

DEED OF ABSOLUTE SALE

**THIS DEED OF ABSOLUTE SALE IS EXECUTED ON THIS THE TWELVE DAY OF.....
TWO THOUSAND AND SIXTEEN (.....) AT BANGALORE**

I. GLOBAL EDIFICE DEVELOPERS AND BUILDERS, a partnership firm having its office at No.27, Yellamma Devi Temple Road, Iggalur Village, Chandapura Post, Attibele Hobli, Anekal Taluk, Bangalore – 560 081, represented by its Managing Partner/s Sri.R.Narayanareddy, Sri R.Papa Reddy & R. Ramachandra (duly authorised in this behalf), hereinafter referred to as the **VENDOR**, which term wherever the context permits or requires shall mean and include the aforesaid partnership firm as constituted this day and as may be reconstituted from time, its successors and assigns **OF THE ONE PART; (PAN NO:AANFG6326L)**

TO AND IN FAVOUR OF

II. SRI....., Aged about years S/o. SRI....., AND **SMT.....** Aged about 30 years W/o. SRI.SHIVA KUMAR ABoth Residing at.....: hereinafter referred to as the **PURCHASERS**, which term, wherever the context permits, shall mean and include his/her heirs, successors, assigns, legal representatives, executors and administrators on the **SECOND PART;**

Whereas, the immovable property being agricultural lands measuring an extent of 4 Acres 30 Guntas comprised in Sy.No.31, 5 Acres 11 comprised in Sy.No.32 and 1 Acre 31 Guntas comprised in Sy.No.39/3 all situated at Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District was owned by Sri.Sunka Reddy, he having been registered as a permanent tenant as evidenced by the order in Case No.58, dated: 24/12/1959 issued by the Special Deputy Commissioner for Inams Abolition, Bangalore District;

Whereas, the aforesaid Sri.Sunkareddy along with his grandson Sri.R.Munisamireddy (son of the predeceased son of Sunka Reddy, i.e. Late Sri.Rama Reddy alias Ramaiah), and Smt.Gowramma (wife of the predeceased son of Sunka Reddy, i.e. Late Sri.Rama Reddy alias Ramaiah), executed a Panchayat Parikat dated:

01/03/1963, under the terms of which, the immovable properties comprised in Sy.Nos.31, 32 and 39/3 of Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District were allotted to and distributed as follows:

1) 1 Acre 28 Guntas comprised in Sy.No.31 was allotted to Sri.R.Munisamireddy, 2) 1 Acre 28 Guntas comprised in Sy.No.32 was allotted to Sri.R.Munisamireddy. 3) 3 Acres 2 Guntas comprised in Sy.No.31 was allotted to Smt.Gowramma. 4) 3 Acres 25 Guntas comprised in Sy.No.32 was allotted to Smt.Gowramma 5) 1 acre 31 guntas in Sy.No 39/3 was allotted to Sri, Sunka Reddy.

Whereas, pursuant to entering into the Panchayat Parikat dated: 01/03/1963, Sri.Sunkareddy and Sri. Munishami Reddy, son of Late Sri.Rama Reddy alias Sri. Ramaiah sold the immovable property being agricultural land measuring an extent of 5 Acres 5 Guntas comprised of 1 acre 28 guntas in Sy.Nos:31, 1 acre 28 guntas in Sy.No.32 and 1 acre 31 guntas in Sy no. 39/3 of Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District to Sri. Muthkur Munireddy by virtue of a Sale Deed dated: 31/12/1964 executed in his favour, which has been duly registered as Document No.2709 in Book – I, Volume – 1003, with the SubRegistrar, Anekal;

Whereas, the aforesaid Sri.Sunka Reddy died intestate on 16/07/1968 leaving behind his Grandson Sri. Muniswamy Reddy, his daughter in law Smt. Gowramma (wife of the predeceased son of Sunka Reddy, i.e.late Sri.Rama Reddy) and his grandsons Sri. Narayana Reddy, Sri. Papa Reddy and Sri. R. Ramachandra as his legal heirs;

Whereas, pursuant to the death of Sri.Sunka Reddy, the Khatha in respect of the immovable property being agricultural land measuring an extent of 3 Acres 2 Guntas comprised in Sy.No:31 and 3 Acres 23 Guntas comprised in Sy.No:32 of Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District has been transferred in the names of Sri.R.Narayanareddy, Sri.R.Papareddy and Sri. R. Ramachandra (all sons of late Sri.Rama Reddy, predeceased son of late Sri.Sunkareddy) as evidenced by the entry in the Mutation Register bearing IHR

No.6/81-82 (duly evidenced by the entry in the Index of Lands and Records of Rights issued by the Tahsildar, Anekal)

Whereas, as the land measuring an extent of 3 Acres 2 Guntas comprised in Sy.No.31/2 and 3 Acres 20 Guntas comprised in Sy.No.32/2, both situated at Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District has been earmarked for agricultural uses and purposes, the aforesaid Sri.R.Narayanareddy, Sri.R.Papareddy, Sri. R. Ramachandra applied for change of use from agricultural to non agricultural residential uses and purposes in respect of the same under the provisions of the Karnataka Town and Country Planning Act 1961 before the Joint Director and Member Secretary, Urban and Rural Planning, Anekal Planning Authority, Anekal;

Whereas, pursuant to the application filed by Sri. R. Narayanareddy, Sri. R. Papareddy, Sri. R. Ramachandra and on payment of necessary fees, the aforesaid Joint Director and Member Secretary, Urban and Rural Planning, Anekal Planning Authority, Anekal issued a Commencement Certificate bearing No.APA/BB/256/2012-13, dated:19/04/2013 granting change of land use in respect of land measuring an extent of 3 Acres 2 Guntas comprised in Sy.No.31/2 and 3 Acres 20 Guntas comprised in Sy.No.32/2, both situated at Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District from agricultural to residential uses and purposes;

Whereas, thereafter, the aforesaid Sri.R.Narayanareddy, Sri.R.Papareddy, Sri. R. Ramachandra desired to convert the land measuring an extent of 3 Acres 2 Guntas comprised in Sy.No.31/2 and 3 Acres 20 Guntas comprised in Sy.No.32/2, both situated at Thirumagondanahalli Village, Attibele Hobli, Anekal

Taluk, Bangalore District from agricultural to non agricultural residential uses and purposes applied for the same before the Deputy Commissioner, Bangalore District, Bangalore;

Whereas, pursuant to the application filed by Sri.R.Narayanareddy, Sri.R.Papareddy, Sri. R. Ramachandra and on payment of conversion fine, the aforesaid Deputy Commissioner, Bangalore District, Bangalore issued an Official Memorandum bearing No.ALN(A)(A)SR.29/2013-14, dated:01/07/2013 granting conversion of land measuring an extent of 3 Acres 2 Guntas comprised in Sy.No.31/2 and 3 Acres 20 Guntas comprised in Sy.No.32/2, both situated at Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District from agricultural to non agricultural residential uses and purposes after reserving "B" Kharab land measuring an extent of 7 Guntas comprised in Sy.No.31/2 for public purposes;

Whereas, one Smt. R. Prabhavathi, daughter of late Sri.Rama Reddy (sister of Sri.R.Narayanareddy, Sri.R.Papareddy, Sri. R. Ramachandra) executed a Release Deed dated: 03/06/2014 to and in favour of her brothers Sri.R.Narayanareddy, Sri.R.Papareddy and Sri. R. Ramachandra, which has been duly registered as Document No.ANK-1-00867/2014-15 in Book – I, stored in CD No.ANKD371 with the Senior Sub-Registrar, Anekal, under the terms of which Smt. R. Prabhavathi released and relinquished all her right, title and interest in the immovable property of the aforesaid Hindu Joint Family being residentially converted land measuring an extent of 3 Acres 9 Guntas inclusive of 7 Guntas Kharab comprised in Sy.No.31/2 and 3 Acres 20 Guntas comprised in Sy.No.32/2, both situated at Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District to and in favour of her brothers Sri.R.Narayanareddy, Sri.R.Papareddy, Sri. R. Ramachandra to enable them to hold the same as coowners in their individual capacities;

Whereas, one Smt. Jyothi N., daughter of Sri. R. Narayanareddy executed a Release Deed dated: 03/06/2014 to and in favour of her father Sri.R.Narayanareddy and her brother Sri. Jyothish N., which has been duly registered as Document No.ANK-1-00869/2014-15 in Book – I, stored in CD No.ANKD371 with the Senior Sub-Registrar, Anekal, under the terms of which Smt. Jyothi N released and relinquished all her right, title and interest in the immovable property of the aforesaid Hindu Joint Family being residentially converted land measuring an extent of 3 Acres 9 Guntas inclusive of 7 Guntas Kharab comprised in Sy.No.31/2 and 3 Acres 20 Guntas comprised in Sy.No.32/2, both situated at Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District to and in favour of her father Sri.R.Narayanareddy and her brother Sri. Jyothish N to enable them to hold the same as co-owners in their individual capacities;

Whereas, one Smt. Chaithra P., daughter of Sri.R.Papareddy executed a Release Deed dated: 03/06/2014 to and in favour of her father Sri.R.Papareddy and her brother Sri. Rakesh P., which has been duly registered as Document No.ANK-1-00871/2014-15 in Book – I, stored in CD No.ANKD371 with the Senior SubRegistrar, Anekal, under the terms of which Smt. Chaithra P., released and relinquished all her right, title and interest in the immovable property of the aforesaid Hindu Joint Family being residentially converted land measuring an

extent of 3 Acres 9 Guntas inclusive of 7 Guntas Kharab comprised in Sy.No.31/2 and 3 Acres 20 Guntas comprised in Sy.No.32/2, both situated at Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District to and in favour of her father Sri.R.Papareddy and her brother Sri. Rakesh to enable them to hold the same in their individual capacities;

Whereas, the aforesaid Sri. R. Narayana Reddy, Sri.R.Papareddy and Sri. R. Ramachandra along with their family members executed a Partition Deed dated: 03/06/2014 amongst themselves, which has been duly registered as Document

No.ANK-1-00872/2014-15 in Book – I, stored in CD No.ANKD371 with the Senior SubRegistrar, Anekal, under the terms of which, the immovable properties situated at Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District held in the joint family of late Sri.Sunkareddy has been divided and distributed in the following manner:

No.	Name	Sy.No.	Extent
1)	Sri. R. Narayana Reddy and his son Sri. Jyothish N	31/2	1/3 rd undivided share (out of 3 Acres 9 Guntas inclusive of 7 Guntas Kharab)
2)	Sri. R. Narayana Reddy and his son Sri. Jyothish N	32/2	1/3 rd undivided share (out of 3 Acres 20 Guntas)
3)	Sri.R.Papareddy and his son Sri. Rakesh P	31/2	1/3 rd undivided share (out of 3 Acres 9 Guntas inclusive of 7 Guntas Kharab)
4)	Sri.R.Papareddy and his son Sri. Rakesh P	32/2	1/3 rd undivided share (out of 3 Acres 20 Guntas)
5)	Sri. R. Ramachandra and his minor son Manjesh R Reddy	31/2	1/3 rd undivided share (out of 3 Acres 9 Guntas inclusive of 7 Guntas Kharab)
6)	Sri. R. Ramachandra and his minor son Manjesh R Reddy	32/2	1/3 rd undivided share (out of 3 Acres 20 Guntas)

Whereas, the aforesaid Sri.R.Narayanareddy, Sri.R.Papareddy, Sri. R. Ramachandra executed a Relinquishment Deed dated:16/08/2014 to and in favour of Member Secretary, Anekal Planning Authority, Anekal, which has been duly registered as Document No.ABL-1-03863/2014-15 in Book – I, stored in CD No.ABLD220 with the Sub-Registrar, Attibele, Anekal Taluk, by means of which, Sri.R.Narayanareddy, Sri.R.Papareddy, Sri. R. Ramachandra herein jointly and severally relinquished land measuring an extent of 2674.13 sq. mtrs reserved towards park, 1328.731 sq. mtrs reserved for public purposes and 9197.09 sq. mtrs reserved for roads to and in favour of the Member Secretary, Anekal Planning Authority, Anekal, which forms a part of Schedule A Property;

Whereas, pursuant to execution and registration of the Relinquishment Deed on 16/08/2014, the Member Secretary, Anekal Planning Authority vide plan sanction letter bearing No.APA/LAO/208/2013-14, dated:13/09/2014 approving the plan for the formation of a residential layout consisting of 100 residential sites of different dimensions ie., above 1,43,304 sq. ft of saleable sital area along with

all common amenities and facilities like roads, drainage, underground sewage, other common areas, electricity and water supply connections for storage and distribution etc to be provided for in the residential layout on the Schedule A Property,

Whereas, pursuant to the plan sanction, the aforesaid Member Secretary, Anekal Planning Authority, Bangalore released 40% of the sites being formed as a part of the residential layout on the Schedule A Property as evidenced by the letter bearing No. APA/LAO/208/2013-14, dated: 11/09/2014;

Whereas, pursuant to the plan sanction, the aforesaid Member Secretary, Anekal Planning Authority, Bangalore released 30% (PHASE II) of the sites being formed as a part of the residential layout by the letter bearing No. APA/LAO/208/2013-14, dated: 02/02/2016;

Whereas, the aforesaid Sri.N.Narayana Reddy; Sri. Jyothish N., Sri. R. Papa Reddy, Sri. Rakesh P and Sri. R. Ramachandra herein have met and taking into consideration the suitability of the Schedule A Property for the development of a residential layout thereon either have decided to pool all their resources, expertise and experience and develop a portion of the Schedule A Property in the manner mentioned above and make a sound business proposition out of the same and have accordingly formed and constituted themselves into a Partnership under the Name and Style of **GLOBAL EDIFICE DEVELOPERS AND BUILDERS**, the VENDOR herein to carry on the business(es) of developing a residential project on the Schedule A Property duly evidenced by a Deed of Partnership dated: 30/10/2014 in which, Sri. R. Narayana Reddy, Sri. R. Papa Reddy and Sri. R. Ramachandra have brought in 92 residential sites of different dimensions i.e., about 1,32,353 sq.ft of saleable sital area, as their respective capital contribution to the firm, which is more particularly described in the Schedule B hereunder and hereinafter referred to as the Schedule B Property, as their respective capital contribution to the aforesaid firm and proper entries recording the same have been passed in the books of accounts of the Firm;

Whereas , with the contribution of the Schedule B Property into the common stock of the firm by Sri Narayan Reddy, Sri Papa Reddy and Sri Ramachandra, the firm i.e. the Owner herein became the absolute owner of the Schedule B Property by virtue of the provisions of Section 14 of the Indian Partnership Act 1932

Whereas, the deed of partnership evidencing the contribution of the SCHEDULE B PROPERTY into the firm was registered with the Senior Sub Registrar Basavangudi Bangalore on 31-10-2014, registered as document number BSG-1-04772/2014-15 in Book I and stored in CD No BSGD 256.

WHEREAS, thereafter, the VENDOR has prepared a SCHEME OF DEVELOPMENT of the Schedule A Property which envisages the formation of a residential township with Villas known as "**GREEN APPLE VILLAS**" consisting of various sites of different dimensions on the same and are in process of development of Schedule 'A' Property into a residential township and construction of Villas themselves and has evolved a comprehensive development of Schedule 'A' Property into a Residential Township, consisting of several residential and other plots, wherein the VENDOR itself will

be constructing different types of Villas with internal roads, parks and open spaces, with all other allied and internal services, such as water supply system, sewage disposal system, networking facilities under the name and style of 'GREEN APPLE VILLAS';

WHEREAS pursuant to the above, the VENDOR propounded a scheme of ownership of plots/villas in 'GREEN APPLE VILLAS' in terms of which any person desirous of owning a Villa in 'GREEN APPLE VILLAS' is required to purchase from the VENDOR a Plot carved out of the Schedule 'B' Property and entrust the construction of the chosen Villa to the VENDOR under a separate Construction Agreement and thereafter the VENDOR would ultimately convey the plot of land with the Villa built thereon to the PURCHASER upon payment of entire sums specified reserved under this Agreement to Sell and the Construction Agreement;

Whereas, the PURCHASER herein after being satisfied with the VENDOR title to Schedule 'A' Property and with the scheme of development, approached the VENDOR with an offer to purchase a residential site measuring **East to West 50 feet and North to South 24 feet**, totally measuring an extent of **1200 sq.ft**, bearing No.**33** formed on the Schedule 'A' Property and which forms a part of Schedule B Property, which is more particularly described in the Schedule C hereunder and hereinafter referred to as the Schedule C Property for a total sale price and consideration of **`00,00,000/- (RupeesOnly)**, to which the VENDOR have agreed herein on certain terms and conditions;

Whereas, the VENDOR herein is now come forward to execute and register the sale deed and is same is reduced to writing as set out below in this deed of absolute sale and conveyance as under:

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

In pursuance of the foregoing and in consideration of the PURCHASER having paid the full the aforesaid consideration of **`00,00,000/- (RupeesOnly)**, to the VENDOR by way of Online Transfer herein for the purchase of the Schedule C Residential Site in the following manner:

`00,00,000/- (RupeesOnly), Paid through HDFC Bank, Bangalore, Above mentioned amount funded by LIC Housing Finance Ltd.

The receipt of which the VENDOR does hereby acknowledge, the VENDOR does hereby GRANT, CONVEY, ASSIGN, TRANSFER AND SELL AND SET OVER BY WAY OF ABSOLUTE SALE AND CONVEYANCE the Schedule C Residential Site TO AND IN FAVOUR OF THE PURCHASER HEREIN along with the right to use and enjoy the facilities and common amenities together with all the easements, advantages, liberties thereto held and enjoyed absolutely free from all encumbrances of whatsoever description and all the estate, right, title, interest, claim and demand whatsoever of the VENDOR into or upon the same and every part thereof FOR THE

PURCHASER/S TO HAVE AND TO HOLD the same for himself/herself/themselves/itself, his/her/their/its heirs, legal representatives, executors, administrators, assigns, absolutely and for ever together with title deeds, writings, documents and all other evidences of title together with the

rights to the common amenities, passages, etc and subject however to the restrictions and covenants and mutual obligations as mentioned below;

- 1) THE VENDOR does hereby covenant with the PURCHASER/S, his/her/their/its heirs, executors, successors, administrators, representatives and assigns, that notwithstanding any act deed or things hereto executed or knowingly suffered to the contrary the VENDOR is now lawfully seized and possessed of the said Schedule C Residential Site free from any encumbrances, liens, lis pendens attachments or defects in title whatsoever and that the VENDOR has full power and absolute authority to sell the said Schedule C Residential Site in a manner aforesaid.
- 2) THE VENDOR does hereby covenant with the PURCHASER/S and all persons claiming through here or under him/her/their/its, shall at all times hereinafter and from time to time hold and enjoy the Schedule C Residential Site without any hindrance or interruption from or by the VENDOR or any of her predecessors in title or any person lawfully or equitably claiming under the VENDOR.
- 3) The VENDOR does hereby covenant and assure the PURCHASER/S that there are no other charges or encumbrances on the rights of the property transferred by the VENDOR herein, and the VENDOR is fully competent to execute this Sale Deed in favour of the PURCHASER/S.
- 4) The VENDOR does hereby covenant and assure the PURCHASER/S that VENDOR shall carry out all acts, deeds and things including the signing of such further documents and papers as may be necessary to assure and ensure proper, valid, subsisting and marketable title the Schedule C Residential Site transferred to the PURCHASER/S by the VENDOR under this Deed.
- 5) THE VENDOR does hereby covenant with the PURCHASER that the VENDOR has not done or made or executed any deed or thing to the contrary and that the VENDOR has a good and absolute estate and title to convey the Schedule C Residential Site in favour of the PURCHASER/S.
- 6) THE VENDOR does hereby covenant with the PURCHASER/S that the VENDOR have a good and absolute estate and title to convey the Schedule C Residential Site and that the VENDOR has paid up to date all the taxes and other levies due and payable on the Schedule A Property and Schedule C Residential Site and that there are no arrears regarding the same and that the VENDOR will sign all the necessary papers and documents with regard to transfer of Khatha of the Schedule C Residential Site in favour of the PURCHASER/S.
- 7) THE VENDOR further covenants to indemnify the PURCHASER/S and hold the PURCHASER/S indemnified against all losses, costs and damages that the PURCHASER/S may be put to or may have to incur in consequences of this purchase.
- 8) The VENDOR has this day handed over all copies of the original documents of title pertaining to the Schedule C Residential Site to the PURCHASER.

- 9) The VENDOR has also this day handed over vacant possession of the entire Schedule C Residential Site to the PURCHASER.

10) RESTRICTIONS AND OBLIGATIONS OF THE PURCHASER:

- a) The PURCHASER/S hereby undertakes to become a member of an Association that may be formed by all the PURCHASER/S of residential sites in the aforesaid layout (hereinafter referred to as the Association) in order to ensure that in respect of common amenities all expenses like repairs and maintenance, insurance, fees, corporation taxes, levies, electricity and water charges, deposits with Electricity Board, Water Supply and other departments are met proportionately and for this purpose to introduce suitable bye-laws and regulations/conditions to be duly complied by the PURCHASER/S who shall be bound by the bye-laws and regulations of the said association and continue to be the member of the association.
- b) The PURCHASER/S shall be bound to pay towards subscription fee, cost of formation of the aforesaid association, maintenance deposit, etc.,
- c) The PURCHASER/S shall use facilities and Common Amenities to be erected and installed in the aforesaid layout in common with the other prospective purchaser/s and shall duly permit free passage of water, sanitary, electricity and electrical lines, through and along the same or any of them and to share with the other prospective purchaser/s the cost of maintaining and repairing all common amenities provided therein and to use the same as aforesaid and/or in accordance with the Rules, Regulations, Bye-Laws and terms of the Association to be formed by or among the prospective purchaser/s in the aforesaid layout.
- d) If the PURCHASER/S fails to contribute towards cost of maintaining and repairing all common amenities as provided therein, the said association shall have the right to restrict the right of the PURCHASER/S to use the common amenities and facilities and disconnect the common benefits or amenities including electricity and water connection for installed for the PURCHASER/S use and enjoyment which shall be reconnected to the PURCHASER/S after such arrears are cleared.
- e) The PURCHASER/S shall not make any arrangement for the maintenance of the common areas and amenities in the residential layout to be formed other than those agreed to by all other prospective purchaser/s and in the event of failure of all the prospective purchaser/s agreeing to any common arrangement, by the majority of the prospective purchaser/s.
- f) The PURCHASER/S shall use the Schedule C Residential Site only for residential purposes and shall not use the Schedule C Residential Site for any business or purposes which is prohibited in law or for any commercial activity or in such a way as to cause nuisance or health hazard to other prospective purchaser/s of the residential sites in the aforesaid residential layout.

11) MUTUAL RIGHTS AND OBLIGATIONS OF THE VENDOR AND PURCHASER/S;

- a) The name of the residential layout formed on the Schedule A Property shall be known as "Green Apple Villas" and the aforesaid name shall not be changed at any point of time hereafter by the purchaser/s of residential sites and/or the association of the residential site owners to be formed.
- b) It is mutually agreed to between the parties that after the completion of formation of layout, registration of deeds of absolute and conveyance in favour of PURCHASER/S, none of the prospective purchaser/s of residential sites or the Association to be formed have any right or interest to change any of facilities and Common Amenities under any circumstances whatsoever.
- c) The original documents of title relating to the Schedule A Property shall be retained by the VENDOR till the formation of the Association and offered for inspection to the PURCHASER/S on their request at the office of the VENDOR. However, once the Association of residential site owners is formed, the original documents of title relating to the Schedule A Property shall be handed over to the Association by the VENDOR.

SCHEDULE A PROPERTY

All that piece and parcel of undeveloped residentially converted land measuring an extent of 3 Acres 2 Guntas comprised in Sy.No.31/2 and 3 Acres 20 Guntas comprised in Sy.No.32/2, both situated at Thirumagondanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore District from agricultural to non agricultural residential uses and purposes, in all measuring 6 Acres 22 Guntas (converted vide Official Memorandum bearing No.ALN(A)(A)SR.29/2013-14, dated:01/07/2013 issued by the Deputy Commissioner, Bangalore District, Bangalore) and bounded on the:

In respect of Sy.No.31/2:

East by: Sy.No.32 /2 of Thirumagondanahalli Village
 West by: Iggalur Village Boundary
 North by: Sy.No.31/1 of Thirumagondanahalli Village
 South by: Sy.No.30 of Thirumagondanahalli Village

In respect of Sy.No.32/2:

East by: Sy.No.33 of Thirumagondanahalli Village
 West by: Sy.No.31/2 of Thirumagondanahalli Village
 North by: Sy.No.32/1 of Thirumagondanahalli Village
 South by: Sy.No.30 of Thirumagondanahalli Village

SCHEDULE B PROPERTY

All that piece and parcel of 92 residential sites of different dimensions ie., about 1,32,353 sq.ft of saleable sital area to be formed on the Schedule A Property, which are brought in by the FIRST, THIRD & FIFTH parties hereto as their respective capital contribution to the firm;

SL. NO.	DIMENSION	SITE NOS	TOTAL
1)	9.14 x 12.19 mtrs	<u>SITES RELEASED – PHASE 1:</u> 13, 26, 27, 28, 29, 44, 45, 46, 47, 56, 57, 58, 61, 62, 63, 64, 69, 70, 71, 72, 79, 80, 81, 82, 83 .	25
2)	9.14 x 15.24 mtrs	6, 7, 8, 9, 10, 20, 21, 30.	08
3)	Odd Sites	12, 22, 34, 35, 36, 37, 60.	7

		TOTAL (1)	40
1)	9.14 X 12.19 mtrs	<u>SITES TO BE RELEASE – PHASES 2 & 3:</u> 14, 15, 16, 17, 18, 24, 25, 48, 49, 50, 51, 53, 54, 55, 65, 66, 67, 73, 78.	19
2)	9.14 x 15.24 mtrs	2, 3, 4, 5, 19, 31, 32, 39, 40, 41, 42, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94.	21
3)	12 x 22.65 mtrs	96, 97, 98	3
4)	Odd Sites	1, 23, 33, 38, 52, 84, 95, 99, 100	9
		<u>TOTAL (2)</u>	52
		GRANT TOTAL	<u>92</u>

SCHEDULE C PROPERTY

All that residential site bearing No.**33, Neralur Panchayath E-Katha No:**
.....carved out of Schedule 'A' Property and forming a part of
Schedule 'B' Property, measuring **East to West: 00 feet** and **North to South: 00 feet**,
totally measuring about **1200 Sq.ft** and bounded on the:

East by : Road
West by : Site No 00
North by : Sy No 00
South by : Site No 00

IN WITNESS WHEREOF THE PARTIES HERETO AFFIX THEIR SIGNATURES TO THIS DEED OF ABSOLUTE SALE AND CONVEYANCE ON THE DAY, MONTH & YEAR HEREINABOVE FIRST MENTIONED IN PRESENCE OF THE UNDERMENTIONED WITNESSES.

WITNESSES:

1)

(OWNERS)
For GLOBAL EDIFICE DEVELOPERS
AND BUILDERS

2)

PURCHASER/S

