

DOC NO: 822

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಮಾನ್ಯತೆ
Document Sheet

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದಾಕ್ಷರಕ್ಕೆ ದಿನಾಂಕ
Date of execution

ಮಾನ್ಯತೆ ಮತ್ತು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

18013
2006-2007

PNC(D)-KNER/ 18013
ABSOLUTE SALE DEED

2006-2007 1-4

Sy. No
441

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS SIXTEENTH DAY OF AUGUST, TWO THOUSAND SIX (16/08/2006) AT BANGALORE

By,

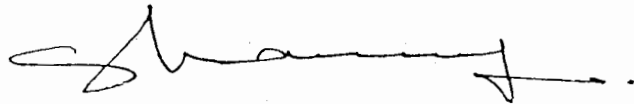
SRI. B. S. KRISHNAMURTHY,
S/o Late Sri. Subbaiah,
Aged about 63 years,
Residing at House no.137
32nd 'C' Cross, 4th Block East,
Jayanagar, Bangalore - 560 011.

Represented by his GPA holder
Sri. K. P. Champakadhama Swamy,
S/o Sri. K. S. Puttaswamy,
Hon. Secretary
M/s. Karnataka Electricity Board Employees Co-
Operative Society Ltd., (presently known as KPTCL
Employees Co-operative Society Ltd.)
having its registered office at
Ananda Rao Circle, Race Course Road,
Bangalore - 560 009.

Hereinafter referred to as the "VENDOR" of the First Part which expression shall mean and include his heirs, executors, legal representatives, administrators, assigns etc.



Page 1 of 8



Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

8NG(0)-ENGR/

1908

/2006-2007

2.18

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s.Golden Gate Properties Ltd., rep by its Director Sri.C.D.Sanjay Raj , ಇವರು
2672300.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಪಾಂಕ್ ಡಿ.ಡಿ.	2391000.00	DD No.687633, Dt 10/08/06, Drawn on Corporation Bank , Bangalore.,
ಪಾಂಕ್ ಡಿ.ಡಿ.	281300.00	DD No.687634, Dt 10/08/06, Drawn on Corporation Bank , Bangalore.,
ಒಟ್ಟು :	2672300.00	

ಸ್ಥಳ : ಕೆಂಗೇರಿ

ದಿನಾಂಕ : 16/08/2006

ಹಿರಿಯ ನೋಂದಣಿ ಅಧಿಕಾರಿ, ಕೆಂಗೇರಿ

ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೨೦೦೬-೨೦೦೭/೨೦೦೬
ದಿನಾಂಕ ೦೯-೦೩-೨೦೦೭ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕು
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. ೨/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಹಾಕುಬೆಲೆ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ENC(0)-KNGR/ 1703 /2006-2007 3-18 C
M/S. KARNATAKA ELECTRICITY BOARD
EMPLOYEES CO-OPERATIVE SOCIETY LTD.,
(presently known as KPTCL Employees Co-operative
Society Ltd.) having its registered office at
Ananda Rao Circle, Race Course Road,
Bangalore - 560 009.
Represented by its Hon. Secretary
Sri. K. P. Champakadhama Swamy,
S/o Sri. K. S. Puttaswamy,
PAN No.

Hereinafter referred to as the "CONFIRMING PARTY" of the Second Part
which expression shall mean and include its successors in office, directors
from time to time, legal representatives, executors, administrators and
assigns, etc.

In favour of,

M/S. GOLDEN GATE PROPERTIES LTD.,
A Company incorporated under the
Indian Companies Act
Having its Registered Office at
No.820, 80 feet road, 8th Block
Koramangala
BANGALORE - 560 095.
REPRESENTED BY ITS DIRECTOR
SRI.C.D.SANJAY RAJ
PAN NO.AAACG5284H

Hereinafter referred to as the "PURCHASER" of the other part, which
expression shall mean and include its successors in office, directors from time
to time, legal representatives, executors, administrators and assigns, etc.

Page 2 of 8

Hon. Secretary
K.P.T.C. Employees

BNG(0)-KNGR/

12006-2007

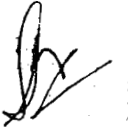
Print Date & Time : 16-08-2006 05:17:52 PM

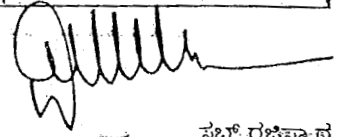
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 18013

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಕೆಂಗೇರಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-08-2006 ರಂದು 04:56:17 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೋಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	315000.00
2	ಸ್ಟ್ಯಾನ್ಸಿಂಗ್ ಫೀ	540.00
3	ನಕ್ಷೆ ವೈಲಿಂಗ್ ಶುಲ್ಕ	100.00
4	ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	315740.00

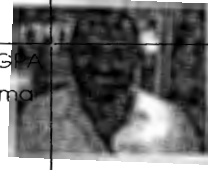
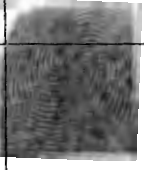
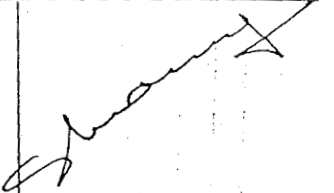
ಶ್ರೀ M/s.Golden Gate Properties Ltd., rep by its Director Sri.C.D.Sanjay Raj ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

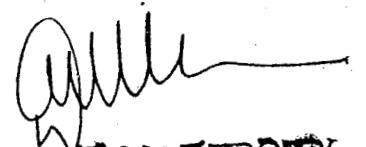
ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.Golden Gate Properties Ltd., rep by its Director Sri.C.D.Sanjay Raj			



ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s.Golden Gate Properties Ltd., rep by its Director C.D.Sanjay Raj . (ಬರೆಸಿಕೊಂಡವರು)			
2	B.S.Krishnamurthy rep by his GSA holder K.P.Chamapakadhamo Swamy . (ಬರೆದುಕೊಡುವವರು)			



ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೂಚನೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕು
Document Sheet

23



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution *

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs

JNG(U)-KNGR/

17013

12005-2007

5-4

WHEREAS, the Vendor herein is the absolute owner of the land bearing Sy.No.44 of Gubbалу Village, Uttarahalli Hobli, Bangalore South Taluk, measuring to an extent 7 Acres 15 Guntas, which was his ancestral property inherited by him vide partition deed dated 29/12/1955, registered as document No.5566/1955-56 and mutated in his name vide MR.No.4/95-96, and a portion of which measuring 5 Acres has been converted from agricultural to non-agricultural residential purpose vide conversion order bearing No.B.DIS.ALN.SR(S) 3 /92-93 dated 06.07.1992.

WHEREAS, the Vendor herein had entered into an agreement to sell with the Confirming Party to sell the land measuring 5 Acres out of the 7 Acres 15 Guntas to the Confirming party and the Confirming party had paid the entire sale consideration amount to the Vendor, to his entire satisfaction. Subsequently, possession of the aforesaid land was handed over to the Confirming party herein.

WHEREAS, the Confirming Party had borrowed a loan of Rupees Six Crores from the Bangalore District and Bangalore Rural District Central Co-operative Bank Ltd., Bangalore (hereinafter called as BD & BRDCCBL), and the Confirming Party was unable to repay the said loan resulting in mounting interest. The said BD & BRDCCBL filed a recovery suit before the Joint Registrar of Co-operative Societies, Bangalore Region, Bangalore and the same was ordered in favour of the BD & BRDCCBL. The Confirming Party preferred an appeal to KAT against the Order of the Joint Registrar of Co-operative Societies, Bangalore Region, which was subsequently withdrawn by the Confirming Party.

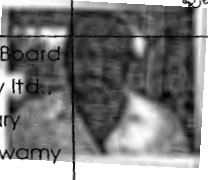
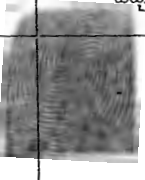
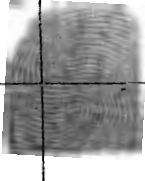
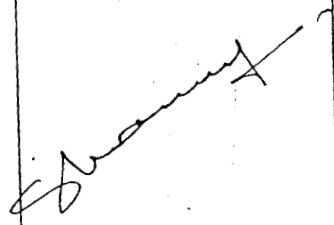
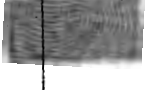
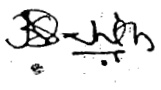
WHEREAS, on 14.02.2005 BD & BRDCBL offered one time settlement package to the Confirming party to settle the debts and the board of management of the Confirming party in its meeting held on 27.02.2006, unanimously resolved to sell a portion of the property in Sy No.44, measuring to an extent of 3 Acres 06 Guntas, morefully described in the Schedule hereunder and hereinafter

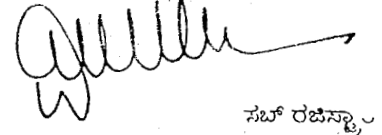
Page 3 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

1/10/17

1-18

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟಿಂಗ್	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
3	M/s.Karnataka Electricity Board Employees co-op.Society Ltd., rep by its Hon.Secretary K.P.Chamapakadhama Swamy (confirming Party) . (ಬರೆದುಕೊಡುವವರು)		 	
4	K.N.Satish . (ಬಹಿಷ್ಕಾರಿ ಸಾರ್ವಜನಿಕರು)			



ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಕೆಂಗಳೇರಿ, ಬೆಂಗಳೂರು



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆದೇಶ ಸಂಖ್ಯೆ: ಕರ್.1152 ಮುಮೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಟಿ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳಿದ ದಿನಾಂಕ
Date of execution

ವಸೂಲಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ತುಲ್ಯ ರೂ.
Total stamp duty paid Rs.

referred as 'Schedule Property' and clear the debts due to BD & BRDCCBL out of the sale proceeds of Schedule property.

WHEREAS, the Confirming party has paid back the amount due to BD & BRDCCBL by borrowing from the Purchaser and in order to pay back the amount borrowed from the Purchaser, the Confirming party has entered into an arrangement with the Vendor and the Purchaser, by offering to sell the schedule property to the Purchaser by representing the following;

- That the Vendor is the absolute owner of the schedule property, he having absolute alienable right, title and interest on the same and he can sell the Schedule Property without any statutory or other restriction or prohibition of any court or authorities etc.,
- That the Khatha, and other Revenue documents stand in the name of the Vendor herein in respect of the Schedule Property in the records of the concerned Revenue Department and the Vendor has paid upto date taxes in respect of the Schedule Property in the concerned office and the Confirming party is in possession and enjoyment of the Schedule Property, which is free from all kinds of encumbrances.
- That the Schedule Property is free from encumbrances of every description, minor claims, court attachments, litigations of every description, lien, acquisition or requisition proceedings etc.
- That the Schedule Property is not the subject matter of any maintenance proceedings or lispendens and there is no bar to sell the same in any manner and the vendor being the absolute owner of it and none else has got any kind of right, title, interest, claim or share in it.
- That the Schedule Property is not a free grant land belonging to the Schedule Caste / Schedule Tribe community and the transfer/holding of the same is not in contravention of any of the Public Policies laid

Page 4 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009

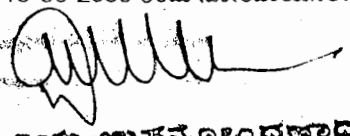
ಗುರ್ತಿಸಲ್ಪಡುವವರು

BNG(U)-KNGR/

/2006-2007

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Halappa KPTCL Employees co-op. Society Ltd., Ananda Rao circle, Bangalore	16/8/06
2	Himanshu Babu No 2222, 15th B cross, 21st main, Sector -1, HSR layout, Bangalore	16/8/06

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

 1 ನೇ ಪ್ರಸ್ತುತದ ಬಸ್ತಾವೇಜು ನಂಬರ KEN-1-18013-2006-07 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ KEND318 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 16-08-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು 

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಾಖಲೆ ಹಾಕು Document Sheet
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಬೆಲೆ : ರೂ. 2/-
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	
ಮಾನ್ಯತೆಯನ್ನು ಒದಗಿಸುವ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs

ENG(U)-KNGH/ 19013 12000-2001 9-18 ✓

down by the Government in exercise of powers conferred under Section 22A (1) of the Registration (Karnataka Amendment) Act of 1976, Karnataka Land Reforms Act of 1961 and Karnataka Land Reforms Rules of 1964.

WHEREAS, based on the offer and the above representation of the Vendor and the aforesaid arrangement with the Vendor and the Confirming Party the Purchaser has agreed to purchase the Schedule Property for a valuable Total Sale Consideration of Rs.3,15,00,000/- (Rupees Three Crores Fifteen Lakhs Only) for the entire schedule property measuring 3 Acres 6 Guntas.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That the Vendor and the Confirming Party have offered to sell and the Purchaser has agreed to purchase the Schedule Property for the aforesaid valuable sale consideration of Rs.3,15,00,000/- (Rupees Three Crores Fifteen Lakhs Only).
2. That at the request of the Vendor, the Purchaser has paid the sale consideration in full and final settlement before the witnesses of this Sale Deed, to the Confirming Party in the following manner :
 - (i) Rs.2,81,28,870/- (Rupees Two Crores Eighty One Lakhs Twenty Eight Thousand Eight Hundred Seventy Only) by way of Pay Order bearing No.687632, dated 10/08/2006, drawn on Corporation Bank, Koramangala Branch, Bangalore, in favour of the Confirming Party.
 - (ii) Rs. 33,71,130/- (Rupees Thirty Three Lakhs Seventy One Thousand One Hundred and Thirty Only) paid on 30/03/2006 by way of cash to the confirming party

[Signature]

Page 5 of 8

[Signature]

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009

ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶದನ್ವಯ 152 ಮುಖ್ಯಮಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿತವಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. 2/-

ಈ ಹಾಳೆಯು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

the receipt of which, the Vendor and the Confirming Party do hereby admit and acknowledge in full and final settlement and satisfaction of the same, and the Vendor and the Confirming party do hereby convey, sell, transfer and assign all that piece and parcel of the Schedule Property, UNTO AND TO THE USE of the Purchaser with all estate, right, title, claim, share, demand etc., of the Vendor UNTO or UPON the same to have, to hold and to enjoy the same by the Purchaser absolutely and forever.

3. The Vendor and the Confirming Party have this day jointly delivered vacant physical possession of the Schedule Property to the Purchaser.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS: -

- That the Vendor has a clear right, title and interest in the Schedule Property and except the Vendor herein no other person/s have any right, title, interest, claim, share, demand etc. over the same.
- That the Purchaser shall hereafter and at all times peacefully and quietly hold, own, possess and enjoy the Schedule Property as an absolute owner without any let or hindrance from the Vendor or by any person or persons whomsoever.
- That the Confirming Party has obtained permission to alienate the Schedule property from the Additional Registrar of Co-operative Societies vide intimation dated HSG-1/14/:H.S.S. 2005-06 dated 23.03.2006.
- That the Schedule Property is free from liens, charges, court attachments, claims from minors, maintenance claims, family rights, mortgages, etc., and in future if any disputes comes or litigations arise

Page 6 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Banasikere-560066

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅಧಿಶಾಸನ ಸಂಖ್ಯೆ 152 ಮುಸೂಮಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಪರಿಶುದ್ಧಗೊಳಿಸಿ, ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

to set right the same by the Vendor' / Confirming Party's at their own cost and risk.

- e) That to save harmless and to indemnify the Purchaser from and against all or any losses, costs, charges, etc., which the Purchaser may incur, sustain or be legally compelled to pay in consequence of any claim put forward by any person or persons over Schedule property or in the event of breach of covenants herein by the Vendor or for the reason of any arrears of taxes or encumbrances or defect in title.
- f) That upon the request of the Purchaser, the Vendor shall co-operate for the transfer of the Khatha and other revenue records in the name of the Purchaser.

SCHEDULE PROPERTY

~~ALL THAT PIECE AND PARCEL OF~~ residentially converted land bearing Sy.No.44, of Gubbala Village, Uttarahalli Hobli, Bangalore South Taluk, measuring to an extent of 3 Acres 6 Guntas from out of 5 Acres of converted land which is a portion of the total land measuring 7 Acres 15 Guntas, as demarcated in the Sketch annexed hereto and bounded as follows:

East by : Road and remaining portion of land in Sy. No.44
West by : Western portion of the remaining land in Sy. No.44.
North by : Northern portion of the remaining land in Sy. No.44.
South by : Land in Sy. No.42.

Page 7 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rso Circle, Bangalore-560009

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಶೀಟು
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಟಿ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರೆದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

IN WITNESS WHEREOF THE VENDOR AND CONFIRMING PARTY HAVE
SIGNED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST
ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

Consenting witness

Sri. K. N. Satish

Flat # 204, Malaprabha,
New Apt, Koramangala, Bangalore

WITNESSES:

1.

Vice President

K.P.T.C. Employees

Co-Operative Society Limited

Ananda Rao Circle, Bangalore-560009

2.

(P. H. Ranganatha)

A.No 2222, 15th cross,

21 main, Sector 1, HSR Layout,
Bangalore

Drafted by: P. H. Ranganatha

Ranganatha. P. H. M.A. LL.B.,

Advocate, #227, 15th Main, Koramangala 4th Block, Bangalore - 560 095

Hon. Secretary
VENDOR K.P.T.C. Employees
(represented by his CBA holder)
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
CONFIRMING PARTY
Ananda Rao Circle, Bangalore-560009

PURCHASER

Page 8 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಲಾ 152 ಮುನ್ಸೂಚನೆಯು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

EN(C)-KNGRI 16/08/2006-2007 1-16
ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS
SIXTEENTH DAY OF AUGUST, TWO THOUSAND SIX (16/08/2006) AT
BANGALORE

By,

SRI. B. S. KRISHNAMURTHY,
S/o Late Sri. Subbaiah,
Aged about 63 years,
Residing at House no.137
32nd 'C' Cross, 4th Block East,
Jayanagar, Bangalore - 560 011.

Represented by his GPA holder
Sri. K. P. Champakadhama Swamy,
S/o Sri. K. S. Puttaswamy,
Hon. Secretary
M/s. Karnataka Electricity Board Employees Co-
Operative Society Ltd., (presently known as KPTCL
Employees Co-operative Society Ltd.)
having its registered office at
Ananda Rao Circle, Race Course Road,
Bangalore - 560 009.

Hereinafter referred to as the "VENDOR" of the First Part which expression
shall mean and include his heirs, executors, legal representatives,
administrators, assigns etc.

Page 1 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009

PNR(M)-KNGRT

(10/08)

12006-2007

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Golden Gate Properties Ltd Rep by its Director: Sri. C.D. Sanjay Raj , ಇವರು
637502.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	6940.00	paid in cash
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	564187.00	P.O No 687682, Dt 13/08/06, Drawn on Corporation Bank, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	66375.00	P.O No 687683, Dt 13/08/06, Drawn on Corporation Bank, Bangalore
ಒಟ್ಟು :	637502.00	

ಸ್ಥಳ : ಕೆಂಗೇರಿ

ದಿನಾಂಕ : 16/08/2006

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಕೆಂಗೇರಿ)

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BNG(D-KNBR) 1000-2001 8-11
M/S. KARNATAKA ELECTRICITY BOARD
EMPLOYEES CO-OPERATIVE SOCIETY LTD.,
(presently known as KPTCL Employees Co-operative
Society Ltd.) having its registered office at
Ananda Rao Circle, Race Course Road,
Bangalore - 560 009.
Represented by its Hon. Secretary
Sri. K. P. Champakadhama Swamy,
S/o Sri. K. S. Puttaswamy,

Hereinafter referred to as the "CONFIRMING PARTY" of the Second Part
which expression shall mean and include its successors in office, directors
from time to time, legal representatives, executors, administrators and
assigns, etc

In favour of,

M/S. GOLDEN GATE PROPERTIES LTD.,
A Company incorporated under the
Indian Companies Act
Having its Registered Office at
No.820, 80 feet road, 8th Block
Koramangala
BANGALORE - 560 095.
REPRESENTED BY ITS DIRECTOR
SRI.C.D.SANJAY RAJ

Hereinafter referred to as the "PURCHASER" of the other part, which
expression shall mean and include its successors in office, directors from time
to time, legal representatives, executors, administrators and assigns, etc.

WHEREAS, the Vendor herein is the absolute owner of the land bearing
Sy.No.44 of Gubbalalu Village, Uttarahalli Hobli, Bangalore South Taluk.

Page 2 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore



Print Date & Time : 16-08-2006 05:31:18 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 18027

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಕೆಂಗೇರಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-08-2006 ರಂದು 05:19:51 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	75000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	480.00
	ಒಟ್ಟು :	75480.00

ನಕ್ಷೆ ಸಂಖ್ಯೆ 10/07
6 ಎಂ.ಸಿ. ವಸಾಹತು
ಹಿರಿಯ ನಿರ್ದೇಶಕರು

ಶ್ರೀ M/s. Golden Gate Properties Ltd Rep by ltd Director: Sri. C.D. Sanjay Raj

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Golden Gate Properties Ltd Rep by ltd Director: Sri. C.D. Sanjay Raj			

ಸಹಿ
ಬಂದಿ ಕಾರಪನೋಂದಣಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
1	M/s. Golden Gate Properties Ltd Rep by ltd Director: Sri. C.D. Sanjay Raj . (ಬರೆದುಕೊಂಡವರು)			
2	B.S. Krishnamurthy Rep by his GPA holder K.P. Champakadhama Swamy Hon.Secretary: M/s. Karnataka Electricity Board Employees Co- op Society Ltd . (ಬರೆದುಕೊಂಡವರು)			

ಬಂದಿ ಕಾರಪನೋಂದಣಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

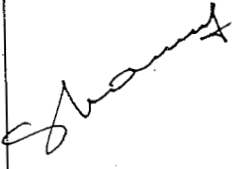

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

BNC(U)-KNGRI

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
3	M/s. Karnataka Electricity Board Employees Co-op Society Ltd, Rep by Its Hon. Secretary: K.P. Champakadhama Swamy , Confirming Party (ಬರೆದುಕೊಡುವವರು)			



ಸಹಿ ರ

ಹಿರಿಯ ಕಾರ್ಯನೋಂದಣಾಧಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು.



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನ್ಸೂಚನೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಪುನರ್ರಚಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BNG(U)-KNGR/

1/07/2006-2007

7-16

amount borrowed from the Purchaser, the Confirming party has entered into an arrangement with the Vendor and the Purchaser, by offering to sell a portion of converted land measuring 30 Guntas, out of 7 Acres 15 Guntas, morefully described in the Schedule hereunder and hereinafter referred as 'Schedule Property' to the Purchaser by representing the following;

- That the Vendor is the absolute owner of the schedule property, he having absolute alienable right, title and interest on the same and he can sell the Schedule Property without any statutory or other restriction or prohibition of any court or authorities etc.,
- That the Khatha, and other Revenue documents stand in the name of the Vendor herein in respect of the Schedule Property in the records of the concerned Revenue Department and the Vendor has paid upto date taxes of the Schedule Property in the concerned office and the Confirming party is in possession and enjoyment of the Schedule Property, which is free from all kinds of encumbrances.
- That the Schedule Property is free from encumbrances of every description, minor claims, court attachments, litigations of every description, lien, acquisition or requisition proceedings etc.
- That the Schedule Property is not the subject matter of any maintenance proceedings or lispendens and there is no bar to sell the same in any manner and the Vendor being the absolute owner of it and none else has got any kind of right, title, interest, claim or share in it.
- That the Schedule Property is not a free grant land belonging to the Schedule Caste / Schedule Tribe community and the transfer/holding of the same is not in contravention of any of the Public Policies laid down by the Government in exercise of powers conferred under Section 22A (1) of the Registration (Karnataka Amendment) Act of

Page 4 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

ಗುರ್ತಿಸಲ್ಪಡುವವರು

ENC(0)-KNGRI

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Satish K.N No 204, Mallaprabha, Koramangala, Bangalore.	ಗುಲಿ
2	Hallappa Ananda Rao Circle, Race Course Road, Bangalore-09	ಹೆ.ಎ.ಎಲ್.ಎಸ್.

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ಸಬ್ ರ

ಹಿರಿಯ ಆರಾಧನಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ KEN-1-18027-2006-07 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ KEND318 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 16-08-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ gull ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಕೆಂಗೇರಿ)	18027 ✓ ಆರಾಧನಾ ನೋಂದಣಿ ಕೆಂಗೇರಿ
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Designed and Developed by C-DAC, ACTS, Pune
ಹಿರಿಯ ಆರಾಧನಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
152 ಮುನ್ಸೂಚನೆ 2003
05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ENC(U)-KNGRT

12006-2007 9-16

1976, Karnataka Land Reforms Act of 1961 and Karnataka Land Reforms Rules of 1964.

WHEREAS, based on the offer and the above representation of the Vendor and the aforesaid arrangement with the Vendor and the Confirming Party the Purchaser has agreed to purchase the Schedule Property for a valuable Total Sale Consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) for the entire schedule property measuring 30 Guntas.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That the Vendor and Confirming Party have offered to sell and the Purchaser has agreed to purchase the Schedule Property for the aforesaid valuable sale consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) .
2. At the request of the Vendor, the Purchaser has paid the entire sale consideration of Rs.75,00,000/- (Rupees Seventy Five Lakhs Only) to the Confirming Party in full and final settlement before the witnesses of this Sale Deed in the following manner,
 - (i) Rs.38,71,130/- (Rupees Thirty Eight Lakhs Seventy One Thousand and One Hundred and Thirty Only) vide Cheque bearing No.721321 dated 16/08/2006, drawn on Corporation Bank, Koramangala Branch, Bangalore, in favour of the Confirming Party,
 - (ii) Rs.36,28,870/- (Rupees Thirty Six Lakhs Twenty Eight Thousand Eight Hundred Seventy Only) by way of Cash to the Confirming Party.

Page 5 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ (05-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ENC(U)-KNGRI/

1027/2006-2007 (1-1)

the receipt of which, the Vendor and the Confirming Party do hereby admit and acknowledge in full and final settlement and satisfaction of the same and the Vendor and the Confirming party do hereby convey, sell, transfer and assign all that piece and parcel of the Schedule Property, UNTO AND TO THE USE of the Purchaser with all estate, right, title, claim, share, demand etc., of the Vendor UNTO or UPON the same to have, to hold and to enjoy the same by the Purchaser absolutely and forever.

3. The Vendor and the Confirming Party have this day delivered physical vacant possession of the Schedule Property to the Purchaser.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:-

- That the Vendor has a clear right, title and interest in the Schedule Property and except the Vendor herein no other person/s has any right, title, interest, claim, share, demand etc., over the same.
- That the Purchaser shall hereafter and at all times peacefully and quietly hold, own, possess and enjoy the Schedule Property as an absolute owner without any let or hindrance from the Vendor or by any person or persons whomsoever.
- That the Confirming Party has obtained permission to alienate the Schedule property which is in its possession, from the Additional Registrar of Co-operative Societies vide intimation dated HSG-1/14/H.S.S. 2005-06 dated 23.03.2006.
- That the Schedule Property is free from liens, charges, court attachments, claims from minors, maintenance claims, family rights, mortgages, etc., and in future if any disputes comes or litigations arise

Page 6 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಸಂಖ್ಯೆ: 152 ಮುನೋಮು 2003
05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

PN (CD) KNERI 1704 12006-2007 11-11
to set right the same by the Vendor/Confirming Party at their own cost and risk.

- e) That to save harmless and to indemnify the Purchaser from and against all or any losses, costs, charges, etc., which the Purchaser may incur, sustain or be legally compelled to pay in consequence of any claim put forward by any person or persons over Schedule property or in the event of breach of covenants herein by the Vendor or for the reason of any arrears of taxes or encumbrances or defect in title.
- f) That upon the request of the Purchaser, the Vendor shall co-operate for the transfer of the Khatha and other revenue records in the name of the Purchaser.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF residentially converted land bearing Sy.No.44, of Gubbalalu Village, Uttarhalli Hobli, Bangalore South Taluk, measuring to an extent of 30 Guntas from out of 5 Acres of converted land which is a portion of the total land measuring 7 Acres 15 Guntas , as demarcated in the Sketch annexed hereto and bounded as follows:

East by : Road
West by : Private Land.
North by : Road.
South by : Land in Sy. No.42.

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

IN WITNESS WHEREOF THE VENDOR AND CONFIRMING PARTY HAVE
SIGNED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST
ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES:

1. *[Signature]*
Vice President
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009

[Signature]
Hon. Secretary
Vendor K.P.T.C. Employees
Co-Operative Society Limited
(Represented by his GPA holder)
Ananda Rao Circle, Bangalore-560009

2. *[Signature]*
(SATISH N KAMISETTY)
Flat # 204, Malaprabha,
NAV complex, Koramangala,
Bangalore - 95

[Signature]
Hon. Secretary
Confirming Party K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009
Purchaser

Drafted by: *[Signature]*
Ranganatha. P. H. M.A. LL.B.,
Advocate, #227, 15th Main, Koramangala 4th Block, Bangalore - 560 095

18031

1-11

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ಈ ದಸ್ತಾವೇಜು ಹಾಗೆಯೇನೂ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ 152 ಮುನೀಷಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಗೂ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BNC(U)-KNSR/18031
ABSOLUTE SALE DEED

1/2006-2007 1-5/17

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS
SIXTEENTH DAY OF AUGUST, TWO THOUSAND SIX (16/08/2006) AT
BANGALORE

By,

SRI. B. S. JAYACHANDRA,
S/o Late Sri. Subbaiah,
Aged about 62 years,
Residing at House no.472,
39th 'C' Cross, 5th Block,
Jayanagar, Bangalore - 560 041.

Represented by his GPA holder
Sri. K. P. Champakadhama Swamy,
S/o Sri. K. S. Puttaswamy,
Hon. Secretary
M/s. Karnataka Electricity Board Employees Co-
Operative Society Ltd., (presently known as KPTCL
Employees Co-operative Society Ltd.)
having its registered office at
Ananda Rao Circle, Race Course Road,
Bangalore - 560 009.

Hereinafter referred to as the "VENDOR" of the First Part which expression
shall mean and include his heirs, executors, legal representatives,
administrators, assigns etc.

Page 1 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Race Course Road, Bangalore

2-18



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s.Golden Gate Properties Ltd. rep by its Director C.D.Sanjay Raj , ಇವರು 935000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	828410.00	DD No.687684, Dt 13/08/06, Drawn on corporation Bank,Bangalore.,
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	97460.00	DD No.687685, Dt 13/08/06, Drawn on corporation Bank,Bangalore.,
ನಗದು ರೂಪ	9130.00	Paid in cash.
ಒಟ್ಟು :	935000.00	

ಸ್ಥಳ : ಕೆಂಗೇರಿ

ದಿನಾಂಕ : 16/08/2006

ಹಿರಿಯ ಕಾರ್ಯನಿರ್ವಾಹಕ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಕರ್ನಾಟಕ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
(ಕೆಂಗೇರಿ) ಬೆಂಗಳೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಸಂಖ್ಯೆ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ, ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BNC(U)-KNGR/ 1803/ 2006-2007 3-17
M/S. KARNATAKA ELECTRICITY BOARD
EMPLOYEES CO-OPERATIVE SOCIETY LTD.,
(presently known as KPTCL Employees Co-operative
Society Ltd.) having its registered office at
Ananda Rao Circle, Race Course Road,
Bangalore - 560 009.
Represented by its Hon. Secretary
Sri. K. P. Champakadhama Swamy,
S/o Sri. K. S. Puttaswamy,

Hereinafter referred to as the "CONFIRMING PARTY" of the Second Part
which expression shall mean and include its successors in office, directors
from time to time, legal representatives, executors, administrators and
assigns, etc.

In favour of,

M/S. GOLDEN GATE PROPERTIES LTD.,
A Company incorporated under the
Indian Companies Act
Having its Registered Office at
No.820, 80 feet road, 8th Block
Koramangala
BANGALORE - 560 095.
REPRESENTED BY ITS DIRECTOR
SRI.C.D.SANJAY RAJ
PAN NO.AAACG5284H

Hereinafter referred to as the "PURCHASER" of the other part, which
expression shall mean and include its successors in office, directors from time
to time, legal representatives, executors, administrators and assigns, etc.

Page 2 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

Print Date & Time : 16-08-2006 05:35:59 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-20214

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಕೆಂಗೇರಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-08-2006 ರಂದು 05:24:13 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೋಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	110000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	510.00
3	ನಕ್ಷೆ ಪೈಲಿಂಗ್ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	110610.00

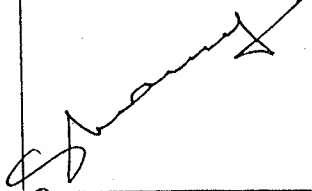
ಶ್ರೀ M/s.Golden Gate Properties Ltd. rep by Its Director C.D.Sanjay Raj ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.Golden Gate Properties Ltd. rep by Its Director C.D.Sanjay Raj			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹರಿಯು ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s.Golden Gate Properties Ltd. rep by Its Director C.D.Sanjay Raj (ಬರೆದುಕೊಂಡವರು)			
2	B.S.Jayachandra rep by his GPA holder K.P.Chamapakadhama Swamy (ಬರೆದುಕೊಡುವವರು)			

ಹರಿಯು ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಗೂ ಇತರ ಕಾನೂನುಬಾಹಿರ
ಅಡಿಯಲ್ಲಿ 1952 ಮತ್ತು 1955-56
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಗೂ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BNC(U)-KNCR/ 1803/ 12006-2007

WHEREAS, the Vendor herein is the absolute owner of the land bearing Sy.No.42 of Gubbhalu Village, Uttarahalli Hobli, Bangalore South Taluk, measuring to an extent 3 Acres and 10 Guntas, which was his ancestral property inherited by him vide partition deed dated 29/12/1955, registered as document No.5566/1955-56 and mutated to his name vide MR.No.5/95-96, which has been converted from agricultural to non-agricultural residential purpose vide conversion order bearing No.B.DIS.ALN.SR(S) 4 /92-93 dated 06.07.1992.

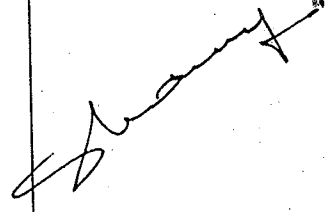
WHEREAS, the Vendor herein had entered into an agreement to sell the converted land measuring 1 Acres and 4 Guntas out of the aforesaid land measuring 3 Acres 10 Guntas, morefully described in the Schedule hereunder and hereinafter referred to as the "Schedule Property" with the Confirming Party to sell the Schedule Property to the Confirming party and the Confirming party had paid the entire sale consideration amount to the Vendor, to his entire satisfaction. Subsequently, possession of the Schedule Property was handed over to the Confirming party herein.

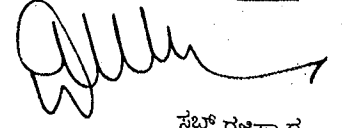
WHEREAS, the Confirming Party had borrowed a loan of Rupees Six Crores from the Bangalore District and Bangalore Rural District Central Co-operative Bank Ltd., Bangalore (hereinafter called as BD & BRDCCBL), and the Confirming Party was unable to repay the said loan resulting in mounting interest. The said BD & BRDCCBL filed a recovery suit before the Joint Registrar of Co-operative Societies, Bangalore Region, Bangalore and the same was ordered in favour of the BD & BRDCCBL. The Confirming Party preferred an appeal to KAT against the Order of the Joint Registrar of Co-operative Societies, Bangalore Region, which was subsequently withdrawn by the Confirming Party.

WHEREAS, on 14.02.2005 BD & BRDCBL offered one time settlement package to the Confirming party to settle the debts and the board of management of the Confirming party in its meeting held on 27.02.2006, unanimously resolved

Page 3 of 8

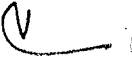
Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
3	M/s.Karnataka Electricity Board Employees co-operative Society Ltd., rep by Its Hon.Secretary K.P.Champakadhama Swamy (confirming party) . (ಬರೆದುಕೊಡುವವರು)			



ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್

ಹರಿಯು ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆಂಗೆರೆ, ಬೆಂಗಳೂರು



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆದೇಶ ಸಂಖ್ಯೆ ೧೦೧/೨೦೦೩ ಮುನ್ಸೂಚನೆ ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. ೨/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BNC(U)-KNGRI 18031 /2006-2007 7-5/2

to sell the schedule property and clear the debts due to BD & BRDCCBL out of the sale proceeds of Schedule property.

WHEREAS, the Confirming party has paid back the amount due to BD & BRDCCBL by borrowing from Purchaser and in order to pay back the amount borrowed from the Purchaser, the Confirming party has entered into an arrangement with the Vendor and the Purchaser, by offering to sell the Schedule Property to the Purchaser by representing the following;

- That the Vendor is the absolute owner of the schedule property, he having absolute alienable right, title and interest on the same and he can sell the Schedule Property without any statutory or other restriction or prohibition of any court or authorities etc.,
- That the Khatha, and other Revenue documents stand in the name of the Vendor herein in respect of the Schedule Property in the records of the concerned Revenue Department and the Vendor has paid upto date taxes of the Schedule Property in the concerned office and the Confirming party is in possession and enjoyment of the Schedule Property, which is free from all kinds of encumbrances.
- That the Schedule Property is free from encumbrances of every description, minor claims, court attachments, litigations of every description, lien, acquisition or requisition proceedings etc.
- That the Schedule Property is not the subject matter of any maintenance proceedings or lispendens and there is no bar to sell the same in any manner and he being the absolute owners of it and none else has got any kind of right, title, interest, claim or share in it.
- That the Schedule Property is not a free grant land belonging to the Schedule Caste / Schedule Tribe community and the transfer/holding

Hon. Secretary
K.P.T.C. Employees

BNG(U)-KNGR/18031

/2006-2007

ಗುರ್ತಿಸಲ್ಪಡುವವರು

8-5/17 ✓

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Halappa Ananda Rao circle, Bangalore.	9511-12345
2	Himanshu Babu HSR layout, Bangalore.	W

16/8/2006
ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

This Document Kept Pending for Verification of Records.

Designed and Developed by C-DAC, ACTS, Pune

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಗೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್.ಇ.152 ಮುನೋ.ಮು.2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕು
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಾಗಿ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BN-01-KNDR/

1803/

12006-2007

9-12

of the same is not in contravention of any of the Public Policies laid down by the Government in exercise of powers conferred under Section 22A (1) of the Registration (Karnataka Amendment) Act of 1976, Karnataka Land Reforms Act of 1961 and Karnataka Land Reforms Rules of 1964.

WHEREAS, based on the offer and above representation of the Vendor and the aforesaid arrangement with the Vendor and the Confirming Party the Purchaser has agreed to purchase the Schedule Property for a valuable Total Sale Consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only) for the entire schedule property measuring 1 Acre and 4 Guntas.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That the Vendor and Confirming Party have offered to sell and the Purchaser has agreed to purchase the Schedule Property for the aforesaid valuable sale consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only).
2. At the request of the Vendor, the Purchaser has paid the entire sale consideration of Rs.1,10,00,000/- (Rupees One Crore Ten Lakhs Only) to the Confirming Party in full and final settlement before the witnesses of this Sale Deed in the following manner,
 - (i) Rs.30,00,000/- (Rupees Thirty Lakhs Only) vide Cheque bearing No.721322 dated 16/08/2006, drawn on Corporation Bank, Koramangala Branch, Bangalore, in favour of the Confirming Party,
 - (ii) Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) vide Cheque bearing No.721323 dated 16/08/2006, drawn on

10-08-06

ಗುರ್ತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Halappa Ahanda Rao circle, Bangalore.	-
2	Hlmanshu Babu HSR layout, Bangalore.	-

ಹರಿಯ ಉಪನೋದಪನಾಧಿಕಾರಿ
ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

After Verification of Records, hence ordered for Registration.

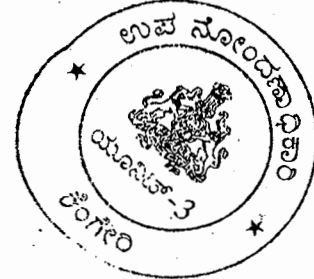
17.8.2006

ಹರಿಯ ಉಪನೋದಪನಾಧಿಕಾರಿ

ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ KEN-1-18031-2006-07 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ KEND318 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 17-08-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಕೆಂಗೇರಿ)



ಹರಿಯ ಉಪನೋದಪನಾಧಿಕಾರಿ

Designed and Developed by C-DAC, ACTS, Bangalore, ಕೆಂಗೇರಿ, ಬೆಂಗಳೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋ.ಮು. 2003
ದಿನಾಂಕ: 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದು, ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮರು ರೂ.
Total stamp duty paid Rs.

UNG(0)-KNCIN/

1803/

12006-2007

11-08/15

Corporation Bank, Koramangala Branch, Bangalore, in
favour of the Confirming Party

(iii) Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) paid in cash
to the Confirming Party

the receipt of which, the Vendor and the Confirming Party do
hereby admit and acknowledge in full and final settlement and
satisfaction of the same and the Vendor and the Confirming
party do hereby convey, sell, transfer and assign all that piece
and parcel of the Schedule Property, UNTO AND TO THE USE
of the Purchaser with all estate, right, title, claim, share, demand
etc., of the Vendor UNTO or UPON the same to have, to hold
and to enjoy the same by the Purchaser absolutely and forever.

3. The Vendor and the Confirming Party have this day delivered physical
vacant possession of the Schedule Property to the Purchaser.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS
FOLLOWS: -

- a) That the Vendor has a clear right, title and interest in the Schedule
Property and except the Vendor herein no other person/s has any
right, title, interest, claim, share, demand etc., over the same.
- b) That the Purchaser shall hereafter and at all times peacefully and
quietly hold, own, possess and enjoy the Schedule Property as an
absolute owner without any let or hindrance from or by the Vendor or
by any person or persons whomsoever.
- c) That the Confirming Party has obtained permission to alienate the
Schedule property which is in its possession, from the Additional

Page 6 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೧/೨೦೦೩ ಮುನ್ಸೂಚನೆಯ ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕು
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. ೨/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದಾಕೆಯ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BNG(U)-KNGRI/ 1803/ 12000-2007 12-3/12

Registrar of Co-operative Societies vide intimation dated HSG-
1/14/:H.S.S. 2005-06 dated 23.03.2006.

- d) That the Schedule Property is free from liens, charges, court attachments, claims from minors, maintenance claims, family rights, mortgages, etc., and in future if any disputes comes or litigations arise to set right the same by the Vendor' / Confirming Party at their own cost and risk.
- e) That to save harmless and to indemnify the Purchaser from and against all or any losses, costs, charges, etc., which the Purchaser may incur, sustain or be legally compelled to pay in consequence of any claim put forward by any person or persons over Schedule property or in the event of breach of covenants herein by the Vendor or for the reason of any arrears of taxes or encumbrances or defect in title.

That upon the request of the Purchaser, the Vendor shall co-operate for the transfer of the Khatha and other revenue records in the name of the Purchaser.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF residentially converted land bearing Sy.No.42, of Gubbalalu Village, Uttarahalli Hobli, Bangalore South Taluk, measuring to an extent of 1 Acres 4 Guntas, As demarcated in the Sketch annexed hereto out of total land measuring 3 Acres and 10 Guntas bounded as follows:

East by : Remaining portion of land in Sy. No.42
(retained by the KEBECS Ltd.)
West by : Road.

Page 7 of 8

Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited

ಈ ದಸ್ತಾವೇಜು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೧೨೨/ಮುನೋಮು/೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೨-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. ೨/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದು, ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

North by

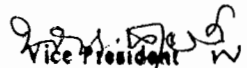
BNC(U)-KNGR/ 1803/ 12006-2007 13 17
Sy. No.44 and Appended as Part-A and Part-C in the
Sketch.

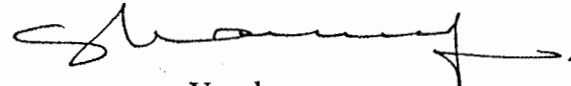
South by

Remaining portion of Land in Sy. No.42.
(retained by the KEBECS Ltd.)

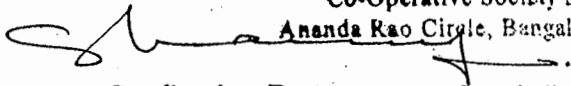
IN WITNESS WHEREOF THE VENDOR AND CONFIRMING PARTY HAVE
SIGNED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST
ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

WITNESSES:

1. 
Vice President
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009


Vendor
(represented by his GPA holder)
Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009

2. 
(M. Himanshu Babu)
HNO 2222, 15th B cross, 2nd main.
Sector 1, HSR layout, Bangalore.


Confirming Party
Hon. Secretary
K.P.T.C. Employees
Co-Operative Society Limited
Ananda Rao Circle, Bangalore-560009
Purchaser

Drafted by: 
Ranganatha. P. H. M.A. LL.B.,
Advocate, #227, 15th Main, Koramangala 4th Block, Bangalore - 560 095

[illegible]

Print Page No: 1 Village Account Form N
99 13/02/2012 16:49:00 TO Till Date

1. ಸರ್ವೆ ಸಂಖ್ಯೆ	3. ಭೇದನಾಡು	2. ವಿಸ್ತೀರ್ಣ ಎ	4. ತೆರಿಗೆಯ ಮೊತ್ತ	5. ಕಟ್ಟಡದ ವಿವರ	6. ಕಟ್ಟಡದ ಮಾದರಿ	7. ಕಟ್ಟಡದ ವಿಸ್ತೀರ್ಣ	8. ಕಟ್ಟಡದ ವಿಸ್ತೀರ್ಣ	9. ಕಟ್ಟಡದ ವಿಸ್ತೀರ್ಣ	10. ಕಟ್ಟಡದ ವಿಸ್ತೀರ್ಣ	11. ಕಟ್ಟಡದ ವಿಸ್ತೀರ್ಣ
42	ಕಟ್ಟಡದ ವಿವರ (ಅ) ಕಟ್ಟಡದ ವಿವರ (ಬಿ) ಕಟ್ಟಡದ ವಿವರ (ಸಿ) ಕಟ್ಟಡದ ವಿವರ (ಡಿ) ಕಟ್ಟಡದ ವಿವರ (ಇ)	0.07.00.00 0.08.00.00 2.35.00.00	0.07.00.00 0.08.00.00 2.35.00.00	ಕಟ್ಟಡದ ವಿವರ (ಅ) ಕಟ್ಟಡದ ವಿವರ (ಬಿ) ಕಟ್ಟಡದ ವಿವರ (ಸಿ) ಕಟ್ಟಡದ ವಿವರ (ಡಿ) ಕಟ್ಟಡದ ವಿವರ (ಇ)	ಕಟ್ಟಡದ ವಿವರ (ಅ) ಕಟ್ಟಡದ ವಿವರ (ಬಿ) ಕಟ್ಟಡದ ವಿವರ (ಸಿ) ಕಟ್ಟಡದ ವಿವರ (ಡಿ) ಕಟ್ಟಡದ ವಿವರ (ಇ)	0.07.00.00 0.08.00.00 2.35.00.00	0.07.00.00 0.08.00.00 2.35.00.00	0.07.00.00 0.08.00.00 2.35.00.00	0.07.00.00 0.08.00.00 2.35.00.00	0.07.00.00 0.08.00.00 2.35.00.00

[illegible][illegible]

ಸಿ.ಎಲ್.ಎಸ್.ರವರು ಸಂಪನ್ಮೂಲ
 ಇಲಾಖೆ ಸಂಖ್ಯೆ: 49/10836 ದಿನಾಂಕ: 27/08/2013 00 00 ಮೊಬ್ಬ: 98. 10.00
 ಕರ್ನಾಟಕ ಭೂಕುಶಲಮಯ ನಿರ್ಮಾಣಕ್ಕೆ 1995 ರ ನಿರ್ದೇಶ 40, 42, 58 ಮತ್ತು 70
 ಕೆಎಸ್ ಪ್ರಕ