

19261/1516

ದಾಖಲೆ ಹಾಳೆ
Document Sheet

9261-1516

2016/10

₹ 3/-

Office :
Date :

ABSOLUTE SALE DEED

THIS DEED OF SALE is made and executed on this 10th day of February, 2016 (10/02/2016) at Bangalore.

BY & BETWEEN:

- 1) **Smt.Chinnamma**
W/o Late Munichowdappa
Aged about 62 Years
- 2) **Sri.M.Venkatesh**
S/o Late Munichowdappa
Aged about 47 Years
PAN: AGMPV 3923F
- 2(a) **Kum.Gunashree.V**
D/o M.Venkatesh
Aged about 22 Years
- 2(b) **Kum.Deepashree.V**
D/o M.Venkatesh
Aged about 20 Years
- 3) **Sri.M.Gopal**
S/o Late Munichowdappa
Aged about 42 Years
- 3(a) **Kum.Ruchitha.G**
D/o M.Gopal
Aged about 10 Years
- 3(b) **Kum.Thanusha.G**
D/o M.Gopal
Aged about 8 Years

1.  M/s Chinnamm

M. 2081112

1.  Gunashree
my
Yerrame abba Yashudhara

M. 2081112

PW 12 HOLDING PROPERTY DEVELOPMENT PVT. LTD.


Managing Director

ಶ್ರೀ ಪು. ವ್ಯಾಸೇಶ್ವರ ಸುಬ್ಬಯ್ಯ
15/16



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊದಲಿನ ಹಾಗೂ ಮುಂದಿನ ಹಂತದಲ್ಲಿ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಸ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s V2 HOLDINGS HOUSING DEVELOPMENT PVT. LTD. represented by its Managing Director P.L. VENKATARAMA REDDY : ಇವರು 6750700.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಡ್ಡುಗಳಿಗೆ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸುವುದಾಗಿ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಕಡ್ಡು ಪಾವತಿಯ ವಿವರ
ಇವರ ಒಕ್ಕೂಟ ಪೇ ಅಕೌಂಟ್	4125000.00	P.O no: 021883 Dated 10/02/2016 Issued by SWARNA BHARATHI SAHAKARA BANK NIYAMITHA BSK 2nd stage, Bangalore
ಇವರ ಒಕ್ಕೂಟ ಪೇ ಅಕೌಂಟ್	2000000.00	P.O No. 005215 Dated 10/02/2016 Issued by SIR M. VISVESVARAYA CO-OP BANK LTD. BSK 3rd stage, Bangalore
ಇವರ ಒಕ್ಕೂಟ ಪೇ ಅಕೌಂಟ್	625100.00	P.O No. 005212 Dated 09/02/2016 Issued by SIR M. VISVESVARAYA CO-OP BANK LTD. BSK 3rd stage, Bangalore
ಒಟ್ಟು :	6750700.00	

ಸ್ಥಳ : ಬಾಂಬೇರಾಜುಬೆಳೆ
ದಿನಾಂಕ: 10/02/2016

ಇವರು ಮುದ್ರಾಂಕ ಕುಡ್ಡುಗಳನ್ನು ಪಾವತಿಸಿ
ಹಿರಿಯರೇ ಇವರ ಸಹಿರಿಯರಾದವರಾಗಿರುತ್ತಾರೆ
(ಬಾಂಬೇರಾಜುಬೆಳೆ)
ಬಸವನೂರು (ಬಾಂಬೇರಾಜುಬೆಳೆ),
ಬೆಂಗಳೂರು.

Document Sheet



₹ 3/-

UB :

Drawn :
Date :

3(c) **Kum. Ankishi. G**
D/o M. Gopal
Aged about 6 Years

3(d) **Master G. Vishal**
S/o M. Gopal
Aged about 3 Years

Since Sl.No-3(a) to 3(d) are Minors
They are represented by their father
And natural guardian M. Gopal.

4) **Smt. Yerramma alias Yeshodamma.**
D/o Late Munichowdappa
Aged about 50 Years

All are R/at No.3,
Ittamadu Subramanyeshwara Swamy
Temple Road, BSK-III Stage,
Ittamadu Village, Bangalore-560 085.

Hereinafter called the **SELLERS/VENDORS**, which term shall mean
and include all their respective legal heirs, representatives,
administrators, executors, assignees etc., of the **One Part**.

AND:

M/s.V2 Holdings Housing Development Pvt. Ltd.,
Having its regd.office at "Manish Mansion"
No.18, III Main, N.R.Colony Bangalore - 560 019
Represented by its Managing Director

 **M/s Smt Chinnung**
M. Gopal

 **Yerramma alias Yeshodamma**

For V2 HOLDING HOUSING DEVELOPMENT PVT. LTD.


Managing Director

Page 2 of 24

Representative



Print Date & Time : 10/02/2016 04:44:45 PM

9261 I Ju
15/18

ಮಾನ್ಯತೆಗೆ ಪತ್ರ (V2)

ಮಾನ್ಯತೆಗೆ ಪತ್ರದ ಮೂಲಕವಾಗಿರುವ ಮಾಹಿತಿಗೆ ದತ್ತಾಂಶದ ದಿನಾಂಕ 10/02/2016 ರಿಂದ 04/06/17 ರವರೆಗೆ ಸಹಿ ಮಾಡಿ ಸಹಿ ಮಾಡಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ದಿನಾಂಕ
1	ಮಾನ್ಯತೆಗೆ ಪತ್ರ	10/02/2016
2	ಮಾನ್ಯತೆಗೆ ಪತ್ರ	10/02/2016
3	ಮಾನ್ಯತೆಗೆ ಪತ್ರ	10/02/2016
4	ಮಾನ್ಯತೆಗೆ ಪತ್ರ	10/02/2016

By M/s V2 HOLDINGS HOUSING DEVELOPMENT PVT. LTD., represented by its Managing Director P.L.VENKATARAMA REDDY addressee address

ವಿವರ	ಚಿತ್ರ	ಮಾನ್ಯತೆಗೆ ಪತ್ರ	ಹೆಸರು
By M/s V2 HOLDINGS HOUSING DEVELOPMENT PVT. LTD., represented by its Managing Director P.L.VENKATARAMA REDDY			

ಹೆಸರು: P.L. Venkata Rama Reddy
ಮಾನ್ಯತೆಗೆ ಪತ್ರ (ಮಾನ್ಯತೆಗೆ ಪತ್ರ),
ಮಾನ್ಯತೆಗೆ ಪತ್ರ.

ಮಾನ್ಯತೆಗೆ ಪತ್ರದ ಮೂಲಕವಾಗಿರುವ ಮಾಹಿತಿಗೆ ದತ್ತಾಂಶದ ದಿನಾಂಕ 10/02/2016 ರಿಂದ 04/06/17 ರವರೆಗೆ ಸಹಿ ಮಾಡಿ ಸಹಿ ಮಾಡಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಚಿತ್ರ	ಮಾನ್ಯತೆಗೆ ಪತ್ರ	ಹೆಸರು
1	M/s V2 HOLDINGS HOUSING DEVELOPMENT PVT. LTD., represented by its Managing Director P.L.VENKATARAMA REDDY ಮಾನ್ಯತೆಗೆ ಪತ್ರ			
2	Mr. Chinnamma ಮಾನ್ಯತೆಗೆ ಪತ್ರ			L + mg Santchinnamma

ಹೆಸರು: L + mg Santchinnamma
ಮಾನ್ಯತೆಗೆ ಪತ್ರ (ಮಾನ್ಯತೆಗೆ ಪತ್ರ),
ಮಾನ್ಯತೆಗೆ ಪತ್ರ.

ದಾಖಲೆ ಮತ್ತು
Document Sheet



US :

Drawn :
Date :

₹ 3/-

Sri. P.L.Venkatarama Reddy
PAN No.AACCV8810E

Hereinafter referred to as **PURCHASERS**, which term shall mean and include all its successors, representatives, administrators, assignees etc., of the **Other Part**.

WHEREAS, basically the land bearing Sy.No.3 of Ittamadu Village, Uttarahalli Hobli, Bangalore South Taluk, now within the BBMP limits, to the extent of 5-32 Guntas of agricultural land was auctioned by the Government of Karnataka, by the revenue authorities on 3/4/1941. After the auction being held, the entire amount payable to the Government, paid by B.Kempaiah. For having paid the said amount, the Government has issued the receipt thereof.

WHEREAS, on payment of auction amount by B.Kempaiah, he has got mutation in his name and also katha stands as katha No.3 has been reflected in the RTC from 1972 onwards in Column No.9 in respect of Sy.No.3 of Ittamadu Village, Uttarahalli Hobli, Bangalore South Taluk to the extent of 5-32 Guntas.

WHEREAS, after the death of B.Kempaiah, his wife and his minor son Veerabhadraiah, are the legal heirs and successors to the estate left by B.Kempaiah. Hence, Smt. Lingamma W/o Late.

Mr & Chinnam

M. S. 08012

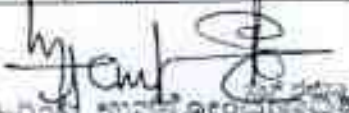
M of Smt. Yeshamma
abise yeshamma

Guradhae

Zeepathree-v

ಕ್ರ. ಸಂ.	ಹೆಸರು	ಚಿತ್ರ	ದೃಶ್ಯ ರೂಪ	ಹೆಸರು
3	SUM VENKATESH (ಸುಮವೆಂಕಟೇಶ)			m. S. Venkatesh
4	Kum GUNASHREE V. (ಕುಮಗುನಾಶ್ರೀ)			Gunashree
5	Kum DEEPASHREE V. (ಕುಮದೀಪಾಶ್ರೀ)			Deepashree
6	M GOPAL (ಎಂ.ಗೋಪಾಲ್)			M. Gopal
7	Kum RUCHITHA G. Kum THANGSHA G. Kum ANKISH G and Master G. VISHA since minor ied by their father and natural guardian M. GOPAL (ಕುಮರುಚಿತ್ಥಾ, ಕುಮ ತಾಂಗಶಾ, ಕುಮಅಂಕಿಶ್ ಮತ್ತು ಮಾಸ್ಟರ್ ಗೆ. ವಿಷಾ ಅವರು ಅವರ ತಂದೆ ಮತ್ತು ನೈಸರ್ಗಿಕ ರಕ್ಷಕರಾದ ಎಂ. ಗೋಪಾಲ್ ಅವರಿಂದ ನಿಯಂತ್ರಿಸಲ್ಪಟ್ಟಿರುತ್ತಾರೆ)			M. Gopal
8	YERRAMMA alias YESHOOGAMMA (ಯೆರಮ್ಮಾ ಅಥವಾ ಯೆಶೋಗಮ್ಮಾ)			Let Mrs Smt Yerramma chie of 8th plang

6. 9266 F
1810 Ju

by 
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು/ಹಿರಿಯ
ಅಧ್ಯಕ್ಷರು (ಪ್ರಾಥಮಿಕ),
ಬೆಂಗಳೂರು.

92612

25/6

₹ 3/-

Document Sheet





Office :
Date :

B.Kempaiah and her minor son Veerabhadraiah have jointly executed an Absolute Sale Deed in favour of Munichowdappa S/o Yerrappa to the extent of 5 Acres 32 Guntas of land in Sy.No.3 of Ittamadu Village, Uttarahalli Hobli, Bangalore South Taluk, the said sale deed was duly registered in the Office of the Sub Registrar, Bangalore South Taluk under Document No.5944/62-63, Vol. 368, Book-1, pages 231 to 234 dated 11/1/1963.

WHEREAS, on acquisition of the property by Munichowdappa under the sale deed dated 11/6/1963 he has got transferred the mutation in his name as per MR No.7/71-72 issued by the Tahasildar, Bangalore South Taluk and his name has been reflected in the Record of Rights and also in the Index of land and as well as ledger 'U' Katha and it is also shown in the settlement Akarbandh and RTCs, were reflected from 1967-68 to 1976-77, then 1994-95 after became an owner by Munichowdappa in respect of 5-32 Guntas of land in Sy.No.3 of Ittamadu Village, Uttarahalli Hobli, Bangalore South Taluk, he and his family members have entered into the family partition, which was duly registered in the Office of the Sub Registrar, Bangalore South Taluk under Document No.4464/80-81, Book-1, pages 105 to 109, Volume No.155 dated 3/11/80. In the said Partition, Munichowdappa has got schedule property mentioned in the partition deed i.e. item No.1 to the extent of 1-13 Guntas of land in and out of 5-32 Guntas in Sy.No.3 of Ittamadu Village, Uttarahalli Hobli, Bangalore South Taluk.

L. [Redacted] M. S. Subbanna

M. S. Subbanna

M. S. Subbanna

L. [Redacted] M. S. Subbanna
M. S. Subbanna

G. S. Subbanna


 Manager, Bangalore South Taluk

G. S. Subbanna

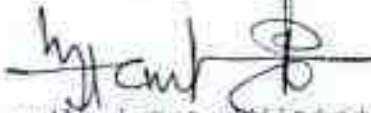
8/2/2016 926/1516 Jr

ಕ್ರಮ ಸಂಖ್ಯೆ	ಪಿಂಚಾಯತ್ ರಾಜ್	ತಾ.
1	N.P. Chowda Ruddy #18, 3rd Main Road, N.R. Colony, Bangalore -19	
2	ಜಿಲ್ಲಾ #18, 3rd Main Road, N.R. Colony, Bangalore -19	

ಹಿರಿಯ ಕಾನೂನುಬಾಹಿರ ಅಧಿಕಾರಿ (ಸಾರ್ವಜನಿಕ),
ಬೆಂಗಳೂರು.



1. ಈ ಪ್ರತಿಷ್ಠೆ ಪ್ರಾಥಮಿಕ
ವಿವರ CMP 1 (0261-2015-16) ಅಗಿ
2. ಈ ವಿವರ CMPD 153 ನಲ್ಲಿ
(ದಿನಾಂಕ 10-02-2016 ರಂದು ಸೇರಿಸಲಾಗಿದೆ)



ಹಿರಿಯ ಕಾನೂನುಬಾಹಿರ ಅಧಿಕಾರಿ (ಸಾರ್ವಜನಿಕ),
ಬೆಂಗಳೂರು.





WHEREAS, though there is a partition, the revenue records are stand still in the name of Munichowdappa, hence he himself has applied for the conversion of land to the extent of 1-13 Guntas out of 5-32 Guntas of land from agricultural to non agricultural residential purpose. After perusal of the revenue records, ascertaining ownership, the land in question by the Special Dy. Commissioner, Bangalore has issued an order of Memorandum, converting the land to the extent of 1-13 Guntas in Sy.No.3 as per the conversion order dated 2/9/1987 vide its order No.B-DIS/ALN/SR(S)3/87-88, thus the entire land of 1-13 Guntas has been fully converted and the conversion charges has been paid to the appropriate authorities by Munichowdappa.

WHEREAS, after partition, Munichowdappa has got his name in the revenue records to the extent of 1-13 Guntas as per MR No.2/2010-11. In the Mutation Extract, the total extent of land 1-13 Guntas shown in the name of Munichowdappa. Thus he became the owner of the converted land to the extent of 1-13 Guntas.

WHEREAS, the said Munichowdappa died on 23/8/2010, as per the death certificate issued by the competent authority, after his death his wife Smt. Chinnamma and 2 sons and 1 daughter have become the legal heirs and successors to the estate left by him i.e., Chinnamma, Venkatesha, Gopal & Yerramma are the legal heirs.

to my
Chinnamang

म. वि. सं. २०८५४२
म. वि. सं. २०८५४२

For V2 welding, the development of the

Page 5 of 24

1. ~~Long~~ my Gumashree
ability estimated entry Gumashree ✓

Document Sheet

10

12/1/16

15/16

23/-

THE BANGALORE ADVOCATES CO-OPERATIVE SOCIETY LTD

BACSL

DATE :

Date :

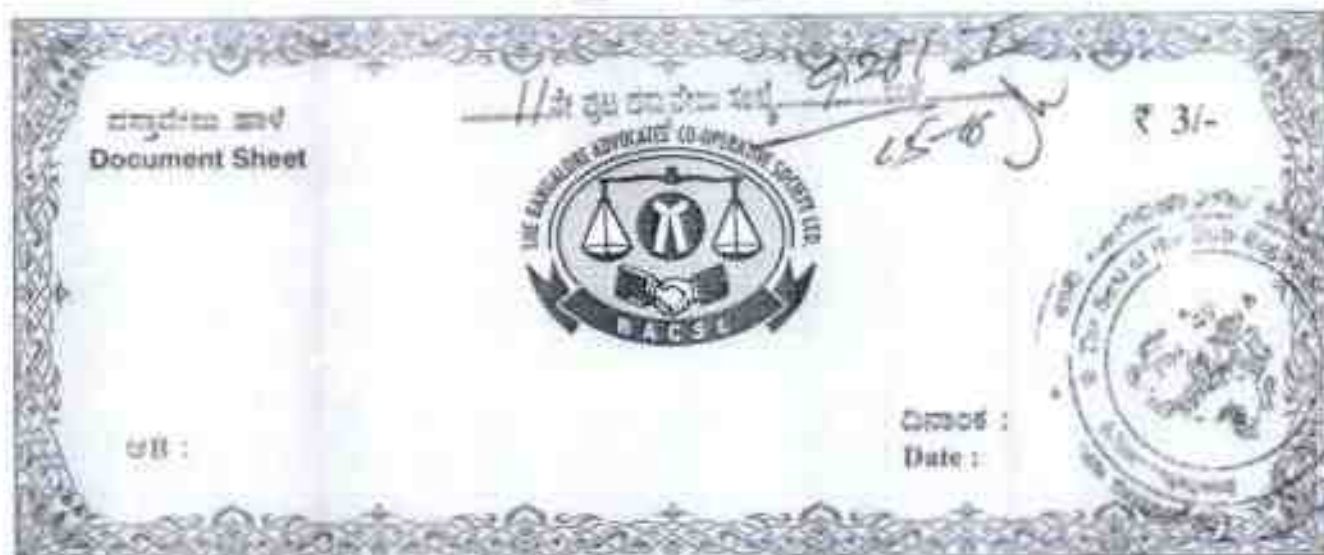
WHEREAS, at this juncture, the land in question in Sy.No.3 notified by BDA as per the preliminary notification dated 5/5/1987 notifying the land for the purpose of formation of Banashankari 4th Stage, thereafter, the final notification was issued on 27/1/1989. Though there is a final notification, the BDA has excluded the land bearing Sy.No.3 to the extent of 5-32 Guntas and no award passed and the possession of the land has also not been taken, but however, in the revenue records, such as RTC the BDA name has been reflected.

WHEREAS, after the death of Munichowdappa, his wife Smt. Chinnamma and his two sons and one daughter have entered into an agreement of sale, with one Sri.B.Suresh S/o Byrappa on 21/10/2010 agreeing to sell to the extent of 0-37 Guntas in and out of converted land on 1-13 Guntas, earlier it was Sy.No.3 subsequently it has become 3/P2. The agreement as entered with B.Suresh was duly registered in the Office of the Sub Registrar, Banashankari, Bangalore under document No.BSK-1-07782/13-14, stored in CD No.BSKD236, Book-1, dated 21/10/2013 agreeing to execute Sale Deed within six months from the date of sale agreement.

WHEREAS, due to changed circumstances, the said agreement as entered with B.Suresh has not been concluded and it has not been materialized. Hence, the said agreement has been cancelled and the vendors herein have returned the entire consideration amount received from the agreement holder Sri.B.Suresh. The said

1.  Mrs. Ganashree
Chinnamma Byrappa
M. Sobha
2.  Mrs. Santayamma
Chinnamma





B.Suresh has received and acknowledged for having received the consideration amount paid under the said agreement. Thereafter, the said agreement was duly cancelled on 9/6/2015, which is duly registered in the office of the Sub Registrar, Banashankari, Bangalore vide Document No.BSK-1-02568/2015-16, Book-1 stored in CD BSKD311 dated 10/6/2015. On cancellation of the said agreement, the said Chinnamma and her sons and daughter, became an absolute owners of the property in question of converted land to the extent of 1-13 Guntas and the property is free from all encumbrances and there is no charge over the property, except the notification by the BDA.

Though the land is fully converted to the extent of 1-13 Guntas for the purpose of residential, the land has not been developed and no development charges have been paid and the land remains as it is without any development, since the said land is under notification, owners are not developing the same.

WHEREAS, the Vendors herein became the absolute owners after cancellation of the sale agreement, as entered with B.Suresh, except BDA Notification, they have offered to sell the land to the extent of 0-36 Guntas of converted land in and out of 1-13 Guntas in Old Sy.No.3 and New No.3/P2 of Ittamadu Village, Uttarahalli Hobli, Bangalore South Taluk. Accordingly, the Vendors have entered into an agreement of Sale with the Purchasers herein, the said agreement was duly registered in the Office of the Sub

 By Chinnamma Ganesha
 m. Suresh
 m. Suresh
 By Sub Yeshu
 abhe yeshu


 Page 7 of 24

注意

Index

Date: _____

WHEREAS, in pursuance of the agreement of sale and as well as the power of attorney as executed by Vendors in favour of the Purchasers herein as detailed above, the Purchasers herein have challenged the notification issued by BDA through the vendors herein by filing a Writ Petition before the Hon'ble High Court of Karnataka vide WP No.28210/2015. After the writ petition, the notice was sent to the BDA, the counsel of BDA represented and filed the statement of objection and in the said objection, BDA has clearly admitted that no award has been passed and no possession was taken. Thereafter, on adjudication of the matter, High Court of Karnataka has passed the order by quashing the preliminary notification and

My Charming Gumabou

म. वि. सं. १५४३

ਮਨੀਸ਼ਾ ਕੌਰ

1-1-1973
Suk yerrannabim yeshidam

Page 8 of 24

Document Sheet



Office :
Date :

final notification passed by the BDA for non compliance of requirement, such as possession and award even after a lapse of 21 years. The Court has held in his order stating that notification itself is bad in law, hence the said notification is lapsed and directed the revenue authorities to retain revenue entries in the revenue records. As per the order passed by the High Court of Karnataka in Writ petition WP No.28210/ 2015 dated 1/10/2015.

After the order passed in the said writ petition, the Purchasers through the vendors herein have approached the Tahasildar, Bangalore South Taluk, by submitting the representation, requested the Revenue Authority to retain the entries in the revenue records in the name of Munichowdappa, who is none other than the father and grandfather of the Vendors herein. Accordingly, on scrutiny of the papers, Revenue Authorities have retained the name of the Munichowdappa in the revenue records, as per order dated 11/11/2015 vide its order No.MRH-1/2015-16. Thereafter, the Tahsildar Bangalore South Taluk has passed the order, removing the BDA entry in the Revenue Records and maintained the records in the name of Munichowdappa. In view of the records remained in the name of Munichowdappa, his wife and children and grandchildren are the legal heirs, since Munichowdappa has demised, they became absolute owners of the land in question to the extent of 1-13 Guntas in old Sy.No.3, new No.3/P2 of Ittamadu Village, Uttarahalli Hobli, Bangalore South Taluk.

to my
Chinnar
M. S. B. L. S.

Gurashree

Bapashree

M. S. B. L. S.

to my
M. S. B. L. S.
ahse yashalau

Page 9 of 24

ದಾಖಲೆ ಸಂಖ್ಯೆ
Document Sheet



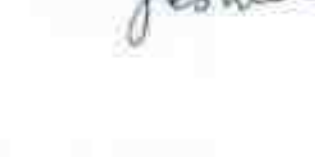
ಕ್ರಮ :
Date :

WHEREAS, the vendors herein, after they became absolute owners and peaceful possession and enjoyment of the converted land to the extent of 1-13 Guntas in old Sy.No.3, new No.3/P2 of Ittamadu Village, Uttarahalli Hobli, Bangalore South Taluk and out of the said land, earlier under the agreement they have offered to sell 0-36 Guntas, now after measuring, the vendors herein have offered to sell 34429 Sq. Ft. of land in and out of 1-13 Guntas of converted land @ Rs.1300/- per Sq. Ft. The Purchasers herein have spent the incidental expenses and other charges to get the Notification quashed.

The Vendors herein have already entered into an agreement of sale with the Purchasers and now they have offered to sell 34429 Sq.ft. @ Rs.1300/- per Sq. Ft. for the purpose of discharge of the debt payable and as well as the amount payable to the earlier agreement holder and also to acquire suitable property, they have offered to sell the schedule property for a total sale consideration amount of Rs.4,47,57,700/- (Rupees Four Crores Forty Seven Lakhs Fifty Seven Thousand Seven Hundred only) to the Purchasers. The Purchasers have also agreed to purchase the land which is more fully mentioned in the schedule hereunder and hereinafter called the Schedule converted land. The Purchasers herein have paid the said amount in the following manner to the Vendors,

a) Rs.5,00,000/- (Rupees Five lakhs only) through cheque bearing No.158251 dated 13/5/2015 drawn on Swarna


 M. Subash

 M. Subash

 M. Subash

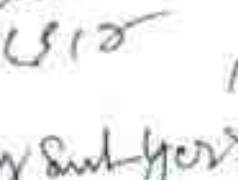
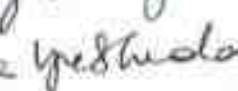

 M. Subash
 Page 10 of 24



Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.

- b) Rs.5,00,000/- (Rupees Five lakhs only) through cheque bearing No.158252 dated 13/5/2015 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- c) Rs.25,00,000/- (Rupees Twenty Five Lakhs only) by way of cash, as per the Agreement.
- d) Rs.10,00,000/- (Rupees Ten Lakhs only) by way of cash to the Vendor No.1 on 01/02/2016.
- e) Rs.5,00,000/- (Rupees Five Lakhs only) by way of cash to the Vendor No.2 on 05/02/2016.
- f) Rs.5,00,000/- (Rupees Five Lakhs only) by way of cash to the Vendor No.3 on 08/02/2016.
- g) Rs.52,400/- (Rupees Fifty Two Thousand Four Hundred only) by way of cash to the Vendor No.1 on 10/02/2016.

In all, Rs.55,52,400/- (Rupees Fifty Five Lakhs Fiftytwo Thousand Four Hundred only) and remaining amount is paid in the following manner:

 G. Srinivasan
 M. S. Srinivasan
 M. S. Srinivasan
 M. S. Srinivasan
 M. S. Srinivasan
 M. S. Srinivasan

ದಾಖಲೆ ಪತ್ರ
Document Sheet



Drawn :
Date :

Less 1% TDS paid - Rs.4,47,600/- (Rupees Four lakhs Fortyseven Thousand Six Hundred only) (Total Sale consideration amount Rs.4,47,57,700 Minus Rs.4,47,600) - Remaining Amount is Rs.3,87,57,700/- (Rupees Three Crores Eightyseven Lakhs Fiftyseven Thousand Seven Hundred only)

- 1) Rs. 50,00,000/- (Rupees Fifty Lakhs only) through Pay Order drawn on Sir.M.Vishveshwaraya Co-op. Bank Ltd., bearing No.005213 dated 09/02/2016 in favour of Vendor No.1 herein.
- 2) Rs. 50,00,000/- (Rupees Fifty Lakhs only) through Pay Order drawn on Sir.M.Vishveshwaraya Co-op. Bank Ltd., bearing No.005214 dated 09/02/2016 in favour of Vendor No.3 herein.
- 3) Rs.20,00,000/- (Rupees Twenty Lakhs only) paid to Kum.Gunashree.V - Vendor No.2(a) by through Cheque bearing No.141435 dated 10/03/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- 4) Rs.20,00,000/- (Rupees Twenty Lakhs only) paid to Kum.Deepashree.V - Vendor No.2(b) by through Cheque bearing No.141436 dated 15/03/2016 drawn on Swarna

H. H. Mr. Gunashree
Chinnur Deepashree.V
M. S. S. S. M. S. S. S.
H. H. Mr. Yashraj
ahlee yashraj

ದಾಖಲೆ ಪತ್ರ
Document Sheet

926/-
15-10 ₹ 3/-

THE BANGALORE ADVOCATES CO-OPERATIVE SOCIETY LTD.
BACSL

GB :

Drawn :
Date :

Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.

- 5) Rs.10,00,000/- (Rupees Ten Lakhs only) paid to M.Gopal - Vendor No.3 by through Cheque bearing No.141437 dated 12/03/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- 6) Rs.25,00,000/- (Rupees Twentyfive Lakhs only) paid to M.Venkatesh - Vendor No.2 by through Cheque bearing No.141438 dated 18/02/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- 7) Rs.25,00,000/- (Rupees Twentyfive Lakhs only) paid to Yerramma - Vendor No.4 by through Cheque bearing No.141439 dated 22/02/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- 8) Rs.20,00,000/- (Rupees Twenty Lakhs only) paid to Chinnamma - Vendor No.1 by through Cheque bearing No.141440 dated 10/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- 9) Rs.20,00,000/- (Rupees Twenty Lakhs only) paid to Chinnamma - Vendor No.1 by through Cheque bearing

J. M. G. Gopal
Chinnamma
M. 208612

Signature

Managing Director

H. Yerramma
M. 208612
Chinnamma



- No.141441 dated 15/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- 10) Rs.10,00,000/- (Rupees Ten Lakhs only) paid to Chinnamma - Vendor No.1 by through Cheque bearing No.141442 dated 20/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
 - 11) Rs.20,00,000/- (Rupees Twenty Lakhs only) paid to M.Venkatesh - Vendor No.2 by through Cheque bearing No.141443 dated 12/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
 - 12) Rs.20,00,000/- (Rupees Twenty Lakhs only) paid to M.Venkatesh - Vendor No.2 by through Cheque bearing No.141444 dated 17/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
 - 13) Rs.20,00,000/- (Rupees Twenty Lakhs only) paid to M.Venkatesh - Vendor No.2 by through Cheque bearing No.141445 dated 25/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
 - 14) Rs.17,57,700/- (Rupees Seventeen Lakhs Fiftyseven Thousand Seven Hundred only) paid to M.Venkatesh - Vendor No.2 by through Cheque bearing No.141446 dated 30/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.

 M. S. Gunashree
 Chinnamma
 M. S. Gunashree
 M. S. Yerramahalakshmi
 Yerramahalakshmi

B. S. Gunashree

M. S. Gunashree Page 14 of 24


 M. S. Gunashree

Document Sheet



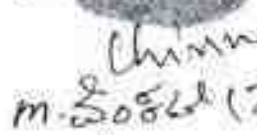
Date :
Date :



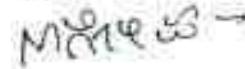
- 15) Rs.10,00,000/- (Rupees Ten Lakhs only) paid to M.Venkatesh - Vendor No.2 by through Cheque bearing No.141447 dated 02/09/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- 16) Rs 20,00,000/- (Rupees Twenty Lakhs only) paid to M.Gopal - Vendor No.3 by through Cheque bearing No.141448 dated 13/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- 17) Rs.20,00,000/- (Rupees Twenty Lakhs only) paid to M.Gopal - Vendor No.3 by through Cheque bearing No.141449 dated 18/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.
- 18) Rs.10,00,000/- (Rupees Ten Lakhs only) paid to M.Gopal- Vendor No.3 by through Cheque bearing No.141450 dated 27/08/2016 drawn on Swarna Bharathi Sahakari Bank Niyamitha, K.R.Road Branch, Bangalore.

Thus, in all, a sum of Rs.4,47,57,700/- (Rupees Four Crores Forty-seven Lakhs Fifty-seven Thousand Seven Hundred only) received by the vendors as detailed above and acknowledged the receipt of the same. However, the Vendor Nos. 2 & 3 herein have undertaken to deposit in the name of minor children i.e, 2(a), 2(b) & 3(a), 3(b) & 3(c), except Master G.Vishal, rest of the minors name, the Vendor Nos. 2 & 3 undertaken to deposit each Rs.10,00,000/- in Fixed Deposit, since they are the minors and Vendor Nos.2 & 3 are the

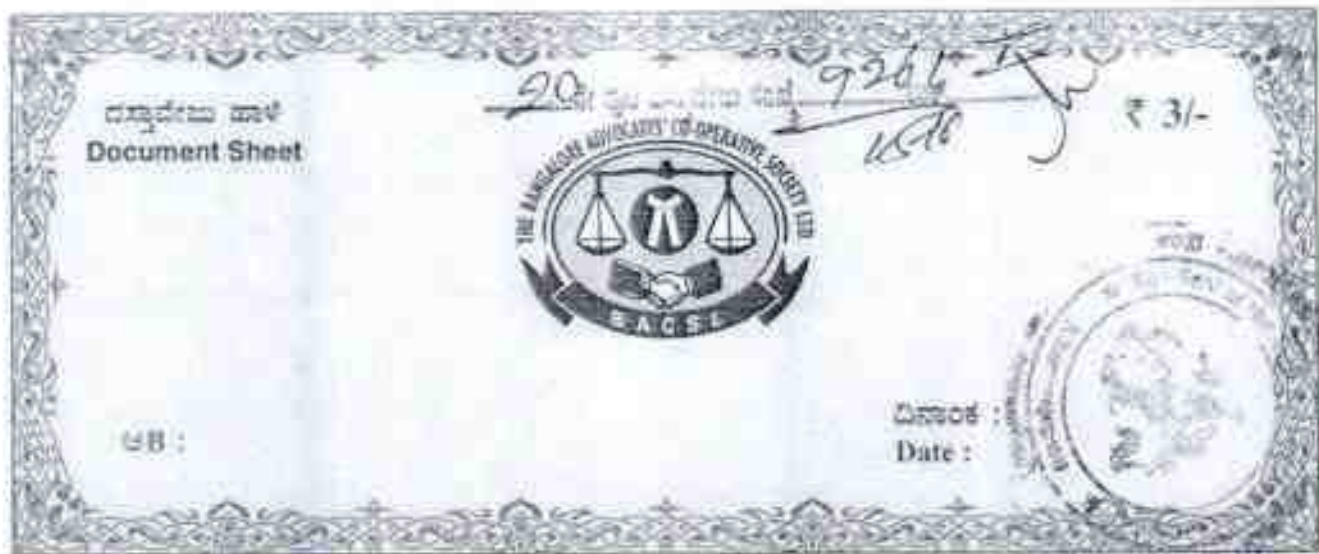
 Mr. Gunashree

 Mr. Chinnay

 Mr. Suresh

 Mr. Suresh

 Mr. Suresh
Alike Yashwanth



father and natural guardians, in the interest of minors they have agreed to deposit.

The payment as shown above are total payments paid to the Vendors and there is no balance sale consideration amount whatsoever payable by the purchasers to the vendors.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. In lieu of the receipt of the entire sale consideration amount received by the vendors from the Purchasers, the Vendors herein do hereby grant, convey, transfer, sell, assign all of their right, title and interest and set over the possession unto to the use of the Purchasers herein absolutely by way of sale and the schedule property is free from all encumbrances without reservation of any kind or part and parcel of the schedule property and there is no arrears of revenue and claim whatsoever nature created either by the Vendors or any one claiming under them to the Purchasers TO HAVE AND TO HOLD AND TO ENJOY the schedule property and every part thereof by their representatives/successors, absolutely as a full and absolute owners forever.
2. The Vendors herein have put the Purchasers in actual physical vacant possession in the schedule property. The Vendors do hereby covenant and assures the Purchasers that, knowingly or unknowingly is not entered into or not a party to any

[Signature] M. G. Guruswamy

[Signature] Chinnay
M. S. S. S. S.

[Signature] S. S. S. S. S.
M. S. S. S. S.

[Signature] M. S. S. S. S.
M. S. S. S. S.

[Signature]
Page 16 of 24



accounts or things whereby their right, title or interest in the schedule property or any part thereof can be impeached.

3. The Vendors herein do hereby assures and covenants with the Purchasers that they have full and unrestricted right, title and interest over the schedule property thereby conveyed and that there is no impediment or restrictions imposed upon them to dispose of the schedule property by way of sale.
4. The Vendors assures the Purchasers that they shall at any time or all times and upon any reasonable request do and act and execute cause to be done all such lawful acts, deeds and things for morefully perfecting and assuring the title of the Purchasers in respect of the schedule property.
5. The Vendors do hereby covenants with the Purchasers that they are the sole and absolute owners in exclusive and peaceful possession and enjoyment of the schedule property and they got absolute marketable title to grant assign convey to the Purchasers in the manner aforesaid and that none else have any manner of right, title or interest over the schedule property and that the sale deed is binding on all their legal heirs, representatives, successors in interest or any person claiming under or through them.
6. The Vendors herein do hereby undertake to indemnify the Purchasers all defects in title or otherwise sufficiently

 Mr. Guruswamy
Chinnay
m. S. S. S. S. Sapalare
 Mr. Yoram
Chinnay


 Page 17 of 24

Document Sheet



Date:

indemnify all encumbrances, claims, demands, costs, damages, expenses created over the schedule property.

7. The Vendors hereby covenants with the Purchasers that there is no encumbrances, or settlement WILL charge, liens, mortgages, court attachments of any kind of maintenance charges, minor rights either by agreement or order or decree pending or the legal proceedings or land acquisition proceedings or notifications of any kind or any other security or any claim in respect of the schedule property that may in any manner derogate from the full and absolute ownership of the schedule property hereby conveyed and hereby specifically undertake to defend and resolve at their own cost or enable the Purchasers to do so that the Vendors further assures that they will personally keep the Purchasers indemnified against all the acts, proceedings or claims which the Purchasers may suffer or by subjected reasons of the breach by the Vendors of the covenants expressed or implied to the conveyance of the schedule property.
8. The Purchasers are at liberty to get transferred katha in their names with the BBMP, by paying appropriate taxes and charges. In case of any assistance is required, the vendors herein under take to do so.

[Handwritten signatures and names]
 Gunashree
 m. 308622
 Bapashree

[Handwritten signatures and names]
 m. 308622
 yeshodhanie
 yeshodhanie



Date :

- (Signature)*

Guna hore
Barahore

Page 19 of 24

1. ~~1~~ 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839.

Document Sheet



SB :

Docos :
Date :



Hence the original documents are in the custody of the Vendor No.2 & 3. However, the certified copy of the titles of Old Sy.No.3 & New No.3/P2 delivered in favour of the Purchasers herein, the Vendor Nos. 2 & 3 has specifically undertaken to produce the original documents whenever it is required to the Purchasers to place before any statutory authorities for any permission or any financial institution to borrow loan, in such circumstances or event, on notice by the Purchasers, the Vendor Nos.2 &3 shall produce the original documents for the purpose and after the purpose being served, again the original documents are with the custody of Vendor Nos. 2 & 3. Under this sale deed, only certified copy of the documents are delivered and no original documents are delivered, due to the reasons stated above.

13. In case, on notice, the Vendor Nos. 2 & 3 fails to produce original documents, the Purchasers are at liberty to take appropriate action.
14. The Vendors have delivered the physical vacant possession of the land to the extent of 34,429 Sq. Ft. in and out of 1-13 Guntas of land in old Sy.No.3 & New No.3/P2 in favour of the Purchasers, to identify the said land, a separate sketch is prepared and the same is duly signed by the Vendors and purchasers and registered along with the sale deed for more

Handwritten signature: *Chinnay*
Handwritten text: *m. 208510*

Handwritten signature: *Gurashan*
Handwritten signature: *Bupesh*

Handwritten signature: *My of Sub gerram*
Handwritten signature: *alike geshadani*

Handwritten signature: *M. K. S.*



Page 20 of 24

Document Sheet



Order :
Date :

Identity and more clarity of the property, conveyed by the vendors to the purchasers.

SCHEDULE

All that piece and parcel of the converted land bearing Sy.No.3, present Sy.No.3/P2 to the extent of 34,429 Sq. Ft. (in and out of 1-13 Guntas of converted land) as per Conversion order No. BDIS/ALN/SR/03/87-88 dated 2/9/1987, situated at Ittamadu Village, Uttarahalli Hobli, Bangalore South Taluk, now within the BBMP Limits, BSK- III Stage, Bangalore - 560 085 and bounded on:

East by : Remaining land of Vendors herein
West by : Border of Hosakerenalli
North by : Road
South by : Land belongs to Venkatappa in the same Sy Old No.3 & New No.3/P2

For V2 HOLDING HOUSING DEVELOPMENT PVT. LTD.

Gunasheela
Rajeshwari

M. S. S. S. S.
M. S. S. S. S.

Managing Director

Page 21 of 24

M. S. S. S. S.
Y. S. S. S. S.

Original and
Document Sheet



Office :
Date :

IN WITNESSES WHEREOF, both the parties have herein set and subscribe their respective signatures to this deed of sale on the day, month and year above mentioned in the presence of following witnesses at Bangalore.

WITNESS:

1

(Chouda Reddy m.f.)
18, 3rd main road
N.R. colony B.R.H

1.

Chinnamma

2.

M. Venkatesh

2a)

Gunashree V

2b)

Deepashree V

3.

M. Gopal

1

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 26th day of 15/10/2018

Date :

2
C. W. S. L. D. V. L.
12, 3rd main Road
W. R. Colony, Sec 19

Ruchitha.G

Since minor represented by her
Father & natural guardian
M. Gopal

Thanusha.G

Since minor represented by her
Father & natural guardian
M.Gopal

Ankishi, G

Since minor represented by her.
Father & natural guardian
M.Gopal

G. Vishal

Since minor represented by his
Father & natural guardian
M. Gopal

FOR V2 HOLDING MONITORING DEVELOPMENT PVT. LTD.

28

29/11/2015

64/15

₹ 3/-

Document Sheet

THE HANGALADE ADVOCATES IS CHANDRASEKHAR REDDY

HANGALADE

Office :

Date :

SB :

Yerramma alise yeshodamma

4. Yerramma alise yeshodamma
VENDORS

For V2 Holdings Housing Development Pvt. Ltd.,
P.L.VENKATARAMA REDDY
Managing Director
PURCHASERS

Drafted by

C. Venkatesha
Advocate