



28/11/10-11

ABSOLUTE SALE DEED

This ABSOLUTE SALE DEED is made and executed on this TWENTY-NINETH DAY OF NOVEMBER TWO THOUSAND AND TEN (29/11/2010) at SRIRANGAPATNA.

BY:

MR. SETHU VENKATESH,-
S/o, Late Narayana Rao,
Aged about 46 years
Residing at - No.430, 1st Cross,
2nd Main, Vidya Peetha Layout,
Bangalore-560028

Hereinafter referred to as "Vendor /Owner".

(The expression **Vendor /Owner** wherever it so requires shall unless it be repugnant to the context or meaning thereof mean and include her legal heirs, legal representatives, executors, administrators and assignees of the First Part.

IN FAVOUR OF:-

M/S. BLUE VALLEY PROPERTIES PRIVATE LIMITED, PAN: AACCB8917A
A Company incorporated under the Companies Act, 1956,
Having its registered office at No.41,
'Blue Valley Celestial', Nandidurga Main Road,
Jayamahal Extension, Bangalore-560 046,

Represented by its Managing Director,
SRI. K.SURYANARAYANA RAJU,
Aged about 44 years, S/o Late.K.Narasimha,

For BLUE VALLEY PROPERTIES P. LTD

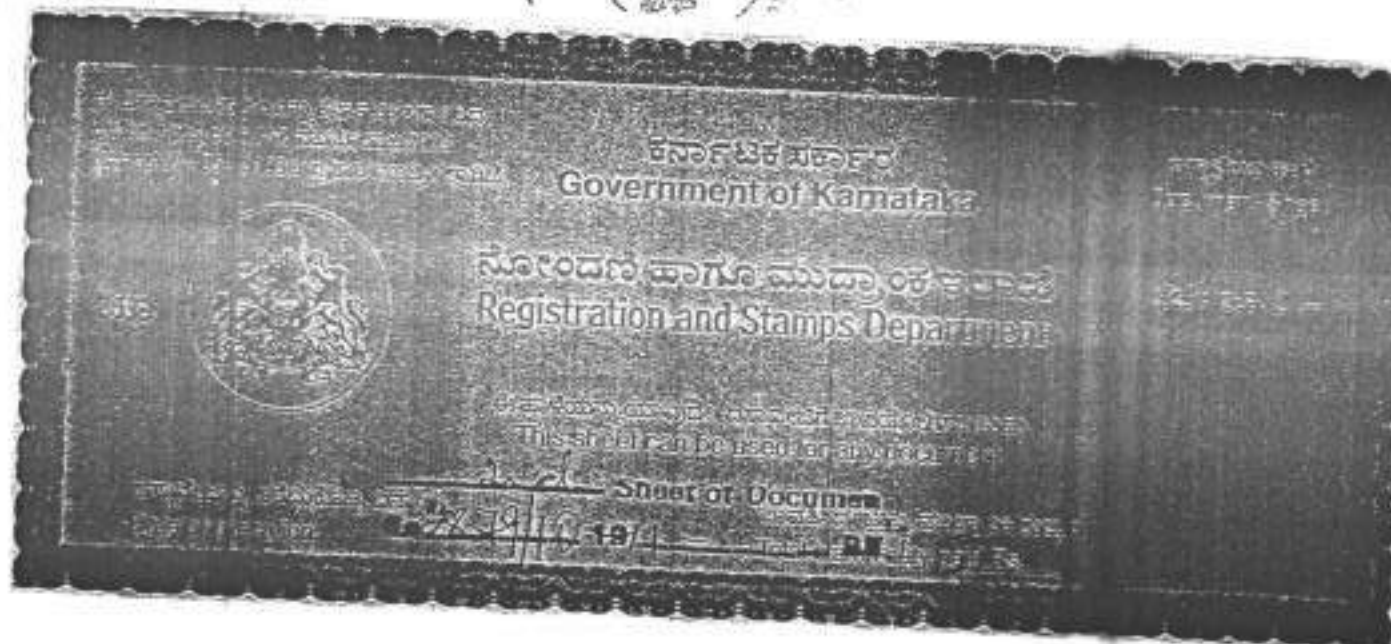
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No.41, 'Blue Valley Celestial', Nandidurga Main Road,
Jayamahall Extension, Bangalore-560 046,

Represented by its General Power of Attorney Holder

Sri.M.S.RAMESH

Aged about 44 years,

S/o Late M.R.S.Shastry,

Residing at No.92/A, Ground Floor,

10th Cross, 4th Main,

Vidyaranyaapuram, Mysore-570008

(Empowered by M/S. Blue Valley Properties Private Limited Represented by its
Managing Director, Sri. K.Suryanarayana Raju, vide **General Power of Attorney**
dated 19.04.2010 registered as document No.MLS-4-00020-2010-11 stored in
CD No.MLSD16, in the office of the Sub-Registrar, Malleswaram, Bangalore)

Hereinafter referred to as "**Purchaser**".

(The expression **Purchaser** wherever it so requires shall unless it be repugnant
to the context or meaning thereof mean and include his legal heirs, legal
representatives, executors, administrators in Office and assignees) of the
Second part.

For BLUE VALLEY PROPERTIES PVT. LTD

Managing Director

1/2/10



Print Date & Time : 09-12-2010 03:45:48 PM

ದಸ್ತಾವೇಶ ಸಂಖ್ಯೆ : 2879

ಸಿಬಿ ರೆಜಿಸ್ಟ್ರಾರ್ ಶ್ರೀರಂಗವಟ್ಟೂರು ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 09-12-2010 ರಂದು 03:36:48 PM ಗಂಟೆಗೆ ಈ ಕೆಳ ವರದಿ ಕಲ್ಪಿಸಲಾಗಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	47100.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	360.00
3	ವರದಿ ಸಿದ್ಧಪಡಿಸುವ ಶುಲ್ಕ	35.00
4	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	20.00
	ಒಟ್ಟು :	47515.00

ಶ್ರೀ M/s Blue Valley Properties Pvt Ltd Rep by its MD K.Suryanarayana Raju Rep by its PA Holder M.S. Ramesh
S/o Late M.R.S. Shastri ಇವರಿಂದ ಹಾಜರಾದ ಮಾದಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Blue Valley Properties Pvt Ltd Rep by its MD K.Suryanarayana Raju Rep by its GPA Holder M.S. Ramesh S/o Late M.R.S. Shastri			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	Sethu Venkatesh S/o Late Narayana Rao . (ಬರೆದುಕೊಡುವವರು)			

SUB-REGISTRAR
SIRANGAPATNA

SUB-REGISTRAR
SIRANGAPATNA



— 3-62 —
— 2879 / 102-4 — BR 7 +
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WITNESSETH:

WHEREAS the Vendor is the absolute owner of property measuring an extent of **3 Acre 24 Guntas** of Non-Agricultural land in Sy.No.95/P2 situated at Hebbadi Village, Kasaba Hobli, Srirangapatna Taluk and Mandya district, Karnataka State (More fully described in the '**Schedule Property**' here under and hereinafter called as the '**Schedule Property**' for the sake of convenience and brevity). The owner/s has purchased the said property as per the registered Sale Deed dated 24.03.2007 from Sri. Shivanna and family. The said registered Sale Deed dated 24.03.2007 executed in favour of the Owner/s/ is registered as vide document No.SRP-1-00259/2007-08 and stored in C.D.No.SRPD27 in book No. 1 dated 24.03.2007 and registered in the Sub Registrar office, Srirangapatna, Mandya District. The Schedule Property mutated to the Vendor by Mutation Register vide bearing MR No.240/2006-07. The khatha of the schedule property and the tax paid receipt stands in his's/her's/their's names. The schedule property is the self acquired property of the vendor herein.

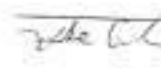
WHEREAS Deputy Commissioner Mandya District has converted the nature of the Schedule Property from agricultural purpose to non-agricultural residential purpose vide **Official Memorandum bearing No.ALN490/2008-09** dated **13.05.2010** on payment of the requisite fee paid the vendors.

WHEREAS originally the Schedule Property measuring an total extent of 3 Acre 24 Guntas of land in Sy No.95/P2 was owned and possessed by Sri. Shivanna and family as their ancestral property vide **MR 61/97-98**. Since then they were in peaceful possession and enjoyment of the Schedule Property.

WHEREAS the Khatha of the schedule stands in the name of Sri. Shivanna and family had executed a G.P.A in favour of M.Vijay Kumar dated 27-03-2007,

For BLUE VALLEY PROPERTIES PVT. LTD.

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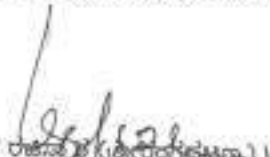
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ		
1	ಕೆ.ಎಸ್. ನಂಜುಂಡೇಗೌಡ ಬಿನ್ ಸುಬ್ಬಣ್ಣಾಚ್ಚಿ ಕಾರೇಕುರ	10.12.2010	
2	ಕೆಂಪಸೇಖರ್ ಬಿನ್ ನಾರಾಯಣರಾಜ್ ನಂ 46, ಬೈವಹಲ್, ಬೆಂಗಳೂರು	Chakka	

SUB-REGISTRAR
SRIRANGA



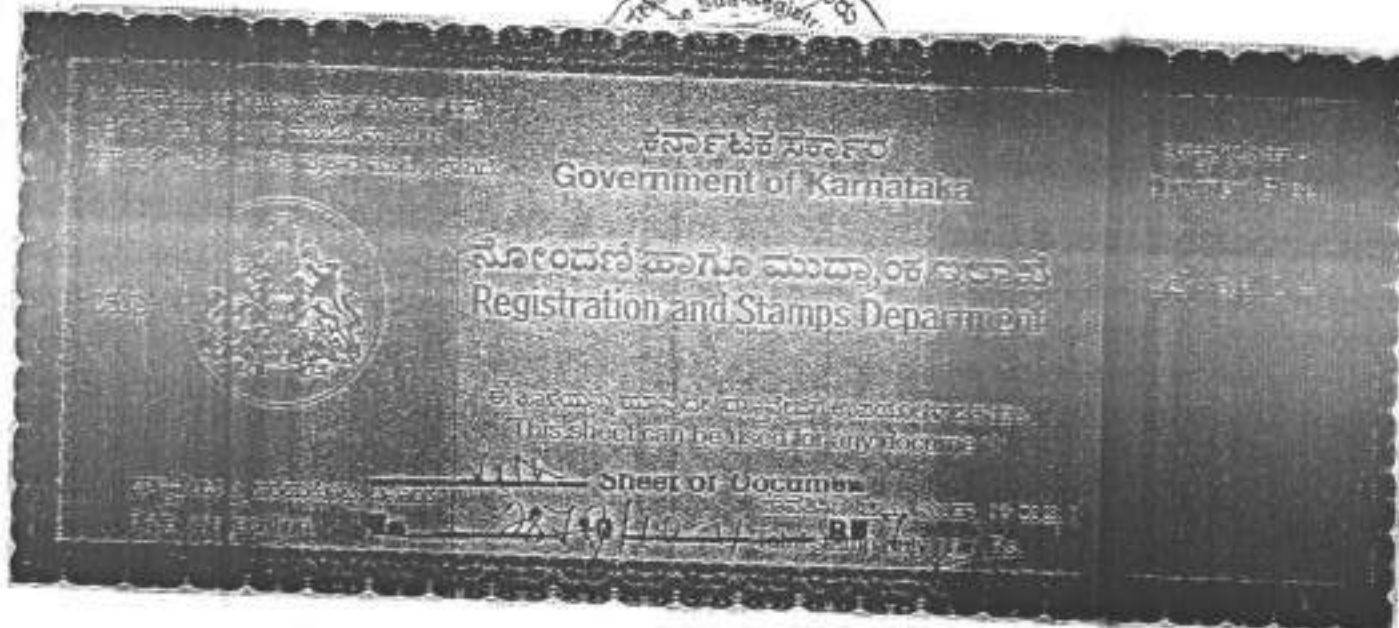
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಜರ SRP-1-02879-2010-11 ಆಗಿ
ಕೆ.ಡಿ. ನಂಜರ SRPD57 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 09-12-2010 ರಂದು ಸೇರಿಸಿದಾಯಿತೆಂಬುದಾಗಿ
ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಪ್ರಾ.ರಂ.ಕಟ್ಟಡಾ)





SUB-REGISTRAR
SRIRANGAPATNA

Designed and Developed by C-DAC, ACTS, Pune



registered in the office of the Sub-Registrar, Srirangapatna vide Book No.IV, registered as document No. SRP-4-00002/2007-08 and stored in C.O. No. SRPD 27 in the Sub Registrar office, Srirangapatna. By virtue of the said G.P.A. M.Vijay Kumar executed the sale deed in favour of Mr. Sethu Venkatesh the Vendor herein.

WHEREAS the Vendor is fully seized and possessed of the Schedule Property as the Schedule Property is the self acquired property of the Vendor herein having absolute Power and authority to sell or otherwise dispose off the same in favour of any person and no one else having right, title and interest over Schedule Property other than Vendor herein.

WHEREAS the Vendor is the absolute owner of the Schedule Property and is desirous of disposing of the Schedule Property and have agreed to sell the Schedule Property mentioned hereunder to fulfill his family needs and necessities by making the following representations:-

- a) That the Vendor is the absolute owner of the Schedule Property as the same is the self acquired property and have good, marketable and subsisting right title and interest free from encumbrances and claims including all claims, by minors, by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise that none else has any right, title, interest or share therein.
- b) The Vendor further agrees that he shall indemnify the purchaser of any losses or claims over the Schedule Property including any loss on account of defects in title.
- c) There are no tenancy claims under the Land Reforms Act with respect to the Schedule Property.

For BLUE VALLEY PROPERTIES PVT.LTD

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M. R. S. /



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡಲೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Blue Valley Properties Pvt Ltd Rep by its MD K.Suryanarayana R Rep by its
GPA Holder M.S .Ramesh S/o Late M.R.S. Shastri . ಇವರು 319000.00 ರೂಪ ಗಳನ್ನು ನಿಗದಿತ
ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	319000.00	Axis Bank Ltd Kuvempu for Mysore
ಒಟ್ಟು :	319000.00	DD No. 013799 Date 29/ 2010

ಸ್ಥಳ : ಶ್ರೀರಂಗಪಟ್ಟಣ

ದಿನಾಂಕ : 09/12/2010

ಉಪ-ಮೊಂಡಲೆ ಮತ್ತು ಯುಕ್ತ ಕಾರಿ

(ಶ್ರೀರಂಗಪಟ್ಟಣ)
SUB-REGISTRAR
SRIRANGAPATNA

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- d) That the Schedule Property does not come within the ambit of the Prohibition of Transfer of Certain Land Act 1978.
- e) That the Schedule Property is not subject of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in any Court or other Civil or Revenue or other proceedings and not subject to any attachments by the process of the courts or in the possessions or custody by any Receiver, Judicial or Revenue Court or any officer therein;

NOW THIS DEED OF SALE WITNESSTH AS FOLLOWS:

1. The Vendor for the reasons stated above have offered to sell the Schedule Property by making the aforesaid representations and the purchaser has also agreed to purchase the Schedule Property for total sale consideration of **Rs.47,04,500/- (Rupees Forty Seven Lakh and Four Thousand and Five Hundred Only)** paid in the following mode:
- a) **Rs.5,00,000/- (Rupees Five Lakh Only)** paid by way of Cheque bearing No.68940 (DD No.19383) dated 05.06.2008 drawn on Axis Bank Limited.
- b) **Rs.5,00,000/- (Rupees Five Lakh Only)** paid by way of Cheque bearing No.84788 (DD No.19618) dated 17.06.2008 drawn on Axis Bank Limited.
- c) **Rs.5,00,000/- (Rupees Five Lakh Only)** paid by way of Cheque bearing No.065646 (DD No.19730) dated 24.06.2008 drawn on Axis Bank Limited.
- d) **Rs.4,00,000/- (Rupees Four Lakh Only)** paid by way of Cheque bearing No.89202 (DD No.019950) dated 01.07.2008 drawn on Axis Bank Limited.

For BLUE VALLEY PROPERTIES PVT. LTD