

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 309/152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಜಾರಿಗೊಳಿಸಿದ ದಿನಾಂಕ
Date of execution

20/10/05

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid



ಈ ದಸ್ತಾವೇಜು
ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 20th day of October 2005 at Doddaballapura.

BY:

Mr. M.A. VAKIL @ MOHSIN ALI VAKIL

Aged about 53 years,
S/o. Wahid Ali Vakili,
Residing at No. 78,
Koramangala Industrial Area,
Jyothi Nivas College Road,
Koramangala,
Bangalore-560095.

Hereinafter called the **VENDOR** (which expression wherever the context so requires or admits shall mean and include his heirs, legal representatives, executors, administrators and assigns).

IN FAVOUR OF:

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd.,
A company incorporated under Indian Companies Act 1956,
Having its registered office at Shah Baug, Ground Floor,
Flat No. 1, TPS III, Santacruz (east),
Mumbai - 400055.
Represented by its Director
Ms. DINA DATTANI.

Hereinafter called the **PURCHASER** (which expression wherever the context so requires or admits shall mean and include its successors in title and assigns).

moahsinali



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3160

Print Date & Time : 20-10-2005 04:20:53 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3160

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೊಡ್ಡಬಳ್ಳಾಪುರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-10-2005 ರಂದು 04:13:26 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂಡ್



ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	223810.00
2	ಸ್ಯಾಂಪಿಂಗ್ ಫೀ	300.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	224150.00

ಶ್ರೀಮತಿ ಮೆ.ಪ್ರೊಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ ಮೆ.ಪ್ರೊಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ			

ಫಲ
ಉಪನಿರ್ದೇಶಕರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಎಂ.ಎ.ವೆಹೇಲ್ ಅಲಿಯಾಸ್ ಮೊಸಿನ್ ಅಲಿ ವೆಹೇಲ್ ಬಿನ್ ವಹೀದ್ ಅಲಿ ವೆಹೇಲ್ . (ಬರೆದುಕೊಡುವವರು)			

ಫಲ
ಉಪನಿರ್ದೇಶಕರು
ದೊಡ್ಡಬಳ್ಳಾಪುರ

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಟಿ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid Rs



-2-

ಶ್ರೀ ಹರಿಶ್ಚಂದ್ರ 31/6/96
ಶ್ರೀ ದೇವಪ್ಪ 31/6/96

WITNESSETH:-

WHEREAS one Smt. Harry Naronha was the absolute owner of the land bearing Sy. No. 109, situated at Heggadahalli, Tubagere Hobli, Doddaballapura Taluk, measuring 8 Acres 23 Guntas, having acquired right, title, interest and possession of the same under a registered Sale Deed dated 7-8-1970, which came to be registered as Document No. 1626/1970-71 of Book-I, Volume 1365, in the office of Sub-Registrar, Doddaballapura.

WHEREAS the said Smt. Harry Naronha sold the aforesaid property to Mrs. Sarojini Devi under a Registered Sale Deed dated 23-2-1976, which came to be registered as Document No. 2485/75-76 of Book-I, Volume 1493, pages 89 to 92, in the office of Sub-Registrar, Doddaballapura.

WHEREAS the said Mrs. Sarojini Devi had executed a Will dated 25-1-1996, in terms of which she bequeathed $\frac{1}{4}$ th share each in aforesaid property in favour of Sri. K.V. Aravamudan, K.V. Dasharathi, K.V. Sripathi and Ashok Sachidananda.

WHEREAS a probated is obtained in P & S C No. 7/97 On 14-7-1997, in respect of the aforesaid will.

WHEREAS Sri. K.V. Aravamudan, K.V. Dasharathi, K.V. Sripathi and Ashok Sachidananda have thus become the sole and absolute owner of the aforesaid property.

AND WHEREAS thereafter said Sri. K.V. Aravamudan, K.V. Dasharathi, K.V. Sripathi and Ashok Sachidananda made an application to the Government to convert the land from agricultural to Non agricultural residential purpose and the Asst. Commissioner, Doddaballapura, Sub Division, Bangalore has granted permission to the same by vide order No. ALN.SR.(DB) 02/2004-05 dated 31-8-2004.

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ಹಸ್ತಾಕ್ಷೇಪಣೆ
ಹಸ್ತಾಕ್ಷೇಪಣೆ
ಹಸ್ತಾಕ್ಷೇಪಣೆ

ಗುರ್ತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	
1	ನರೇಂದ್ರ ಮುನಾಪ್ಪ ನಂ.437, 5 ನೇ ಫ್ಲಾಟ್, ಹೆಚ್.ಬಿ.ಆರ್.ಲೇಔಟ್, ಬಿ-43	
2	ಮನೋಜ್ ವರ್ಮಾ ನಂ.ಬಿ23, ಕೆ.ಎಸ್.ಎಸ್.ಐ.ಡಿ.ಸಿ.ಯೆಲಹಂಕೆ ಬಿ-64	

YHS
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ DBP-1-03160-2005-06 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ DBPD61 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 20-10-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

YHS
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ



ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನೆಯು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ
Total stamp duty paid Rs.



-3-

ನೀ ಶುಕರ ದ 31/12/05 * ದೂರದ
ದಸ್ತಾವೇಜು

AND WHEREAS the said Sri. K.V. Aravamudan, K.V. Dasharathi, K.V. Sripathi and Ashok Sachidananda sold the aforementioned property to Mr. Mohsin Ali Vakil the **VENDOR** herein under a Registered Sale Deed dated 27-1-2005, which came to be registered as Document No. DBP-1-05162-2004-05 of Book-I, and the same is stored in CD No. DBPD 41, in the office of the Sub-Registrar, Doddaballapura.

Thus in the manner stated above, the **VENDOR** herein has become the sole and absolute owner of all that piece and parcel of residential converted land bearing Sy. No. 109, situated at Heggadahalli, Tubagere Hobli, Doddaballapura Taluk, measuring 8 Acres 23 Guntas, which is morefully described in Schedule given hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.

AND WHEREAS the **VENDOR** herein in order to meet his legal and compelling necessities has agreed to sell the **SCHEDULE PROPERTY** to the **PURCHASER** herein for a total sale consideration of Rs. 2,23,80,750/- (Rupees Two Crore Twenty three Lakhs eighty thousand seven hundred fifty only) making the following representation.

That the **SCHEDULE PROPERTY** is not subject to any encumbrance, attachments, court or acquisition proceedings or charges of any kind. Acting on the said representations, the **PURCHASER** has agreed to purchase the **SCHEDULE PROPERTY** for a total sale consideration Rs. 2,23,80,750/- (Rupees Two Crore Twenty three Lakhs eighty thousand seven hundred fifty only) subject to the property being free and discharged of all encumbrances, claims and all other types of charges.

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ಡಾಕ್ಯುಮೆಂಟ್ ನಂ. 6... 2005 ✓



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ ಮೆ.ಫ್ಯೂಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ , ಇವರು 2023235.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	17696.00	ಡಿ.ಡಿ.ನಂ. 125973 ದಿ:20/10/2005, ದಿ ಫೆಡರಲ್ ಬ್ಯಾಂಕ್ ಲಿ. ಬೆಂ.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2005524.00	ಡಿ.ಡಿ.ನಂ. 125943 ದಿ:19/10/2005, ದಿ ಫೆಡರಲ್ ಬ್ಯಾಂಕ್ ಲಿ. ಬೆಂ.
ನಗದು ರೂಪ	15.00	ನಗದು ರೂಪ
ಒಟ್ಟು :	2023235.00	

ಸ್ಥಳ : ದೊಡ್ಡಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 20/10/2005

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
ಬೆಂಗಳೂರು

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಜಿಲ್ಲೆ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದಾಕೆಯನ್ನು ದಿನಾಂಕ
Date of execution

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



4- ದಸ್ತಾವೇಜು 7-1-2005
NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 2,23,80,750/- (**Rupees Two Crore Twenty three Lakhs eighty thousand seven hundred fifty only**) which is paid by Pay Order bearing No.125962, dated 19-10-2005, Drawn on Federal Bank of India, Bangalore.

The receipt of which amount the **VENDOR** does hereby jointly and severally accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the **PURCHASER** from the payment of the same and doth hereby sell, convey, transfer and assign unto and to the use of the **PURCHASER** all that piece and parcel of the **SCHEDULE PROPERTY** belonging to the **VENDOR TO HAVE AND TO HOLD** the same absolutely by the **PURCHASER** for ever as his absolute property. The **VENDOR** further covenants with the **PURCHASER** as follows:

2. That the title of the **VENDOR** over the **SCHEDULE PROPERTY** hereby conveyed is good, perfect and marketable and the **VENDOR** has subsisting absolute right, title, interest and power to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein. Also the **VENDOR** assures the **PURCHASER** that the **VENDOR** has acquired the **SCHEDULE PROPERTY** in the manner stated above and that none else except them have any right or title over the **SCHEDULE PROPERTY** and that **VENDOR** has an unfettered absolute right to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein.

3. That the **SCHEDULE PROPERTY** hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.

4. That the **PURCHASER** shall be entitled to hold, possess and enjoy the **SCHEDULE PROPERTY** hereby conveyed absolutely without any manner of

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ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕರ-152 ಮುನೀಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid



-5-

ಶಿಕ್ಷಣ ಸಚಿವರು
ಶಿಕ್ಷಣ ಸಚಿವರು

let or hindrance, interruption or disturbances either by the **VENDOR** or any person or persons claiming either under his/her/them or through his/her/them or any person claiming legal title thereto.

5. The **VENDOR** further assures the **PURCHASER** that **VENDOR** will keep the **PURCHASER** at all times hereafter wards indemnified and save harmless against any losses or liabilities, action or proceedings, costs or claims that may arise against the **PURCHASER** or the property hereby conveyed by reason of any defect in or want of title on the part of the **VENDOR**.

6. The **VENDOR** shall whenever so required by the **PURCHASER**, do and execute all such further acts, deeds, things that may be necessary for more fully and perfectly assuring the title of the **PURCHASER** to the **SCHEDULE PROPERTY** hereby conveyed.

7. The **VENDOR** has delivered the vacant physical possession of the **SCHEDULE PROPERTY** to the **PURCHASER**.

8. All available original documents relating to the **SCHEDULE PROPERTY** has been delivered by the **VENDOR** to the **PURCHASER** by way of title to the **SCHEDULE PROPERTY**.

9. The **VENDOR** further assures the **PURCHASER** that **VENDOR** has paid all the taxes and other cesses payable in respect of the **SCHEDULE PROPERTY** upto-date of sale; and in case by any inadvertence or otherwise any tax balance is found to be due and is payable for this period and should the **PURCHASER** be obliged to pay the same, the **VENDOR** undertakes to reimburse the same to the **PURCHASER**. Further, the **VENDOR** has **NO OBJECTION** whatsoever for transfer of Khata of the **SCHEDULE PROPERTY** in the name of the **PURCHASER** by the appropriate authority.

ಮೊಹರಾಲಿ

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕಂ-152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲಿ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದು ದಿನಾಂಕ
Date of execution

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



-6-

ಶಿ. ಕಂ. 3160
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Undeveloped SCHEDULE

All that piece and parcel of the residential converted land bearing Sy. No. 109, situated at Heggadahalli, Tubagere Hobli, Doddaballapura Taluk, measuring 8 Acres 23 Guntas, Converted vide official Memorandum bearing No. ALN.SR.(DB) 02/2004-05 dated 31-8-2004, and bounded on the :

East By : Plot No. 110 and 167.
West By : Plot No. 112 belonging to Driver Ramu.
North By : Bangalore Nandi Road.
South By : Plot No. 111.

IN WITNESS WHEREOF, the **VENDOR** and the **PURCHASER** have set their hands to this Deed of Absolute Sale on the day, month and year first above written.

WITNESSES:

1)

MANOJ VARMA
B, 23 KSSIDE IND 125212
XIRLUNGA BANGALORE
560064.

2)

MADAM MATHWAR
437 5th Cross
LIBRARY
BANGALORE 43

M.A. VAKIL @ MOHSIN ALI VAKIL
VENDOR

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd
Represented by its Director
Ms. DINA DATTANI.
PURCHASER

Drafted by

PRIME LAW ASSOCIATES
2nd Floor, Modi Mosque Complex
Chinnaswamy Mudaliar Road
Tasker Town, Bangalore - 560 051
Tel.: 56903115, Cell: 98450 49766

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
This sheet can be used for any document.

20/10/05
Date of execution

20/10/05
Total stamp duty paid Rs.

81

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 20th day of October 2005 at Doddaballapura.

BY:

Mr. M.A. VAKIL @ MOHSIN ALI VAKIL

Aged about 53 years,
S/o. Wahid Ali Vakil,
Residing at No. 78,
Koramangala Industrial Area,
Jyothi Nivas College Road,
Koramangala,
Bangalore-560095.

Hereinafter called the **VENDOR** (which expression wherever the context so requires or admits shall mean and include his/her/their heirs, legal representatives, executors, administrators and assigns).

IN FAVOUR OF:

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd.,

A company incorporated under Indian Companies Act 1956,
Having its registered office at Shah Baug, Ground Floor,
Flat No. 1, TPS III, Santacruz (east),
Mumbai - 400055.

Represented by its Director

Ms. DINA DATTANI.

Hereinafter called the **PURCHASER** (which expression wherever the context so requires or admits shall mean and include its successors in title and assigns).

moahsinali



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3159

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೊಡ್ಡಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-10-2005 ರಂದು 03:57:14 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಘಟನೆಯಾಗಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	329520.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	300.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು	329860.00

ಶ್ರೀಮತಿ ಮೆ.ಪೂರ್ಣಿಮಾ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ ಮೆ.ಪೂರ್ಣಿಮಾ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ			

ಶ್ರೀಮತಿ ಮೆ.ಪೂರ್ಣಿಮಾ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಎಂ.ಎ.ವೆಂಕಟೇಶ್ ಅಲಿಯಾಸ್ ಮೊಹೀತ್ ಅಲಿ ವೆಂಕಟೇಶ್ ಬಿನ್ ವೆಂಕಟೇಶ್ ಅಲಿ ವೆಂಕಟೇಶ್ (ಬರೆದುಕೊಡುವವರು)			

ಶ್ರೀಮತಿ ಮೆ.ಪೂರ್ಣಿಮಾ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2004
ದಿನಾಂಕ 09-05-2004ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕು
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬಿಡುಗಡೆಗೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂಪಾಯಿ
Total stamp duty paid Rs.



-2-

ಶೀಟಿನ ಸಂಖ್ಯೆ 3159
ದಸ್ತಾವೇಜಿನ ಸಂಖ್ಯೆ 3

WITNESSETH:-

WHEREAS originally Sri. Sachidanandaswamy was the allottee of land bearing Sy. No. 111 situated at Heggadahalli, Tubagere Hobli, Doddaballapura Taluk, having acquired right, title, interest and possession of the same vide Government order No. LNDSR 1341/66-67 dated 12-2-1970.

WHEREAS the said Sri. Sachidanandaswamy sold the aforesaid property to Mr. M.V. Govindaraj under a Registered Sale Deed dated 15-07-1985, which came to be registered as Document No. 453/85-86 of Book-I, Volume 1669, pages 202 to 204, in the office of Sub-Registrar, Doddaballapura.

WHEREAS subsequently the said Mr. M.V. Govindaraj released all his right title and interest in favour of aforesaid Sri. Sachidanandaswamy by a Registered Release Deed dated 6-3-1999, which came to be registered as Document No. 49/98-99 of Book-IV, SF Volume 13, pages 225 to 226, in the office of Sub-Registrar, Doddaballapura.

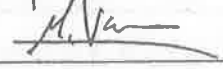
AND WHEREAS the said Sri M.V. Govindaraj had executed a Power of Attorney in favour of aforesaid Sri. Sachidanandaswamy authorizing him to deal with the aforesaid property. And whereas the aforesaid Sri. Sachidanandaswamy made an application to the Government to convert the land from agricultural to Non agricultural residential purpose and the Asst. Commissioner, Sub Division Bangalore has granted permission to the same by vide official Memorandum No. ALN.SR.(DB) 09/2004-05 dated 22-9-2004. 22/09/04

AND WHEREAS the Said Sri. Sachidanandaswamy and Sri M.V. Govindaraj sold the aforementioned property to the **VENDOR** herein under a Registered Sale Deed dated 14-12-2004, which came to be registered as Document No.

ನೋಂದಣಿ

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ಗುಣಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ನರೇಮ್ ಮುಹಾವರ್ ನಂ.437, 5 ನೇ ಫ್ಲಾಟ್, ಹೆಚ್.ಬಿ.ಆರ್.ಲೇಔಟ್, ಬೆಂ-43	
2	ಮನೋಜ್ ವರ್ಮಾ ನಂ.ಬಿ29, ಕೆ.ಎಸ್.ಎಸ್.ಐ.ಡಿ.ಸಿ.ಯಲಹಂಕೆ ಬೆಂ-64	



ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಜಿಲ್ಲಾ ಪಂಚಾಯತ್



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ DBP-1-03159-2005-06 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ DBPD61 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 20-10-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


20/10/05
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಜಿಲ್ಲಾ ಪಂಚಾಯತ್





ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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ದಸ್ತಾವೇಜಿನು ಬರೆಯುವುದಿನ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ
Total stamp duty paid Rs



-3-

ನೋಂದಣಿ ಸಂಖ್ಯೆ 3159
ದಸ್ತಾವೇಜಿನು ಬರೆಯುವುದಿನ ದಿನಾಂಕ

DBP-1-04323-2004-05 of Book-I, and the same is stored in CD No. DBPD 37, in the office of the Sub-Registrar, Doddaballapura.

Thus in the manner stated above, the **VENDOR** herein has become the sole and absolute owner of all that piece and parcel of land bearing Sy. No. 111, situated at Heggadahalli, Tubagere Hobli, Doddaballapura Taluk, which is morefully described in Schedule given hereunder and hereinafter referred to as Schedule property:

AND WHEREAS the **VENDOR** herein in order to meet his legal and compelling necessities has agreed to sell the **SCHEDULE PROPERTY** to the **PURCHASER** herein for a total sale consideration of **Rs. 3,29,51,250/- (Rupees Three Crore Twenty Nine Lakhs Fifty One thousand two hundred fifty only)** making the following representation.

That the **SCHEDULE PROPERTY** is not subject to any encumbrance, attachments, court or acquisition proceedings or charges of any kind. Acting on the said representations, the **PURCHASER** has agreed to purchase the **SCHEDULE PROPERTY** for a total sale consideration **Rs. 3,29,51,250/- (Rupees Three Crore Twenty Nine Lakhs Fifty One thousand two hundred fifty only)** subject to the property being free and discharged of all encumbrances, claims and all other types of charges.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum **Rs. 3,29,51,250/- (Rupees Three Crore Twenty Nine Lakhs Fifty One thousand two hundred fifty only)** which is paid by two Pay Orders/DD bearing No.125960 and 125961 both dated 19-10-2005 for a sum of Rs 3,14,51,250 and Rs 15,00,000/- respectively, Drawn on Federal Bank India, Bangalore.

Handwritten signature



ದಸ್ತಖತೆ

೨



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ ಮೆ.ಫ್ಯೂಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ , ಇವರು 2978818.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2978793.00	ಡಿ.ಡಿ.ನಂ. 125942 ದಿ:19/10/2005 ದಿ ಫೆಡರಲ್ ಬ್ಯಾಂಕ್ ಲಿ. ಬಿಂ.
ನಗದು ರೂಪ	25.00	ನಗದು ರೂಪ
ಒಟ್ಟು :	2978818.00	

ಸ್ಥಳ : ದೊಡ್ಡಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 20/10/2005

ನಿರ್ದೇಶಕರು (ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಮುದ್ರಾಂಕ ಇಲಾಖೆ)
(ದಸ್ತಖತೆ)



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. 2/-

ಈ ದಸ್ತಾವೇಜನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ.
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ದಸ್ತಾವೇಜನ್ನು ವಿತರಿಸಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.



-4-

ನಂ. 3159
ದಸ್ತಾವೇಜಿನ ಮೊತ್ತ 7 ರೂ. 2/-

The receipt of which amount the **VENDOR** does hereby jointly and severally accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the **PURCHASER** from the payment of the same and doth hereby sell, convey, transfer and assign unto and to the use of the **PURCHASER** all that piece and parcel of the **SCHEDULE PROPERTY** belonging to the **VENDOR TO HAVE AND TO HOLD** the same absolutely by the **PURCHASER** for ever as his absolute property. The **VENDOR** further covenants with the **PURCHASER** as follows:

2. That the title of the **VENDOR** over the **SCHEDULE PROPERTY** hereby conveyed is good, perfect and marketable and the **VENDOR** has subsisting absolute right, title, interest and power to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein. Also the **VENDOR** assures the **PURCHASER** that the **VENDOR** has acquired the **SCHEDULE PROPERTY** in the manner stated above and that none else except them have any right or title over the **SCHEDULE PROPERTY** and that **VENDOR** has an unfettered absolute right to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein.

3. That the **SCHEDULE PROPERTY** hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.

4. That the **PURCHASER** shall be entitled to hold, possess and enjoy the **SCHEDULE PROPERTY** hereby conveyed absolutely without any manner of let or hindrance, interruption or disturbances either by the **VENDOR** or any person or persons claiming either under his/her/them or through his/her/them or any person claiming legal title thereto.

5. The **VENDOR** further assures the **PURCHASER** that **VENDOR** will keep

mohsinali



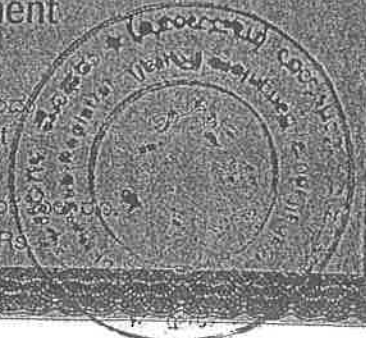
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. ೨/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬೇಕಾಗಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

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



-4-

ನಂ. ೩೧೫೭ ೩೧೫೭
ಮೊಹಾಲಿ ೭ ನೇ ದಿನ

The receipt of which amount the **VENDOR** does hereby jointly and severally accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the **PURCHASER** from the payment of the same and doth hereby sell, convey, transfer and assign unto and to the use of the **PURCHASER** all that piece and parcel of the **SCHEDULE PROPERTY** belonging to the **VENDOR TO HAVE AND TO HOLD** the same absolutely by the **PURCHASER** for ever as his absolute property. The **VENDOR** further covenants with the **PURCHASER** as follows:

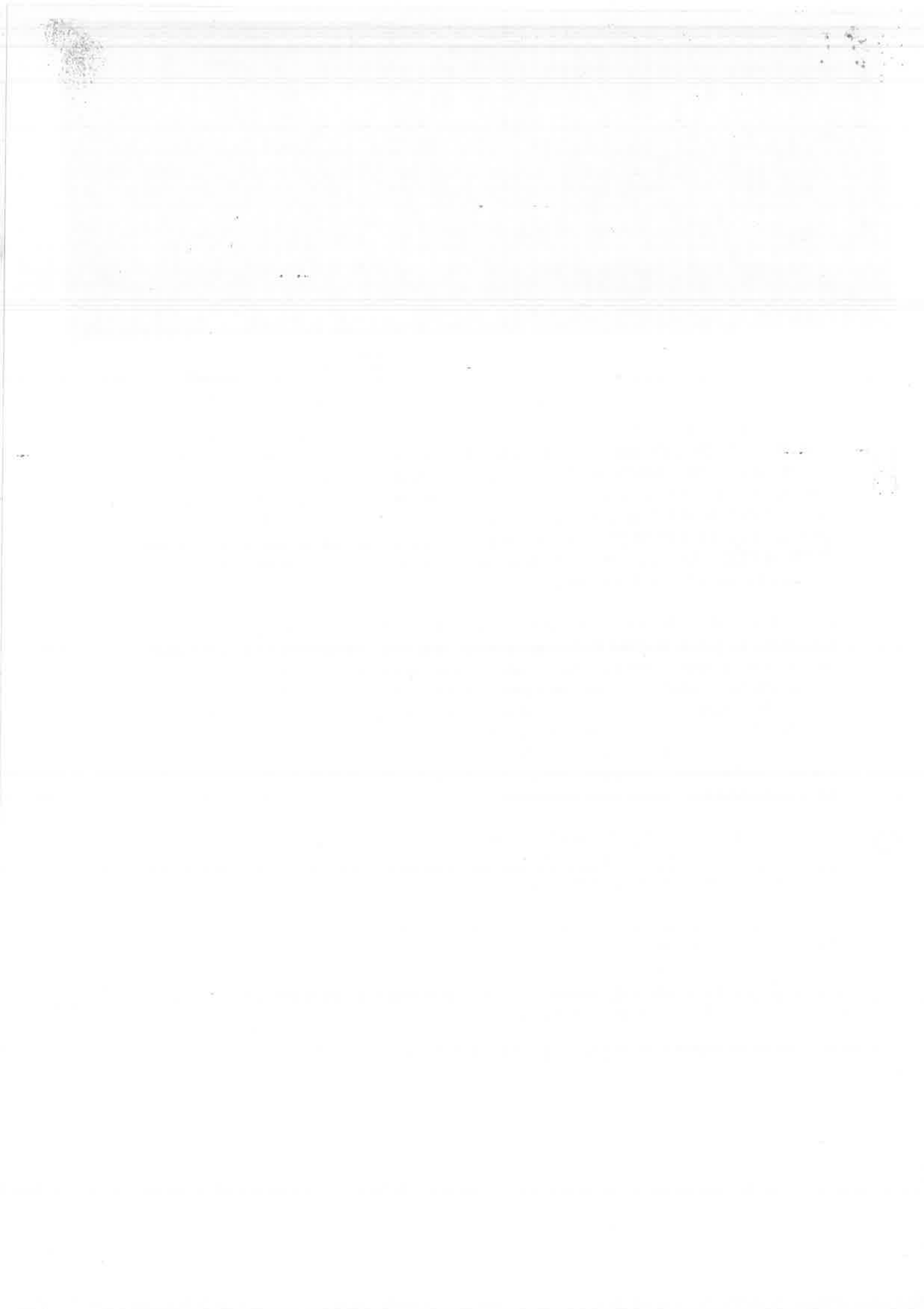
2. That the title of the **VENDOR** over the **SCHEDULE PROPERTY** hereby conveyed is good, perfect and marketable and the **VENDOR** has subsisting absolute right, title, interest and power to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein. Also the **VENDOR** assures the **PURCHASER** that the **VENDOR** has acquired the **SCHEDULE PROPERTY** in the manner stated above and that none else except them have any right or title over the **SCHEDULE PROPERTY** and that **VENDOR** has an unfettered absolute right to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein.

3. That the **SCHEDULE PROPERTY** hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.

4. That the **PURCHASER** shall be entitled to hold, possess and enjoy the **SCHEDULE PROPERTY** hereby conveyed absolutely without any manner of let or hindrance, interruption or disturbances either by the **VENDOR** or any person or persons claiming either under his/her/them or through his/her/them or any person claiming legal title thereto.

5. The **VENDOR** further assures the **PURCHASER** that **VENDOR** will keep

mohsali



ಈ ದಾಖಲೆಯು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಲೆವೆಲ್ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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ದಾಖಲೆಯನ್ನು ಬರಗುವುದಿನ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ ರೂ
Total stamp duty paid Rs.

-5-

ಬೆಂಗಳೂರು ನಗರ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು ನಗರ ಸರ್ಕಾರ

the **PURCHASER** at all times hereafter wards indemnified and save harmless against any losses or liabilities, action or proceedings, costs or claims that may arise against the **PURCHASER** or the property hereby conveyed by reason of any defect in or want of title on the part of the **VENDOR**.

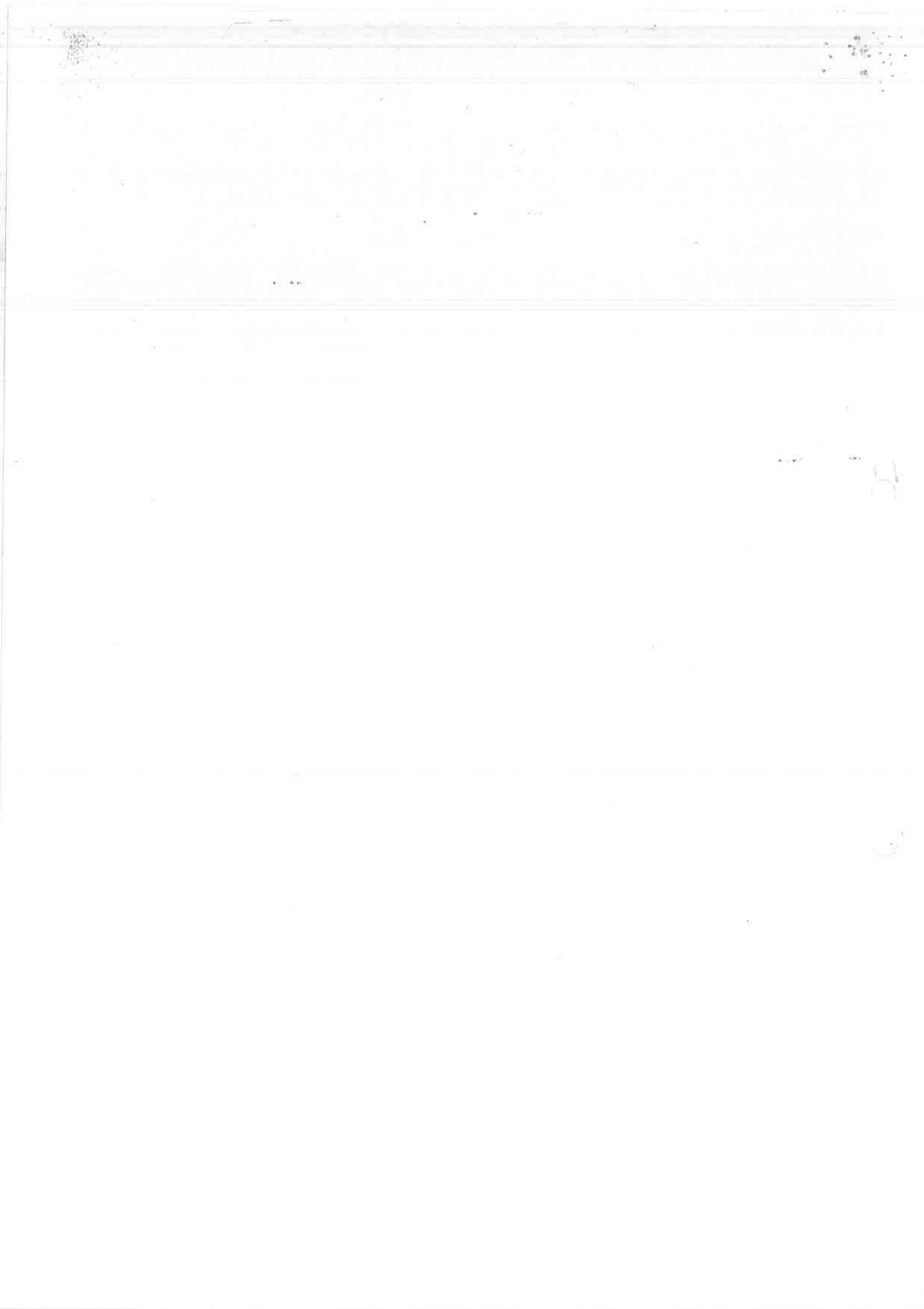
6. The **VENDOR** shall whenever so required by the **PURCHASER**, do and execute all such further acts, deeds, things that may be necessary for more fully and perfectly assuring the title of the **PURCHASER** to the **SCHEDULE PROPERTY** hereby conveyed.

7. The **VENDOR** has delivered the vacant physical possession of the **SCHEDULE PROPERTY** to the **PURCHASER**.

8. All available original documents relating to the **SCHEDULE PROPERTY** has been delivered by the **VENDOR** to the **PURCHASER** by way of title to the **SCHEDULE PROPERTY**.

9. The **VENDOR** further assures the **PURCHASER** that **VENDOR** has paid all the taxes and other cesses payable in respect of the **SCHEDULE PROPERTY** upto-date of sale; and in case by any inadvertence or otherwise any tax balance is found to be due and is payable for this period and should the **PURCHASER** be obliged to pay the same, the **VENDOR** undertakes to reimburse the same to the **PURCHASER**. Further, the **VENDOR** has **NO OBJECTION** whatsoever for transfer of Khata of the **SCHEDULE PROPERTY** in the name of the **PURCHASER** by the appropriate authority.

ಮಾನ್ಯ ನೋಟರೀಸ್



ಈ ದಾಖಲೆಯು ಹಾಗೆಯೇ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಎಸಿ 152 ಮುನ್ಸೂಚನೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಕ್ತವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲಾತಿ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪರ್ಶ - ರೂ. 2/-

ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ದಾಖಲಾತಿ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.



-6-

SCHEDULE

All that piece and parcel of residential converted land bearing Sy. No. 111, situated at Heggadahalli, Tubagere Hobli, Doddaballapura Taluk, measuring 12 Acres and 25 Guntas, Converted vide official Memorandum bearing No. ALN.SR.(DB) 09/2004-05 dated 22-9-2004, and bounded on the :

- East By : Sy. No. 109 and Gulyanandigunda gadi
(Devanahalli Chikkaballapura Gadi)
West By : Sy. No. 116 and Gulyanandigunda gadi
(Kere Yeri and Land belonging to Ashram)
North By : Sy. No. 109, 116 and 112.
South By : Gulyanandigunda Gadi and Sy. No. 29.

IN WITNESS WHEREOF, the **VENDOR** and the **PURCHASER** have set their hands to this Deed of Absolute Sale on the day, month and year first above written.

WITNESSES:

1) M. V. V.
M. V. V. VAKIL
B-23 LESSTIC ROAD
YERANAHALLI BANGALORE
560044

Mohsin Ali
M.A. VAKIL @ MOHSIN ALI VAKIL
VENDOR

Dina Dattani
M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd
Represented by its Director
Ms. DINA DATTANI.
PURCHASER

2) Madeem Huiwar
MADEEM HUIWAR
437 - 5th Cross HARLAYOUT
BANGALORE - 43

Drafted by

Praveen
PRIME LAW ASSOCIATES
2nd Floor, Modi Mosque Complex
Chinnaswamy Mudaliar Road
Tasker Town, Bangalore - 560 051
Tel.: 56903115, Cell: 98450 49766

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution
ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid RS

13-1

ಈ ದಾಖಲೆಯು...
3158/95-01 ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 20th day of October 2005 at Doddaballapura.

BY:

Mr. M.A. VAKIL @ MOHSIN ALI VAKIL
Aged about 53 years,
S/o. Wahid Ali Vakili,
Residing at No. 78,
Koramangala Industrial Area,
Jyothi Nivas College Road,
Koramangala,
Bangalore-560095.

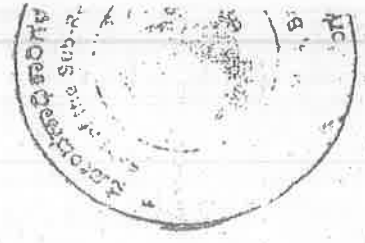
Hereinafter called the **VENDOR** (which expression wherever the context so requires or admits shall mean and include his heirs, legal representatives, executors, administrators and assigns).

IN FAVOUR OF:

M/s. **FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd.**,
A company incorporated under Indian Companies Act 1956,
Having its registered office at Shah Baug, Ground Floor,
Flat No. 1, TPS III, Santacruz (east),
Mumbai - 400055.
Represented by its Director
Ms. DINA DATTANI.

Hereinafter called the **PURCHASER** (which expression wherever the context so requires or admits shall mean and include its successors in title and assigns).

Mohtsinali



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3158

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೊಡ್ಡಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-10-2005 ರಂದು 03:51:00 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	78300.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	300.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	78640.00

ಶ್ರೀಮತಿ ಮೆ.ಪೂರ್ಣಿಮಾ ಪ್ರಾಪರ್ಷಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟದ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ ಮೆ.ಪೂರ್ಣಿಮಾ ಪ್ರಾಪರ್ಷಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟದ ಗುರುತು	ಸಹಿ
1	ಎಂ.ಎ.ಮಹೇಶ್ ಅಲಿಯಾಸ್ ಮೊಸಿನ್ ಅಲಿ ಮಹೇಶ್ ದಿನ್ ಮಹೇಶ್ ಅಲಿ ಮಹೇಶ್ . (ಬರೆದುಕೊಡುವವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಪೂರ್ವಿಕಾ ಪತ್ರ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು.
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಸ್ಟಾಂಪ್ ದುರಿ ಪಾವತಿಯಾದ
Total stamp duty paid Rs.

-2-

2ನೇ ಭಾಗ 315
ಖಾತೆ ಸಂಖ್ಯೆ 3ನೇ

WITNESSETH:-

WHEREAS Sri. Poojappa was the sole and absolute owners of the land bearing Survey No. 29, situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, having acquired right, title, interest and possession of the same by way of Grant issued by the Tahsildhar, Doddaballapura Taluk, Vide Order bearing No. LND/RVC/17/82-83, Dated 1-3-1985, and the Khata has been mutated in the name of the said Sri. Poojappa vide MR. No. 2/92-93.

WHEREAS Sri. Poojappa has thus become the sole and absolute owner of the aforesaid property.

AND WHEREAS thereafter said Sri. Poojappa and his family members obtained prior permission to sell the aforesaid property from the Deputy Commissioner Vide official Memorandum No. LND(DHO)CR 66/03-04 Dated 28-2-2004.

AND WHEREAS thereafter said Sri. Poojappa and his family members made an application to the Government to convert the land from agricultural to Non agricultural residential purpose and the Asst. Commissioner, Doddaballapura, Sub-Division, Bangalore has granted permission to the same by vide order No. ALN.SR.(DB) 07/2004-05 dated 31-8-2004.

AND WHEREAS thereafter said Sri. Poojappa along with his family members sold the aforementioned property to the **VENDOR** herein under a Registered Sale Deed dated 24-11-2004, which came to be registered as Document No. DBP-1-03878- 2004-05 of Book-I, and the same is stored in CD No. DBPD 35, in the office of the Sub-Registrar, Doddaballapura.

Gohsnali

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	
1	ಸರೋಮ್ ಮಹಾವರ್ ನಂ.437, 5ನೇ ಹ್ರಸ್ವ, ಹೆಚ್.ಬಿ.ಆರ್.ಲೇಔಟ್, ಬಿ-43	
2	ಮನೋಹರ್ ವರ್ಮಾ ನಂ.ಬಿ23, ಕೆ.ಎಸ್.ಎಸ್.ಐ.ಡಿ.ಸಿ.ಉಲಹಂಕೆ ಬಿ-64	

ಉಪನಿರ್ದೇಶಕರು
ಕುಟುಂಬ ಕಲ್ಯಾಣ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ DBP-1-03158-2005-06 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ DBPD61 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 20-10-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನಿರ್ದೇಶಕರು
ಕುಟುಂಬ ಕಲ್ಯಾಣ





ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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ದಾಖಲೆ ಸ್ಟಾಂಪ್
Date of execution

ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.



-3-

ನೋಂದಣಿ ಸಂಖ್ಯೆ 5758
ಮುದ್ರಾಂಕ ಶುಲ್ಕ 5

Thus in the manner stated above, the **VENDOR** herein has become the sole and absolute owner of all that piece and parcel of residential converted land bearing Survey No. 29 (also known as Sy. No. 29 P4,) situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, which is more fully described in Schedule given hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.

AND WHEREAS the **VENDOR** herein in order to meet his legal and compelling necessities has agreed to sell the **SCHEDULE PROPERTY** to the **PURCHASER** herein for a total sale consideration of **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** making the following representation.

That the **SCHEDULE PROPERTY** is not subject to any encumbrance, attachments, court or acquisition proceedings or charges of any kind. Acting on the said representations, the **PURCHASER** has agreed to purchase the **SCHEDULE PROPERTY** for a total sale consideration **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** subject to the property being free and discharged of all encumbrances, claims and all other types of charges.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum of **Rs. 78, 30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** which is paid by Pay Order /DD bearing No. 125966, dated 19/10/2005 Drawn on Federal Bank of India, Bangalore.

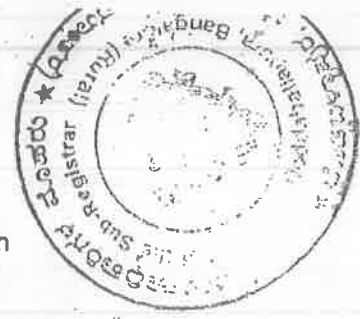
The receipt of which amount the **VENDOR** does hereby jointly and severally accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the **PURCHASER** from the payment of

mohsali



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ



1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ ಮೆ.ಫ್ಯೂಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ , ಇವರು 707832.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	707832.00	ಡಿ.ಡಿ.ನಂ. 125949 ದಿ:19/10/2005, ದಿ ಫೆಡರಲ್ ಬ್ಯಾಂಕ್ ಲಿ. ಬೆಂ.
ಒಟ್ಟು :	707832.00	

ಸ್ಥಳ : ಬೊಡಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 20/10/2005


ಅಧೀನಾಂಕಿತರ ಕಾರಿ
ಅಧೀನಾಂಕಿತರ ಕಾರಿ

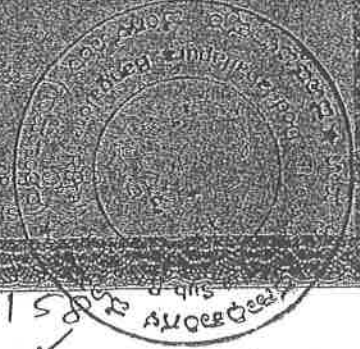


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ನಿರ್ದೇಶನದ ದಿನಾಂಕ
Date of execution

ಮಾನ್ಯತೆ ಶುಲ್ಕದ ಮೊತ್ತ
Total stamp duty paid Rs.



-4-

ಚಿತ್ರಾಪೇಟೆ

the same and doth hereby sell, convey, transfer and assign unto and to the use of the **PURCHASER** all that piece and parcel of the **SCHEDULE PROPERTY** belonging to the **VENDOR TO HAVE AND TO HOLD** the same absolutely by the **PURCHASER** for ever as his absolute property. The **VENDOR** further covenants with the **PURCHASER** as follows:

2. That the title of the **VENDOR** over the **SCHEDULE PROPERTY** hereby conveyed is good, perfect and marketable and the **VENDOR** has subsisting absolute right, title, interest and power to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein. Also the **VENDOR** assures the **PURCHASER** that the **VENDOR** has acquired the **SCHEDULE PROPERTY** in the manner stated above and that none else except them have any right or title over the **SCHEDULE PROPERTY** and that **VENDOR** has an unfettered absolute right to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein.

3. That the **SCHEDULE PROPERTY** hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.

4. That the **PURCHASER** shall be entitled to hold, possess and enjoy the **SCHEDULE PROPERTY** hereby conveyed absolutely without any manner of let or hindrance, interruption or disturbances either by the **VENDOR** or any person or persons claiming either under his/her/them or through his/her/them or any person claiming legal title thereto.

5. The **VENDOR** further assures the **PURCHASER** that **VENDOR** will keep the **PURCHASER** at all times hereafter wards indemnified and save harmless against any losses or liabilities, action or proceedings, costs or claims that may arise against the **PURCHASER** or the property hereby conveyed by reason of any defect in or want of title on the part of the **VENDOR**.

Gokhali

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪುಟವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ಮುದ್ರಾಂಶ ಪಾವತಿಯನ್ನು ಮಾಡಿ
Pay the Stamp Duty

ಮುದ್ರಾಂಶ ಪಾವತಿಯನ್ನು ಮಾಡಿ
Pay the Stamp Duty

-5-

ನೋಂದಣಿ ಸಂಖ್ಯೆ 315
ಮುದ್ರಾಂಶ ಪಾವತಿಯನ್ನು ಮಾಡಿ
Pay the Stamp Duty

6. The **VENDOR** shall whenever so required by the **PURCHASER**, do and execute all such further acts, deeds, things that may be necessary for more fully and perfectly assuring the title of the **PURCHASER** to the **SCHEDULE PROPERTY** hereby conveyed.
7. The **VENDOR** has delivered the vacant physical possession of the **SCHEDULE PROPERTY** to the **PURCHASER**.
8. All available original documents relating to the **SCHEDULE PROPERTY** has been delivered by the **VENDOR** to the **PURCHASER** by way of title to the **SCHEDULE PROPERTY**.
9. The **VENDOR** further assures the **PURCHASER** that **VENDOR** has paid all the taxes and other cesses payable in respect of the **SCHEDULE PROPERTY** upto-date of sale; and in case by any inadvertence or otherwise any tax balance is found to be due and is payable for this period and should the **PURCHASER** be obliged to pay the same, the **VENDOR** undertakes to reimburse the same to the **PURCHASER**. Further, the **VENDOR** has **NO OBJECTION** whatsoever for transfer of Khata of the **SCHEDULE PROPERTY** in the name of the **PURCHASER** by the appropriate authority.

ಮಾಲೀಕರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs

Personal SCH

-6-

ನೀ ಬೈಲಕ್ ದ 31 ಸಿ 1980
ಹಸ್ತಾಪೇಷವ 9 ನೀ ಹಾಕ್

SCHEDULE

undeveloped

Undeveloped
All that piece and parcel of the residential converted land bearing Survey No. 29 situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, Converted vide official Memorandum bearing No. ALN.SR.(DB) 07/2004-05 dated 31-8-2004, and bounded on the :

East By : Devanahalli Taluk, Kere halli Gadi And Same Sy. No. 25
West By : Land of Kadirappa in Same Sy. No.
North By : Sy. No. 111.
South By : Dibba Girishwara Betta (Forest Gadi)

IN WITNESS WHEREOF, the **VENDOR** and the **PURCHASER** have set their hands to this Deed of Absolute Sale on the day, month and year first above written.

WITNESSES:

1) M/V

MANOT VAKAN
1323, 18810C INDOUSK RESTOR
YICHTHUS BANGHANE
S60064

2) Phy

MADEEM MUSTAWAR

437.5th Gov. HBR LAYOUT
BANGALORE-43

M.A. VAKIL @ MOHS

M.A. VAKIL @ MOHSIN ALI VAKIL
VENDOR

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd
Represented by its Director
Ms. DINA DATTANI.
PURCHASER

Drafted by

PRIME LAW ASSOCIATES
2nd Floor, Modi Mosque Complex
Chinnaswamy Mudaliar Road
Tasker Town, Bangalore - 560 051
Tel.: 86903115, Cell: 9845049766



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಪತ್ರ ಸಂಖ್ಯೆ: 2 =

ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಸ್ತಾವಿಜ್ ಗೆ ಬಳಸಲು ಬಳಸಬಹುದು
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ದಸ್ತಾವಿಜ್ ನ ದಿನಾಂಕ
Date of execution

20/10/05

ಒಟ್ಟು ಮುದ್ರಾಂಶ ಪಾವತಿಯಾದ
Total stamp duty paid: Rs.

107831



ಈ ದಸ್ತಾವಿಜ್ ಹಾಗೂ
ಹಿಂದಕ್ಕೆ ಪಡೆದ 31590508 ದಸ್ತಾವಿಜ್ ಮೇಲೆ **ABSOLUTE SALE DEED**

THIS DEED OF ABSOLUTE SALE is made and executed on this the 20th day of October 2005 at Doddaballapura.

BY:

Mr. M.A. VAKIL @ MOHSIN ALI VAKIL

Aged about 53 years,
S/o. Wahid Ali Vakil,
Residing at No. 78,
Koramangala Industrial Area,
Jyothi Nivas College Road,
Koramangala,
Bangalore-560095.

Hereinafter called the **VENDOR** (which expression wherever the context so requires or admits shall mean and include his/her/their heirs, legal representatives, executors, administrators and assigns).

IN FAVOUR OF:

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd.,

A company incorporated under Indian Companies Act 1956,
Having its registered office at Shah Baug, Ground Floor,
Flat No. 1, TPS III, Santacruz (east),
Mumbai - 400055.

Represented by its Director
Ms. DINA DATTANI.

Hereinafter called the **PURCHASER** (which expression wherever the context so requires or admits shall mean and include its successors in title and assigns).

Mohtsinali

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3155

ಸೆಲ್ ರಜಿಸ್ಟ್ರಾರ್ ದೊಡ್ಡಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-10-2005 ರಂದು 03:32:23 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

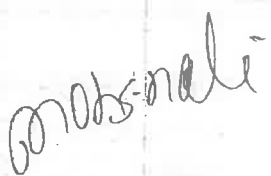
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	78300.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	300.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	78640.00

ಶ್ರೀಮತಿ ಮೆ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ ಮೆ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ			

ಉಪನೋದಪಕ್ಷಾಧಿಕಾರಿ
ಹೊರಗುತ್ತಾಳೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಎಂ.ಎ.ವೆಂಕಟ್ ಅಲಿಯಾಸ್ ಮೊಹೀನ್ ಅಲಿ ವೆಂಕಟ್ ದಿನ್ ಮೋದ್ ಅಲಿ ವೆಂಕಟ್ . (ಬರೆದುಕೊಡುವವರು)			

ಉಪನೋದಪಕ್ಷಾಧಿಕಾರಿ
ಹೊರಗುತ್ತಾಳೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾದ್ದು
This sheet can be used for any document

ಮಾನ್ಯತೆ: 09-05-2003 ರ ನಂತರದ ದಾಖಲೆ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ: ರೂ. 2/-
Total Stamp duty paid Rs.

ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಪಾವತಿಯಾದುದು
Stamp duty has been paid

-2-

ನೋಂದಣಿ ಸಂಖ್ಯೆ 3155
ಮಾನ್ಯತೆ 31-8-2004

WITNESSETH:-

WHEREAS Sri. Kadirappa, was the sole and absolute owners of the land bearing Survey No. 29, situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, having acquired right, title, interest and possession of the same by way of Grant issued by the Tahsildhar, Doddaballapura Taluk, Vide Order bearing No. LND/RVC/17/82-83, Dated 1-3-1985, and the Khata has been mutated in the name of the said Sri. Kadirappa vide MR. No. 3/92-93.

WHEREAS Sri. Kadirappa has thus become the sole and absolute owner of the aforesaid property.

AND WHEREAS thereafter said Sri. Kadirappa and his family members obtained prior permission to sell the aforesaid property from the Deputy Commissioner Vide official Memorandum No. LND(DHO)CR 66/03-04 Dated 28-2-2004.

AND WHEREAS thereafter said Sri. Kadirappa and his family members made an application to the Government to convert the land from agricultural to Non agricultural residential purpose and the Asst. Commissioner, Doddaballapura, Sub-Division, Bangalore has granted permission to the same by vide order No. ALN.SR.(DB) 04/2004-05 dated 31-8-2004.

AND WHEREAS thereafter said Sri. Kadirappa along with his family members sold the aforementioned property to the **VENDOR** herein under a Registered Sale Deed dated 24-11-2004, which came to be registered as Document No. DBP-1-03972-2004-05 of Book-I, and the same is stored in CD No. DBPD 36, in the office of the Sub-Registrar, Doddaballapura.

Thus in the manner stated above, the **VENDOR** herein has become the sole and absolute owner of all that piece and parcel of residential converted land

Madhali

ಗುರುತಿಸುವುದು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಹೆಸರು
1	ಮೋಮ್ ಮಜಾಹರ ನಂ.437, 5 ನೇ ಫ್ಲಾಟ್, ಹೆಚ್.ಬಿ.ಆರ್.ರೋಡ್, ಬಿ-43	ಹೆಚ್.ಬಿ.ಆರ್.
2	ಮನೋಹರ್ ವರ್ಮಾ ನಂ.ಬಿ23, ಕೆ.ಎಸ್.ಎಸ್.ಎ.ಡಿ.ಸಿ.ಯು.ಲಹರಿ ಬಿ-64	ಮನೋಹರ್

ಹಿರಿಯ ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಜಿಲ್ಲಾ ಪೊಲೀಸ್ ಠಾಣೆ



1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು
ನಂಬರ್ DBP-1-03155-2005-06 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ DBPD61 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 20-10-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಹಿರಿಯ ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಜಿಲ್ಲಾ ಪೊಲೀಸ್ ಠಾಣೆ





bearing Survey No. 29 (also known as Sy. No 29 P2,) situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, which is more fully described in Schedule given hereunder and hereinafter referred to as SCHEDULE PROPERTY.

AND WHEREAS the **VENDOR** herein in order to meet his legal and compelling necessities has agreed to sell the SCHEDULE PROPERTY to the **PURCHASER** herein for a total sale consideration of **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** making the following representation.

That the SCHEDULE PROPERTY is not subject to any encumbrance, attachments, court or acquisition proceedings or charges of any kind. Acting on the said representations, the **PURCHASER** has agreed to purchase the SCHEDULE PROPERTY for a total sale consideration **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** subject to the property being free and discharged of all encumbrances, claims and all other types of charges.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum of **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** which is paid by Pay Order-bearing No. 125964, dated 19-10-2005, Drawn on Federal Bank of India, Bangalore.

The receipt of which amount the **VENDOR** does hereby jointly and severally accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the **PURCHASER** from the payment of the same and doth hereby sell, convey, transfer and assign unto and to the use of the **PURCHASER** all that piece and parcel of the SCHEDULE

Gobinoli

ನೋಡು...
ವ್ಯಾಖ್ಯಾನ...
ನೇ...
R



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ. ಮೆ.ಫ್ಯೂಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ-ವತ್ತಾಣಿ, ಇವರು 707832.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	707832.00	ಡಿ.ಡಿ.ನಂ. 125944 ದಿ:19/10/2005, ದಿ ಫೆಡರಲ್ ಬ್ಯಾಂಕ್ ಲಿ. ಬಿಂ.
ಒಟ್ಟು:	707832.00	

ಸ್ಥಳ : ದೊಡ್ಡಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 20/10/2005


ಇಲಾಖಾಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ

Designed and Developed by C- DAC ,ACTS Pune.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ದಿನಾಂಕದ ಮೊತ್ತ ರೂ.
Total stamp duty paid Rs.

-4-

3155
ಮಾನ್ಯತೆಗೆ 7...ನೇ ಹಂತ

PROPERTY belonging to the **VENDOR** TO HAVE AND TO HOLD the same absolutely by the **PURCHASER** for ever as his absolute property. The **VENDOR** further covenants with the **PURCHASER** as follows:

2. That the title of the **VENDOR** over the SCHEDULE PROPERTY hereby conveyed is good, perfect and marketable and the **VENDOR** has subsisting absolute right, title, interest and power to convey the SCHEDULE PROPERTY to the **PURCHASER** in the manner herein. Also the **VENDOR** assures the **PURCHASER** that the **VENDOR** has acquired the SCHEDULE PROPERTY in the manner stated above and that none else except them have any right or title over the SCHEDULE PROPERTY and that **VENDOR** has an unfettered absolute right to convey the SCHEDULE PROPERTY to the **PURCHASER** in the manner herein.

3. That the SCHEDULE PROPERTY hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.

4. That the **PURCHASER** shall be entitled to hold, possess and enjoy the SCHEDULE PROPERTY hereby conveyed absolutely without any manner of let or hindrance, interruption or disturbances either by the **VENDOR** or any person or persons claiming either under his/her/them or through his/her/them or any person claiming legal title thereto.

5. The **VENDOR** further assures the **PURCHASER** that **VENDOR** will keep the **PURCHASER** at all times hereafter wards indemnified and save harmless against any losses or liabilities, action or proceedings, costs or claims that may arise against the **PURCHASER** or the property hereby conveyed by reason of any defect in or want of title on the part of the **VENDOR**

Gokhale

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department
ದಾಖಲೆ ಪತ್ರ
Document Sheet
ಪತ್ರ ಸಂಖ್ಯೆ: 2
ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution
ಮಾಡಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs. 2

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department
ಬೆಂಗಳೂರು
Bangalore

ನೋಂದಣಿ ಸಂಖ್ಯೆ: 3155
ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ: 31-8-2004
ಮಾಡಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ: 2

6. The **VENDOR** shall whenever so required by the **PURCHASER**, do and execute all such further acts, deeds, things that may be necessary for more fully and perfectly assuring the title of the **PURCHASER** to the **SCHEDULE PROPERTY** hereby conveyed.

7. The **VENDOR** has delivered the vacant physical possession of the **SCHEDULE PROPERTY** to the **PURCHASER**.

8. All available original documents relating to the **SCHEDULE PROPERTY** has been delivered by the **VENDOR** to the **PURCHASER** by way of title to the **SCHEDULE PROPERTY**.

9. The **VENDOR** further assures the **PURCHASER** that **VENDOR** has paid all the taxes and other cesses payable in respect of the **SCHEDULE PROPERTY** upto-date of sale; and in case by any inadvertence or otherwise any tax balance is found to be due and is payable for this period and should the **PURCHASER** be obliged to pay the same, the **VENDOR** undertakes to reimburse the

same to the **PURCHASER**. Further, the **VENDOR** has NO OBJECTION whatsoever for transfer of Khata of the **SCHEDULE PROPERTY** in the name of the **PURCHASER** by the appropriate authority.

Mohsali
SCHEDULE
undeveloped

All that piece and parcel of the residential converted land bearing Survey No. 29 situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, Converted vide official Memorandum bearing No. ALN.SR.(DB) 04/2004-05 dated 31-8-2004, and bounded on the :

Mohsali

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪಾತ್ರೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮಾಪಕವೆತ್ತು ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ ರೂ.
Total Stamp duty paid Rs.

-6-

ನೀ ಖರೀದಿ 3155
ದಸ್ತಖತೆ 7 ನೇ ಹಾಳೆ

East By : Land of Poojappa in Same Sy. No.
West By : Land of Mallappa in Same Sy. No.
North By : Sy. No. 111.
South By : Dibba Girishwara Betta (Forest Gadi)

IN WITNESS WHEREOF, the **VENDOR** and the **PURCHASER** have set their hands to this Deed of Absolute Sale on the day, month and year first above written.

WITNESSES:

1)

M. V. V.
M. V. V.
B 23 KSSIAO IND RSTH
XYZLAWNOR Bangalore
560064

2)

MADEEM HUSBWAR

437 5th Cross HBR LAY OUT
BANGALORE-43

M.A. VAKIL @ MOHSIN ALI VAKIL
VENDOR

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd
Represented by its Director
Ms. DINA DATTANI.
PURCHASER

Drafted by

PRIME LAW ASSOCIATES
2nd Floor, Modi Mosque Complex
Chinnaswamy Mudaliar Road
Tasker Town, Bangalore - 560 051
Tel.: 56903115, Cell.: 98450 49766

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಟ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

20/10/05

707832
ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid Rs.



ಈ ದಸ್ತಾವೇಜು... ಹಾಕಿಯನ್ನು ಒಳಗೊಂಡಿದೆ
3161/05-06
ಪ್ರಾದೇಶಿಕ ಪುಸ್ತಕದ... ದಸ್ತಾವೇಜಿಗೆ ಬಂದವರ ಹಾಕಿ

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 20th day of October 2005 at Doddaballapura.

BY:

Mr. M.A. VAKIL @ MOHSIN ALI VAKIL
Aged about 53 years,
S/o. Wahid Ali Vakili,
Residing at No. 78,
Koramangala Industrial Area,
Jyothi Nivas College Road,
Koramangala,
Bangalore-560095.

Hereinafter called the **VENDOR** (which expression wherever the context so requires or admits shall mean and include his/her/their heirs, legal representatives, executors, administrators and assigns).

In favour of:
M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd.,
A company incorporated under Indian Companies Act 1956,
Having its registered office at Shah Baug, Ground Floor,
Flat No. 1, TPS III, Santacruz (east),
Mumbai - 400055.
Represented by its Director
Ms. DINA DATTANI.

mohtsali

ಶ್ರೀ ಮಹೇಶ್ವರ 3161ನೇ
ದಸ್ತಖತೆ 2ನೇ ಸಂಖ್ಯೆ



Print Date & Time : 20-10-2005 04:26:17 PM

ದಸ್ತಖತೆ ಸಂಖ್ಯೆ : 3161

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೊಡ್ಡಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-10-2005 ರಂದು 04:22:52 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	78300.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	300.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	78640.00

ಶ್ರೀಮತಿ ಮೆ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ ಮೆ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ			

ಉಪನೋದಕಾರ್ಥಿಗಾರ್
ಹೆಚ್ಚು ಬಾಕಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	ಎಂ.ಎ.ವೆಂಕಟ್ ಅಲಿಯಾಸ್ ಮೊಸಿನ್ ಅಲಿ ವೆಂಕಟ್ ದಿನ್ ವೆಹೀದ್ ಅಲಿ ವೆಂಕಟ್ . (ಬರೆದುಕೊಡುವವರು)			

ಉಪನೋದಕಾರ್ಥಿಗಾರ್
ಹೆಚ್ಚು ಬಾಕಿ

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್: 152 ಮುನ್ಸೂಚನೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲ. ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾಗಿದೆ.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದಾಳೆಂದು ದಿನಾಂಕ
Date of execution

ಮಾನ್ಯತೆಗೆ ಬಿಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid



-2-

Hereinafter called the **PURCHASER** (which expression wherever the context so requires or admits shall mean and include its successors in title and assigns).

WITNESSETH:-

WHEREAS Late Chikkamuniyappa was the absolute owner of the land bearing Survey No. 29, situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, having acquired right, title, interest and possession of the same by way of Grant issued by the Tahsildhar, Doddaballapura Taluk, Vide Order bearing No. LND/RVC/17/82-83, Dated 1-3-1985, and the Khata has been mutated in the name of the said Late Chikkamuniyappa.

WHEREAS Chikkamuniyappa thus become the sole and absolute owner of the aforesaid property. The said Chikkamuniyappa passed away leaving behind his family members.

AND WHEREAS thereafter his wife Smt. Poojamma jointly with her family members obtained prior permission to sell the aforesaid property from the Deputy Commissioner Vide official Memorandum No. LND(DHO)CR 66/03-04 Dated 28-2-2004.

AND WHEREAS thereafter said Smt. Poojamma jointly with her family members made an application to the Government to convert the land from agricultural to Non agricultural residential purpose and the Asst. Commissioner, Doddaballapura, Sub-Division, Bangalore has granted permission to the same by vide order No. ALN.SR.(DB) 05/2004-05 dated 31-8-2004.

Onohnali

DBP-1-03161-2005-06
ಸಿ.ಡಿ. ನಂಬರ್ DBPD61 ನೇ ದ್ವರಲ್ಲಿ
ದಿನಾಂಕ 20-10-2005 ರಂದು ಮೋದಾಯಿಸಲಾಗಿದೆ

2

ಗುಣಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ನರೇಂದ್ರ ಮುಖಾರ್ ನಂ.437, 5 ನೇ ಹ್ಲಾ, ಹೆಚ್.ಬಿ.ಆರ್.ಲೇಔಟ್, ಬಿಂ-43	
2	ಮನೋಹರ್ ವರ್ಮ ನಂ.ಬಿ23, ಕೆ.ಎಸ್.ಎಸ್.ಐ.ಡಿ.ಸಿ.ಯಲಹಂಕೆ ಬಿಂ-64	

ಉಪನಿರ್ದೇಶಕರು
ಪ್ರಾ.ಪ್ರ.ಪ.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ DBP-1-03161-2005-06 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ DBPD61 ನೇ ದ್ವರಲ್ಲಿ
ದಿನಾಂಕ 20-10-2005 ರಂದು ಮೋದಾಯಿಸಲಾಗಿದೆ




ಉಪನಿರ್ದೇಶಕರು
ಪ್ರಾ.ಪ್ರ.ಪ.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. 2

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಚುಟ್ಟು ಮೊದಲಾದವು
Total stamp duty paid



-3-

AND WHEREAS thereafter said Smt. Poojamma and her family members sold the aforementioned property to the **VENDOR** herein under a Registered Sale Deed dated 30-11-2004, which came to be registered as Document No. DBP-1-03974-2004-05 of Book-I, and the same is stored in CD No. DBPD 36, in the office of the Sub-Registrar, Doddaballapura.

Thus in the manner stated above, the **VENDOR** herein has become the sole and absolute owner of all that piece and parcel of residential converted land bearing Survey No. 29 (also known as Sy. No. 29 P6,) situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, which is more fully described in Schedule given hereunder and hereinafter referred to as **SCHEDULE PROPERTY**.

AND WHEREAS the **VENDOR** herein in order to meet his legal and compelling necessities has agreed to sell the **SCHEDULE PROPERTY** to the **PURCHASER** herein for a total sale consideration of **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** making the following representation.

That the **SCHEDULE PROPERTY** is not subject to any encumbrance, attachments, court or acquisition proceedings or charges of any kind. Acting on the said representations, the **PURCHASER** has agreed to purchase the **SCHEDULE PROPERTY** for a total sale consideration **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** subject to the property being free and discharged of all encumbrances, claims and all other types of charges.

monali

3161
6ನೇ ತಾಣಿ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ ಮೈ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪರ್ತ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ , ಇವರು 707832.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	707832.00	ಡಿ.ಡಿ.ನಂ. 125946 ದಿ:19/10/2005, ದಿ ಫೆಡರಲ್ ಬ್ಯಾಂಕ್ ಲಿ. ಬೆಂ.
ಒಟ್ಟು :	707832.00	

ಸ್ಥಳ : ದೊಡ್ಡಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 20/10/2005

ಅಧೀನಾಂಕಿತ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
(ಮುದ್ರಾಂಕ)

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕೆಎಚ್ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ೦೧ : ೨ -

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.



NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum of Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only) which is paid by Pay Order/DD bearing No. 125968, dated 19/10/2005, Drawn on Federal Bank of India, Bangalore.

The receipt of which amount the **VENDOR** does hereby jointly and severally accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the **PURCHASER** from the payment of the same and doth hereby sell, convey, transfer and assign unto and to the use of the **PURCHASER** all that piece and parcel of the **SCHEDULE PROPERTY** belonging to the **VENDOR TO HAVE AND TO HOLD** the same absolutely by the **PURCHASER** for ever as his absolute property. The **VENDOR** further covenants with the **PURCHASER** as follows:

2. That the title of the **VENDOR** over the **SCHEDULE PROPERTY** hereby conveyed is good, perfect and marketable and the **VENDOR** has subsisting absolute right, title, interest and power to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein. Also the **VENDOR** assures the **PURCHASER** that the **VENDOR** has acquired the **SCHEDULE PROPERTY** in the manner stated above and that none else except them have any right or title over the **SCHEDULE PROPERTY** and that **VENDOR** has an unfettered absolute right to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein.

3. That the **SCHEDULE PROPERTY** hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.

mohsali



ಈ ದಸ್ತಾವೇಜು ಹಾಗೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೧೦೪/೧೫೨ ಮುನ್ಸೀಮು ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ: ೦೨/—

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ
Total stamp duty paid Rs

-5-

ನೀತಿ ಸಂಖ್ಯೆ ೩೬
ದಸ್ತಾವೇಜಿನ ೨ ನೇ ಪುಟ

4. That the **PURCHASER** shall be entitled to hold, possess and enjoy the **SCHEDULE PROPERTY** hereby conveyed absolutely without any manner of let or hindrance, interruption or disturbances either by the **VENDOR** or any

person or persons claiming either under his/her/them or through his/her/them or any person claiming legal title thereto.

5. The **VENDOR** further assures the **PURCHASER** that **VENDOR** will keep the **PURCHASER** at all times hereafter wards indemnified and save harmless against any losses or liabilities, action or proceedings, costs or claims that may arise against the **PURCHASER** or the property hereby conveyed by reason of any defect in or want of title on the part of the **VENDOR**.

6. The **VENDOR** shall whenever so required by the **PURCHASER**, do and execute all such further acts, deeds, things that may be necessary for more fully and perfectly assuring the title of the **PURCHASER** to the **SCHEDULE PROPERTY** hereby conveyed.

7. The **VENDOR** has delivered the vacant physical possession of the **SCHEDULE PROPERTY** to the **PURCHASER**.

8. All available original documents relating to the **SCHEDULE PROPERTY** has been delivered by the **VENDOR** to the **PURCHASER** by way of title to the **SCHEDULE PROPERTY**.

9. The **VENDOR** further assures the **PURCHASER** that **VENDOR** has paid all the taxes and other cesses payable in respect of the **SCHEDULE PROPERTY** upto-date of sale; and in case by any inadvertence or otherwise any tax balance is found to be due and is payable for this period and should the **PURCHASER**

mohsinali



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು.

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ದರಾಫತ್‌ನ್ನು ಬರೆದಾಕ್ಷಿಂಚ್ಚಿ ದಿನಾಂಕ
Date of execution

Total stamp duty paid Rs. 0/-

-6- संस्कृत-विषय-सूची

be obliged to pay the same, the **VENDOR** undertakes to reimburse the same to the **PURCHASER**. Further, the **VENDOR** has NO OBJECTION whatsoever for transfer of Khata of the SCHEDULE PROPERTY in the name of the **PURCHASER** by the appropriate authority.

SCHEDULE

All that piece and parcel of the residential converted land bearing Survey No. 29 situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, Converted vide official Memorandum bearing No. ALN.SR.(DB) 05/2004-05 dated 31-8-2004, and bounded on the :

East By : Land of Kadirappa in Same Sy. No.
West By : Land of Nadupappa in Same Sy. No.
North By : Sy. No. 111.
South By : Dibba Girishwara Betta (Forest Gadi)

IN WITNESS WHEREOF, the **VENDOR** and the **PURCHASER** have set their hands to this Deed of Absolute Sale on the day, month and year first above written.

WITNESSES:

1) M/V

IBANOS VARMA
1323, CSSDC AND IZSHOR
XREANER 13MEPERS
860064

2)

NADDEM MUHAMMAD

437 5th Cross HDR Layout
BANGALORE 43

M.A. VAKIL @ MOHSIN ALI VAKIL
VENDOR

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd
Represented by its Director
Ms. DINA DATTANI,
PURCHASER

Drafted by

PRIME LAW ASSOCIATES
2nd Floor, Modi Mosque Complex
Chinnaswamy Mudaliar Road
Tasker Town, Bangalore - 560 051
Tel.: 56903115, Cell: 98450 49766

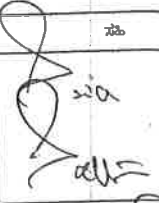
Print Date & Time : 20-10-2005 03:48:39 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3157

ಸಹಿ ರಜಪ್ರಾಪ್ತ ದೊಡ್ಡಬಳ್ಳಾಪುರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-10-2005 ರಂದು 03:44:46 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೋಂದಿಗೆ

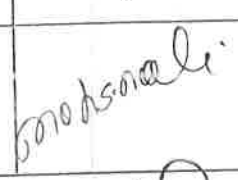
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	78300.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	300.00
3	ಕೊಠಡೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತೆ/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	78640.00

ಶ್ರೀ ಮ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪ್ತರೇ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ ಇವರಿಂದ ಹಾಜರಿ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪ್ತರೇ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ			

ಉಪನಿರ್ದೇಶಕರು
ಜಿಲ್ಲಾ ಮಕ್ಕಳ ಕಛೇರಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
1	ಎಂ.ಎ.ವಹೀದ್ ಅಲಿಯಾನ್ ಮೊಹಮ್ಮದ್ ಅಲಿ ವಹೀದ್ ಖಾನ್ ಮೊಹಮ್ಮದ್ ಅಲಿ ವಹೀದ್ . (ಬರೆದುಕೊಡುವವರು)			

ಉಪನಿರ್ದೇಶಕರು
ಜಿಲ್ಲಾ ಮಕ್ಕಳ ಕಛೇರಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಖತಾ ಪತ್ರ Document Sheet
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಪತ್ರ ಸಂಖ್ಯೆ 2/
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಬಳಸಬಹುದು This sheet can be used for any document	
ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ Date of execution	ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ Total Stamp duty paid Rs

-2-

ನೀರಿನ ಪಕ್ಕದ 3157
ಮಾನ್ಯತೆಗೆ 3 ನೀರಿನ ಯಾಕೆ

WITNESSETH:-

WHEREAS one **Smt. Muniyamma** was the sole and absolute owner of the land bearing Survey No. 29, situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, having acquired right, title, interest and possession of the same by way of Grant issued by the Tahsildhar, Doddaballapura Taluk, Vide Order bearing No. LND/RVC/17/82-83, Dated 1-3-1985, and the Khata have been mutated in the name of the said **Smt. Muniyamma** vide MR. No. 5/92-93.

WHEREAS **Smt. Muniyamma** has thus become the sole and absolute owner of the aforesaid property.

AND WHEREAS thereafter said **Smt. Muniyamma** and her family members obtained prior permission to sell the aforesaid property from the Deputy Commissioner Vide official Memorandum No. LND(DHO)CR 66/03-04 Dated 28-2-2004.

AND WHEREAS thereafter said **Smt. Muniyamma** and her family members made an application to the Government to convert the land from agricultural to Non agricultural residential purpose and the Asst. Commissioner, Doddaballapura, Sub-Division, Bangalore has granted permission to the same by vide order No. ALN.SR.(DB)08/2004-05 dated 31-8-2004.

AND WHEREAS thereafter said **Smt. Muniyamma** along with her family members sold the aforementioned property to the **VENDOR** herein under a Registered Sale Deed dated 24-11-2004, which came to be registered as Document No. DBP-1-03877-2004-05 of Book-I, and the same is stored in CD No. DBPD 35, in the office of the Sub-Registrar, Doddaballapura.

mohsali

ಹೆಸರು, ಪೇಜಿನಂಟ್ ನಂ. ಹಾಗೂ

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಹೆಸರು
1	ನರೇಂದ್ರ ಮಹಾಪಾತ್ರ ನಂ.437, 5 ನೇ ಫ್ಲಾಟ್, ಹೆಚ್.ಬಿ.ಎಲ್.ಲೇಔಟ್, ಬಿ-43	
2	ಮನೋಹರ್ ಕುಮಾರ್ ನಂ.ಬಿ23, ಕೆ.ಎಸ್.ಎಸ್.ಬಿ.ಡಿ.ಸಿ.ಯು.ಲೇಔಟ್ ಬಿ-64	

ಇವುಗಳನ್ನು ದೃಢೀಕರಿಸಿ
ಹಿರಿಯ ಅಧಿಕಾರಿ



1 ನೇ ಪ್ರಸ್ತುತ ದಾಖಲೆಗಳು
ನಂಬರ್ DBP-1-03157-2005-06 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ DBPD61 ನೇ ಧರಣಿ
ದಿನಾಂಕ 20-10-2005 ರಂದು ಸೇವಾಧಾರಿತವಾಗಿದೆ


ಇವುಗಳನ್ನು ದೃಢೀಕರಿಸಿ
ಹಿರಿಯ ಅಧಿಕಾರಿ





max-nale



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration



ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ ಮೆ.ಪೂರ್ಣಿಮಾ ಪ್ರಾಪರ್ಸ್ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾತ್ರೇಯ, ಇವರು 707832.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	707832.00	ಡಿ.ಡಿ.ನಂ. 125948 ದಿ:19/10/2005, ದಿ ಫೆಡರಲ್ ಬ್ಯಾಂಕ್ ಲಿ. ಬಿಂ.
ಒಟ್ಟು :	707832.00	

ಸ್ಥಳ : ದೊಡ್ಡಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 20/10/2005


ನಿರ್ದೇಶಕರು, ಸರ್ಕಾರಿ ಅಧಿಕಾರಿ
(ದೊಡ್ಡಬಳ್ಳಾಪುರ)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಕಾರ್ಡನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs

ಮುದ್ರಾಂಕ ಮೊತ್ತ 3157
ಮುದ್ರಾಂಕ ಮೊತ್ತ 7

-4-

the entire sale price, acquits and releases the **PURCHASER** from the payment of the same and doth hereby sell, convey, transfer and assign unto and to the use of the **PURCHASER** all that piece and parcel of the **SCHEDULE PROPERTY** belonging to the **VENDOR** TO HAVE AND TO HOLD the same absolutely by the **PURCHASER** for ever as his absolute property. The **VENDOR** further covenants with the **PURCHASER** as follows:

2. That the title of the **VENDOR** over the **SCHEDULE PROPERTY** hereby conveyed is good, perfect and marketable and the **VENDOR** has subsisting absolute right, title, interest and power to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein. Also the **VENDOR** assures the **PURCHASER** that the **VENDOR** has acquired the **SCHEDULE PROPERTY** in the manner stated above and that none else except them have any right or title over the **SCHEDULE PROPERTY** and that **VENDOR** has an unfettered absolute right to convey the **SCHEDULE PROPERTY** to the **PURCHASER** in the manner herein.

3. That the **SCHEDULE PROPERTY** hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.

4. That the **PURCHASER** shall be entitled to hold, possess and enjoy the **SCHEDULE PROPERTY** hereby conveyed absolutely without any manner of let or hindrance, interruption or disturbances either by the **VENDOR** or any person or persons claiming either under his/her/them or through his/her/them or any person claiming legal title thereto.

original

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department
ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದಾಗಿದೆ
This sheet can be used for any document
ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution
ಮಾಪದ ಮುದ್ರಾಂಕ
Total stamp duty paid Rs.

-5- ೨ನೇ ಫೆಬ್ರವರಿ ೨೦೧೫
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

5. The **VENDOR** further assures the **PURCHASER** that **VENDOR** will keep the **PURCHASER** at all times hereafter wards indemnified and save harmless against any losses or liabilities, action or proceedings, costs or claims that may arise against the **PURCHASER** or the property hereby conveyed by reason of any defect in or want of title on the part of the **VENDOR**.

6. The **VENDOR** shall whenever so required by the **PURCHASER**, do and execute all such further acts, deeds, things that may be necessary for more fully and perfectly assuring the title of the **PURCHASER** to the **SCHEDULE PROPERTY** hereby conveyed.

7. The **VENDOR** has delivered the vacant physical possession of the **SCHEDULE PROPERTY** to the **PURCHASER**.

8. All available original documents relating to the **SCHEDULE PROPERTY** has been delivered by the **VENDOR** to the **PURCHASER** by way of title to the **SCHEDULE PROPERTY**.

9. The **VENDOR** further assures the **PURCHASER** that **VENDOR** has paid all the taxes and other cesses payable in respect of the **SCHEDULE PROPERTY** upto-date of sale; and in case by any inadvertence or otherwise any tax balance is found to be due and is payable for this period and should the **PURCHASER**

be obliged to pay the same, the **VENDOR** undertakes to reimburse the same to the **PURCHASER**. Further, the **VENDOR** has **NO OBJECTION** whatsoever for transfer of Khata of the **SCHEDULE PROPERTY** in the name of the **PURCHASER** by the appropriate authority.

monali

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪಟ್ಟಿಯು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು
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ದಿನಾಂಕ: 09-05-2005
Date of execution

ಮುದ್ರಾಂಶ: 3157
Total stamp duty paid Rs

mo:hsnali

-6-

ನೋಂದಣಿ ಸಂಖ್ಯೆ 3157
ಮುದ್ರಾಂಶ 9...ನೋಂದಣಿ

UNDEVELOPED SCHEDULE

All that piece and parcel of the residential converted land bearing Survey No. 29 situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, Converted vide official Memorandum bearing No. ALN.SR.(DB)08/2004-05 dated 31-8-2004, and bounded on the :

East By : Land of Nadupappa in Same Sy. No.
West By : Land of Dodda Muniyappa in Same Sy. No
North By : Sy. No. 111.
South By : Dibba Girishwara Betta (Forest Gadi)

IN WITNESS WHEREOF, the VENDOR and the PURCHASER have set their hands to this Deed of Absolute Sale on the day, month and year first above written.

WITNESSES:

1) M. V. V.
M. V. V. V. V. V.
B 23 KSCML MODERNA
VILLAGE BANGALORE
560044

mo:hsnali
M.A. VAKIL @ MOHSIN ALI VAKIL
VENDOR

Ms. Dina Dattani
Ms. Dina Dattani
Ms. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd
Represented by its Director
Ms. DINA DATTANI.
PURCHASER

2) Nadeem Hussain
NADEEM HUSSAIN
437 5th Cross HBR Layout
BANGALORE - 43

Drafted by

Prime Law Associates
PRIME LAW ASSOCIATES
2nd Floor, Modi Mosque Complex
Chinnaswamy Mudaliar Road
Tasker Town, Bangalore - 560051
Tel: 86903115, Cell: 9845049766

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಹೆಚ್ - ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರಹುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

20/10/05

ಮಾಪಕರಿಂದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಸಂದಿರುವುದು
Total stamp duty paid Rs



ಈ ದಸ್ತಾವೇಜು... ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದೆ

3156/05-ABSOLUTE SALE DEED

ದಸ್ತಾವೇಜು... ದಸ್ತಾವೇಜು ಬರಹುಕೊಟ್ಟ ದಿನಾಂಕ

THIS DEED OF ABSOLUTE SALE is made and executed on this the 20th day of October 2005 at Doddaballapura.

BY:

Mr. M.A. VAKIL @ MOHSIN ALI VAKIL

Aged about 53 years,
S/o. Wahid Ali Vakil,
Residing at No. 78,
Koramangala Industrial Area,
Jyothi Nivas College Road,
Koramangala,
Bangalore-560095.

Hereinafter called the **VENDOR** (which expression wherever the context so requires or admits shall mean and include his heirs, legal representatives, executors, administrators and assigns).

IN FAVOUR OF:

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd.,

A company incorporated under Indian Companies Act 1956,
Having its registered office at Shah Baug, Ground Floor,
Flat No. 1; TPS III, Santacruz (east),
Mumbai - 400055.

Represented by its Director
Ms. DINA DATTANI.

Hereinafter called the **PURCHASER** (which expression wherever the context so requires or admits shall mean and include its successors in title and assigns).

mohtsali



ದಸ್ತಾವೇಜು ✓



Print Date & Time : 20-10-2005 03:42:13 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3156

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೊಡ್ಡಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-10-2005 ರಂದು 03:38:49 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	78300.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	300.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	78640.00

ಶ್ರೀಮತಿ ಮೆ.ಫ್ಯೂಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ ಮೆ.ಫ್ಯೂಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ			

ಉಪನಿರ್ದೇಶಕರು
ಪ್ರಾಪರ್ಟಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	ಎಂ.ಎ.ವಹೀದ್ ಅಲಿಯಾಸ್ ಮೊಸಿನ್ ಅಲಿ ವಹೀದ್ ದಿನ್ ವಹೀದ್ ಅಲಿ ವಹೀದ್ . (ಬರೆದುಕೊಡುವವರು)			

ಉಪನಿರ್ದೇಶಕರು
ಪ್ರಾಪರ್ಟಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಟ - ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರಹಗೊಂಡ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs



-2-

ಶ್ರೀ ಶ್ರೀ 3158
ಶ್ರೀ ಶ್ರೀ 3158

WITNESSETH:-

WHEREAS Late Nadupappa, was the sole and absolute owner of the land bearing Survey No. 29, situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, having acquired right, title, interest and possession of the same by way of Grant issued by the Tahsildhar, Doddaballapura Taluk, Vide Order bearing No. LND/RVC/17/82-83, Dated 1-3-1985, and the Khata has been mutated in the name of the said Nadupappa,

WHEREAS Nadupappa thus become the sole and absolute owner of the aforesaid property. The said Nadupappa passed away leaving behind his family members.

AND WHEREAS thereafter his wife Smt. Thimmakka along with her family members obtained prior permission to sell the aforesaid property from the Deputy Commissioner Vide official Memorandum No. LND(DHO)CR 66/03-04 Dated 28-2-2004.

AND WHEREAS thereafter said Smt. Thimmakka along with her family members made an application to the Government to convert the land from agricultural to Non agricultural residential purpose and the Asst. Commissioner, Doddaballapura, Sub-Division, Bangalore has granted permission to the same by vide order No. ALN.SR.(DB) 03/2004-05 dated 31-8-2004.

AND WHEREAS thereafter said Smt. Thimmakka along with her family members sold the aforementioned property to the **VENDOR** herein under a Registered Sale Deed dated 30-11-2004, which came to be registered as Document No. DBP-1-03975-3-2004-05 of Book-I, and the same is stored in CD No. DBPD 36, in the office of the Sub-Registrar, Doddaballapura.

Thus in the manner stated above, the **VENDOR** herein has become the sole and absolute owner of all that piece and parcel of residential converted land

mohsali

ಗುರ್ತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ನದೀಮ್ ಮುಜಾವರ್ ನಂ.437, 5 ನೇ ಕ್ರಾಸ್, ಹೆಚ್.ಬಿ.ಆರ್.ಲೇಔಟ್, ಬಿ-43	
2	ಮನೋಜ್ ವರ್ಮಾ ನಂ.ಬಿ23, ಕೆ.ಎಸ್.ಎಸ್.ಐ.ಡಿ.ಸಿ.ಯಲಹಂಕೆ ಬಿ-64	

ಉಪನೋದಕಾರ್ಥಿ
ಹಸ್ತಾಕ್ಷರ

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ DBP-1-03156-2005-06 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ DBPD61 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 20-10-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನೋದಕಾರ್ಥಿ ಹಸ್ತಾಕ್ಷರ	 The Seal of the Registrar of Societies, Bangalore ನೋಂದಾಯಿಸಿದ ಸಂಸ್ಥೆ ನೋಂದಾಯಿಸಿದ ದಿನಾಂಕ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 27/-

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

Date of execution

Total stamp duty paid Rs.

[illegible]

bearing Survey No. 29 (also known as Sy. No. 29 P5,) situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, which is more fully described in Schedule given hereunder and hereinafter referred to as SCHEDULE PROPERTY.

AND WHEREAS the **VENDOR** herein in order to meet his legal and compelling necessities has agreed to sell the **SCHEDULE PROPERTY** to the **PURCHASER** herein for a total sale consideration of **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** making the following representation.

That the SCHEDULE PROPERTY is not subject to any encumbrance, attachments, court or acquisition proceedings or charges of any kind. Acting on the said representations, the **PURCHASER** has agreed to purchase the SCHEDULE PROPERTY for a total sale consideration **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** subject to the property being free and discharged of all encumbrances, claims and all other types of charges.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum of **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** which is paid by Pay Order bearing No.125967, dated 19/10/2005 Drawn on Federal Bank of India, Bangalore.

The receipt of which amount the **VENDOR** does hereby jointly and severally accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the **PURCHASER** from the payment of the same and doth hereby sell, convey, transfer and assign unto and to the use of the **PURCHASER** all that piece and parcel of the **SCHEDULE**

moksrali



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ ಮೆ.ಫ್ಯೂಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ , ಇವರು 707832.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	707832.00	ಡಿ.ಡಿ.ನಂ. 125945 ದಿ:19/10/2005, ದಿ ಫೆಡರಲ್ ಬ್ಯಾಂಕ್ ಲಿ. ಬೆಂ.
ಒಟ್ಟು :	707832.00	

ಸ್ಥಳ : ದೊಡ್ಡಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 20/10/2005


ನಿರ್ದೇಶಕರು
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬಿಡುಗಡೆಗೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs



-4- ದಸ್ತಾವೇಜಿನ 7ನೇ ಹಾಳೆ

PROPERTY belonging to the **VENDOR** TO HAVE AND TO HOLD the same absolutely by the **PURCHASER** for ever as his absolute property. The **VENDOR** further covenants with the **PURCHASER** as follows:

2. That the title of the **VENDOR** over the SCHEDULE PROPERTY hereby conveyed is good, perfect and marketable and the **VENDOR** has subsisting absolute right, title, interest and power to convey the SCHEDULE PROPERTY to the **PURCHASER** in the manner herein. Also the **VENDOR** assures the **PURCHASER** that the **VENDOR** has acquired the SCHEDULE PROPERTY in the manner stated above and that none else except them have any right or title over the SCHEDULE PROPERTY and that **VENDOR** has an unfettered absolute right to convey the SCHEDULE PROPERTY to the **PURCHASER** in the manner herein.
3. That the SCHEDULE PROPERTY hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.
4. That the **PURCHASER** shall be entitled to hold, possess and enjoy the SCHEDULE PROPERTY hereby conveyed absolutely without any manner of let or hindrance, interruption or disturbances either by the **VENDOR** or any person or persons claiming either under his/her/them or through his/her/them or any person claiming legal title thereto.
5. The **VENDOR** further assures the **PURCHASER** that **VENDOR** will keep the **PURCHASER** at all times hereafter wards indemnified and save harmless against any losses or liabilities, action or proceedings, costs or claims that may arise against the **PURCHASER** or the property hereby conveyed by reason of any defect in or want of title on the part of the **VENDOR**.

monali

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದಾಯ ಸಂಖ್ಯೆ ಕಎ-152 ಮುನ್ಸೂಚನೆ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖಪುಟಗೊಂಡ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಟಿಪ್ಪಣಿ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬಿಡುಗಡೆಗೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid RS.



3156
ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. 2/-

6. The **VENDOR** shall whenever so required by the **PURCHASER**, do and execute all such further acts, deeds, things that may be necessary for more fully and perfectly assuring the title of the **PURCHASER** to the **SCHEDULE PROPERTY** hereby conveyed.

7. The **VENDOR** has delivered the vacant physical possession of the **SCHEDULE PROPERTY** to the **PURCHASER**.

8. All available original documents relating to the **SCHEDULE PROPERTY** has been delivered by the **VENDOR** to the **PURCHASER** by way of title to the **SCHEDULE PROPERTY**.

9. The **VENDOR** further assures the **PURCHASER** that **VENDOR** has paid all the taxes and other cesses payable in respect of the **SCHEDULE PROPERTY** upto-date of sale; and in case by any inadvertence or otherwise any tax balance is found to be due and is payable for this period and should the **PURCHASER** be obliged to pay the same, the **VENDOR** undertakes to reimburse the same to the **PURCHASER**. Further, the **VENDOR** has **NO OBJECTION** whatsoever for transfer of Khata of the **SCHEDULE PROPERTY** in the name of the **PURCHASER** by the appropriate authority.

mohsali



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಟಿ: ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬಳಿದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾ ಮುದ್ರಾಂಕ ರೂ.
Total stamp duty paid Rs.



3156
ನೋಂದಣಿ
ಮುದ್ರಾಂಕ

Mohtsinali

-6-

SCHEDULE

Undeveloped

All that piece and parcel of the residential converted land bearing Survey No. 29 situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, Converted vide official Memorandum bearing No. ALN.SR.(DB) 03/2004-05 dated 31-8-2004, and bounded on the :

East By : Land of Chikka Muniyappa in Same Sy. No.
West By : Land of Mallappa in Same Sy. No.
North By : Sy. No. 111.
South By : Dibba Girishwara Betta (Forest Gadi)

IN WITNESS WHEREOF, the **VENDOR** and the **PURCHASER** have set their hands to this Deed of Absolute Sale on the day, month and year first above written.

WITNESSES:

1) M.V.
MANOJ UNRA
B 23 KSRIC INP 128111
JRLNHN Borene
560064.

2) Nadeem
NADEEM MUSAWIR
437 52 Cross HBR LAYOUT.
BANGALORE -43

M.A. VAKIL @ MOHSIN ALI VAKIL
VENDOR

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd
Represented by its Director
Ms. DINA DATTANI.
PURCHASER

Drafted by
Prime Law Associates
PRIME LAW ASSOCIATES
2nd Floor, Modi Mosque Complex
Chinnaswamy Mudaliar Road
Tasker Town, Bangalore - 560 051
Tel.: 56903115, Cell.: 98450 49766

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರಪತ್ರ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 3643

ಕಛೇರಿ : ದೊಡ್ಡಬಳ್ಳಾಪುರ

Original

ದಿನಾಂಕ : 20/10/2005

ಶ್ರೀಮತಿ ಮೆ.ಫ್ಯೂಶನ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದಿನಾ ದತ್ತಾಣಿ ಇವರಿಂದ
ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2005 - 06 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 3156 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೊಂದಾವಣೆಗಾಗಿ

ರೂ. ಪೈ.

ನೋಂದಣಿ ಶುಲ್ಕ	78300.00
ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
ಸ್ಟ್ಯಾಂಪ್ ಫೀ	300.00
ಒಟ್ಟು :	78640.00

₹ 40.00 ನಗದಾಗಿ 78300.00 ಡಿ.ಡಿ.ಮೂಲಕ ಡಿ.ಡಿ.ನಂ. 125955 ದಿ:19/10/2005, ದಿ ಫೆಡರಲ್
ಬ್ಯಾಂಕ್ ಲಿ. ಬಿಂ.

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : _____ + _____ 0

ಒಟ್ಟು : 78640.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಎಪ್ಪತ್ತೆಂಟು ಸಾವಿರದ ಆರು ನೂರು ನಲವತ್ತು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 20/10/2005 ದಿನದಂದು ಕೊಡಲಾಗುವುದು


ಅಧಿಕಾರಿ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ



Government of Karnataka
Department of Registration and Stamps
(From - IA)
(See Rule 3A)

Form of Communication under rule 3A of Karnataka Stamp
(Prevention of under valuation of Instrument) Rules 1977.
Communication of Value

Print Date/Time :Thursday, October 20, 2005 3:39:03 PM
Office of the Sub-Registrar : Doddaballapur

Date :20-Oct-2005

This endorsement is issued in respect of the Document presented relating to the property mentioned below:

- (1) In opinion of the undersigned the estimated market value of the property is Rs. 7830000.00 and Consideration Amount is Rs.7830000.00 accordingly it is informed to pay Stamp Duty Rs. 707832.00 and Registration fee Rs.78300.00
- (2) If you are willing to pay Stamp duty and Registration fee on the estimated market value as informed above affirm Item No. 1 shown below and affix signature.
- (3) If you are not willing to pay stamp duty Registration fee as mentioned above the Document will be kept pending without completing Registration and the matter will be referred to the Deputy Commissioner (Detection of under valuation) for determination of market value of the property under section 45A of the Karnataka Stamp Act.

Land Mark :

Description of Property : ಭೂ.ಪ.ಸ.ನಂ. 29, ಗೊಳ್ಳನಂದಿಗುಂದ, ತೂಬಗೆರೆ ಹೋ, ದೊ.ಬ.ಪುರ ತಾ

Schedules :

Schedule A: ಭೂ.ಪ.ಸ.ನಂ. 29, ಗೊಳ್ಳನಂದಿಗುಂದ, ತೂಬಗೆರೆ ಹೋ, ದೊ.ಬ.ಪುರ ತಾ
3-00 ಎಕರೆ ಭೂ.ಪ.ಜಮೀನು

Signature of the Sub-Registrar

AFFIRMATION OF THE PRESENTANT

ಭೂ.ಪ.ಸ.ನಂ. 29, ಗೊಳ್ಳನಂದಿಗುಂದ, ತೂಬಗೆರೆ ಹೋ, ದೊ.ಬ.ಪುರ ತಾ

- (1) I agree with the valuation informed above accordingly I am prepared to pay Stamp duty and Registration Fee. The document may be registered or
- (2) I do not agree with the valuation informed above. The document may be kept pending and matter may be referred to Deputy Commissioner under Section 45A of the Karnataka Stamp Act, 1957 for determination of market value.
- (3) I withdraw my document from registration

Signature of Presentant.

Name :ಮೆ.ಪ್ರೊಶನ್ ಪ್ರಾಪರ್ತಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಟಿ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

20/10/05

707832
ಪಾವತಿಸಿದ/ಬಿಟ್ಟ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.



ಈ ದಸ್ತಾವೇಜು 9 ಹಾಳೆಗಳನ್ನು ಒಳಗೊಂಡಿದೆ

3156/05-06
ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 20th day of October 2005 at Doddaballapura.

BY:

Mr. M.A. VAKIL @ MOHSIN ALI VAKIL

Aged about 53 years,

S/o. Wahid Ali Vakili,

Residing at No. 78,

Koramangala Industrial Area,

Jyothi Nivas College Road,

Koramangala,

Bangalore-560095.

Hereinafter called the **VENDOR** (which expression wherever the context so requires or admits shall mean and include his/her/their heirs, legal representatives, executors, administrators and assigns).

IN FAVOUR OF:

M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd.,

A company incorporated under Indian Companies Act 1956,

Having its registered office at Shah Baug, Ground Floor,

Flat No. 1, TPS III, Santacruz (east),

Mumbai - 400055.

Represented by its Director

Ms. DINA DATTANI.

Hereinafter called the **PURCHASER** (which expression wherever the context so requires or admits shall mean and include its successors in title and assigns).

mohtsali

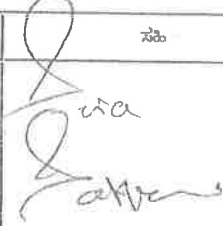
Print Date & Time : 20-10-2005 03:28:37 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3154

ಸೆಬ್ ರಜಿಸ್ಟ್ರಾರ್ ದೊಡ್ಡಬಳ್ಳಾಪುರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-10-2005 ರಂದು 03:19:54 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	78300.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	300.00
3	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಮತ್ತು/ ದಂಡ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	78640.00

ಶ್ರೀ ಮೆ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವುದು	ಸಹಿ
ಶ್ರೀ ಮೆ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪರ್ಟಿ ಡೆವಲಪ್ ಮೆಂಟ್ಸ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ			

YHS
ಉಪನೋದಕಾಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವುದು	ಸಹಿ
1	ಎಂ.ಎ.ವಕೀಲ್ ಅಲಿಯಾಸ್ ಮೊಸಿನ್ ಅಲಿ ವಕೀಲ್ ಬಿನ್ ವಹೀದ್ ಅಲಿ ವಕೀಲ್ (ಬರೆದುಕೊಡುವವರು)			

YHS
ಉಪನೋದಕಾಧಿಕಾರಿ
ದೊಡ್ಡಬಳ್ಳಾಪುರ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.11

-2-

WITNESSETH:-

WHEREAS Sri. Dodda Muniyappa was the sole and absolute owners of the land bearing Survey No. 29, situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, having acquired right, title, interest and possession of the same by way of Grant issued by the Tahsildhar, Doddaballapura Taluk, Vide Order bearing No. LND/RVC/17/82-83, Dated 1-3-1985, and the Khata has been mutated in the name of the said . Dodda Muniyappa vide MR. No. 7/92-93.

WHEREAS Sri. Dodda Muniyappa thus become the sole and absolute owner of the aforesaid property.

AND WHEREAS thereafter said Sri. Dodda Muniyappa and his family members made an application to the Government to convert the land from agricultural to Non agricultural residential purpose and the Asst. Commissioner, Doddaballapura, Sub-Division, Bangalore has granted permission to the same by vide order No. ALN.SR.(DB) 06/2004-05 dated 31-8-2004.

AND WHEREAS thereafter said Sri. Dodda Muniyappa and his family members obtained prior permission to sell the aforesaid property from the Deputy Commissioner Vide official Memorandum No. LND(DHO)CR 66/03-04 Dated 28-2-2004.

AND WHEREAS thereafter said Sri. Dodda Muniyappa and his family members sold the aforementioned property to the **VENDOR** herein under a Registered Sale Deed dated 24-11-2004, which came to be registered as Document No. DBP-1-03879-2004-05 of Book-I, and the same is stored in CD No. DBPD 35, in the office of the Sub-Registrar, Doddaballapura.

Thus in the manner stated above, the **VENDOR** herein has become the sole and absolute owner of all that piece and parcel of residential converted land

Handwritten signature

3154
ನೋಂದಣಿ ಸಂಖ್ಯೆ
ದಸ್ತಖತೆ

ಗುರ್ತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ನದೀಮ್ ಮುಜಾವರ್ ನಂ.437, 5 ನೇ ಫಾಸ್, ಹೆಚ್.ಬಿ.ಆರ್.ಲೇಔಟ್, ಬಿ-43	
2	ಮನೋಜ್ ವರ್ಮ ನಂ.ಬಿ23, ಕೆ.ಎಸ್.ಎಸ್.ಐ.ಡಿ.ಸಿ.ಯಲಹಂಕೆ ಬಿ-64	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಜಿಲ್ಲಾ ಪಂಚಾಯತ್



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ DBP-1-03154-2005-06 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ DBPD61 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 20-10-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಜಿಲ್ಲಾ ಪಂಚಾಯತ್



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

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



bearing Survey No. 29 (also known as Sy. No 29 P3,) situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres, which is more fully described in Schedule given hereunder and hereinafter referred to as SCHEDULE PROPERTY.

AND WHEREAS the **VENDOR** herein in order to meet his legal and compelling necessities has agreed to sell the SCHEDULE PROPERTY to the **PURCHASER** herein for a total sale consideration of **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** making the following representation.

That the SCHEDULE PROPERTY is not subject to any encumbrance, attachments, court or acquisition proceedings or charges of any kind. Acting on the said representations, the **PURCHASER** has agreed to purchase the SCHEDULE PROPERTY for a total sale consideration **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** subject to the property being free and discharged of all encumbrances, claims and all other types of charges.

NOW THEREFORE THIS DEED OF ABSOLUTE SALE WITNESSETH

1. That in pursuance of the aforesaid agreement and in consideration of the sum of **Rs. 78,30,000/- (Rupees Seventy Eight lakhs Thirty thousand only)** which is paid by Pay Order bearing No. 125965, dated 19/10/2005 Drawn on Federal Bank of India, Bangalore.

The receipt of which amount the **VENDOR** does hereby jointly and severally accept and acknowledge in full and final settlement and satisfaction of the entire sale price, acquits and releases the **PURCHASER** from the payment of the same and doth hereby sell, convey, transfer and assign unto and to the use of the **PURCHASER** all that piece and parcel of the SCHEDULE

modinali

ಶ್ರೀ ಮೆ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪರ್ತಿ ಡೆವಲಪ್ ಮೆಂಟ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ , ಇವರು 707832.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ



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 ಮೆ.ಪ್ರಭಾಕರ್ ಪ್ರಾಪರ್ತಿ ಡೆವಲಪ್ ಮೆಂಟ್ ಪ್ರೈ.ಲಿ. ಪರವಾಗಿ ನಿರ್ದೇಶಕರು ದೀನಾ ದತ್ತಾಣಿ , ಇವರು 707832.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	707832.00	ಡಿ.ಡಿ.ನಂ. 125947 ದಿ:19/10/2005, ದಿ ಫೆಡರಲ್ ಬ್ಯಾಂಕ್ ಲಿ. ಬಿಂ.
ಒಟ್ಟು :	707832.00	

ಸ್ಥಳ : ದೊಡ್ಡಬಳ್ಳಾಪುರ

ದಿನಾಂಕ : 20/10/2005

ರಾಜಕೀಯ ಮತ್ತು ಸಾರ್ವಜನಿಕ ಸಂಪನ್ಮೂಲ ಇಲಾಖೆ
ದೊಡ್ಡಬಳ್ಳಾಪುರ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಜಾರಿಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ ರೂ.
Total stamp duty paid Rs.



ನೀ ಪುಸ್ತಕ 315
ದಿನಾಂಕ 7 ನೇ ಹಾಳೆ V

PROPERTY belonging to the **VENDOR** TO HAVE AND TO HOLD the same absolutely by the **PURCHASER** for ever as his absolute property. The **VENDOR** further covenants with the **PURCHASER** as follows:

2. That the title of the **VENDOR** over the SCHEDULE PROPERTY hereby conveyed is good, perfect and marketable and the **VENDOR** has subsisting absolute right, title, interest and power to convey the SCHEDULE PROPERTY to the **PURCHASER** in the manner herein. Also the **VENDOR** assures the **PURCHASER** that the **VENDOR** has acquired the SCHEDULE PROPERTY in the manner stated above and that none else except them have any right or title over the SCHEDULE PROPERTY and that **VENDOR** has an unfettered absolute right to convey the SCHEDULE PROPERTY to the **PURCHASER** in the manner herein.

3. That the SCHEDULE PROPERTY hereby conveyed is not the subject matter of any court proceedings, attachments or land acquisition proceedings and also is free from all encumbrances.

4. That the **PURCHASER** shall be entitled to hold, possess and enjoy the SCHEDULE PROPERTY hereby conveyed absolutely without any manner of let or hindrance, interruption or disturbances either by the **VENDOR** or any person or persons claiming either under his/her/them or through his/her/them or any person claiming legal title thereto.

5. The **VENDOR** further assures the **PURCHASER** that **VENDOR** will keep the **PURCHASER** at all times hereafter wards indemnified and save harmless against any losses or liabilities, action or proceedings, costs or claims that may arise against the **PURCHASER** or the property hereby conveyed by reason of any defect in or want of title on the part of the **VENDOR**.

Mohali

ಈ ದಸ್ತಾವೇಜು ಹಾಗೆಯೇ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಡಳಿತ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋ.ಮು. 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.



6. The **VENDOR** shall whenever so required by the **PURCHASER**, do and execute all such further acts, deeds, things that may be necessary for more fully and perfectly assuring the title of the **PURCHASER** to the **SCHEDULE PROPERTY** hereby conveyed.

7. The **VENDOR** has delivered the vacant physical possession of the **SCHEDULE PROPERTY** to the **PURCHASER**.

8. All available original documents relating to the **SCHEDULE PROPERTY** has been delivered by the **VENDOR** to the **PURCHASER** by way of title to the **SCHEDULE PROPERTY**.

9. The **VENDOR** further assures the **PURCHASER** that **VENDOR** has paid all the taxes and other cesses payable in respect of the **SCHEDULE PROPERTY** upto-date of sale; and in case by any inadvertence or otherwise any tax balance is found to be due and is payable for this period and should the **PURCHASER** be obliged to pay the same, the **VENDOR** undertakes to reimburse the same to the **PURCHASER**. Further, the **VENDOR** has **NO OBJECTION** whatsoever for transfer of Khata of the **SCHEDULE PROPERTY** in the name of the **PURCHASER** by the appropriate authority.

Mohsinali

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜಿನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



Mohsin Ali
UNDEVELOPED

6- ಸ್ವಾಮ್ಯದ ವಿವರ
SCHEDULE

All that piece and parcel of the residential converted land bearing Survey No. 29 situated at Gulya Nandigunda Village, Thubagere Hobli, Doddaballapura Taluk, Bangalore District, measuring 3 Acres. Converted vide official Memorandum bearing No. ALN.SR.(DB) 06/2004-05 dated 31-8-2004, and bounded on the :

East By : Land of Mallappa in Same Sy. No.
West By : Sy. No. 29, Darakhasth.
North By : Sy. No. 111.
South By : Dibba Girishwara Betta (Forest Gadi)

IN WITNESS WHEREOF, the **VENDOR** and the **PURCHASER** have set their hands to this Deed of Absolute Sale on the day, month and year first above written.

WITNESSES:

1) *M. V. Varma*
M. V. VARMA.
B 23 OFFICE NO 18TH
YEELAHURU BUL
560064.

Mohsin Ali
M.A. VAKIL @ MOHSIN ALI VAKIL
VENDOR

Dina Dattani
M/s. FUSION PROPERTY DEVELOPMENTS PRIVATE Ltd
Represented by its Director
Ms. DINA DATTANI.
PURCHASER

2) *Madeem Muthaiah*
MADEEM MUTHAIAH
437 5th Cross HBR LAYOUT
BANGALORE-43-

Drafted by

Praveen
PRIME LAW ASSOCIATES
2nd Floor, Modi Mosque Complex
Chinnaswamy Mudaliar Road
Tasker Town, Bangalore - 560 051
Tel.: 56903115, Cell: 98450 49766