
S/o. late. Bettgowda

[Signature]

C. Anuradha

[Signature]

H. Ambuja

[Signature]

H.S. Barath

1ನೇ ಪುಸ್ತಕದ 364 ದಸ್ತಾವೇಜಿನ 2 ನೇ ಪುಟ



ಕೆ.ಎಸ್.ಎಂ.ನೋಂದಣಿ.ಉ.ತಾ.

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 P. Vishwas ., ಇವರು 542500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	542500.00	DD-NO. 057903, dated 6/6/05, Drawn on UCO Bank, Koramangala Branch Bangalore
ಒಟ್ಟು :	542500.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು (ಉತ್ತರ)

ದಿನಾಂಕ : 07/06/2005

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ಬೆಂಗಳೂರು (ಉತ್ತರ))

ಸಿ.ಐ. ಮುದ್ರಾಂಕಾಧಿಕಾರಿ

ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಬೆಂಗಳೂರು ಉತ್ತರ ಕ್ಷೇತ್ರಾಧಿಕಾರಿ

ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS,Pune.

6. Smt. H. S. BHARATI

aged about 35 years,

W/o. Shri. Shankaregowda. C. B.

vendor Nos.5 & 6 are residing at No.22 & 23,

1st Cross, 3rd Main (4th Main),

Havnoor Extn., Hesaraghatta Road,

Bangalore - 560 073.

1ನೇ ಪುಸ್ತಕದ 7564. ದಸ್ತಾವೇಜಿನ 3ನೇ ಪುಟ
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ಕೆ.ಎಸ್.ಎಲ್.ನೋ.ಬಿಂ.ಎಲ್.ಎ.

hereinafter called the "VENDORS" (which term shall mean and include themselves, their heirs, legal representatives, administrators, executors, assigns, etc.,) of the ONE PART :

IN FAVOUR OF :

Shri. P. VISHWAS

aged about 20 years,

S/o. Shri. G. Prasad Reddy

residing at No.659, 5th Cross,

3rd Block, Koramangala,

Bangalore - 560 034.

hereinafter called the "PURCHASER" (which term shall mean and include himself, his heirs, legal representatives, administrators, executors, assigns, etc.,) of the OTHER PART :

WHEREAS, vendors are the absolute owners and in possession of converted land bearing portion of Sy.No.44, measuring 5 acres 4 guntas, including 0-04 (four) guntas of phoot kharab and another portion of land bearing Sy.No.44, measuring 2 acres, in all totally measuring 7 acres 4 guntas, including 0-04 (four) guntas of phoot kharab, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in the schedule given hereunder and hereinafter referred to as "SCHEDULE PROPERTY".

[Signature]

C. Anuradha.

[Signature]

K. Amrita

[Signature]

H.S. Bharati



Print Date & Time : 07-06-2005 04:17:52 PM

1ನೇ ಪುಸ್ತಕದ 7564 ದಸ್ತಾವೇಜಿನ -4 ನೇ ಪುಟ
07/06

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ (P-6602) 7564

ಸೆಬ್ ರಜಸ್ತಾರ ಬೆಂಗಳೂರು (ಉತ್ತರ) ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-06-2005 ರಂದು 03:57:54 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೋಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	60000.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	.450.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	50.00
	ಒಟ್ಟು :	60500.00

ಶ್ರೀ P. Vishwas . ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ P. Vishwas .			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸೆಬ್ ರಜಸ್ತಾರ
ಸಿ.ಐ. ಮುದಕಾಮಠ
ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬೆಂಗಳೂರು ಉತ್ತರ ಪಾಲ್ಲಾಡ್ಡು
ಬೆಂಗಳೂರು.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	P. Vishwas (ಬರೆಸಿಕೊಂಡವರು)			
2	B. Venugopal (ಬರೆದುಕೊಡುವವರು)			

ಸಿ.ಐ. ಮುದಕಾಮಠ
ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬೆಂಗಳೂರು ಉತ್ತರ ಪಾಲ್ಲಾಡ್ಡು
ಬೆಂಗಳೂರು.

1ನೇ ಪುಸ್ತಕದ 7564 ದಸ್ತಾವೇಜಿನ 01 ನೇ ಪುಟ
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ಕೆ.ಎಸ್.ಎಂ.ನೋ.ಬಿ.ಎಂ.ಎಂ.

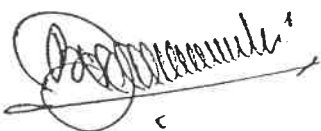
AND WHEREAS, previously the portion of land bearing Sy.No.44, measuring 3 acres 20 guntas of Nagaruru Village is the self acquired property of Shri. R. V. Chhaya, S/o. Shri. K. V. Chhaya, having purchased the same under the registered sale deed dated 01.10.1990, from its owner Shri. C. V. Mallikarjuna Reddy, S/o. Shri C. V. Venkatarama Reddy, for a valuable sale consideration which is registered as document No.782/1991-92 of Book I of Volume 4555 at Pages 72-76 on 11.06.1991, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore and another portion of land bearing Sy.No.44, measuring 3 acres 20 guntas of Nagaruru Village is the self acquired property of Shri. R. V. Chhaya, S/o. Shri. K. V. Chhaya, having purchased the same under the registered sale deed dated 01.10.1990, from its owner Smt. C. V. Sreelatha, W/o. Shri. I. Satheesh, for a valuable sale consideration which is registered as document No.783/1991-92 of Book I of Volume 4555 at pages 76-80 on 11.06.1991, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore, thus Shri. R. V. Chhaya has purchased the entire schedule land bearing Sy.No.44, measuring 7 acres of Nagaruru Village, in the aforesaid manner.

AND WHEREAS, the schedule property is the self acquired property of the vendors having purchased the same under the registered sale deed dated 30.09.2002, from its owner Shri. R. V. Chhaya, S/o. Shri. K. V. Chhaya, for a valuable sale consideration which is registered as document No.13452/2002-03 of Book I and the same is stored in C. D. No.89 on 01.10.2002, registered at the Office of the Sub-Registrar, Bangalore North Taluk.

AND WHEREAS, since from the date of purchase, the vendors have been in physical and legal possession, enjoying and cultivating the schedule property as absolute owners continuously without any interference from any person or persons till today;

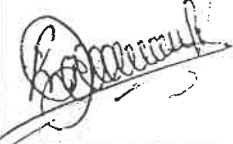
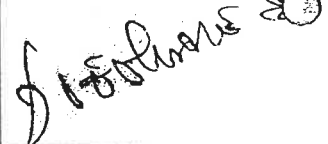
AND WHEREAS, the katha/mutation and other revenue records pertaining to the title of the schedule property stands jointly in the names

C. Amrutha



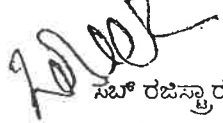
R.K. Amrutha

H.S. Barathi

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Smt. C. Anuradha (ಬರೆದುಕೊಡುವವರು)			C. Anuradha
4	B. Nagaraju . (ಬರೆದುಕೊಡುವವರು)			
5	Smt. K. Ambuja . (ಬರೆದುಕೊಡುವವರು)			K. Ambuja
6	Shankaregowda C. B. (ಬರೆದುಕೊಡುವವರು)			
7	H. S. Bharati (ಬರೆದುಕೊಡುವವರು)			H.S. Bharati
8	E. Krishnappa . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			E. Krishnappa

1 ನೇ ಪುಸ್ತಕದ 7564 ದಸ್ತಾವೇಜಿನ 6 ನೇ ಪುಟ

ಕೆ.ಎಸ್.ಉ.ನೋ.ಬೆಂ.ಉ.ತಾ.


 ಸಿ.ಬಿ. ಮುದ್ದಸಾಮತ್
 ಕಂದ್ರ ಸ್ಥಾನ ಉಪನೋದಯಾಧಿಕಾರಿ
 ಬೆಂಗಳೂರು ಉತ್ತರ ವಾಲ್ಟಾಕು
 ಬೆಂಗಳೂರು.

1ನೇ ಪುಸ್ತಕದ 7.56.4. ದಸ್ತಾವೇಜಿನ 7..... ನೇ ಪುಟ
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of the vendors and all the vendors are jointly paying necessary taxes and cesses etc., in respect of the schedule property in the concerned revenue department thus exercising their right of ownership.

AND WHEREAS, the vendors have applied for conversion of the portion of the schedule property bearing Sy.No.44, measuring 5 acres 4 guntas, including 0-04 (four) guntas of phoot kharab, from agricultural to non-agricultural residential purpose before the Special Deputy Commissioner, Bangalore District.

AND WHEREAS, the vendors have jointly remitted necessary conversion fee/charges of Rs.3,40,250/- (Rupees Three lakhs forty thousand two hundred and fifty only) vide challan No.30 dated 23.11.2004 to the concerned authorities in respect of land bearing portion of Sy.No.44, measuring 5 acres 4 guntas, including 0-04 (four) guntas of phoot kharab.

AND WHEREAS, the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore has passed an order converting the portion of the schedule property bearing Sy.No.44, measuring 5 acres 4 guntas, including 0-04 (four) guntas of phoot kharab of Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk from agricultural to non-agricultural residential purpose vide its order No.ALN/(N)SR-167/2004-05 dated 24.11.2004 in favour of the vendors.

AND WHEREAS, vendors have got absolute right, title, interest whatsoever to deal with the schedule property in any manner they like.

AND WHEREAS, vendors are in uninterrupted possession, peaceful enjoyment paying the property taxes inter alia exercising all acts of dominion and ownership in and over the same ever since the date of purchase without any claim, objection or hindrance from any quarter till today.

C. Anuradha



K. Anuradha



H.S. Barathi

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ಗುತೀಕಲ್ಪದುವವರು

ಕೆ.ಎ.ಉ.ನೋ.ಬಿ.ಉ.ತಾ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	A. Balaaji NO. 17, 13th Cross, SP Extn. Malleshwaram, Bangalore-03	A Balaaji
2	Syed Aleemuddin NO. 14, 3rd Floor, Krishna complex, Bangalore-01	Syed Aleemuddin

Deed Kept Pending for Verification of Records

Designed and Developed by C-DAC, ACTS, Pune

ಸಿ.ಐ. ಮುದಕಾಮಠ

ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋದಪಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು,
ಬೆಂಗಳೂರು.

ಸಿ.ಐ. ಮುದಕಾಮಠ

ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋದಪಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು,
ಬೆಂಗಳೂರು.

After verification of Records (Map) Document Ordered for Registration

ಸಿ.ಐ. ಮುದಕಾಮಠ

ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋದಪಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು,
ಬೆಂಗಳೂರು.

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ BLN-1-07564-2005-06 ಆಗಿ

ಸಿ.ಡಿ. ನಂಬರ BLND178 ನೇ ಧರಲ್ಲಿ

ದಿನಾಂಕ 14-06-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಬೆಂಗಳೂರು (ಉತ್ತರ))

ಸಿ.ಐ. ಮುದಕಾಮಠ

ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋದಪಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು,
ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC, ACTS, Pune



1ನೇ ಪುಸ್ತಕದ ... 7564 ದಸ್ತಾವೇಜಿನ ... 9 ನೇ ಪುಟ
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ಕೆ.ಎಸ್.ಎಲ್.ನೋ.ಬಿ.ಎಲ್.ಫು.

AND WHEREAS, vendors assure and represent to the purchaser that the schedule property is clear, marketable, free from all encumbrances, there being no charge, lien, mortgage or lispendence or attachment of any Civil court, Revenue or Criminal court of law, public authority or any pending requisition or acquisition proceedings and there are no any agreement to sell the same or portion thereof to any other person or persons.

AND WHEREAS, vendors are the absolute owners thereof and for certain family benefits and for family legal necessities and to discharge debts and also to invest in alternate property have offered to sell the schedule property for a total sale consideration amount of Rs.60,00,000/- (Rupees Sixty lakhs only) free from all encumbrances, charges, litigation etc.

AND WHEREAS, the purchaser has agreed to purchase the schedule property from the vendors for the aforesaid sale consideration amount of Rs.60,00,000/- (Rupees Sixty lakhs only) freed and discharged from all and every encumbrances, charges, attachments, order or decree of any Civil, Revenue or Criminal Courts or other paramount claims of any kind whatsoever.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH AS HEREUNDER :

1. That in pursuance of this sale deed the purchaser has paid the entire sale consideration amount of Rs.60,00,000/- (Rupees Sixty lakhs only) to the vendors in the following manner :

a) a sum of Rs.10,00,000/- (Rupees Ten lakhs only) by way of Pay Order bearing No.057896 dated 06.06.2005 payable at UCO Bank, Koramangala Branch, Bangalore - 560 034, favouring the vendor No.1 Shri. B. Venugopal before the witnesses.

C. Amrutha

K. Amrutha

Dr. B. Venugopal

H.S. Boratni

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b) a sum of Rs.10,00,000/- (Rupees Ten lakhs only) by way of Pay Order bearing No.057897 dated 06.06.2005 payable at on UCO Bank, Koramangala Branch, Bangalore - 560 034, favouring the vendor No.2 Smt. C. Anuradha before the witnesses.

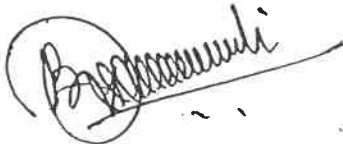
c) a sum of Rs.10,00,000/- (Rupees Ten lakhs only) by way of Pay Order bearing No.057898 dated 06.06.2005 payable at UCO Bank, Koramangala Branch, Bangalore - 560 034, favouring the vendor No.3 Shri. B. Nagaraju before the witnesses.

d) a sum of Rs.10,00,000/- (Rupees Ten lakhs only) by way of Pay Order bearing No.057901 dated 06.06.2005 payable at UCO Bank, Koramangala Branch, Bangalore - 560 034, favouring the vendor No.4 Smt. K. Ambuja before the witnesses.

e) a sum of Rs.10,00,000/- (Rupees Ten lakhs only) by way of Pay Order bearing No.057899 dated 06.06.2005 payable at UCO Bank, Koramangala Branch, Bangalore - 560 034, favouring the vendor No.5 Shri. Shankaregowda. C. B. before the witnesses.

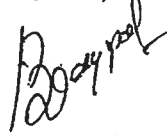
f) a sum of Rs.10,00,000/- (Rupees Ten lakhs only) by way of Pay Order bearing No.057900 dated 06.06.2005 payable at UCO Bank, Koramangala Branch, Bangalore - 560 034, favouring the vendor No.6 Smt. H. S. Bharati towards full and final satisfaction of the sale consideration amount before the witnesses and the vendors are hereby jointly acknowledges the receipt of the entire sale consideration amount of Rs.60,00,000/- (Rupees Sixty lakhs only) from the purchaser in the above referred manner before the witnesses and discharges the purchaser of any further liability towards sale consideration and also in consideration of the covenants herein contained, the vendors do as sole, true and beneficial owners of the

C. Anuradha



K. Ambuja





H. S. Bharati

1ನೇ ಪುಸ್ತಕದ 7564 ದಸ್ತಾವೇಜಿನಲ್ಲಿ ನೇಮಕ
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schedule property hereby sells, assigns, conveys and setover the possession of all the schedule property into and in favour of the purchaser free from all encumbrances. Henceforth the purchaser shall be the absolute owner of the schedule property.

2. The vendors have this day put the purchaser in physical vacant possession of the schedule property. Henceforth the purchaser shall be the absolute owner and in possession of the schedule property with full and unrestricted proprietary rights in and over the schedule property for ever as his personal property from generation to generation.

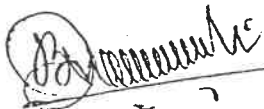
3. The vendors hereby covenant that they are the absolute owners, undisputable power, real and full title to the schedule property hereby conveyed in the manner aforesaid in favour of the purchaser.

4. The vendors further declare and assure unto the purchaser that they have not alienated the schedule property hereby conveyed by way of sale, gift, mortgage or charges, court attachments or proceedings, minor claims and that no one else have any right, title or interest in the same and that there are no litigation/s pending in any court or any attachments, nor any injunction restraining the alienation hereby made over and sold is free from all encumbrances and paramount claims.

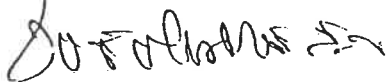
5. That the vendors hereby covenant that they are always at the request of the purchaser will do all such acts, deeds and things as may be reasonable, necessary, more perfectly to ensure good title, peaceful possession and enjoyment of the schedule property hereby conveyed unto the purchaser.

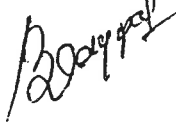
6. The vendors hereby covenant with the purchaser that they will indemnify and reimburse the purchaser, his successors, legal heirs, executors, administrators, assigns etc., against all losses and damages that he may incur or sustain on consequences of any claim being made on any body's behalf on account of any defect in title, latent or patent of the vendors in respect of the schedule property hereby conveyed.

G. Ameradha



K. Amelita





H.S. Barathi

H. S. Barakhi

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13. That the vendors have this day delivered to the purchaser all the Original title deeds/documents, conversion orders, pahanis, mutation, tax paid receipts etc., which are in their custody in respect of their title to the schedule property.

14. That the sale of the schedule property is not in contravention of Karnataka Land Reforms Act, Karnataka Land Revenue Act, Karnataka Village Officers Abolition of Inam Act and any other statutes in force.

15. Shri. E. Krishnappa, has signed as a consenting witness consenting for the sale of the schedule property in favour of the purchaser.

SCHEDULE PROPERTY

All that piece and parcel of residentially converted land bearing portion of Sy.No.44, measuring 5 acres 4 guntas, including 0-04 (four) guntas of phoot kharab and another portion of land bearing Sy.No.44, measuring 2 acres, in all totally measuring 7 acres 4 guntas, including 0-04 (four) guntas of phoot kharab, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances, whatsoever either underneath or above the surface and being bounded on:

East by : Road and Government Gomala ;
West by : Property belonging to Chikkeerappa ;
North by : Previously property belonging to Sannahanumaiah, presently Road;
South by : Property belonging to Gangappa and Rangappa's Children ;

The present market value of the schedule property is Rs.60,00,000/- (Rupees Sixty lakhs only).

[Signature]

C. Amrutha

[Signature]

K. Amrutha

[Signature]

H.S. Barathi

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IN WITNESS WHEREOF, the VENDORS and the PURCHASER above named have affixed their signatures to this DEED OF ABSOLUTE SALE made on the day, month and the year first above written before the following witnesses :-

CONSENTING WITNESSES:

1. E. Krishnappa
(E. KRISHNAPPA)

WITNESSES:

1. A Balaaji
(A. BALAJI)
No 17, 13th Cross
S. P. Extn. Haleswara
Bangalore 560 003.

2. Syed Aleeuddin
[SYED ALEEMUDDIN]
No. 14, 3rd floor,
Kishore Complex,
Medina Bank Road,
Bangalore - 560001.

1. B. Venugopal
B. VENUGOPAL

2. C. Anuradha
C. ANURADHA

3. B. Nagaraju
B. NAGARAJU

4. K. Ambuja
K. AMBUJA

5. Shankaregowda C. B.
SHANKAREGOWDA. C. B.

6. H. S. Bharati
H. S. BHARATI

VENDORS

PURCHASER

Drafted By:
R. M. SHANUJI
Advocate
No. 1305, 25th N
9th Block, Jaye
Bangalore - 560069

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ಈ ದಸ್ತಾವೇಜು 19 ನೇ ಜುಲೈ 2005 ರಂದು ಬೆಂಗಳೂರಿನಲ್ಲಿ ಮಾಡಲ್ಪಟ್ಟಿದೆ.

1 ನೇ ಪುಟದ 8357 ರಲ್ಲಿ ನೋಂದಣಿ ಮಾಡಲಾಗಿದೆ.

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ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 4th day of July Two Thousand Five (04.07.2005) at Bangalore by and between :

1. **Smt. CHELLAMMAL**
aged about 77 years,
W/o. late. K. Ramaswamy
residing at No.249, 18th Cross,
Sadashivanagar,
Bangalore - 560 080.
2. **Shri. R. ANNADURAI**
alias ANNADURAI
aged about 55 years,
S/o. late. K. Ramaswamy
residing at No.249, 18th Cross,
Sadashivanagar,
Bangalore - 560 080.
3. **Dr. A. MEERA**
aged about 27 years,
W/o. Dr. Devenesh Rej
D/o. Shri. R. Annadurai alias Annadurai
residing at B169-2, Jalan Bahagia,
28000 Temerloh, Pahang DM.
West Malaysia.

represented by her power of attorney holder vendor No.2 Shri. R. Annadurai alias Annadurai ;

Chellammal

Shri. R. Annadurai

Dr. A. Meera

Dr. A. Meera

Dr. A. Meera

Dr. A. Meera

Dr. A. Meera

Dr. A. Meera

ಕರ್ನಾಟಕ ಸರ್ಕಾರ 8357 ಮತ್ತು ನೇತನ 2ನೇ ಪರಿಶಿಷ್ಟ

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ P. Vishwas , ಇವರು 361600.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	361600.00	DD No 465848 dt 04/07/05 drawn on UCO Bank, Karamangala, Bangalore
ಒಟ್ಟು :	361600.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು (ಉತ್ತರ)

ದಿನಾಂಕ : 04/07/2005

Designed and Developed by C-DAC ACTS Pune.

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಬೆಂಗಳೂರು (ಉತ್ತರ))

ಬೋರಾ ನಾಯ್ಕ

ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ಪಾಲಿಟೆಕ್ನಿಕ್,
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4. **Shri. A. SATISH KUMAR**

aged about 25 years,
S/o. Shri. R. Annadurai alias Annadurai
residing at 841, W 23rd Street,
Apt # 8, Los Angeles, CA 90007,
United States of America.

represented by his power of attorney holder vendor No.2 Shri. R. Annadurai alias Annadurai ;

5. **Shri. R. SAMPATH KUMAR**

aged about 51 years,
S/o. late. K. Ramaswamy
residing at No.249, 18th Cross,
Sadashivanagar,
Bangalore - 560 080

6. **Kum. S. DEEPA**

aged about 23 years,
D/o. Shri. R. Sampath Kumar
residing at Flat No.2,
"Silver Birch Apartment",
Lakaki Lane, Model Colony,
PUNE - 410 016.

represented by her power of attorney holder vendor No.5 Shri. R. Sampath Kumar ;

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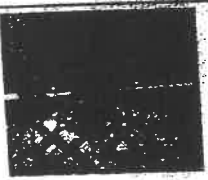
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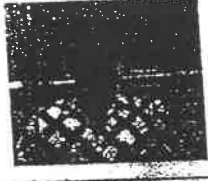
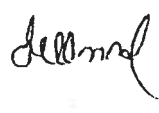
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P. Vishwas ಇವರಿಂದ ಹಾಜರಾದ ಮೊದಲನೆಯದೇ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ P. Vishwas			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

ರೇಷನ್ ಕಾರ್ಡ್
ಬೆಂಗಳೂರು ನಗರ
ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನಿರ್ದೇಶಕರು
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	P. Vishwas. (ಬರೆದುಕೊಂಡವರು)			
2	Chellammal (ಬರೆದುಕೊಂಡವರು)			

ರೇಷನ್ ಕಾರ್ಡ್
ಬೆಂಗಳೂರು ನಗರ
ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನಿರ್ದೇಶಕರು
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7. Kum. S. GEETHA
aged about 21 years,
D/o. Shri. R. Sampath Kumar
residing at Flat No.2,
"Silver Birch Apartment",
Lakaki Lane, Model Colony,
PUNE - 410 016.

represented by her power of attorney holder vendor No.5 Shri. R. Sampath Kumar ;

hereinafter called the "VENDORS" (which term shall mean and include themselves, their heirs, legal representatives, administrators, executors, assigns, etc.,) of the ONE PART :

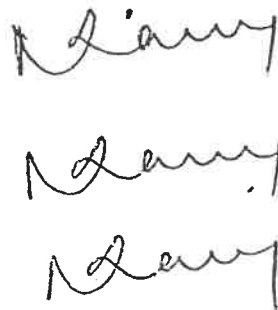
IN FAVOUR OF :

Shri. P. VISHWAS
aged about 20 years,
S/o. Shri. G. Prasad Reddy
residing at No.639, 5th Cross,
3rd Block, Koramangala,
Bangalore - 560 034.

hereinafter called the "PURCHASER" (which term shall mean and include himself, his heirs, legal representatives, administrators, executors, assigns, etc.,) of the OTHER PART :

WHEREAS, vendors are the absolute owners and in possession of residentially converted land bearing portion of Old Sy.No.36, Re. Sy.No.36/1, measuring 1 acre 36½ guntas and agricultural land measuring 0-03½ (three and half) guntas, in all totally measuring 2 Acres, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "A" given hereunder:





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AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing portion of Old Sy.No.36, Re.Sy.No.36/2, measuring 0-36 (thirty-six) guntas and agricultural land measuring 0-04 (four) guntas, in all totally measuring 1 Acre, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "B" given hereunder :

AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing Sy.No.40, measuring 0-16 (sixteen) guntas and agricultural land measuring 0-04 (four) guntas and kharab of 0-04 (four) guntas, in all totally measuring 0-24 (twenty-four) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "C" given hereunder :

AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing Sy.No.41, measuring 0-13 (thirteen) guntas and agricultural land measuring 0-02 (two) guntas and kharab of 0-02 (two) guntas, in all totally measuring 0-17 (seventeen) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "D" given hereunder:

AND WHEREAS, the schedule "A" property bearing portion of Old Sy.No.36, Re.Sy.No.36/1, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 11.05.1994, from its owners Shri. G. Revanna and others, for a valuable sale consideration, which is registered as document No.1107/1994-95 of Book I of Volume 5151 at Pages 240-245 on 03.09.1994, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the schedule "B" property bearing portion of Old Sy.No.36, Re.Sy.No.36/2, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 16.05.1994,





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S Raghavendra No 14, 3rd floor, Krishna complex, Madras Bank Road, Bangalore-01	
Syed Aleemuddin No 14, 3rd floor, Krishna complex, Madras Bank Road, Bangalore-01	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
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ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನಿರ್ದೇಶಕರು
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ನಂಬರ್ BLN-1-08357-2005-06 ಆಗಿ

ಸಿ.ಡಿ. ನಂಬರ್ BLND180 ನೇ ಧರಲ್ಲಿ

ದಿನಾಂಕ 04-07-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

 04/7/05

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಬೆಂಗಳೂರು (ಉತ್ತರ))



Designed and Developed by C-DAC, ACTS, Pune

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from its owner Smt. C. V. Shreelatha, W/o. Shri. I. Satheesh, for a valuable sale consideration, which is registered as document No.1255/1994-95 of Book I of Volume 5161 at Pages 80-83 on 03.09.1994, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the schedule "C" property bearing Sy.No.40, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 10.04.1992, from its owners Shri. N. C. Venkataramgowda and others, for a valuable sale consideration, which is registered as document No.163/1992-93 of Book I of Volume 4747 at Pages 132-138 on 10.07.1992, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the schedule "D" property bearing Sy.No.41, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 10.07.1992, from its owner Shri. N. C. Govindappa, S/o. late. Channagiriappa, for a valuable sale consideration, which is registered as document No.2144/1992-93 of Book I of Volume 4792 at Pages 52-56 on 18.09.1992, registered at the office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, since from the date of purchase, the **vendors** have been in physical and legal possession, enjoying and cultivating the schedule "A" to "D" properties as absolute owners continuously without any interference from any person or persons till today.

AND WHEREAS, Shri. K. Ramaswamy died intestate on 27.01.1999, leaving behind his wife vendor No.1 Smt. Chellammal and his only children vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar, as his only legal heirs to succeed to the estate left over by him.

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AND WHEREAS, vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar are the kartha's/manger's of their respective Hindu Undivided Family's.

AND WHEREAS, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar are the only children of late. K. Ramaswamy and vendor No.1 Smt. Chellammal is the wife of late. K. Ramaswamy in relation.

AND WHEREAS, vendor No.3 Dr. A. Meera, W/o. Dr. Devenesh Rej and vendor No.4 Shri. A. Satish Kumar are the only children of vendor No.2 Shri. R. Annadurai alias Annadurai.

AND WHEREAS, vendor No.6 Kum. S. Deepa and vendor No.7 Kum. S. Geetha are the only children of vendor No.5 Shri. R. Sampath Kumar.

AND WHEREAS, vendor No. 3 Dr. A. Meera, vendor No.4 Shri. A. Satish Kumar, vendor No.6 Kum. S. Deepa and vendor No.7 Kum. S. Geetha are the grand children of late. K. Ramaswamy and vendor No.1 Smt. Chellammal in relation.

AND WHEREAS, the katha/mutation and other revenue records pertaining to the title of the schedule "A" to "D" properties stands in the names of the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar in the concerned revenue department and the vendors are jointly paying necessary taxes and cesses etc., in respect of the schedule "A" to "D" properties in the concerned revenue department thus exercising their right of ownership.

AND WHEREAS, vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar, have jointly applied for the conversion of portion of schedule "A" to "D" properties and other properties from agricultural to non-agricultural residential purpose before the Special Deputy Commissioner (Revenue), Bangalore District.

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AND WHEREAS, vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar have jointly remitted necessary total conversion fee/charges of Rs.4,25,941/-(Rupees Four lakhs twenty-five thousand nine hundred and forty-one only) vide Challan No.5, dated 30.04.2005 to the concerned authorities in respect of portion of schedule "A" to "D" properties and other properties.

AND WHEREAS, the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore has passed an order converting the portion of schedule "A" to "D" properties and other properties of Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk from agricultural to non-agricultural residential purpose vide its order No.ALN/(N)SR-31/2005-06 dated 30.04.2005 in favour of the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar.

AND WHEREAS, the vendors have got absolute right, title, interest whatsoever to deal with the schedule "A" to "D" properties in any manner they like.

AND WHEREAS, the vendors are in uninterrupted possession, peaceful enjoyment paying the property taxes inter-alia exercising all acts of dominion and ownership in and over the schedule "A" to "D" properties without any claim, objection, hindrance from any quarter till today.

AND WHEREAS, the vendors assure and represent to the purchaser that the schedule "A" to "D" properties are clear, marketable, free from all encumbrances, there being no charge, lien, mortgage or lispendence or attachment of any Civil Court, Revenue or Criminal Court, Public Authority or pending requisition or acquisition proceedings and there are no any agreement to sell the same or portion thereof to any other person or persons.

AND WHEREAS, the vendors are the absolute owners of the schedule "A" to "D" properties and for certain family benefits, legal necessities and to invest in alternate property have decided to sell the schedule "A" to "D" properties in favour of the purchaser.

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Shri. R. Annadurai

Shri. R. Annadurai

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AND WHEREAS, in the circumstances narrated above the vendors have decided to sell the schedule "A" to "D" properties in favour of the purchaser.

AND WHEREAS, the vendors as absolute owners thereof and for certain family benefits, legal necessities and to invest in alternate property have offered to sell the schedule "A" to "D" properties for a total sale consideration amount of Rs.40,00,000/- (Rupees Forty lakhs only) free from all encumbrances, charges, litigations, etc.

AND WHEREAS, the purchaser has agreed to purchase the schedule "A" to "D" properties from the vendors for the aforesaid sale consideration amount of Rs.40,00,000/- (Rupees Forty lakhs only) freed and discharged from all and every encumbrances, charges, attachments, order or decree of any Civil, Revenue or Criminal Courts or other paramount claims of any kind whatsoever.

**NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH AS
HEREUNDER :**

1. That in pursuance of this sale deed the purchaser has paid the entire sale consideration amount of Rs.40,00,000/- (Rupees Forty lakhs only) to the vendors in the following manner :

a) a sum of Rs.17,00,000/- (Rupees Seventeen lakhs only) by way of Pay Order bearing No.465833 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

b) a sum of Rs.17,00,000/- (Rupees Seventeen lakhs only) by way of Pay Order bearing No.465834 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

c) a sum of Rs.1,50,000/- (Rupees One lakh and fifty thousand only) by way of Pay Order bearing No.465840 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.3 Dr. A. Meera, before the witnesses.

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A
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Shri. R. Annadurai
Shri. R. Sampath Kumar
Dr. A. Meera

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d) a sum of Rs.1,50,000/-(Rupees One lakh and fifty thousand only) by way of Pay Order bearing No.465842 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.4 Shri. A. Satish Kumar, before the witnesses.

e) a sum of Rs.1,50,000/-(Rupees One lakh and fifty thousand only) by way of Pay Order bearing No.465844 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.6 Kum. S. Deepa, before the witnesses.

f) a sum of Rs.1,50,000/-(Rupees One lakh and fifty thousand only) by way of Pay Order bearing No.465846 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.7 Kum. S. Geetha, before the witnesses, towards the full and final satisfaction of the sale consideration amount before the witnesses and the vendors are hereby jointly acknowledges the receipt of the entire sale consideration amount of Rs.40,00,000/-(Rupees Forty lakhs only) from the purchaser in the above referred manner and discharges the purchaser of any further liability towards sale consideration and also in consideration of the covenants herein contained, the vendors do as sole, true and beneficial owners of the schedule "A" to "D" properties hereby sells, assigns, conveys and setover the possession of all the schedule "A" to "D" properties into and in favour of the purchaser free from all encumbrances. Henceforth the purchaser shall be the sole and absolute owner of the schedule "A" to "D" properties.

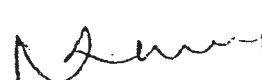
2. The vendors have this day put the purchaser in physical vacant possession of the schedule "A" to "D" properties. Henceforth the purchaser shall be the absolute owner and in possession of the schedule "A" to "D" properties with full and unrestricted proprietary rights in and over the schedule "A" to "D" properties forever as his personal properties.

3. The vendors hereby covenant that they are the absolute owners, undisputable power, real and full title to the schedule "A" to "D" properties hereby conveyed in the manner aforesaid in favour of the purchaser.







4. The vendors further declare and assure unto the purchaser that they have not alienated the schedule "A" to "D" properties hereby conveyed by way of sale, gift, mortgage or charges, court attachments or proceedings, minor claims and that no one else has any right, title or interest in the same and that there are no litigation pending in any court or any attachments, nor any injunction restraining the alienation hereby made over and sold are free from all encumbrances and paramount claims.

5. That the vendors hereby covenant that they will always at the request of the purchaser will do all such acts, deeds and things as may be reasonable, necessary, to more perfectly to ensure good title, peaceful possession and enjoyment of the schedule "A" to "D" properties hereby conveyed unto the purchaser.

6. The vendors hereby covenant with the purchaser that they will indemnify and reimburse the purchaser, his successors, legal heirs, executors, administrators, assigns, etc., against all losses and damages that he may incur or sustain on consequences of any claim being made on any body's behalf on account of any defect in title, latent or patent of the vendors in respect of the schedule "A" to "D" properties hereby conveyed.

7. The vendors hereby covenant that the property taxes in respect of the schedule "A" to "D" properties have been paid upto date and inclusive of the date of registration of this sale deed and there are no arrears outstanding and if it is discovered that there are still any arrears payable on that account, the vendors shall make good the same. Further, the vendors hereby undertake to intimate the revenue department and have signed the requisite forms to this effect and hand over the same to the purchaser to get the katha of the schedule "A" to "D" properties transferred in his name.

8. The vendors further covenant that the schedule "A" to "D" properties are not subject to any charges for payment of income tax, wealth tax, capital gains tax, estate duty or any other levy or offered as collateral security or subject matter of any WILL or pending litigation in any manner whatsoever.

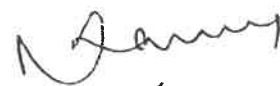
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9. That the vendors further covenant with the purchaser that the purchaser shall have the katha of the schedule "A" to "D" properties transferred in his name in the revenue department as the absolute owner thereof and the vendors undertake to execute necessary documents for the transfer of katha in the name of the purchaser as the absolute owner thereof in future.

10. That there are no tenancy claims in regard to the schedule "A" to "D" properties under the Karnataka Land Reforms Act.

11. That the vendors have not entered into any agreement or arrangement for sale of the schedule "A" to "D" properties with any one else and have not executed any power of attorney to any one to deal with the schedule "A" to "D" properties.

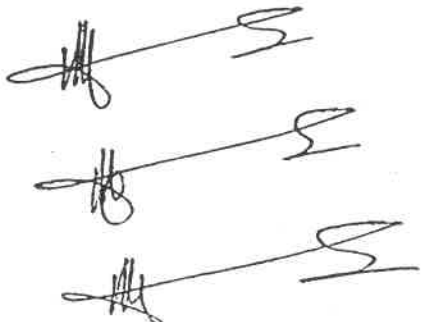
12. That the schedule "A" to "D" properties are not a granted lands to schedule caste and schedule tribes and there is no prohibition or bar or impediment for sale of the schedule "A" to "D" properties to any one else.

13. That the vendors have this day delivered to the purchaser all the Original title deeds/documents, conversion orders, pahanis, mutation, tax paid receipts etc., which are in their custody in respect of their title to the schedule "A" to "D" properties.

14. That the sale of the schedule "A" to "D" properties are not in contravention of Karnataka Land Reforms Act, Karnataka Land Revenue Act, Karnataka Village Officers Abolition of Inam Act and any other statutes in force.

15. M/s. E. K. Land Developers, proprietorship concern, represented by its proprietor Shri. E. Krishnappa, aged about 43 years, S/o. late. Eerappa, has signed as a consenting witness, consenting for the sale of the schedule "A" to "D" properties in favour of the purchaser.

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SCHEDULE "A" PROPERTY

All that piece and parcel of residentially converted land bearing portion of Old Sy.No.36, Re. Sy.No.36/1, measuring 1 acre 36½ guntas and agricultural land measuring 0-03½ (three and half) guntas, in all totally measuring 2 Acres, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to Smt. Latha ;
West by : Property belonging to Shri. Chikkanna ;
North by : Property belonging to Shri. Chikkanna ;
South by : Property belonging to Smt. Nanjamma ;

SCHEDULE "B" PROPERTY

All that piece and parcel of residentially converted land bearing portion of Old Sy.No.36. Re.Sy.No.36/2, measuring 0-36 (thirty-six) guntas and agricultural land measuring 0-04 (four) guntas, in all totally measuring 1 Acre, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to Shri. Sanna Hanumaiah ;
West by : Property in the same survey number ;
North by : Property belonging to Shri. Chikkanna ;
South by : Property belonging to Smt. Nanjamma ;

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SCHEDULE "C" PROPERTY

All that piece and parcel of residentially converted land bearing Sy.No.40, measuring 0-16 (sixteen) guntas and agricultural land measuring 0-04 (four) guntas and kharab of 0-04 (four) guntas, in all totally measuring 0-24 (twenty-four) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to Shri. Narasimhaiah ;
 West by : Property belonging to Shri. Hanumaiah ;
 North by : Property belonging to Shri. Narasimhaiah ;
 South by : Property belonging to vendors ;

SCHEDULE "D" PROPERTY

All that piece and parcel of residentially converted land bearing Sy.No.41, measuring 0-13 (thirteen) guntas and agricultural land measuring 0-02 (two) guntas and kharab of 0-02 (two) guntas, in all totally measuring 0-17 (seventeen) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to vendors in Sy.No.42 ;
 West by : Kodihalla ;
 North by : Property belonging to vendors ;
 South by : Property belonging to Shri. Hanumegowda ;

The schedule "A" to "D" properties are consisting of residentially converted lands measuring 3 acres 21½ guntas, agricultural lands measuring 0-13½ (thirteen and half) guntas and kharab of 0-06 (six) guntas, in all totally measuring 4 acres 1 gunta of Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk.

The present market value of the schedule "A" to "D" properties is Rs.40,00,000/- (Rupees Forty lakhs only).

[Signature]

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IN WITNESS WHEREOF, the VENDORS and the PURCHASER above named have affixed their signatures to this DEED OF ABSOLUTE SALE made on the day, month and year first above written before the following witnesses :-

CONSENTING WITNESS :



[M/s. E. K. Land Developers
Represented by its proprietor
Shri. E. KRISHNAPPA]

1. 
Smt. CHELLAMMAL

2. 
Shri. R. ANNADURAI
alias ANNADURAI

WITNESSES :

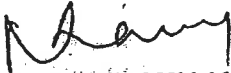
1. 
(A. BALAJI)
No. 17, 13th Cross
S.P. Extn.
Malleswaram
Bangalore 560 003.

3. 
Dr. A. MEERA
(represented by her power of attorney
holder vendor No.2 Shri. R. Annadurai
alias Annadurai)

4. 
Shri. A. SATISH KUMAR
(represented by his power of attorney
holder vendor No.2 Shri. R. Annadurai
alias Annadurai)

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2. Syed Aleeuddin
[SYED ALEEMUDDIN]
No. 14, 3rd floor,
Krishna Complex,
Madras Bank Road,
Bangalore - 560001.

5. 
Shri. R. SAMPATH KUMAR

6. 
Kum. S. DEEPA
(represented by her power of attorney
holder vendor No.5 Shri. R. Sampath
Kumar)

7. 
Kum. S. GEETHA
(represented by her power of attorney
holder vendor No.5 Shri. R. Sampath
Kumar)

VENDORS


PURCHASER

Drafted by :


M. V. VEDACHALA
Advocate.
residing at No.38,
1st Floor, 1st Main, 2nd Cross,
Lower Palace Orchards,
Bangalore - 560 003.

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ಈ ದಸ್ತಾವೇಜು Thirty Seven ಸಾವಿರ ರೂಪಾಯಿಗಳ ಮೊತ್ತದ
1 ನೇ ಚಕ್ರಕದ 6394 ದಸ್ತಾವೇಜಿನ ಮೇಲೆ ಇದೆ

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~~ನೋಂದಣಿ~~ sale deed

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 4th day of July Two Thousand Five (04.07.2005) at Bangalore by and between :

1. **mt. CHELLAMMAL**

aged about 77 years,

W/o. late. K. Ramaswamy

residing at No.249, 18th Cross,

Sadashivanagar,

Bangalore - 560 080.

2. **Shri. R. ANNADURAI**

alias **ANNADURAI**

aged about 55 years,

S/o. late. K. Ramaswamy

residing at No.249, 18th Cross,

Sadashivanagar,

Bangalore - 560 080.

3. **Dr. A. MEERA**

aged about 27 years,

W/o. Dr. Devenesh Rej

D/o. Shri. R. Annadurai alias Annadurai

residing at B169-2, Jalan Bahagia,

28000 Temerloh, Pahang DM.

West Malaysia.

represented by her power of attorney holder vendor No.2 Shri. R. Annadurai alias Annadurai ;

1. *Chellammal*

2. *[Signature]*

3. *[Signature]*

5. *[Signature]*

6. *[Signature]*

7. *[Signature]*



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೊಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ G. Prasad Reddy., ಇವರು 3770000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	3770000.00	DD No. 465847, Dt:04/07/05, Drawn on UCO Bank, Koramangala, B'lore
ಒಟ್ಟು :	3770000.00	

ಶಿಕ್ಷಣ : ಬೆಂಗಳೂರು (ಉತ್ತರ)

ದಿನಾಂಕ : 04/07/2005

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಬೆಂಗಳೂರು (ಉತ್ತರ)
ಮೈಸೂರು

ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನಿರ್ದೇಶಕರು
ಬೆಂಗಳೂರು ಉತ್ತರ ಕಾಲ್ಪನಿಕ
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

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4. **Shri. A. SATISH KUMAR**

aged about 25 years,
S/o. Shri. R. Annadurai alias Annadurai
residing at 841, W 23rd Street,
Apt # 8, Los Angeles, CA 90007,
United States of America.

represented by his power of attorney holder vendor No.2 Shri. R. Annadurai alias Annadurai ;

5. **Shri. R. SAMPATH KUMAR**

aged about 51 years,
S/o. late. K. Ramaswamy
residing at No.249, 18th Cross,
Sadashivanagar,
Bangalore - 560 080.

6. **Kum. S. DEEPA**

aged about 23 years,
D/o. Shri. R. Sampath Kumar
residing at Flat No.2,
"Silver Birch Apartment",
Lakaki Lane, Model Colony,
PUNE - 410 016.

represented by her power of attorney holder vendor No.5 Shri. R. Sampath Kumar ;

7. **Kum. S. GEETHA**

aged about 21 years,
D/o. Shri. R. Sampath Kumar
residing at Flat No.2,
"Silver Birch Apartment",
Lakaki Lane, Model Colony,
PUNE - 410 016.

represented by her power of attorney holder vendor No.5 Shri. R. Sampath Kumar ;

Shri. R. Sampath Kumar

Shri. R. Sampath Kumar

Shri. R. Sampath Kumar



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Date & Time : 04-07-2005 04:34:22 PM

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ಜು ಸಂಖ್ಯೆ : 8394

ಜಸ್ವಾರ ಬೆಂಗಳೂರು (ಉತ್ತರ) ರವರ ಕೆಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 04-07-2005 ರಂದು 02:39:04 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

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	ಹೆಚ್ಚಿನ ಫೀ	100.00
	ಒಟ್ಟು :	418210.00

2. Prasad Reddy. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ G. Prasad Reddy.			

ತೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಬೆಂಗಳೂರು ಸಹಿ
1	G. Prasad Reddy. (ಬರೆದುಕೊಂಡವರು)			
2	Smt. Chellammal .. (ಬರೆದುಕೊಂಡವರು)			

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಶ್ರೀ ಬಿ. ನಾಯ್ಕ
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ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು

ಶ್ರೀ ಬಿ. ನಾಯ್ಕ
ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋದಯಾ
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hereinafter called the "**VENDORS**" (which term shall mean and include themselves, their heirs, legal representatives, administrators, executors, assigns, etc.,) of the ONE PART :

IN FAVOUR OF :

Shri. G. PRASAD REDDY
aged about 50 years,
S/o. Shri. G. Srinivasa Reddy
residing at No.659, 5th Cross,
3rd Block, Koramangala,
Bangalore - 560 034.

hereinafter called the "**PURCHASER**" (which term shall mean and include himself, his heirs, legal representatives, administrators, executors, assigns, etc.,) of the OTHER PART :

WHEREAS, vendors are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.3, measuring 1 Acre, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "A" given hereunder :

AND WHEREAS, vendors are the absolute owners and in possession of residentially converted land bearing Sy.No.30, measuring 8 acres 7 guntas and kharab of 0-13 (thirteen) guntas, in all totally measuring 8 acres 20 guntas, situated Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "B" given hereunder :

AND WHEREAS, vendors are the absolute owners and in possession of residentially converted land bearing Sy.No.37, measuring 6 acres 33 guntas and kharab of 0-12 (twelve) guntas, in all totally measuring 7 acres 5 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "C" given hereunder :

Shri. G. Prasad Reddy

Shri. G. Prasad Reddy

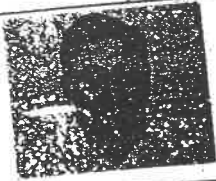
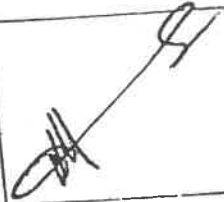
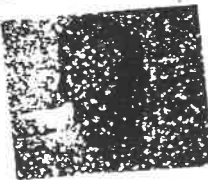
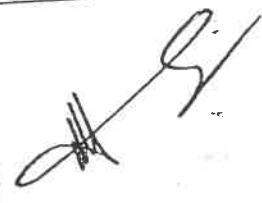
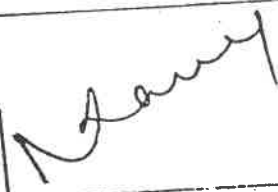
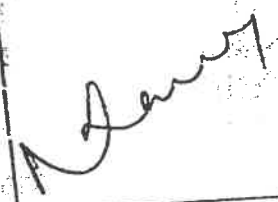
Shri. G. Prasad Reddy

Shri. G. Prasad Reddy

Shri. G. Prasad Reddy

Shri. G. Prasad Reddy

Shri. G. Prasad Reddy

ಹೆಸರು:	ಫೋಟೊ	ಹೆಚ್ಚುಪಟ್ಟಿನ ಗುರುತು	ಸಹಿ
R. Annadurai @ Annadurai. . (ಬರೆದುಕೊಡುವವರು)			
R. Annadurai @ Annadurai GPA holder for Dr. A Meero & A. Satish Kumar. . (ಬರೆದುಕೊಡುವವರು)			
R. Sampath Kumar. . (ಬರೆದುಕೊಡುವವರು)			
R. Sampath Kumar GPA holder for Kurn. S. Deepa & Kurn. S. Geeitha. (ಬರೆದುಕೊಡುವವರು)			
E. Krishnappa: (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

ಕೆ. ಶಾ. ಸ್ವ. ಸಹಿ - 0294 ದಸ್ತಾ, ರೇ. ಜನ. 6ನೇ ಕಛಿ
05-06/2019
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ಸಹಿ ರಜಿ. ಸಾ. ರಾ.
ಮೋಜ್ಯಾ. ನಾಯ್ಕ
ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋದಕಾ
ಬೆಂಗಳೂರು ಉತ್ತರ ಪಾಲ್ಕೂ
ಬೆಂಗಳೂರು.

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AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing portion of Old Sy.No.39/2, Re. Sy.No.39/2A, measuring 0-21 (twenty-one) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "D" given hereunder :

AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.42, measuring 1 acre 15 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.1 of schedule "E" given hereunder :

AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.42, measuring 4 acres 13 guntas and kharab of 0-03 (three) guntas, in all totally measuring 4 acres 16 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.2 of schedule "E" given hereunder :

AND WHEREAS, **vendors** are the absolute owners and in possession of portion of residentially converted land bearing portion of Sy.No.42, measuring 1 acre 15 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.3 of schedule "E" given hereunder :

AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.42, measuring 1 acre 23 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.4 of schedule "E" given hereunder :

AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.43, measuring 1 acre 38 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.1 of schedule "F" given hereunder :

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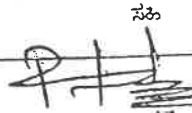
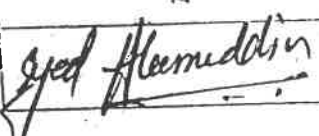
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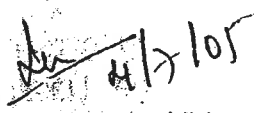
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ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ (ಬೆಂಗಳೂರು ಉತ್ತರ)



Designed and Developed by C-DAC, ACTS, Pune

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AND WHEREAS, vendors are the absolute owners and in possession of portion of residentially converted land bearing portion of Sy.No.63, measuring 1 Acre 12 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.3 of schedule "H" given hereunder :

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AND WHEREAS, vendors are the absolute owners and in possession of portion of residentially converted land bearing portion of Sy.No.63, measuring 0-17 (seventeen) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.4 of schedule "H" given hereunder :

AND WHEREAS, vendors are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.64/2, measuring 0-06 (six) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "I" given hereunder :

AND WHEREAS, vendors are the absolute owners and in possession of residentially converted land bearing portion of Old Sy.No.65/1, Re.Sy.No.65/1A, measuring 1 acre 30 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.1 of schedule "J" given hereunder :

AND WHEREAS, vendors are the absolute owners and in possession of portion of residentially converted land bearing another portion of Old Sy.No.65/1, Re.Sy.No.65/1A, measuring 1 Acre, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.2 of schedule "J" given hereunder :

AND WHEREAS, vendors are the absolute owners and in possession of residentially converted land bearing Old Sy.No.65/2, Re.Sy.No.65/2A, measuring 0-12 (twelve) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "K" given hereunder :

AND WHEREAS, vendors are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.65/3, measuring 0-21½ (twenty-one and half) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in schedule "L" given hereunder :

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AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.66, measuring 0-27 (twenty-seven) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.1 of schedule "M" given hereunder :

AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.66, measuring 0-27 (twenty-seven) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.2 of schedule "M" given hereunder :

AND WHEREAS, **vendors** are absolute owners and in possession of residentially converted land bearing portion of Sy.No.66, measuring 0-09 (nine) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.3 of schedule "M" given hereunder :

AND WHEREAS, the schedule "A" property bearing portion of Sy.No.3, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 19.02.1996, from its owners Shri. Rangahanumaiah and others, for a valuable sale consideration, which is registered as document No.10407/1995-96 of Book I of Volume 5643 at Pages 67-74 on 12.09.1996, registered at the office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the schedule "B" property bearing Sy.No.30, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 24.09.1986, from its owners Srimathi Muniyamma and others, for a valuable sale consideration, which is registered as document No.1455/1986-87 of Book I of Volume 3925 at Pages 128-134 on 24.09.1986, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

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AND WHEREAS, the schedule "C" property bearing Sy.No.37, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 24.09.1986, from its owners Srimathi Muniyamma and others, for a valuable sale consideration, which is registered as document No.1457/1986-87 of Book I of Volume 3920 at Pages 207-216 on 24.09.1986, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the schedule "D" property bearing portion of Old Sy.No.39/2, i.e. Sy.No.39/2A, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 06.09.1993, from its owner Shri. H. Narasimhaiah, S/o. late, Hanumanarasaiah, for a valuable sale consideration, which is registered as document No.4613/1993-94 of Book I of Volume 5006 at Pages 58-62 on 07.09.1993, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.1 of schedule "E" properties bearing portion of Sy.No.42, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 17.10.1996, from its owners Shri. N. H. Venkatesh and others, for a valuable sale consideration, which is registered as document No.3857/1996-97 of Book I of Volume 5730 at Pages 125-129 on 02.01.1997, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.2 of schedule "E" properties bearing portion of Sy.No.42, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 15.03.1993, from its owners Shri. N. C. Venkataramegowda and others, for a valuable sale consideration, which is registered as document No.9591/1992-93 of Book I of Volume 4921 at Pages 237-242 on 27.04.1993, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

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AND WHEREAS, the Item No.3 of schedule "E" properties bearing portion of Sy.No.42, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 10.07.1992, from its owner Shri. Chikkaveerappa, S/o. late. Hanumanthaiah, for a valuable sale consideration, which is registered as document No.2146/1992-93 of Book I of Volume 4792 at Pages 57-62 on 18.09.1992, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.4 of schedule "E" properties bearing portion of Sy.No.42, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 04.08.1988, from its owners Shri. H. Gangaiah and others, for a valuable sale consideration, which is registered as document No.2836/1988-89 of Book I of Volume 4121 at Pages 204-208 on 17.08.1988, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.1 of schedule "F" properties bearing portion of Sy.No.43, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 10.07.1992, from its owner Shri. Chikkaveerappa, S/o. late. Hanumanthaiah, for a valuable sale consideration, which is registered as document No.2146/1992-93 of Book I of Volume 4792 at Pages 57-62 on 18.09.1992, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.2 of schedule "F" properties bearing portion of Sy.No.43, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 04.08.1988, from its owners Shri. H. Gangaiah and others, for a valuable sale consideration, which is registered as document No.2836/1988-89 of Book I of Volume 4121 at Pages 204-208 on 17.08.1988, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

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AND WHEREAS, the Item No.3 of schedule "F" properties bearing portion of Sy.No.43, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 17.08.1998, from its owners Shri. N. H. Venkatesh and another, for a valuable sale consideration, which is registered as document No.5552/1998-99 of Book I and the same is stored in C. D. No.10 on 16.12.1998, registered at the Office of the Photo Registrar, Bangalore North Taluk, Bangalore Urban District.

AND WHEREAS, the Item No.1 of schedule "G" properties bearing portion of Sy.No.60, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 03.11.1995, from its owner Shri. N. C. Veerappa, S/o. late. Channagiriappa, for a valuable sale consideration, which is registered as document No.6629/1995-96 of Book I of Volume 5558 at Pages 51-55 on 20.02.1996, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.2 of schedule "G" properties bearing another portion of Sy.No.60, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 15.03.1993, from its owners Shri. N. C. Venkataramgowda and others, for a valuable sale consideration, which is registered as document No.9591/1992-93 of Book I of Volume 4921 at Pages 237-242 on 27.04.1993, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.1 of schedule "H" properties bearing portion of Sy.No.63, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 03.11.1995, from its owner Shri. N. C. Veerappa, S/o. late. Channagiriappa, for a valuable sale consideration, which is registered as document No.6629/1995-96 of Book I of Volume 5558 at Pages 51-55 on 20.02.1996, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

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AND WHEREAS, the Item No.2 of schedule "H" properties bearing portion of Sy.No.63, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 17.10.1996, from its owners Shri. N. H. Venkatesh and others, for a valuable sale consideration, which is registered as document No.3858/1996-97 of Book I of Volume 5731 at Pages 160-165 on 18.12.1996, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.3 of schedule "H" properties bearing portion of Sy.No.63, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 24.09.1997, from its owners Shri. H. Gangaiah and others, for a valuable sale consideration, which is registered as document No.7448/1997-98 of Book I of Volume 5962 at Pages 25-29 on 03.11.1997, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.4 of schedule "H" properties bearing portion of Sy.No.63, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 27.09.1997, from its owner Shri. Chikkaveerappa, S/o. late. Hanumanthappa, for a valuable sale consideration, which is registered as document No.7619/1997-98 of Book I of Volume 5936 at Pages 221-226 on 14.11.1997, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the schedule "I" property bearing portion of Sy.No.64/2, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 13.06.1996, from its owner Shri. Karagappa, S/o. late. Muttaiah, for a valuable sale consideration, which is registered as document No.1337/1996-97 of Book I of Volume 5679 at Pages 221-225 on 18.11.1996, registered at the office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

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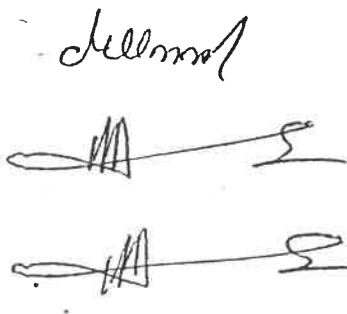
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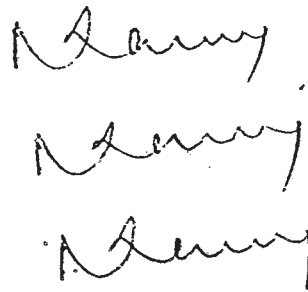
AND WHEREAS, the Item No.1 of schedule "J" properties bearing portion of Old Sy.No.65/1, Re.Sy.No.65/1A, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 19.02.1996, from its owners Shri. Rangahanumaiah and others, for a valuable sale consideration, which is registered as document No.10407/1995-96 of Book I of Volume 5643 at Pages 67-74 on 12.09.1996, registered at the office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.2 of schedule "J" properties bearing another portion of Id Sy.No.65/1, Re.Sy.No.65/1A, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 03.10.1997, from its owners Shri. Rangahanumaiah and others, for a valuable sale consideration, which is registered as document No.7758/1997-98 of Book I of Volume 5979 at Pages 78-82 on 03.12.1997, registered at the office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the schedule "K" property bearing Old Sy.No.65/2, Re. Sy.No.65/2A, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 13.06.1996, from its owner Shri. Karagappa, S/o. late. Muttiah, for a valuable sale consideration, which is registered as document No.1337/1996-97 of Book I of Volume 5679 at Pages 221-225 on 18.11.1996, registered at the office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the schedule "L" property bearing portion of Sy.No.65/3, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 17.08.1998, from its owners Shri. Hanumaiah and another, for a valuable sale consideration, which is registered as document No.4618/1998-99 of Book I and the same is stored in C. D. No.8 on 09.12.1998, registered at the office of the Photo Registrar, Bangalore North Taluk, Bangalore Urban District.





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AND WHEREAS, the Item No.1 of schedule "M" properties bearing portion of Sy.No.66, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 26.08.1997, from its owners Shri. N. H. Venkatesh and another, for a valuable sale consideration, which is registered as document No.6124/1997-98 of Book I of Volume 5934 at Pages 227-234 on 07.10.1997, registered at the office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.2 of schedule "M" properties bearing portion of Sy.No.66, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 24.09.1997, from its owners Shri. H. Gangaiah and others, for a valuable sale consideration, which is registered as document No.7448/1997-98 of Book I of Volume 5962 at Pages 25-29 on 03.11.1997, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, the Item No.3 of schedule "M" properties bearing portion of Sy.No.66, is the self acquired property of Shri. K. Ramaswamy, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 27.09.1997, from its owner Shri. Chikkaveerappa, S/o. late. Hanumanthappa, for a valuable sale consideration, which is registered as document No.7619/1997-98 of Book I of Volume 5936 at Pages 221-226 on 14.11.1997, registered at the Office of the Sub-Registrar, Bangalore North Taluk, Bangalore.

AND WHEREAS, since from the date of purchase, the vendors have been in physical and legal possession, enjoying and cultivating the schedule "A" to "M" properties as absolute owners continuously without any interference from any person or persons till today.

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AND WHEREAS, Shri. K. Ramaswamy died intestate on 27.01.1999, leaving behind his wife vendor No.1 Smt. Chellammal and his only children vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar, as his only legal heirs to succeed to the estate left over by him.

AND WHEREAS, vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar are the kartha's/manger's of their respective Hindu Undivided Family's.

AND WHEREAS, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar are the only children of late. K. Ramaswamy and vendor No.1 Smt. Chellammal is the wife of late. K. Ramaswamy in relation.

AND WHEREAS, vendor No.3 Dr. A. Meera, W/o. Dr. Devenesh Rej and vendor No.4 Shri. A. Satish Kumar are the only children of vendor No.2 Shri. R. Annadurai alias Annadurai.

AND WHEREAS, vendor No.6 Kum. S. Deepa and vendor No.7 Kum. S. Geetha are the only children of vendor No.5 Shri. R. Sampath Kumar.

AND WHEREAS, vendor No. 3 Dr. A. Meera, vendor No.4 Shri. A. Satish Kumar, vendor No.6 Kum. S. Deepa and vendor No.7 Kum. S. Geetha are the grand children of late. K. Ramaswamy and vendor No.1 Smt. Chellammal in relation.

AND WHEREAS, the katha/mutation and other revenue records pertaining to the title of the schedule "A" to "M" properties stands in the names of the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar in the concerned revenue department and the **vendors** are jointly paying necessary taxes and cesses etc., in respect of the schedule "A" to "M" properties in the concerned revenue department thus exercising their right of ownership.

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AND WHEREAS, vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar, have jointly applied for the conversion of schedule "A" to "M" properties and other properties from agricultural to non-agricultural residential purpose before the Special Deputy Commissioner (Revenue), Bangalore District.

AND WHEREAS, vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar, have jointly remitted necessary total conversion fee/charges of Rs.26,71,391/- (Rupees Twenty-six lakhs seventy-one thousand three hundred and ninety-one only) vide Challan Nos.1, 2, 3, 4 and 5, dated 29.04.2005 and 30.04.2005 to the concerned authorities in respect of schedule "A" to "M" properties and other properties.

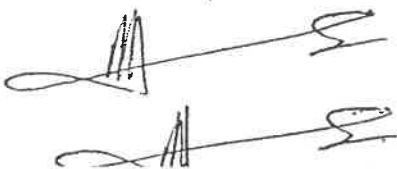
AND WHEREAS, the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore has passed an order converting the schedule "A" to "M" properties and other properties of Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk from agricultural to non-agricultural residential purpose vide its order Nos.ALNI/(N)SR-23, 29, 30, 31, 32 and 33/2005-06 dated 30.04.2005 in favour of vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai alias Annadurai and vendor No.5 Shri. R. Sampath Kumar.

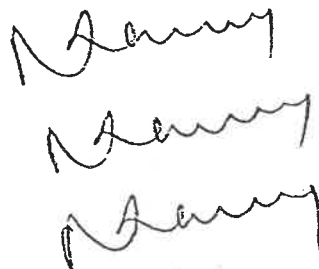
AND WHEREAS, the vendors have got absolute right, title, interest whatsoever to deal with the schedule "A" to "M" properties in any manner they like.

AND WHEREAS, the vendors are in uninterrupted possession, peaceful enjoyment paying the property taxes inter-alia exercising all acts of dominion and ownership in and over the schedule "A" to "M" properties without any claim, objection, hindrance from any quarter till today.

AND WHEREAS, the vendors assure and represent to the purchaser that the schedule "A" to "M" properties are clear, marketable, free from all encumbrances, there being no charge, lien, mortgage or lispendence or attachment of any Civil Court, Revenue or Criminal Court, Public Authority or pending requisition or acquisition proceedings and there are no any agreement to sell the same or portion thereof to any other person or persons.

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AND WHEREAS, the **vendors** are the absolute owners of the schedule "A" to "M" properties and for certain family benefits, legal necessities and to invest in alternate property have decided to sell the schedule "A" to "M" properties in favour of the **purchaser**.

AND WHEREAS, in the circumstances narrated above the **vendors** have decided to sell the schedule "A" to "M" properties in favour of the **purchaser**.

AND WHEREAS, the **vendors** as absolute owners thereof and for certain family benefits, legal necessities have offered to sell the schedule "A" to "M" properties for a total sale consideration amount of Rs.4,17,00,000/-(Rupees Four crores and seventeen lakhs only) free from all encumbrances, charges, litigations, etc.

AND WHEREAS, the **purchaser** has agreed to purchase the schedule "A" to "M" properties from the **vendors** for the aforesaid sale consideration amount of Rs.4,17,00,000/-(Rupees Four crores and seventeen lakhs only) freed and discharged from all and every encumbrances, charges, attachments, order or decree of any Civil, Revenue or Criminal Courts or other paramount claims of any kind whatsoever.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH AS HEREUNDER :

That in pursuance of this sale deed the **purchaser** has paid the entire sale consideration amount of Rs.4,17,00,000/-(Rupees Four crores and seventeen lakhs only) to the **vendors** in the following manner :

a) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465818 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

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b) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465819 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

c) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465820 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

d) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465821 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

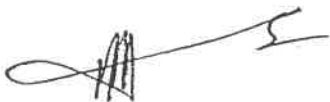
e) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465822 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

f) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465823 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

g) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465824 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

h) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465825 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

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- i) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465826 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.
- j) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465827 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.
- k) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465828 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.
- l) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465829 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.
- m) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465830 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.
- n) a sum of Rs.25,00,000/-(Rupees Twenty-five lakhs only) by way of Pay Order bearing No.465831 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.
- o) a sum of Rs.19,00,000/-(Rupees Nineteen lakhs only) by way of Pay Order bearing No.465832 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring jointly to the vendor No.1 Smt. Chellammal, vendor No.2 Shri. R. Annadurai and vendor No.5 Shri. R. Sampath Kumar.

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p) a sum of Rs.12,00,000/-(Rupees Twelve lakhs only) by way of Pay Order bearing No.465839 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.3 Dr. A. Meera, before the witnesses.

q) a sum of Rs.12,00,000/-(Rupees Twelve lakhs only) by way of Pay Order bearing No.465841 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.4 Shri. A. Satish Kumar, before the witnesses.

r) a sum of Rs.12,00,000/-(Rupees Twelve lakhs only) by way of Pay Order bearing No.465843 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.6 Kum. S. Deepa, before the witnesses.

s) a sum of Rs.12,00,000/-(Rupees Twelve lakhs only) by way of Pay Order bearing No.465845 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.7 Kum. S. Geetha, before the witnesses, towards the full and final satisfaction of the sale consideration amount before the witnesses and the vendors are hereby jointly acknowledges the receipt of the entire sale consideration amount of Rs.4,17,00,000/-(Rupees Four crores and seventeen lakhs only) from the purchaser in the aforesaid manner and discharges the purchaser of any further liability towards sale consideration and also in consideration of the covenants herein contained, the vendors do as sole, true and beneficial owners of the schedule "A" to "M" properties hereby sells, assigns, conveys and setover the possession of all the schedule "A" to "M" properties into and in favour of the purchaser free from all encumbrances. Henceforth the purchaser shall be the sole and absolute owner of the schedule "A" to "M" properties.

2. The vendors have this day put the purchaser in physical vacant possession of the schedule "A" to "M" properties. Henceforth the purchaser shall be the absolute owner and in possession of the schedule "A" to "M" properties with full and unrestricted proprietary rights in and over the schedule "A" to "M" properties forever as his personal properties.

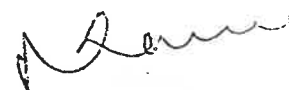
3. The vendors hereby covenant that they are the absolute owners, undisputable power, real and full title to the schedule "A" to "M" properties hereby conveyed in the manner aforesaid in favour of the purchaser.

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4. The **vendors** further declare and assure unto the **purchaser** that they have not alienated the schedule "A" to "M" properties hereby conveyed by way of sale, gift, mortgage or charges, court attachments or proceedings, minor claims and that no one else has any right, title or interest in the same and that there are no litigation pending in any court or any attachments, nor any injunction restraining the alienation hereby made over and sold are free from all encumbrances and paramount claims.
5. That the **vendors** hereby covenant that they will always at the request of the **purchaser**, will do all such acts, deeds and things as may be reasonable, necessary, to more perfectly to ensure good title, peaceful possession and enjoyment of the schedule "A" to "M" properties hereby conveyed unto the **purchaser**.
6. The **vendors** hereby covenant with the **purchaser** that they will indemnify and reimburse the **purchaser**, his successors, legal heirs, executors, administrators, assigns, etc., against all losses and damages that he may incur or sustain on consequences of any claim being made on any body's behalf on account of any defect in title, latent or patent of the **vendors** in respect of the schedule "A" to "M" properties hereby conveyed.
7. The **vendors** hereby covenant that the property taxes in respect of the schedule "A" to "M" properties have been paid upto date and inclusive of the date of registration of this sale deed and there are no arrears outstanding and if it is discovered that there are still any arrears payable on that account, the **vendors** shall make good the same. Further, the **vendors** hereby undertake to intimate the revenue department and have signed the requisite forms to this effect and hand over the same to the **purchaser** to get the katha of the schedule "A" to "M" properties transferred in his name.
8. The **vendors** further covenant that the schedule "A" to "M" properties are not subject to any charges for payment of income tax, wealth tax, capital gains tax, estate duty or any other levy or offered as collateral security or subject matter of any WILL or pending litigation in any manner whatsoever.

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9. That the **vendors** further covenant with the **purchaser** that the **purchaser** shall have the katha of the schedule "A" to "M" properties transferred in his name in the revenue department as the absolute owner thereof and the **vendors** undertake to execute necessary documents for the transfer of katha in the name of the **purchaser** as the absolute owner thereof in future.

10. That the **vendors** have not entered into any agreement or arrangement for sale of the schedule "A" to "M" properties with any one else and have not executed any power of attorney to any one to deal with the schedule "A" to "M" properties.

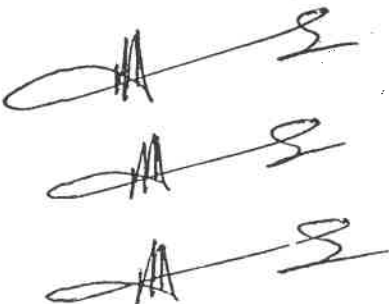
11. That the schedule "A" to "M" properties are not a granted lands to schedule caste and schedule tribes and there is no prohibition or bar or impediment for sale of the schedule "A" to "M" properties to any one else.

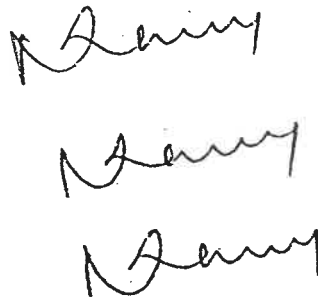
12. That the **vendors** have this day delivered to the **purchaser** all the Original title deeds/documents, conversion orders, pahanis, mutation, tax paid receipts etc., which are in their custody in respect of their title to the schedule "A" to "M" properties.

13. That the sale of the schedule "A" to "M" properties are not in contravention of Karnataka Land Reforms Act, Karnataka Land Revenue Act, Karnataka Village Officers Abolition of Inam Act and any other statutes in force.

14. M/s. E. K. Land Developers, proprietorship concern, represented by its proprietor Shri. E. Krishnappa, aged about 43 years, S/o. late. Eerappa, has signed as a consenting witness, consenting for the sale of the schedule "A" to "M" properties in favour of the **purchaser**.

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SCHEDULE "A" PROPERTY

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All that piece and parcel of residentially converted land bearing portion of Sy.No.3, measuring 1 Acre, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Kodihalla ;
West by : Raja Kaluve ;
North by : Property belonging to Shri. Hanumaiah ;
South by : Property in Sy.No.65/1A ;

SCHEDULE "B" PROPERTY

All that piece and parcel of residentially converted land bearing Sy.No.30, measuring 8 acres 7 guntas and kharab of 0-13 (thirteen) guntas, in all totally measuring 8 acres 20 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property bearing Sy.No.31, belonging to Shri. B. C. Chinnappa ;
West by : Property bearing Sy.No.38, belonging to Shri. Narasimhaiah ;
North by : Property bearing Sy.No.26, belonging to Shri. Karagappa ;
South by : Property bearing Sy.No.37, belonging to vendors ;

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SCHEDULE "C" PROPERTY

All that piece and parcel of residentially converted land bearing Sy.No.37, measuring 6 acres 33 guntas and kharab of 0-12 (twelve) guntas, in all totally measuring 7 acres 5 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property in Sy.No.33 ;
West by : Property in Sy.No.33 ;
North by : Property in Sy.No.30 ;
South by : Property in Sy.Nos.42 and 43 ;

SCHEDULE "D" PROPERTY

All that piece and parcel of residentially converted land bearing portion of Old Sy.No.39/2, Re.Sy.No.39/2A, measuring 0-21 (twenty-one) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property in Sy.No.40 ;
West by : Kodihalla ;
North by : Remaining portion of property in the same Sy.No.39/2 ;
South by : Property belonging to vendors ;

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SCHEDULE "E" PROPERTY

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Item No.1 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.42, measuring 1 acre 15 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to vendors ;
West by : Property belonging to vendors ;
North by : Property belonging to vendors ;
South by : Property belonging to vendors ;

Item No.2 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.42, measuring 4 acres 13 guntas and kharab of 0-03 (three) guntas, in all totally measuring 4 acres 16 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to Shri. Chikkaveeraiah and
Shri. Hanumegowda in Sy.Nos.43 and 44 ;
West by : Property in Sy.No.60 ;
North by : Property belonging to vendors ;
South by : Neeruganti Inamthi Property ;

Item No.3 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.42, measuring 1 acre 15 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to vendors ;
West by : Property belonging to Shri. Govindappa ;
North by : Property belonging to vendors ;
South by : Property belonging to Shri. Hanumegowda ;

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Item No.4 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.42, measuring 1 acre 23 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property in Sy.No.43 ;
West by : Property in Sy.No.41 ;
North by : Property belonging to vendors ;
South by : Property belonging to Shri. Chikkaveerappa ;

SCHEDULE "F" PROPERTY

Item No.1 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.43, measuring 1 acre 38 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to Shri. Chikkaveerappa ;
West by : Property belonging to Shri. Hanumegowda ;
North by : Property belonging to vendors ;
South by : Property belonging to Shri. Hanumegowda ;

Item No.2 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.43, measuring 2 acres 8 guntas, including kharab of 0-09 (nine) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Road ;
West by : Property in Sy.No.42 ;
North by : Property belonging to vendors ;
South by : Property belonging to vendors ;

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Item No.3 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.43, measuring 2 acres 11 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to vendors in Sy.No.44 ;
West by : Property belonging to vendors in Sy.No.42 ;
North by : Property belonging to vendors in Sy.No.43 ;
South by : Property belonging to vendors in Sy.No.44 ;

SCHEDULE "G" PROPERTY

Item No.1 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.60, measuring 0-21 (twenty-one) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property in Sy.No.42 ;
West by : Property in Sy.No.63 ;
North by : Property belonging to Shri. H. Hanumegowda ;
South by : Remaining portion of property in the same survey number ;

Item No.2 :

All that piece and parcel of residentially converted land bearing another portion of Sy.No.60, measuring 0-09 (nine) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to vendors ;
West by : Kodihalla ;
North by : Property belonging to vendors ;
South by : Neeruganti Inamthi Property ;

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SCHEDULE "H" PROPERTY

Item No.1 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.63, measuring 0-37 (thirty-seven) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to vendors ;
West by : Property in Sy.No.66 ;
North by : Property belonging to Shri. H. Hanumegowda ;
South by : Property belonging to vendors ;

Item No.2 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.63, measuring 1 acre 12 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Kodihalla ;
West by : Private Property ;
North by : Property belonging to Shri. Chikkaveeregowda ;
South by : Property belonging to vendors ;

Item No.3 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.63, measuring 1 acre 12 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Kodihalla ;
West by : Private Property ;
North by : Property belonging to Shri. Chikkaveeregowda ;
South by : Property belonging to vendors ;

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Item No.4 :

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All that piece and parcel of residentially converted land bearing portion of Sy.No.63, measuring 0-17 (seventeen) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to vendors ;
West by : Raja Kaluve ;
North by : Property belonging to Shri. H. Gangaiah ;
South by : Property belonging to vendors ;

SCHEDULE "I" PROPERTY

All that piece and parcel of residentially converted land bearing portion of Sy.No.64/2, measuring 0-06 (six) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to Shri. Hanumaiah ;
West by : Rajakaluve ;
North by : Property belonging to Shri. Bylavenkataiah ;
South by : Property belonging to Shri. Chikkanna ;

SCHEDULE "J" PROPERTY

Item No.1 :

All that piece and parcel of residentially converted land bearing portion of Old Sy.No.65/1, Re.Sy.No.65/1A, measuring 1 acre 30 guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Kodihalla ;
West by : Rajakaluve and Property belonging to vendors ;
North by : Property in Sy.No.3 ;
South by : Property belonging to Shri. Chikkanna and others ;

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S. No. 65/1A, Re. Sy. No. 65/1A

Item No.2 :

All that piece and parcel of residentially converted land bearing another portion of Old Sy.No.65/1, Re.Sy.No.65/1A, measuring 1 Acre, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Rajakaluve ;
West by : Private Property ;
North by : Property belonging to Shri. Govindappa ;
South by : Property belonging to vendors ;

SCHEDULE "K" PROPERTY

All that piece and parcel of residentially converted land bearing Old Sy.No.65/2, Re.Sy.No.65/2A, measuring 0-12 (twelve) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to Shri. Hanumaiah and Gangahanumaiah ;
West by : Rajakaluve and Property belonging to Shri. Rangahanumaiah ;
North by : Property belonging to Shri. Bylavenkataiah ;
South by : Property belonging to Shri. Chikkanna ;

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SCHEDULE "L" PROPERTY

All that piece and parcel of residentially converted land bearing portion of Sy.No.65/3, measuring 0-21½ (twenty-one and half) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and being bounded on :

East by : Kodihalla and Property belonging to
West by : Shri. Channagiriappa and Shri. Narasimhaiah ;
North by : Property belonging to Shri. Bylavenkatappa and
South by : Shri. Govindappa ;
Property belonging to Shri. Rangahanaumaiah ;
Property belonging to Shri. Chikkanna ;

SCHEDULE "M" PROPERTY

Item No.1 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.66, measuring 0-27 (twenty-seven) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Raja Kaluve and Property belonging to vendors ;
West by : Property belonging to Shri. N. C. Chikkaveerappa,
S/o. Channagiriappa ;
North by : Property belonging to Shri. Chikkaveeraiah ;
South by : Property belonging to Shri. N. C. Chikkaveerappa,
S/o. Channagiriappa ;

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Item No.2 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.66, measuring 0-27 (twenty-seven) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

- East by : Property belonging to vendors ;
- West by : Property belonging to Shri. Chikkaveerappa ;
- North by : Property belonging to Shri. Venappa ;
- South by : Property belonging to Shri. Chikkaveerappa ;

Item No.3 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.66, measuring 0-09 (nine) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

- East by : Rajakaluve ;
- West by : Property belonging to Shri. N. C. Chikkaveerappa ;
- North by : Property belonging to Shri. H. Gangaiah ;
- South by : Property belonging to the vendors ;

The schedule "A" to "M" properties are totally measuring 41 acres 24½ guntas and kharab of 0-28 (twenty-eight) guntas, in all totally measuring 42 acres 12½ guntas of Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk.

The present market value of the schedule "A" to "M" properties is Rs.4,17,00,000/- (Rupees Four crores and seventeen lakhs only).

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SCHEDULE "L" PROPERTY

All that piece and parcel of residentially converted land bearing portion of Sy.No.65/3, measuring 0-21½ (twenty-one and half) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and being bounded on :

East by : Kodihalla and Property belonging to
West by : Shri. Channagiriappa and Shri. Narasimhaiah ;
Property belonging to Shri. Bylavenkatappa and
North by : Shri. Govindappa ;
South by : Property belonging to Shri. Rangahanaumaiah ;
Property belonging to Shri. Chikkanna ;

SCHEDULE "M" PROPERTY

Item No.1 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.66, measuring 0-27 (twenty-seven) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Raja Kaluve and Property belonging to vendors ;
West by : Property belonging to Shri. N. C. Chikkaveerappa,
S/o. Channagiriappa ;
North by : Property belonging to Shri. Chikkaveeraiah ;
South by : Property belonging to Shri. N. C. Chikkaveerappa,
S/o. Channagiriappa ;

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2. Syed Aleemuddin
[SYED ALEEMUDDIN]
No. 14, 3rd floor,
Krishna Complex,
Madras Bank Road,
Bangalore - 560001.

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5. [Signature]
Shri. R. SAMPATH KUMAR

6. [Signature]
Kum. S. DEEPA
(represented by her power of attorney
holder vendor No.5 Shri. R. Sampath
Kumar)

7. [Signature]
Kum. S. GEETHA
(represented by her power of attorney
holder vendor No.5 Shri. R. Sampath
Kumar)

VENDORS

[Signature]
PURCHASER

Drafted by :

[Signature]
M. V. VEDACHALA
Advocate.

residing at No.38,
1st Floor, 1st Main, 2nd Cross,
Lower Palace Orchards,
Bangalore - 560 003.

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CONSENTING WITNESS :

**[M/s. E. K. Land Developers
Represented by its proprietor
Shri. E. KRISHNAPPA]**

1. A Balaaji
(A. BALAJI)
No. 17, 13th Cross
S. P. Extn
Mallapuram
Bangalore Sbs 003.

2. ~~Shri. R. ANNADURAI~~
Shri. R. ANNADURAI
alias ANNADURAI

3. 
Dr. A. MEERA
(represented by her power of attorney
holder vendor No.2 Shri. R. Annadurai
alias Annadurai)

4. 
Shri. A. SATISH KUMAR
(represented by his power of attorney
holder vendor No.2 Shri. R. Annadurai
alias Annadurai)

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ಈ ದಸ್ತಾವೇಜು _____ ಲಿಖಿತಗೊಂಡಿದ್ದು
1 ನೇ ಪುಟದ 8361 ದಸ್ತಾವೇಜಿನ ಒಂದನೇ ಪುಟ

ಕೆ.ಎಸ್.ಎಂ.ಬಿ.ಎಂ.ಎಂ.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this 4th day of July Two Thousand Five (04.07.2005) at Bangalore by and between :

1. Shri. R. ANNADURAI

aged about 55 years,
S/o. late. K. Ramaswamy
residing at No.249, 18th Cross,
Sadashivanagar,
Bangalore - 560 080.

2. Dr. A. MEERA

aged about 27 years,
W/o. Dr. Devenesh Rej
D/o. Shri. R. Annadurai
residing at B169-2, Jalan Bahagia,
28000 Temerloh, Pahang DM.
West Malaysia.

represented by her power of attorney holder vendor No.1 Shri. R. Annadurai ;

3. Shri. A. SATISH KUMAR

aged about 25 years,
S/o. Shri. R. Annadurai
residing at 841, W 23rd Street,
Apt # 8, Los Angeles, CA 90007,
United States of America.

represented by his power of attorney holder vendor No.1 Shri. R. Annadurai ;

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Handwritten signatures of the vendors.

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ಕೆ.ಎಸ್.ಉ.ನೋ.ಜಿ.ಬಿ.ಎ

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 G. Prasad Reddy, ಇವರು 63300.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.

ಮೊತ್ತ (ರೂ.)

63300.00

ಹಣದ ಪಾವತಿಯ ವಿವರ

DD No 465849 Dated 04-07-2005 Drawn
On UCO Bank, Koramangala, Bangalore
560 095

ಒಟ್ಟು :

63300.00

ಸ್ಥಳ : ಬೆಂಗಳೂರು (ಉತ್ತರ)

ದಿನಾಂಕ : 04/07/2005

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ಬೆಂಗಳೂರು (ಉತ್ತರ))

ಬೋರ್ಡ್ ನಾಯ್ಕ

ಕೇಂದ್ರ ಸ್ಥಾನ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ

ಬೆಂಗಳೂರು ಉತ್ತರ ಕಾಲ್ಪನಿಕ,

ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

4. **Shri. R. SAMPATH KUMAR**
aged about 51 years,
S/o. late. K. Ramaswamy
residing at No.249, 18th Cross,
Sadashivanagar,
Bangalore – 560 080.

5. **Kum. S. DEEPA**
aged about 23 years,
D/o. Shri. R. Sampath Kumar
residing at Flat No.2,
"Silver Birch Apartment",
Lakaki Lane, Model Colony,
PUNE – 410 016.

represented by her power of attorney holder vendor No.4 Shri. R. Sampath Kumar ;

6. **Kum. S. GEETHA**
aged about 21 years,
D/o. Shri. R. Sampath Kumar
residing at Flat No.2,
"Silver Birch Apartment",
Lakaki Lane, Model Colony,
PUNE – 410 016.

represented by her power of attorney holder vendor No.4 Shri. R. Sampath Kumar ;

hereinafter called the "**VENDORS**" (which term shall mean and include themselves, their heirs, legal representatives, administrators, executors, assigns, etc.,) of the ONE PART :







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ಮಾಪಾಣಿ ಸಂಖ್ಯೆ : 8361

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಬೆಂಗಳೂರು (ಉತ್ತರ) ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 04-07-2005 ರಂದು 02:30:38 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಘಟನೆಯಲ್ಲಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	7000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	510.00
	ಒಟ್ಟು :	7510.00

ಶ್ರೀ G. Prasad Reddy ಇವರಿಂದ ಹಾಜರಾದ ಮಾದರಿಗಳು

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ G. Prasad Reddy			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಭೋಜಾ ನಾಯ್ಕ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಲೇಡ್ ಸ್ಥಾನ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ಕ್ಷೇತ್ರ ಕಾನ್ಸ್ಟೇಬಲ್
ಸಹಿ ಬೆಂಗಳೂರು.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
1	G Prasad Reddy (ಬರೆದುಕೊಂಡವರು)			
2	R. Annadurai (ಬರೆದುಕೊಂಡವರು)			

ಭೋಜಾ ನಾಯ್ಕ
ಲೇಡ್ ಸ್ಥಾನ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ಕ್ಷೇತ್ರ ಕಾನ್ಸ್ಟೇಬಲ್
ಬೆಂಗಳೂರು.

IN FAVOUR OF :

Shri. G. PRASAD REDDY
 aged about 50 years,
 S/o. Shri. G. Srinivasa Reddy
 residing at No.659, 5th Cross,
 3rd Block, Koramangala,
Bangalore - 560 034.

hereinafter called the "**PURCHASER**" (which term shall mean and include himself, his heirs, legal representatives, administrators, executors, assigns, etc.,) of the **OTHER PART :**

WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing Sy.No.64/1, measuring 0-12 (twelve) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.1 of schedule "A" given hereunder :

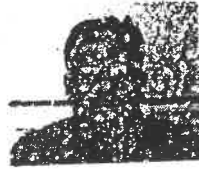
AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing portion of Sy.No.64/2, measuring 0-08 (eight) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in Item No.2 of schedule "A" given hereunder :

AND WHEREAS, **vendors** are the absolute owners and in possession of residentially converted land bearing Old Sy.No.65/2, Re.Sy.No.65/2B, measuring 0-07 (seven) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, which is morefully described in the schedule "B" given hereunder :

AND WHEREAS, the Item No.1 and Item No.2 of schedule "A" properties bearing Sy.No.64/1 and portion of Sy.No.64/2, are the self acquired properties of vendor No.1 Shri. R. Annadurai and vendor No.4 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated

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3	Dr.A.Meera & A Satish Kumar Rep By Their GPA Holder R. Annadurai (ಬರೆದುಕೊಡುವವರು)			
4	R. Sampath Kumar (ಬರೆದುಕೊಡುವವರು)			
5	Kum S Deepa & Kum S.Geetha Rep By Their GPA Holder R. Sampath Kumar (ಬರೆದುಕೊಡುವವರು)			
6	M/s E K Land Developers Rep By Its Proprietor E. Krishnappa (ಒಪ್ಪಿಗೆ ಪಾಸ್)			

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ಈ ಪ್ರಾ.ನು ಮೊ.ಮೊ.ನಾ.ಕಾ

ಸಹಿ
ಬೋರ್ಡ್‌ಮಾನ್ಯ

ಕಂದ್ರ ಸ್ಥಾನ ಉಪನೋದರಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ಉತ್ತರ ಪಾಲ್ಕೆ
ಬೆಂಗಳೂರು.

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17.03.1999, from its owners Shri. Chikkanna and others, for a valuable sale consideration, which is registered as document No.11192/1998-99 of Book I and the same is stored in C. D. No.19 on 27.03.1999, registered at the office of the Photo-Registrar, Bangalore North Taluk, Bangalore Urban District.

AND WHEREAS, the schedule "B" property bearing Sy.No.65/2, Re.Sy.No.65/2B, is the self acquired property of vendor No.1 Shri. R. Annadurai and vendor No.4 Shri. R. Sampath Kumar, having jointly purchased the same out of their own funds, under the registered sale deed dated 08.02.1999, from its owners Shri. Bylavenkatappa alias Bylavenkataiah and another, for a valuable sale consideration, which is registered as document No.9810/1998-99 of Book I and the same is stored in C. D. No.17 on 17.03.1999, registered at the office of the Photo-Registrar, Bangalore North Taluk, Bangalore Urban District.

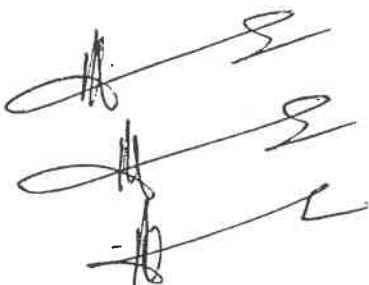
AND WHEREAS, since from the date of purchase, the **vendors** have been in physical and legal possession, enjoying and cultivating the schedule "A" and "B" properties as absolute owners continuously without any interference from any person or persons till today.

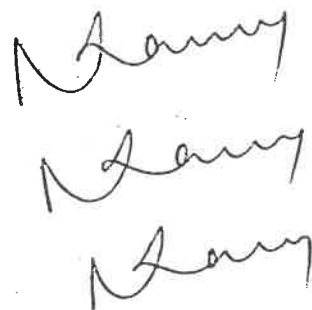
AND WHEREAS, vendor No.1 Shri. R. Annadurai and vendor No.4 Shri. R. Sampath Kumar are the kartha/manager's of their respective Hindu Undivided Family's.

AND WHEREAS, vendor No.2 Dr. A. Meera, W/o. Dr. Devenesh Rej and vendor No.3 Shri. A. Satish Kumar are the only children of vendor No.1 Shri. R. Annadurai.

AND WHEREAS, vendor No.5 Kum. S. Deepa and vendor No.6 Kum. S. Geetha are the only children of vendor No.4 Shri. R. Sampath Kumar.

AND WHEREAS, even though vendor No.2 Dr. A. Meera, vendor No.3, Shri. A. Satish Kumar, vendor No.5 Kum. S. Deepa and vendor No.6 Kum. S. Geetha have no right, title and interest whatsoever in the schedule "A" and "B" properties, they have been made as **vendors** in this absolute sale deed to avoid any future complications and disputes in future.





ಚೋಚಾಸಾಯ್
ಕೆಂಪು ಸ್ಥಾನ ಉಪನೋದಾಹರಣಾ
ಬೆಂಗಳೂರು ಉತ್ತರ ಕಾಲ್ವುಕು,
ಬೆಂಗಳೂರು.

AND WHEREAS, the katha/mutation and other revenue records pertaining to the title of the schedule "A" and "B" properties stands in the names of the vendor No.1 Shri. R. Annadurai and vendor No.4 Shri. R. Sampath Kumar in the concerned revenue department and the vendor Nos.1 and 4 are jointly paying necessary taxes and cesses etc., in respect of the schedule "A" and "B" properties in the concerned revenue department thus exercising their right of ownership.

AND WHEREAS, vendor No.1 Shri. R. Annadurai and vendor No.4 Shri. R. Sampath Kumar, have jointly applied for the conversion of schedule "A" and "B" properties and other properties from agricultural to non-agricultural residential purpose before the Special Deputy Commissioner (Revenue), Bangalore District.

AND WHEREAS, vendor No.1 Shri. R. Annadurai and vendor No.4 Shri. R. Sampath Kumar, have jointly remitted necessary total conversion fee/charges of Rs.9,31,976/- (Rupees Nine lakhs thirty-one thousand nine hundred and seventy-six only) vide Challan Nos.4 and 5, dated 30.04.2005 to the concerned authorities in respect of schedule "A" and "B" properties and other properties.

AND WHEREAS, the **Special Deputy Commissioner (Revenue), Bangalore District, Bangalore** has passed an order converting the schedule "A" and "B" properties and other properties of Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk from agricultural to non-agricultural residential purpose vide its order Nos.**ALN/(N)SR-31 and 32/2005-06** dated **30.04.2005** in favour of the vendor No.1 Shri. R. Annadurai and vendor No.4 Shri. R. Sampath Kumar.

AND WHEREAS, the vendor Nos.1 and 4 have got absolute right, title, interest whatsoever to deal with the schedule "A" and "B" properties in any manner they like.

AND WHEREAS, the **vendors** are in uninterrupted possession, peaceful enjoyment paying the property taxes inter-alia exercising all acts of dominion and ownership in and over the schedule "A" and "B" properties without any claim, objection, hindrance from any quarter till today.

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AND WHEREAS, the **vendors** assure and represent to the **purchaser** that the schedule "A" and "B" properties are clear, marketable, free from all encumbrances, there being no charge, lien, mortgage or lispendence or attachment of any Civil Court, Revenue or Criminal Court, Public Authority or pending requisition or acquisition proceedings and there are no any agreement to sell the same or portion thereof to any other person or persons.

AND WHEREAS, the **vendors** are the absolute owners of the schedule "A" and "B" properties and for certain family benefits, legal necessities and to invest in alternate property have decided to sell the schedule "A" and "B" properties in favour of the **purchaser**.

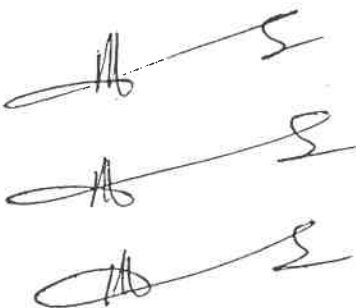
AND WHEREAS, in the circumstances narrated above the **vendors** have decided to sell the schedule "A" and "B" properties in favour of the **purchaser**.

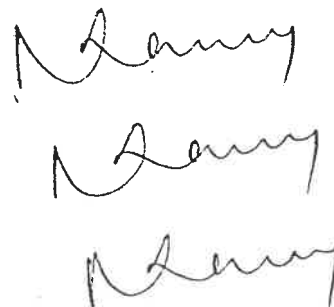
AND WHEREAS, the **vendors** as absolute owners thereof and for certain family benefits, legal necessities and to invest in alternate property have offered to sell the schedule "A" and "B" properties for a total sale consideration amount of Rs.7,00,000/-(Rupees Seven lakhs only) free from all encumbrances, charges, litigations, etc.

AND WHEREAS, the **purchaser** has agreed to purchase the schedule "A" and "B" properties from the **vendors** for the aforesaid sale consideration amount of Rs.7,00,000/-(Rupees Seven lakhs only) freed and discharged from all and every encumbrances, charges, attachments, order or decree of any Civil, Revenue or Criminal Courts or other paramount claims of any kind whatsoever.

**NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH AS
HEREUNDER :**

1. That in pursuance of this sale deed the **purchaser** has paid the entire sale consideration amount of Rs.7,00,000/-(Rupees Seven lakhs only) in the following manner :





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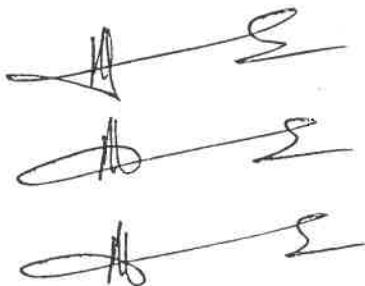
a) a sum of Rs.3,50,000/-(Rupees Three lakhs and fifty thousand only) by way of Pay Order bearing No.465835 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.1 Shri. R. Annadurai.

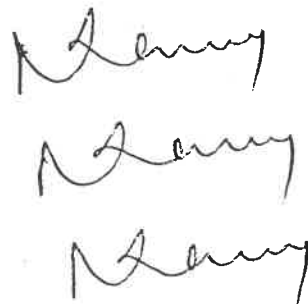
b) a sum of Rs.3,50,000/-(Rupees Three lakhs and fifty thousand only) by way of Pay Order bearing No.465837 dated 02.07.2005 payable at UCO Bank, Koramangala, Bangalore - 560 095., favouring the vendor No.4 Shri. R. Sampath Kumar, before the witnesses, towards the full and final satisfaction of the sale consideration amount before the witnesses and the **vendors** are hereby jointly acknowledges the receipt of the entire sale consideration amount of Rs.7,00,000/- (Rupees Seven lakhs only) from the **purchaser** in the aforesaid manner and discharges the **purchaser** of any further liability towards sale consideration and also in consideration of the covenants herein contained, the **vendors** do as sole, true and beneficial owners of the schedule "A" and "B" properties hereby sells, assigns, conveys and setover the possession of all the schedule "A" and "B" properties into and in favour of the **purchaser** free from all encumbrances. Henceforth the **purchaser** shall be the sole and absolute owner of the schedule "A" and "B" properties.

2. The **vendors** have this day put the **purchaser** in physical vacant possession of the schedule "A" and "B" properties. Henceforth the **purchaser** shall be the absolute owner and in possession of the schedule "A" and "B" properties with full and unrestricted proprietary rights in and over the schedule "A" and "B" properties forever as his personal properties.

3. The **vendors** hereby covenant that they are the absolute owners, undisputable power, real and full title to the schedule "A" and "B" properties hereby conveyed in the manner aforesaid in favour of the **purchaser**.

4. The **vendors** further declare and assure unto the **purchaser** that they have not alienated the schedule "A" and "B" properties hereby conveyed by way of sale, gift, mortgage or charges, court attachments or proceedings, minor claims and that no





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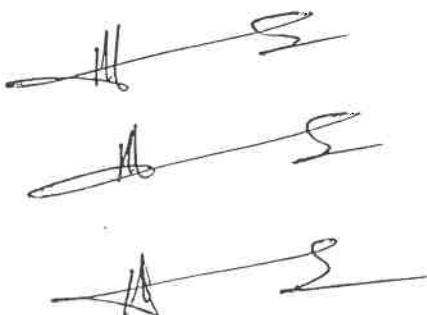
one else has any right, title or interest in the same and that there are no litigation pending in any court or any attachments, nor any injunction restraining the alienation hereby made over and sold are free from all encumbrances and paramount claims.

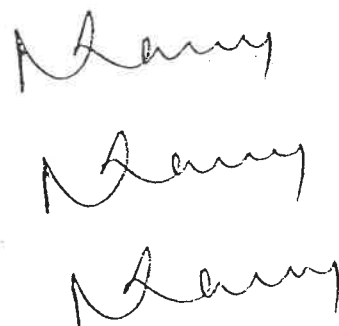
5. That the **vendors** hereby covenant that they will always at the request of the **purchaser** will do all such acts, deeds and things as may be reasonable, necessary, to more perfectly to ensure good title, peaceful possession and enjoyment of the schedule "A" and "B" properties hereby conveyed unto the **purchaser**.

6. The **vendors** hereby covenant with the **purchaser** that they will indemnify and reimburse the **purchaser**, his successors, legal heirs, executors, administrators, assigns, etc., against all losses and damages that he may incur or sustain on consequences of any claim being made on any body's behalf on account of any defect in title, latent or patent of the **vendors** in respect of the schedule "A" and "B" properties hereby conveyed.

7. The **vendors** hereby covenant that the property taxes in respect of the schedule "A" and "B" properties have been paid upto date and inclusive of the date of registration of this sale deed and there are no arrears outstanding and if it is discovered that there are still any arrears payable on that account, the **vendors** shall make good the same. Further, the **vendors** hereby undertake to intimate the revenue department and have signed the requisite forms to this effect and hand over the same to the **purchaser** to get the katha of the schedule "A" and "B" properties transferred in his name.

8. The **vendors** further covenant that the schedule "A" and "B" properties are not subject to any charges for payment of income tax, wealth tax, capital gains tax, estate duty or any other levy or offered as collateral security or subject matter of any WILL or pending litigation in any manner whatsoever.





9. That the **vendors** further covenant with the **purchaser** that the **purchaser** shall have the katha of the schedule "A" and "B" properties transferred in his name in the revenue department as the absolute owner thereof and the **vendors** undertake to execute necessary documents for the transfer of katha in the name of the **purchaser** as the absolute owner thereof in future.

10. That the **vendors** have not entered into any agreement or arrangement for sale of the schedule "A" and "B" properties with any one else and have not executed any power of attorney to any one to deal with the schedule "A" and "B" properties.

11. That the schedule "A" and "B" properties are not a granted lands to schedule caste and schedule tribes and there is no prohibition or bar or impediment for sale of the schedule "A" and "B" properties to any one else.

12. That the **vendors** have this day delivered to the **purchaser** all the Original title deeds/documents, conversion orders, pahanis, mutation, tax paid receipts etc., which are in their custody in respect of their title to the schedule "A" and "B" properties.

13. That the sale of the schedule "A" and "B" properties are not in contravention of Karnataka Land Reforms Act, Karnataka Land Revenue Act, Karnataka Village Officers Abolition of Inam Act and any other statutes in force.

14. M/s. E. K. Land Developers, proprietorship concern, represented by its proprietor Shri. E. Krishnappa, aged about 43 years, S/o. late. Eerappa, has signed as a consenting witness, consenting for the sale of the schedule "A" and "B" properties in favour of the **purchaser**.

SCHEDULE "A" PROPERTY

Item No.1 :

All that piece and parcel of residentially converted land bearing Sy.No.64/1, measuring 0-12 (twelve) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface :

[Three handwritten signatures]

[Three handwritten signatures]

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Item No.2 :

All that piece and parcel of residentially converted land bearing portion of Sy.No.64/2, measuring 0-08 (eight) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and commonly bounded on :

East by : Property in Sy.No.65 ;
West by : Rajakaluve ;
North by : Property belonging to vendors ;
South by : Property belonging to vendors ;

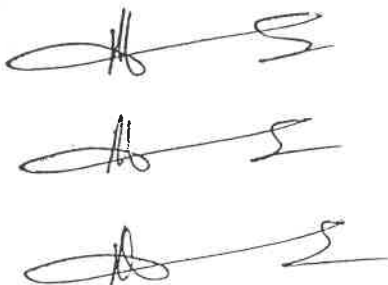
SCHEDULE "B" PROPERTY

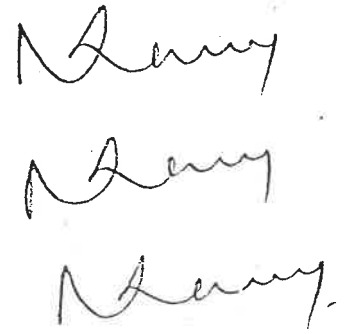
All that piece and parcel of residentially converted land bearing Old Sy.No.65/2, Re.Sy.No.65/2B, measuring 0-07 (seven) guntas, situated at Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk, together with all rights, appurtenances whatsoever whether underneath or above the surface and bounded on :

East by : Property belonging to vendors ;
West by : Rajakaluve ;
North by : Property belonging to vendors ;
South by : Property belonging to vendors ;

The schedule "A" and "B" properties are totally measuring 0-27 (twenty-seven) guntas of Nagaruru Village, Dasanapura Hobli, Bangalore North Taluk.

The present market value of the schedule "A" and "B" properties is Rs.7,00,000/- (Rupees Seven lakhs only).





IN WITNESS WHEREOF, the **VENDORS** and the **PURCHASER** above named have affixed their signatures to this **DEED OF ABSOLUTE SALE** made on the day, month and year first above written before the following witnesses:-

CONSENTING WITNESS :

E. Krishnappa

[M/s. E. K. Land Developers
Represented by its proprietor
Shri. E. KRISHNAPPA]

WITNESSES

1. *A. Balaji*
(A. BALAJI)
No. 17, 13th Cross
S. P. Extn.
Malleswaram
Bangalore 560003.

1. *[Signature]*
Shri. R. ANNADURAI

2. *[Signature]*
Dr. A. MEERA
(represented by her power of attorney
holder vendor No.1 Shri. R. Annadurai)

3. *[Signature]*
Shri. A. SATISH KUMAR
(represented by his power of attorney
holder vendor No.1 Shri. R. Annadurai)

4. *[Signature]*
Shri. R. SAMPATH KUMAR

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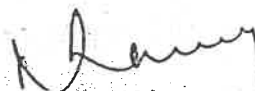
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2. Syed Aleeuddin
[SYED ALEEMUDDIN]
No. 14, 3rd floor,
Krishna Complex,
Madras Bank Road,
Bangalore - 560001.

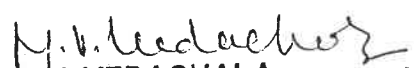
5. 
Kum. S. DEEPA
(represented by her power of attorney
holder vendor No.4 Shri. R. Sampath
Kumar)

6. 
Kum. S. GEETHA
(represented by her power of attorney
holder vendor No.4 Shri. R. Sampath
Kumar)

VENDORS


PURCHASER

Drafted by :


M. V. VEDACHALA
Advocate.
residing at No.38,
1st Floor, 1st Main, 2nd Cross,
Lower Palace Orchards,
Bangalore - 560 003.