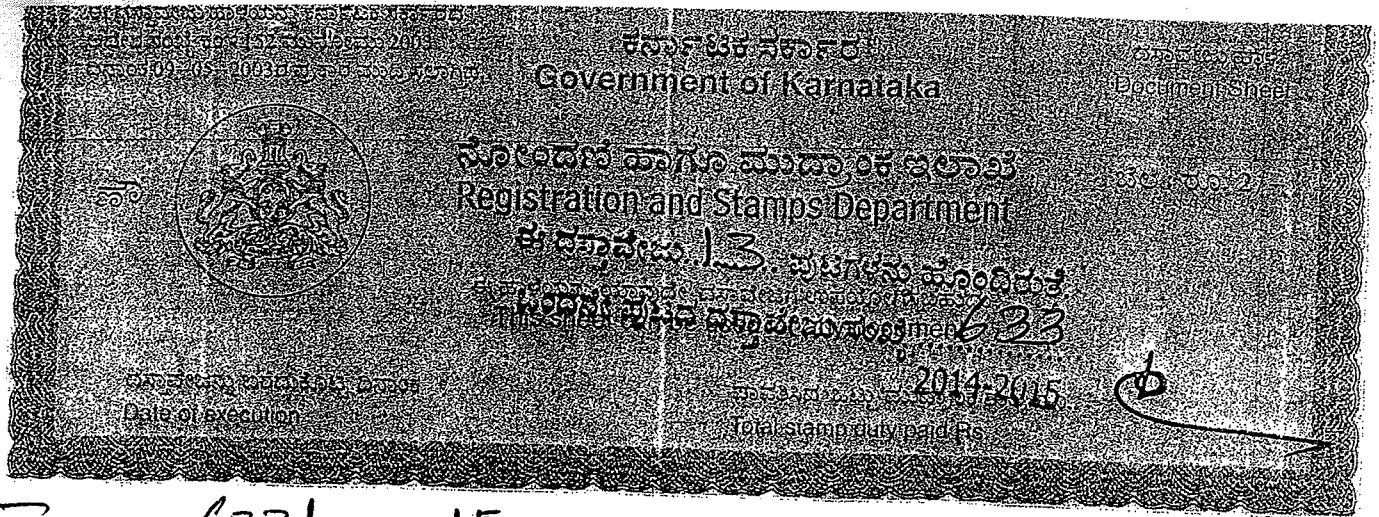




SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 9th day of June, Two Thousand and Fourteen (09/06/2014) at Bangalore,

BY

1. Smt.ALAMELAMMA.B.T., aged about 67 years,
W/o Late.Sri.Narasima Char,

2. Mr.B.N.RAVINDRA CHAR., aged about 45 years,
S/o Late.Sri.Narasima Char,

2a.Kumari B.R.DEEPIKA., aged about 16 years,
D/o Mr.B.N.Ravindra Char,

2b.Master.B.R. NARASIMA MURTHY, aged about 14 years,
S/o Mr. B.N.Ravindra Char,

2c.Master.B.R. DHANUSH, aged about 10 years,
S/o Mr.B.N.Ravindra Char,

Party at Sl.No.2a to 2c being minors represented by their Natural Guardian and Father
Mr.B.N.RAVINDRA CHAR

3. Mr.B.N.VARADARAJAN., aged about 38 years,
S/o Late Sri.Narasima Char,

3a.Kumari.B.V.POOJITHA, aged about 5 years,
D/o Mr.Varadarajan,

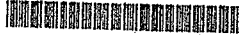
3b.Kumari.B.V.AMRUTHA, aged about 3 years,
D/o Mr. Varadarajan,

ಬಿ.ಎನ್. ರವಿ
B.N. Ravindra
633

ಬಿ.ಎನ್. ರವಿ
B.N. Ravindra

T.V. Venkatesh
D.R. Jagannathan

ನೀ.ನೀ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ. 633...
2014-2015



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 Vasudha Builders Rep by its Partners Mr. T.K. Venkatapathy S/o Sri. T. Kuppaiiah
Naidu , ಇವರು 2260000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	2260000.00	P O No. 994991, Dt 05/6/2014 Andhra Bank, Bangalore
ಒಟ್ಟು :	2260000.00	

ಸ್ಥಳ : ಬಿದರಹಳ್ಳಿ

ದಿನಾಂಕ : 09/06/2014

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
(ಬಿದರಹಳ್ಳಿ)
ಶಿವಾಚನಗರ (ಬಿದರಹಳ್ಳಿ), ಜಂಗಳೂರು-49.

Designed and Developed by C- DAC ,ACTS Pune.



ಹಿ.ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: 633...

2014-2015

Print Date & Time : 09-06-2014 02:05:01 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 633

ಬಿದರಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಕಿವಾಚಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 09-06-2014 ರಂದು 01:40:32 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	400000.00
2	ಸೇವಾ ಶುಲ್ಕ	525.00
3	ಇತರೆ	40.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು:	400600.00

ಶ್ರೀ M/s Vasudha Builders Rep by Its Partners Mr. T.K. Venkatapathy S/o Sri. T. Kuppalah Naidu ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Vasudha Builders Rep by its Partners Mr. T.K. Venkatapathy S/o Sri. T. Kuppalah Naidu			

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕಿವಾಚಿನಗರ (ಬಿದರಹಳ್ಳಿ), ಜಿಂಗಳೂರು-49.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
1	M/s Vasudha Builders Rep by its Partners Mr. T.K. Venkatapathy S/o Sri. T. Kuppalah Naidu (ಬರೆಸಿಕೊಂಡವರು)			
2	M/s Vasudha Builders Rep by its Partners Dr. D.R. Yugandar S/o Sri. D. Ramaiah Naidu (ಬರೆಸಿಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕಿವಾಚಿನಗರ (ಬಿದರಹಳ್ಳಿ), ಜಿಂಗಳೂರು-49.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಸೀಟ್ ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕ ಪಾವತಿಯಾದ ಮೊತ್ತ
Total stamp duty paid as

633
2014-2015

Represented by it's Partners

1. Mr.T.K.VENKATAPATHY, aged about 38 years
S/o Sri.T.Kuppaiah Naidu,

2. Dr.D.R.YUGANDAR., aged about 55 years,
S/o Sri.D.Ramaiah Naidu,

(hereinafter referred to as the "PURCHASER" (which expression shall wherever the context so requires or admits, mean and include it's/their Representatives, Legal Heirs, Successors, Executors, Administrators and Assigns etc.,) of the Second Part;
WITNESSES AS FOLLOWS:

WHEREAS Vendors are the absolute owners of all that piece and parcel of property converted land bearing Sy.No.100, present portion Katha No.93/100, (converted vide Conversion certificate bearing No.ALN:(EBK)SR:9/2013-14, dated 25/07/2013), situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring about 32 Guntas out of 2 Acres 16.12 Guntas, which property is morefully described in the Schedule hereunder and hereinafter referred to as the "SCHEDULE PROPERTY", Originally property acquired by the Late.Sri.Narasimachar under Inams Abolition Act in Case No.175/75-76, dated 30/04/1976, passed by the Special Deputy Commissioner for Abolition of Inaams, Later the said Late.Sri.Narasimachar deceased intestate on 07/02/1995, leaving behind his wife namely Mrs. Alamelamma and Four children namely 1. Mrs.B.N.Manjulakshi @Manjulamma, 2. Mrs.B.N.jalajakshi 3. Mr.B.N.Ravindra Char and 4. Mr. Varadarajan being his sole surviving Class - I legal heirs, have succeeded to his entire estates including Property bearing Survey No.100 of Dommasandra Village, Subsequently 1. Mrs.B.N.Manjulakshi @Manjulamma, 2. Mrs.B.N.jalajakshi both are daughter's of Late.Sri.Narasimachar have released their absolute right, title and interest over the schedule property in favour of Mr.B.N.Ravindra Char vide registered release deed dated 27/04/2013, registered as Document No.480/13-14in Book -I, registered before the Office of the Sub-Registrar Ulsoor, Bangalore, presently the parties herein are the absolute owners of Schedule Property, and all family members are mentioned from abundant production of the purchaser herein.

Dr. D. R. Yugandar

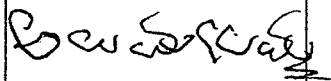
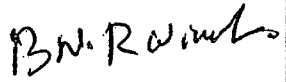
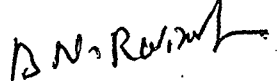
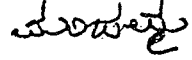
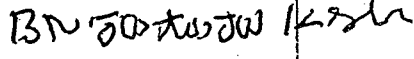
T. K. Venkatarthy

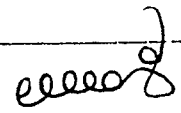
T. K. Venkatarthy

Dr. D. R. Yugandar

B.N. Ravindra Char, B.N. Jalajakshi

[Signature]

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	Smt. Alamelamma. B.T. W/o Late Sri. Narasima Char (ಬರೆದುಕೊಡುವವರು)			
4	Mr. B.N. Ravindra Char S/o Late Sri. Narasima Char (ಬರೆದುಕೊಡುವವರು)			
5	Kumari. B.R. Deepika . Master. B.R. Narasima Murthy and Master. B.R. Dhanush Being Minor's Rep by thier Father and Natural Guardian Mr. B.N. Ravindra Char S/o Late Sri. Narasima Char (ಬರೆದುಕೊಡುವವರು)			
6	Mr. B.N. Varadarajan S/o Late Sri. Narasima Char (ಬರೆದುಕೊಡುವವರು)			
7	Kumari. B.V. Poojitha and Kumari. B.V. Amrutha Being Minor's Rep by thier Father and Natural Guardian Mr. B.N. Varadarajan, S/o Late Sri. Narasima Char (ಬರೆದುಕೊಡುವವರು)			
8	Mrs. B.N. Manjulakshi @ Manjulamma D/o Late Sri. Narasima Char (ಬರೆದುಕೊಡುವವರು)			
9	Mrs. B.N. Jalajakshi D/o Late Sri. Narasima Char (ಬರೆದುಕೊಡುವವರು)			



ಹಿರಿಯ ಅಪರಾಧ ನೋಂದಣಾಧಿಕಾರಿ
ಕೆ.ಎ.ಎ.ಸಿ.ಎ. (ಬಿ.ಎ.ಎ.ಎ.ಎ.), ಬೆಂಗಳೂರು-49.

6
ನೋಂದಣಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 633
2014-2015



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಸಂಖ್ಯೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಇದರಲ್ಲಿ ಒಂದು ಭಾಗವು ಬಳಸಲ್ಪಟ್ಟಿದೆ
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

633

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AND WHEREAS the Vendors herein since the date of acquisition of the Schedule Property in the manner referred to above have been in peaceful possession and enjoyment of the same without any let or hindrance from any one and have been exercising acts of ownership and possession over the Schedule Property.

WHEREAS the Vendors herein have offered to sell the Schedule Property in favour of the Purchasers herein and the Purchasers herein have agreed and have come forward to purchase the Schedule Property. Hence, this Sale Deed.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the above common intention and in consideration of the Purchasers paying the entire sale consideration of Rs.4,00,00,000/- (Rupees Four Crore Only) to the Vendors before the undersigned witnesses, in the following manner;

- a) a sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) vide Crossed Cheque bearing No.899901, dated 03/02/2014, drawn on Andhra Bank, Vidyapeetha circle, Bangalore.
- b) a sum of Rs.40,00,000/- (Rupees Fourty Lakhs Only) vide Crossed Cheque bearing No.899902., dated 09/02/2014, drawn on Andhra Bank, Vidyapeetha Circle, Bangalore.
- c) a sum of Rs.40,00,000/- (Rupees Fourty Lakhs Only) vide Crossed Cheque bearing No.899903., dated 09/02/2014, drawn on Andhra Bank, Vidyapeetha Circle, Bangalore.
- d) a sum of Rs.30,00,000/- (Rupees Thirty Lakhs Only) vide Crossed Cheque bearing No.899904., dated 09/02/2014, drawn on Andhra Bank, Vidyapeetha Circle, Bangalore.
- e) a sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) vide Crossed Cheque bearing No.899905, dated 09/03/2014, drawn on Andhra Bank, Vidyapeetha Circle, Bangalore.

BN. Ramesh
BN. Ramesh

ಮಂಡ್ಯ
PN. ಸುಬ್ರಹ್ಮಣ್ಯ

T.V. Lakshmi

D. Ranganathan

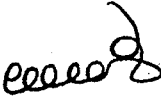
ಗುರುತಿರುವವರು

8ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ...633...
2014-2015

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Nagaraj S/o Venkateshappa No 149A, Kithaganur Colony, K R Puram Post, Bangalore-36	Nagaraj S/o K.V.
2	Chikkamuniyappa S/o Late Munichikkappa Kithaganur Colony, K R Puram Post, Bangalore-36	

ಎಲ್ಲರಿಗೂ 9/6

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಬಿಜಾಪುರ (ಬಿದರಹಳ್ಳಿ), ಜಿಂಗಳೂರು-49.

 1 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ BDH-1-00633-2014-15 ಆಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ BDHD107 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 09-06-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  (ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಗಂಗಾಬಾಯಿ ಬಿರಾಡ್ಕರ್)	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಬಿಜಾಪುರ (ಬಿದರಹಳ್ಳಿ), ಜಿಂಗಳೂರು-49.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಸೂಚನಾ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

10. ಸೇವಾ ಶುಲ್ಕ ಪಾವತಿಯ ಸಂಖ್ಯೆ: 633

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Date of execution: _____ Total stamp duty paid Rs: _____

- p) a sum of **Rs.45,68,000/-** (Rupees Forty Five Lakhs and Sixty Eight Thousand Only) vide Crossed Cheque bearing No.898806, dated 9/06/2014, drawn on Andhra Bank, Vidyapeetha Circle, Bangalore.
- q) a sum of **Rs.15,00,000/-** (Rupees Fifteen Lakhs Only) vide Crossed Cheque bearing No.898807, dated 9/06/2014, drawn on Andhra Bank, Vidyapeetha Circle, Bangalore.
- r) a sum of **Rs.15,00,000/-** (Rupees Fifteen Lakhs Only) vide Crossed Cheque bearing No.898808, dated 9/06/2014, drawn on Andhra Bank, Vidyapeetha Circle, Bangalore.
- s) a sum of **Rs.1,36,000/-** (Rupees One Lakhs Thirty Six Thousand Only) through online transfer from Andhra Bank, BSR Code: 0341101, Challan Serial No.00105, dated 29/05/2014, towards TDS.
- t) a sum of **Rs.1,32,000/-** (Rupees One Lakhs Thirty Two Thousand Only) through online transfer from Andhra Bank, BSR Code: 0341101, Challan Serial No.00115, dated 29/05/2014, towards TDS.
- u) a sum of **Rs.1,32,000/-** (Rupees One Lakhs Thirty Two Thousand Only) through online transfer from Andhra Bank, BSR Code: 0341101, Challan Serial No.00110, dated 29/05/2014, towards TDS.

the receipt of which entire sale consideration of **Rs.4,00,00,000/-** (Rupees Four Crore Only) the aforesaid payment were made in favour of Vendors as per the request of the Vendors, to accommodate their requirement, and Vendors have agreed for the same and jointly acknowledge and acquit the Purchasers of any such payment in the presence of the witnesses attesting hereunder.

The Vendors as the absolute owners of all that piece and parcel of the Schedule Property do hereby sells, conveys, transfers, alienates UNTO the Purchaser all that piece and parcel of the Schedule Property TO HAVE AND TO HOLD the same as its absolute owner with all rights, liberties, privileges, easements, hereditaments, ways, water courses and free from all encumbrances, affirms and assures that,

ಬಿ.ಎ. ರವಿಶಂಕರ್
B.A. Ravishankar
[Signature]

ಮೊಹರು

BV- ಸುಬ್ರಹ್ಮಣ್ಯ
[Signature]

J.V. Venkatesh

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

11 ನೇ ಪ್ರಜ್ಞಪತ್ರ ದಿನಾಂಕ 6/3/2014
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2014-2015

Date of execution

Total stamp duty paid Rs.

1. The Vendors have this day put the Purchaser in vacant possession of the Schedule Property and the Purchasers acknowledge having taken delivery of the same.
2. The Vendors assure the Purchaser that the Schedule Property is their absolute property, and that no other member of his/her/their family have any manner of claim, right, title or interest over the same.
3. The Vendors assure the Purchaser that they have a clear, valid, subsisting and marketable title in relation to the Schedule Property and that there is no legal impediment for the absolute sale of the Schedule Property in favour of the Purchasers herein.
4. The Vendors assure the Purchaser that their title over the Schedule Property is absolutely clear and free from all sorts of encumbrances of whatsoever nature such as court attachments, minor claims, maintenance claims, charges, lien, lis pendens etc., and categorically undertake to indemnify the Purchasers to the entire extent, in the event of any defect in title is found in any future date and also undertake to pay damage to the entire extent in the event of any such defect in title and also categorically undertake to solve any defect or lacuna found in future date, at his/her/their cost and from out of his/her/their other properties;
5. The Vendors assure the Purchaser that they have paid upto date taxes in relation to the Schedule Property to the concerned authorities and undertake to indemnify the Purchasers against any such payment/expense.
6. The Vendors undertake to indemnify the Purchaser against any loss/damage/expense the Purchasers may incur/suffer on account of defect in title, if any of the Vendors or arising from the claim of third parties if any.
7. The Vendors have this day handed over all available documents of title in relation to the Schedule Property to the Purchaser and the Purchaser acknowledges having received the same.

BN: Ravi Kumar
BN: Ravi Kumar

T.V. Lakshmi
DR. Y. G. S. S. S.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು.
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2014-2015

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು.
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2014-2015

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8. The Purchaser shall henceforth be entitled to peacefully and quietly hold, possess, enjoy and exploit the Schedule Property as his/its/their absolute Property with all benefits accruing thereto, without any let or hindrance either by the Vendors or any one claiming through or under them.
9. The Vendors have no objection for the Purchasers to get the Katha of the Schedule Property transferred into its/their name/s.
10. The expenses of Stamp duty and registration are borne by the Purchaser.

SCHEDULE PROPERTY

All that piece and parcel of property converted land bearing Sy.No.100, present portion Katha No.93/100, (converted vide Conversion certificate bearing No.ALN:(EBK)SR:9/2013-14, dated 25/07/2013), situated at Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk, measuring about 32 Guntas out of 2 Acres 16.12 Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface, and is bounded on the

East by : remaining Portion of same Sy.No.100;

West by : Land in Sy.No.101,;

North by: Land in Sy.No.102;

South by : Road;

The market value of the Schedule Property is a sum of Rs.4,00,00,000/- (Rupees Four Crore Only).

BN. Raju
BN. Raju

BN. Raju
BN. Raju

T.V. Ramesh

Prayugandari

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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Document Sheet



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Registration and Stamps Department

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IN WITNESS WHEREOF the parties have set their respective hands to this deed in the presence of the Witnesses attesting hereunder,

WITNESSES:

1. K.V. Naguraja
S/O. VENIKATESHAPPA
KITHEGANDUR CACAOY
K.R PURAM POST
B- 36

1.
2. BN Ravindra
(Owner at Sl.No.2 for self and as Natural Guardian for the Owners at Sl.No.2a to 2c)

3.
(Owner at Sl.No.3 for self and as Natural Guardian for the Owners at Sl.No.3a & 3b)

2.
Chinnamunyahappa
S/o Munidiahappa
Kithegandur
K.R puram post
Bb- 560036

4.
5. BN Ravindra

VENDORS

1. T.V. Raghav
2. DR. Y. G. S. S. S. S.

PURCHASER/S

Drafted by:
(SHIVARAJA. S)
R. Santhosh Kumar Associates,
Advocates,
Flat No.406, Motati Meadows,
Nagavarapalya Main Road,
Benniganahalli, Old Madras Road,
C.V.Raman Nagar Post, Bangalore - 560 093.