

ದಾಖಲೆ ಮತ್ತು
Document Sheet



₹ 3/-

33/2:

DRS (W) ABL S.R/D.No. 1060/16-17
Book-I containing Total Sheets.. 10
Of 1-14 pages

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS THE TWENTY SEVENTH DAY OF MAY TWO THOUSAND SIXTEEN (27.05.2016) AT BANGALORE:

1. **SRI. C. RAMAREDDY,**
S/o. Late. Chikka Mada Reddy,
Aged about 81 years,
2. **SMT. K. MALLAMMA,**
W/o Sri. C. Ramareddy,
Aged about 71 years
3. **SRI. SHIVANAND REDDY. R.,**
S/o Sri. C. Ramareddy,
Aged about 71 years
4. **SMT. LAKSHMAMMA. H. K,**
W/o Sri. Shivanand. R.
Aged about 46 years
5. **SRI. S. MADHUCHANDRA,**
S/o Sri. Shivanand. R,
Aged about 23 years
6. **SRI. S. SUHAS,**
S/o Sri. Shivanand. R,
Aged about 21 years
7. **SMT. R. NAGAVENI,**
D/o. Sri. C. Ramareddy,
Aged about 52 years,
8. **SMT. R. PILLAMMA,**
D/o. Sri. C. Ramareddy,
Aged about 49 years,

For Nambiar Builders Pvt. Ltd.

Director



Print Date & Time : 27-05-2016 03:48:04 PM

UNQ (W) ABL.S.R/D.No. 1060/16-17
Booklet Learning Total Sheets. 10
Of 8-14 page.

ಕುಟುಂಬ ಸಂಖ್ಯೆ : 1060

8

ಆಡ್ವಿಟಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು 02:02:06 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಟುಂಬಾಂಶಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	45540.00
2	ಸೇವಾ ಶುಲ್ಕ	525.00
	ಒಟ್ಟು :	46065.00

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಿ.ರಮೇಶ್ವರ
ಅಧಿಕಾರಿ
ಆತಿಥೇಯ
ಅಧಿಕಾರಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s Nambiar Builders Private Limited Rep by Its Director & Authorized Signatory Muroor Rajendra Kumar (ಬರೆದುಕೊಂಡವರು)			
2	Sri C. Ramareddy, K. Mallamma, Shivanand Reddy, R. Lakshimamma, H.K. S. Madhuchandra, S. Suhas, R. Nagaveni, R. Pillamma Rep by their GPA Holder Sri Narendra Babu, L (ಬರೆದುಕೊಂಡವರು)			

ಸಿ.ರಮೇಶ್ವರ
ಅಧಿಕಾರಿ
ಆತಿಥೇಯ
ಅಧಿಕಾರಿ

ದಾಖಲೆ ಪತ್ರ
Document Sheet

₹ 3/-

50/2:

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD
BACSL

BLD No. 1060/16-7
Book-1 Containing Total Sheets 10
Of 3-14 pages.

All the above are residing at Narayanaghatta Village, Muthanallur Post, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District - 560 099, Hereinafter referred to as the **"VENDORS"** of the First Part which expression shall mean and include his legal heirs, executors, legal representatives, administrators, assigns etc., Represented by their Registered General Power of Attorney Holder viz., **SRI. NARENDRA BABU. L.**, S/o. Late. B. Lakshma Reddy, Aged about 43 Years, Residing at Narayanaghatta Village, Muthanallur Post, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District - 560 099, vide General Power of Attorney dated 23.03.2015, registered as document No. ABL-4-00525-2014-15, Stored in C D No. ABLD234, in the Office of the Sub Registrar, Attibele.

IN FAVOUR OF

M/s. NAMBIAR BUILDERS PVT. LTD., (A Company Registered under the Indian Companies Act, 1956) having its office at 2nd Floor, P R Business Centre, Above Croma, ORR, Marathahalli, Bangalore - 560 037, Represented by one of its Director, **Mr. MUROOR RAJENDRA KUMAR, S/o. Venkataramana Bhatt.**

Hereinafter called as **'THE PURCHASER'** which expression shall wherever the context so requires or admits mean and include its Directors, Successors in office, legal representatives, successors executors, administrators, trustees, assignees, nominees, etc., of the **'OTHER PART'**;

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor No. 1 viz., Sri. C. Rama Reddy, herein is the absolute owner in peaceful possession and enjoyment of the Undeveloped Residentially Converted Land bearing Sy. No. 13, measuring to an extent of 12 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, Converted from Agricultural to Non Agricultural / Residential Purposes vide Official Memorandum bearing No. ALN(ASH) SR 80/2015-16, dated 05.04.2016, issued by the Deputy Commissioner, Bangalore District, which is more fully described in the Schedule hereunder and hereinafter referred to as **"SCHEDULE PROPERTY"**.

Whereas, Smt. K. Mallamma is the wife of Sri. C. Ramareddy, Sri. Shivanand Reddy R., is the Son of Sri. C. Ramareddy, Smt. Lakshmmamma H.K., is the Wife of Sri. Shivanand

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಚಿತ್ರಣ	ಹೆಚ್ಚುವರಿ ವಿವರ	ಸಹಿ
3	Sri Narendra Babu. I. S/o Late B. Lakshmana Reddy (ಅಧ್ಯಕ್ಷರು)			

HNG (M) A.D.S.R/O.No. 1060/16-17
 Book-I Learning Fetal Sheets-102
 OLA-1.4 page.


 ಸಹಿ ರಚಿಸಿದ
 ಅಧಿಕಾರಿ
 ಅಧಿಕಾರಿ

ದಾಖಲೆ ಪತ್ರ
Document Sheet

₹ 3/-



1060/16-17
Book-1 Containing total Sheets-10
Of 544 pages.

03/2:

Reddy R., Sri. S. Madhuchandra & Sri. S. Suhas are the legal heirs of Sri. Shivanand Reddy R., Smt. R. Nagaveni and Smt. R. Pillamma, are the legal heirs of Sri. C. Ramareddy, are being made parties to this sale deed as abundant caution.

THE VENDORS HEREIN HAVE ACQUIRED TITLE TO THE SCHEDULE PROPERTY IN THE FOLLOWING MANNER:-

WHEREAS, Sri. C. M. Venkataswamy Reddy filed a suit for partition in O.S. No. 1208/2006, before the Court of the Senior Civil Judge and JMFC Anekal, against Sri. C. Rama Reddy and others, thereafter the above said case was decreed in terms and conditions of joint compromise petition under Order 23 Rule 3 of CPC before Lok Adalath on 19/07/2013, accordingly a Final Decree for Partition under Order 20 Rule 18 Read with Section 54 of CPC, which was drawn by the Court of the Senior Civil Judge and JMFC Anekal wherein the land bearing Sy. No. 13, measuring to an extent of 0-12 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, the Schedule Property herein along with various other properties have been allotted to the share of Sri. C. Rama Reddy. Accordingly the khata has been mutated to the name of Sri. C. Rama Reddy vide Mutation Register bearing No. H 5/2013-14.

WHEREAS the Khatha of the Schedule Property stands in the name of Sri. C. Rama Reddy, the Vendor No. 1 herein, in the Revenue Registers of Revenue Authorities and up to date taxes have been paid to the concerned authority.

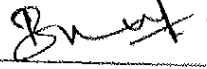
Whereas, **SRI. C. RAMAREDDY**, S/o. Late. Chikka Mada Reddy, **SMT. K. MALLAMMA**, W/o Sri. C. Ramareddy, **SRI. SHIVANAND REDDY. R.**, W/o Sri. C. Ramareddy, **SMT. LAKSHMAMMA. H. K.**, W/o Sri. Shivanand. R. **SRI. S. MADHUCHANDRA**, S/o Sri. Shivanand. R, **SRI. S. SUHAS**, S/o Sri. Shivanand. R, **SMT. R. NAGAVENI**, D/o. Sri. C. Ramareddy, **SMT. R. PILLAMMA**, D/o. Sri. C. Ramareddy, entered into an Agreement to Sell with Sri. Narendra Babu L., with respect to the Land bearing Sy. No. 13, measuring to an extent of 12 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, vide Agreement to Sell dated 23.03.2015, registered as document No. ABL-1-08988-2014-15, Stored in C D No. ABLD234, Book 1, in the Office of the Sub Registrar, Attibele, Bangalore, and in pursuance thereof **SRI. C. RAMAREDDY**, S/o. Late. Chikka Mada

For Nambiar Builders Pvt. Ltd.

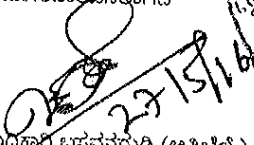
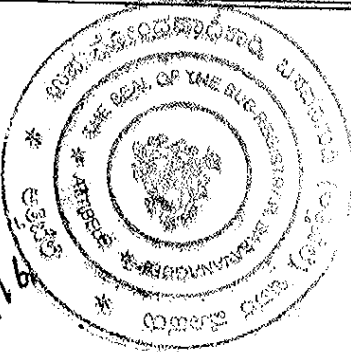
Director

ಗುರುತಿಸುವವರು

ಬಾಂ (1) ಸಂಖ್ಯೆ 1060/16-17
Book-1 Logrolling Total Shrub 10
01.6.14. 1000.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. Veerabhadrappa Chintalamadiwala, Huskur Post, Anekal Tq Bangalore Dist	
2	Vijikumar Chandapura Village, Anekal Tq Bangalore Dist	


ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಆತಿ ಬೆಲೆ
ಅನೇಕಲ್ ತಾಲ್ಲೂಕ್

 1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಬಂ ABL-1-01060-2016-17 ಆಗಿ ಸಿ.ಡಿ. ಸಂಬಂ ABLD272 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಆತಿಬೆಲೆ) ಉಪನೋಂದಣಾಧಿಕಾರಿ ಆತಿ ಬೆಲೆ ಅನೇಕಲ್ ತಾಲ್ಲೂಕ್	
---	--

Designed and Developed by C-DAC, ACTS, Pune

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

₹ 3/-



ಶಿಬಿರ (ಬಿ) ಸಂಖ್ಯೆ 1060/16-17
Book-I Containing Total Sheets 10
Of 11 page

ಬಿ/2:

Reddy, **SMT. K. MALLAMMA**, W/o Sri. C. Ramareddy, **SRI. SHIVANAND REDDY. R.**, W/o Sri. C. Ramareddy, **SMT. LAKSHMAMMA. H. K.**, W/o Sri. Shivanand. R. **SRI. S. MADHUCHANDRA**, S/o Sri. Shivanand. R. **SRI. S. SUHAS**, S/o Sri. Shivanand. R. **SMT. R. NAGAVENI**, D/o. Sri. C. Ramareddy, **SMT. R. PILLAMMA**, D/o. Sri. C. Ramareddy, executed a Registered General Power of Attorney in favour of Sri. Narendra Babu L., with respect to the Land bearing Sy. No. 13, measuring to an extent of 12 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, vide General Power of Attorney dated 23.03.2015, registered as document No. ABL-4-00525-2014-15, Book IV, Stored in C D No. ABLD234, in the Office of the Sub Registrar, Attibele, Anekal Taluk, Bangalore, empowering Sri. Narendra Babu L., to deal & dispose off the Land bearing Sy. No. 13, measuring to an extent of 12 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, as per the terms and conditions of the General Power of Attorney dated 23.03.2015 in favour of prospective purchasers or himself.

Whereas Sri. C. Rama Reddy, got the Land bearing Sy. No. 13, measuring to an extent of 0-12 Guntas, situated at Yadavanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, converted from Agricultural to Non Agricultural / Residential purposes vide Official Memorandum bearing No. ALN(ASH):SR80/15-16, dated 05.04.2016, issued by the Deputy Commissioner, Bangalore District.

WHEREAS the Khatha of the **SCHEDULE PROPERTY** stands in the name of VENDORS in the Revenue Registers of Revenue Authorities and up to date taxes have been paid to the concerned authority.

WHEREAS, the Vendors are well seized and possessed of or otherwise well and sufficiently entitled to deal with the Schedule Property in any manner whatsoever without any let or hindrance from anybody in any manner. Thus, the Vendors herein are in possession and enjoyment of the Schedule Property which is free from all kinds of encumbrances.

AND WHEREAS, the Vendors are desirous of disposing of the Schedule Property, as they are in need of funds for their family and legal necessities and have decided to sell the Schedule Property to the Purchaser herein for a valuable sale consideration

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director



BOOK (M) ADL.S.R/D.No. 1060/16-17
 Book-1 Learning Total Sheets 10
 01.8.14 page.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Namblar Builders Private Limited Rep by its Director & Authorized Signatory
 Muroor Rajendra Kumar , ಇವರು 257431.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
 ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

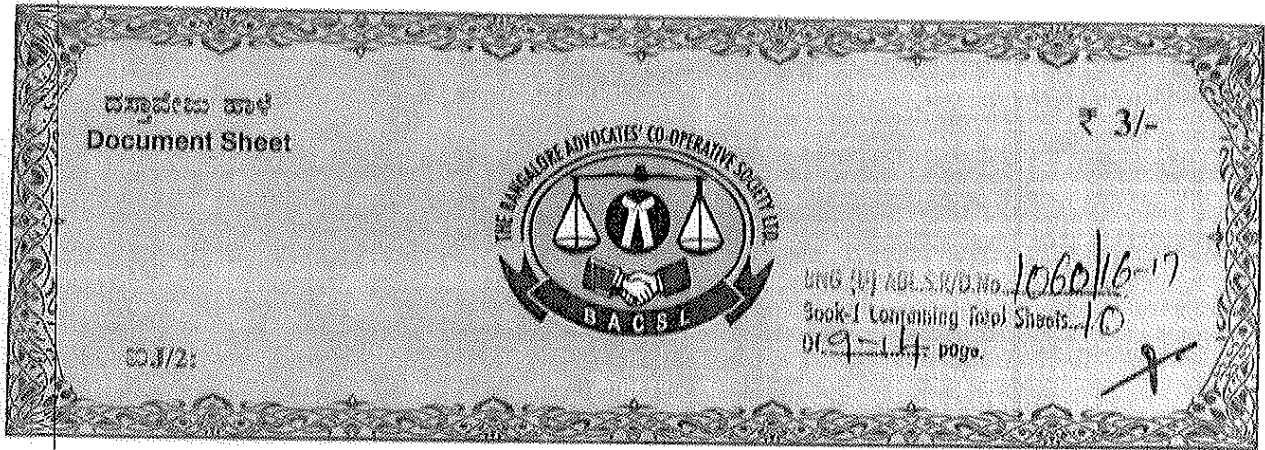
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	130.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	234531.00	AXIS Bank LTD, Indiranagar, Bangalore, DD No 065014 Dt 06.04.2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	22770.00	AXIS Bank LTD, Indiranagar, Bangalore, DD No 065013 Dt 06.04.2016
ಒಟ್ಟು :	257431.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 27/05/2016


 ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
 ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
 ಅತಿ ಬೆಲೆ
 ಅನೇಕಲ್ ತಾಲ್ಲೂಕ್

Designed and Developed by C- DAC ,ACTS Pune.



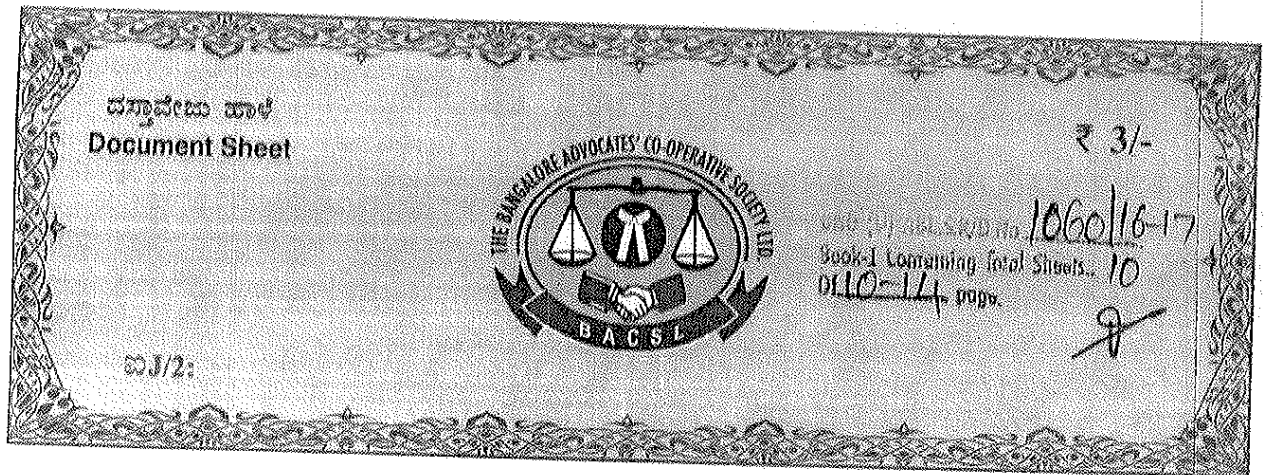
Rs. 45,54,000/- (Rupees Forty Five Lakhs Fifty Four Thousand Only) by making following representations:

- That the Vendors are the absolute owners of the Schedule Property and the title thereto is good, marketable and subsisting and that no one else have any right, title, interest or share in the Schedule Property.
- That the Schedule Property is not a property in respect of which there is prohibition against sale and that there is no bar or prohibition on the Vendors to sell the Schedule Property.
- That the Vendors have not entered into any agreement/agreements for sale or transfer of the Schedule Property with anyone else in any manner and have not executed any Power of Attorney to deal with the Schedule Property, except with the GPA Holder herein viz., Mr. Narendra Babu L.
- That the Vendors have paid up-to-date revenue and other taxes, rates, cess and other outgoings with regard to the Schedule Property.
- That the Schedule Property is not the subject matter of any maintenance proceedings or lispendens and there is no bar to sell the same in any manner and the Schedule Property is the free hold property of the Vendor, the Vendors being the absolute owners of it none else have got any kind of right, title, interest, claim or share in it.
- That the Vendors have not received any notice of acquisition or requisition from the Government or other authorities including from the Bangalore Development Authority or from any other authorities and the Schedule Property is not being acquired under the provisions of any Act and the Schedule Property is free from all such proceedings.
- That the Schedule Property is not subject to any attachment by the process of the court or is in the possession or custody of Receiver, Judicial or Revenue or any Officer of the Court and is not the subject matter of any suit, writ, execution or other legal proceedings which bars the sale of Schedule Property.
- That the Vendors have this day delivered physical vacant possession of the Schedule Property to the Purchaser.

[Signature]

For Nambiar Builder's Pvt. Ltd.

[Signature]
Director



Based on the above representations of the Vendors, the Purchaser has agreed to purchase the Schedule Property for the said valuable sale consideration of **Rs. 45,54,000/- (Rupees Forty Five Lakhs Fifty Four Thousand Only)**.

NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. WHEREAS, in pursuance to the above said consideration of a sum of **Rs. 45,54,000/- (Rupees Forty Five Lakhs Fifty Four Thousand Only)** already paid by the purchaser to the Vendors in the following manner:
 - a) **Rs. 45,54,000/- (Rupees Forty Five Lakhs Fifty Four Thousand Only)** paid by way of Cheque bearing No. 276052, dated 22.04.2015, drawn on Dhanlaxmi Bank, M.G. Road Branch, Bangalore,

The above payments paid before the witnesses in full and final settlement and discharge of the sale consideration. The receipt of which sum of **Rs. 45,54,000/- (Rupees Forty Five Lakhs Fifty Four Thousand Only)** the Vendors hereby acknowledges the receipt of the aforesaid sale consideration and confirms the full and final settlement as aforesaid and acquits and releases the purchaser from the same, the receipt whereof and that the same is in full for the price of the Schedule Property and the Vendors doth hereby as well as the receipt hereunder written, admit and acknowledge the payment of the same and every part thereof. And acquit release and discharge unto the Purchaser and also the Schedule Property, the Vendors doth hereby grant, transfer, sell, convey, release, and confirms, unto the Purchaser, its successors and assigns ALL AND SINGULAR all that the piece and parcel of the lands more fully described in the Schedule hereunder and hereinafter referred to as Schedule Property and the Vendors has this day put the Purchaser in vacant physical possession of the Schedule Property, TO HAVE AND HOLD the same absolutely forever as its absolute property. The Purchaser shall enjoy the Schedule Property as absolute owner thereof and henceforth.

2. The Vendors doth hereby admits and acknowledges the receipt of the entire sale consideration and acquit the purchaser of any further payment and in consideration thereof the Vendors hereby grant, convey, sell, transfer, assign, and assures UNTO AND TO THE USE of the Purchaser the Schedule Property

[Handwritten Signature]

For Nambiar Builders Pvt. Ltd.

[Handwritten Signature]
Director

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet



₹ 3/-

ENG (M) ABL's R/D No. 1060/16-17
Book-I containing Deed Sheets.. 10
Of 11-114 page.

601/2:

free from all encumbrances, court attachments, litigation, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water course, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property, who shall board possess, use and enjoy all the right title and interest claims, payments of the Vendors and all other rights payments, privileges and amenities belonging thereto TO HAVE AND TO HOLD the Schedule Property and every part thereof TO AND UNTO the Purchaser absolutely and forever.

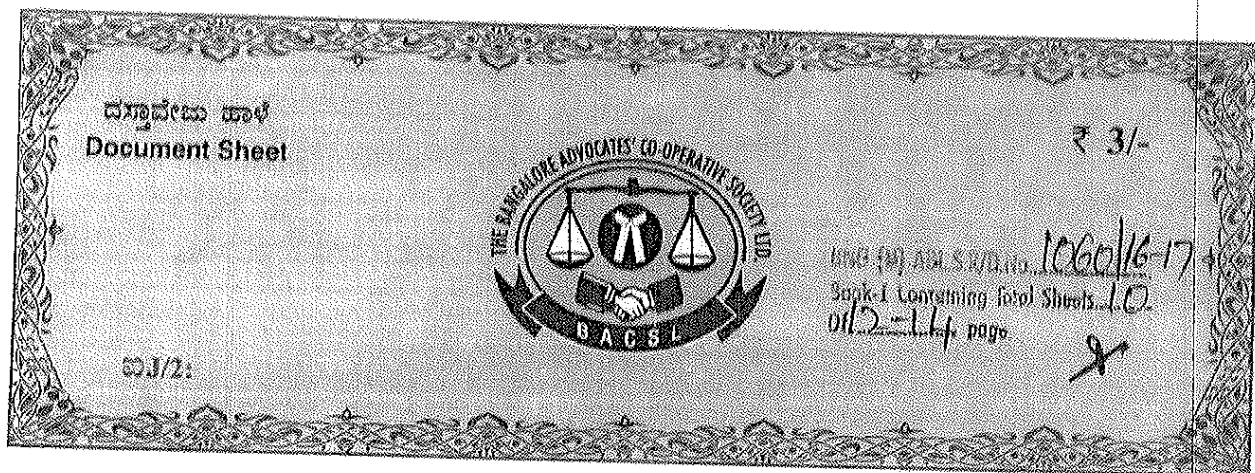
3 THE VENDORS COVENANTS WITH THE PURCHASER AS FOLLOWS:

- i) That the Vendors are the absolute owners of the Schedule Property and their title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments, or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of Vendors at all times both before and after the sale.
- ii) That the Schedule Property is the Vendor's absolute and exclusively self-acquired property, having acquired the same as mentioned above and that apart from the Vendors no one have rights, title and interest or claims in or to the Schedule Property and that they have the absolute and unimpeachable power and real and full title to the Schedule Property hereby conveyed to the Purchaser in the manner aforesaid and that they have not done knowingly or has been a part in privy to any act, deed or thing whereby his title to the Schedule Property is or may be encumbered or assigned in estate, title or interest in upon or in relation to the Schedule Property or any part thereof.
- iii) That the Vendors have not entered into any agreement or arrangement for with respect to the Schedule Property with any third party and have not executed any power of attorney with any other person to deal with the Schedule Property except with the GPA Holder herein viz., Sri. Narendra Babu L.
- iv) That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any court or other proceedings and not subject to any attachment by the

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director



- process of the court or in the possession or custody by any receiver, Judicial or revenue court or any officer thereof.
- v) That there are no easements, quasi-easements, restrictive covenants or other rights or servitude,
- vi) The Vendors hereby covenants with the Purchaser that notwithstanding any act, deed or thing hereto done, excluded or knowingly suffered, the Vendors have full power and absolute authority and indefeasible title to sell the Schedule Property and the Schedule Property is free from all encumbrances like maintenance charges and obligations whatsoever and the Purchaser shall hereafter peacefully and actually HOLD POSSESS AND ENJOY the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendors and the Schedule Property is also free from suits, proceedings, costs, claims and demands.
- vii) The Vendors further covenants that the Vendors shall at their cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for perfecting the title and more fully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true and meaning of this Deed.
- viii) The Vendors covenants with the purchaser that, the Vendors are the absolute owners of the Schedule Property and Vendors is fully seized of and have the right to sell the same in favour of the Purchaser and further there are no acquisitions or departmental proceedings against the Schedule Property.
- ix) The Vendors hereby further covenants with the purchaser that the Vendors shall at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands of any kind whatsoever from any person claiming under them or any third party in respect of defect in the Vendor's title to the Schedule Property or breach of the terms hereof of this sale or any misrepresentation made by the Vendors.

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

ದಾಖಲೆ ಹಾಳೆ
Document Sheet

₹ 3/-



BNG (N) ABL SR/D No. 1060/16-17
Book-I containing legal Sheets 1 to 12
of 13-14 pages.

2/2:

- x) The Vendors shall sign all the necessary documents/papers/NOC's with regards to the transfer of khatha and other revenue documents for the Schedule Property in favour of the Purchaser.
- xi) The Vendors hereby assures and covenants with the purchaser that the Schedule Property can be developed and there are no encumbrances or any settlement, will, minor claims, charge, lien mortgages, attachments, maintenance charges, either by agreement, order or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property hereby conveyed and there are no restrictions for sale of Schedule Property. The Vendors on this day have handed over the Original Documents with respect to the Schedule Property to the Purchaser on this day of the registration of the Sale Deed.
- xii) The Vendors have paid the land tax, property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities up to date and the Purchaser can pay the same hereinafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendors.
- xiii) It is agreed upon by the parties that the purchaser shall bear registration charges including the stamp duty, registration fees and such other expenses in respect of registration of the Deed of Sale for the Schedule Property in favour of Purchaser.
- xiv) Sri. Narendra Babu L., the Agreement Holder herein is being signing this Sale Deed as Consenting Witness as abundant caution.

SCHEDULE PROPERTY

(PROPERTY HEREBY CONVEYED UNDER THIS SALE DEED)

All that piece and parcel of Undeveloped Residentially Converted Land bearing **Sy. No. 13, measuring to an extent of 12 Guntas**, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, Converted from Agricultural to Non Agricultural / Residential Purposes vide Official Memorandum bearing No. ALN(ASH) SR 80/2015-16, dated 05.04.2016, issued by the Deputy Commissioner, Bangalore District, and bounded on the :-

For Nambiar Builders Pvt. Ltd.

Director

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

₹ 3/-

ಬೆಂಗಳೂರು ಅಡ್ವಕೇಟ್ಸ್ ಕೋ-ಆಪರೇಟಿವ್ ಸೊಸೈಟಿ ಲಿಮಿಟೆಡ್
BACSLS

ಬಂದಿ (H) ABL S.R/D.No. 1060/16-17
Book-I Containing Total Sheets.. 10
Of 14-14 pgs.

ಪುಟ 2:

East by : Land bearing Sy.No.12;
West by : Land bearing Sy.No.17;
North by : Remaining portion of the same Sy.No.13;
South by : Land bearing Sy.No.14.

IN WITNESS WHEREOF THE VENDORS AND PURCHASER HAVE SIGNED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For Nambiar Builders Pvt. Ltd.

[Signature]

[Signature]
Director

C. RAMAREDDY, K. MALLAMMA SHIVANAND REDDY, R
LAKSHMAMMA, H. K, S. MADHUCHANDRA, S. SUHAS
R. NAGAVENI R. PILLAMMA,
VENDORS
REP. BY THEIR REGISTERED GPA HOLDER
L. NARENDRA BABU

M/s. NAMBIAR BUILDERS PVT. LTD,
Represented by one of its Director,
Mr. MUROOR RAJENDRA KUMAR
PURCHASER

[Signature]

Consenting Witness:

Sri. Narendra Babu L., S/o. Late B. Lakshmana Reddy,
Aged about 44 years,
Residing at Narayanaghatta Village,
Muthanlur Post, Sarjapura Hobli,
Anekal Taluk, Bangalore Urban District.

WITNESSES:

1. *[Signature]* (A. Narendrababu)
Chikkaladiwala,
Hutturu Post, Anekal R,
Bangalore

2. *[Signature]* (M. K. Kumar)
Chikkaladiwala, Anekal R,
Bangalore

BOOK-D-1055/16-17

17/1/2016

ದಾಖಲೆ ಪತ್ರ
Document Sheet

₹ 3/-

BJ/2:

BNG (W) APL.S.R/D.No. 1055/16-17
Book-I Containing Total Sheets 12
Of 1/1/11. page.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS THE TWENTY SEVENTH DAY OF MAY TWO THOUSAND SIXTEEN (27.05.2016) AT BANGALORE:

1. **SRI. P. RAJANNA,**
Aged about 52 years,
S/o. Late C. Papa Reddy,
2. **SMT. PREMA,**
Aged about 46 years,
W/o. Sri. P. Rajanna,
3. **SRI. R. GIRISH KUMAR**
Aged about 25 years,
S/o. Sri. P. Rajanna,
4. **SMT. R. SHWETHA,**
Aged about 26 years,
D/o. Sri. P. Rajanna,
5. **SMT. PADMAMMA,**
Aged about 56 years,
D/o. Late. C. Papa Reddy,
6. **SMT. SARASWATHAMMA,**
Aged about 49 years,
D/o. Late. C. Papa Reddy,

All are Residing at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk.

Hereinafter referred to as the "**VENDORS**" of the First Part which expression shall mean and include their legal heirs, executors, legal representatives, administrators, assigns etc. Represented by their Registered General Power of Attorney Holder viz., **SRI. NARENDRA BABU. L.,** S/o. Late. B. Lakshma Reddy, Aged about 44 Years, Residing at Narayanaghatta Village, Muthanallur Post, Sarjapura Hobli, Anekal Taluk, Bangalore

For Nambiar Builders Pvt. Ltd.

Director



Print Date & Time : 27-05-2016 03:28:07 PM

ದಾಖಲೆ ಸಂಖ್ಯೆ : 1055

BNG (W) ADL S.R/D.No. 1055/16-17
Book-I Containing Total Sheets/0
Of 2-1/4 page.

9

ಅಕ್ಷಿಪೀಠ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕೆಚ್‌ಕೆಆರ್‌ನಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು 01:48:00 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	41750.00
2	ಸೇವಾ ಶುಲ್ಕ	525.00
3	ಕನ್ಸ್ಟ್ರಕ್ಷನ್ ಶುಲ್ಕ	100.00
	ಒಟ್ಟು :	42375.00

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಅನುಮೋದನೆ
ಅತಿ ಬೆಲೆ
ಅನೇಕಲ್ ತಾಲ್ಲೂಕು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s Nambiar Builders Private Limited Rep by Its Director & Authorized Signatory Muroor Rajendra Kumar (ಬರೆಸಿಕೊಂಡವರು)			
2	P. Rajanna, Prema, R. Girish Kumar, R. Shwetha, Padmamma & Saraswathama Rep by their GPA Holder Sri Narendra Babu. L S/o Late B. Lakshma Reddy (ಬರೆದುಕೊಂಡವರು)			

ಅನುಮೋದನೆ
ಅತಿ ಬೆಲೆ
ಅನೇಕಲ್ ತಾಲ್ಲೂಕು

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES CO-OPERATIVE SOCIETY LTD.
BACS

DWG (V) ABL.S.R/D.No. 1055/16-17
Book-I Containing total Sheets 10
Of 3-1st page.

23/2:

Urban District - 560 099, vide General Power of Attorney dated 09.11.2015, registered as document No. 232/2015-16, Book IV, in the Office of the Sub Registrar, Sarjapura.

IN FAVOUR OF

M/s. NAMBIAR BUILDERS PVT. LTD., (A Company Registered under the Indian Companies Act, 1956) having its office at 2nd Floor, P R Business Centre, Above Croma, ORR, Marathahalli, Bangalore - 560 037, Represented by one of its Director, **Mr. MUROOR RAJENDRA KUMAR, S/o. Venkataramana Bhatt.**

Hereinafter called as '**THE PURCHASER**' which expression shall wherever the context so requires or admits mean and include its Directors, Successors in office, legal representatives, successors executors, administrators, trustees, assignees, nominees, etc., of the '**OTHER PART**';

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendors herein are the absolute owners in peaceful possession and enjoyment of the Residentially Undeveloped Converted Land bearing Sy. No. 17/1, measuring to an extent of 11 Guntas and 1 Gunta of Kharab land, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, Converted from Agricultural to Non Agricultural / Residential Purposes vide Official Memorandum bearing No. ALN (ASH) SR : 215/2015-16, Dated 19.05.2016, issued by the Deputy Commissioner, Bangalore District, which is more fully described in the Schedule hereunder and hereinafter referred to as "**SCHEDULE PROPERTY**".

THE VENDORS HEREIN HAVE ACQUIRED TITLE TO THE SCHEDULE PROPERTY IN THE FOLLOWING MANNER:-

- Whereas the land bearing Sy. No. 17/1, measuring to an extent of 11 Guntas and 1 Gunta of Kharab land, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, originally belonged to Sri. Papa Reddy, S/o. Chikka Madaiah.
- Whereas, Sri. C. Papa Reddy, died intestate leaving behind his legal heirs viz., Smt. Padmamma, Sri. P. Rajanna, Smt. Saraswathamma, to succeed to the

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	Sri Narendra Babu. I S/o Late B. Lakshma Reddy (ಎಚ್.ಬಿ.ಎ. ಸಂಖ್ಯೆ)			

BNG (H) ABL.S.R/D.No. L.O. 55/16-17
 Book-1 Containing Total Sheets... 1 On
 Of 1 page.

8


 ಸಹಿ ರಕ್ಷಣಾಧಿಕಾರಿ
 ಸುಪರೀಂಕೋರ್ಟ್
 ಅತಿ ಬೆಲೆ
 ಚೀನೀ ಹಾಲ್

ದಾಖಲೆ ಪತ್ರ
Document Sheet

₹ 3/-



BNG (U) ABL S/K/D No. 1055/16
Book-I Containing Total Sheets 16
Of 5-10 pages

intestate estate of the deceased. Smt. Basamma, W/o. Sri. C. Papa Reddy predeceased her husband viz., Sri. C. Papa Reddy.

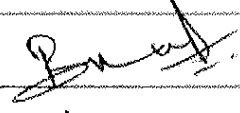
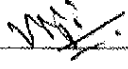
- c) **WHEREAS**, Sri. C. M. Venkataswamy Reddy filed a suit for partition in O.S. No. 1208/2006, before the Court of the Senior Civil Judge and JMFC Anekal, against Sri. C. Rama Reddy, Sri. P. Rajanna @ P. Raja Reddy and others, thereafter the above said case was decreed in terms and conditions of joint compromise petition under Order 23 Rule 3 of CPC before Lok Adalath on 19/07/2013, accordingly a Final Decree for Partition under Order 20 Rule 18 Read with Section 54 of CPC, which was drawn by the Court of the Senior Civil Judge and JMFC Anekal wherein the land bearing Sy. No. 17/1, measuring to an extent of 0-11 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, the Schedule Property herein along with various other properties have been allotted to the share of Sri. P. Rajanna @ P. Raja Reddy. Accordingly the khata has been mutated to the name of Sri. P. Rajanna @ P. Raja Reddy vide Mutation Register bearing No. H 5/2013-14 in the concerned revenue records.
- d) Whereas Sri. P. Rajanna @ Rajareddy got the Land bearing Sy. No. 17/1, measuring to an extent of 11 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, converted from Agricultural to Non Agricultural / Residential purposes vide Official Memorandum bearing No. Official Memorandum bearing No. ALN (ASH) SR: 215/2015-16, Dated 19.05.2016, issued by the Deputy Commissioner, Bangalore District.
- e) Thus in the aforesaid manner the Vendors herein became the absolute owners of the Schedule Property.
7. Whereas, **SRI. P. RAJANNA**, S/o. Late C. Papa Reddy, **SMT. PREMA**, W/o. Sri. P. Rajanna, **SRI. R. GIRISH KUMAR**, S/o. Sri. P. Rajanna, **SMT. R. SHWETHA**, D/o. Sri. P. Rajanna, **SMT. PADMAMMA**, D/o. Late. C. Papa Reddy, **SMT. SARASWATHAMMA**, D/o. Late C. Papa Reddy, entered into an Agreement to Sell with Sri. Narendra Babu L., with respect to the Land bearing Sy. No. 17/1, measuring to an extent of 11 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, vide Agreement to Sell

for Nambiar Builders Pvt. Ltd.

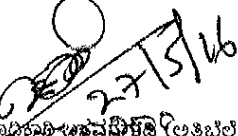
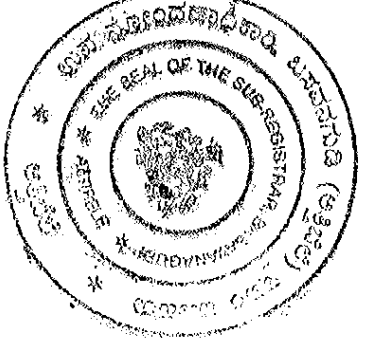
Director

ಗುರುತಿಸುವವರು

BNG (W) ABL.S.R/D.No. 1055/16-17
Book-I Containing Total Sheets. 10
Of 6-14 pages.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. Veerabhadrappa Chintalamadiwala, Huskur Post, Anekal Tq Bangalore Dist	
2	Vijikumar Chandapura Village, Anekal Tq Bangalore Dist	

ಉಪನಿರ್ದೇಶಕರು
ಲತಿಬೆಲೆ
ಇನೀಕಲ್ ತಾಲ್ಲೂಕು

 1 ನೇ ಪ್ರಸ್ತರದ ಭಾಗವೇಣ ಸಂಖ್ಯೆ ABL-1-01055-2016-17 ಆಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ ABLD271 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನಿರ್ದೇಶಕರು (ಲತಿಬೆಲೆ) ಲತಿಬೆಲೆ ಇನೀಕಲ್ ತಾಲ್ಲೂಕು	
---	--

ದಾಖಲೆ ಪಾಳೆ Document Sheet ೩೩/೨:	THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD. BACSLS	₹ 3/- BNG (H) ABL.S.R/D No. 1055/16-1 Book-I Containing Impl Sheets...10.. Of 7...113 pages.
---	---	--

dated 09.11.2015, registered as document No. 3030/2015-16, Book 1, in the Office of the Sub Registrar, Sarjapura, Bangalore, and in pursuance thereof **SRI. P. RAJANNA**, S/o. Late C. Papa Reddy, **SMT. PREMA**, W/o. Sri. P. Rajanna, **SRI. R. GIRISH KUMAR**, S/o. Sri. P. Rajanna, **SMT. R. SHWETHA**, D/o. Sri. P. Rajanna, **SMT. PADMAMMA**, D/o. Late. C. Papa Reddy, **SMT. SARASWATHAMMA**, D/o. Late C. Papa Reddy, executed a Registered General Power of Attorney in favour of Sri. Narendra Babu L., with respect to the Land bearing Sy. No. 17/1, measuring to an extent of 11 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, vide General Power of Attorney dated 09.11.2015, registered as document No. 232/2015-16, Book IV, in the Office of the Sub Registrar, Sarjapura, empowering Sri. Narendra Babu L., to deal & dispose off the Land bearing Sy. No. 17/1, measuring to an extent of 11 Guntas, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, as per the terms and conditions of the General Power of Attorney dated 09.11.2015 in favour of prospective purchasers or himself.

WHEREAS the Khatha of the **SCHEDULE PROPERTY** stands in the name of VENDORS in the Revenue Registers of Revenue Authorities and up to date taxes have been paid to the concerned authority.

WHEREAS, the Vendors are well seized and possessed of or otherwise well and sufficiently entitled to deal with the Schedule Property in any manner whatsoever without any let or hindrance from anybody in any manner. Thus, the Vendors herein is in possession and enjoyment of the Schedule Property which is free from all kinds of encumbrances.

AND WHEREAS, the Vendors are desirous of disposing of the Schedule Property, as they are in need of funds for their family and legal necessities and have decided to sell the Schedule Property to the Purchaser herein for a valuable sale consideration **Rs. 41,74,500/- (Rupees Forty One Lakhs Seventy Four Thousand Five Hundred Only)** by making following representations:

- That the Vendors are the absolute owners of the Schedule Property and the title thereto is good, marketable and subsisting and that no one else have any right, title, interest or share in the Schedule Property.

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

BNB (W) ABL S.R/D.No. 1055/11-12
Book-1 Commencing from Serial No. 10
of 100 pages



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

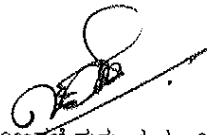
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory
Muroor Rajendra Kumar , ಇವರು 236020.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	130.00	Paid In Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	214990.00	AXIS Bank LTD, Bangalore, DD No 065016 Dt 06.04.2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	20900.00	AXIS Bank LTD, Bangalore, DD No 065017 Dt 06.04.2016
ಒಟ್ಟು :	236020.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 27/05/2016


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಅತಿ ಬೆಲೆ
-3ನೇ ಹಂತದ ಕಾಲೋನಿ

Designed and Developed by C- DAC ,ACTS Pune.

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

₹ 3/-



BNG (H) ABL.S.R/D.No. 1055/11/78
Book-I Containing Total Sheets 10
Of 9-11A page.

- That the Schedule Property is not a property in respect of which there is prohibition against sale and that there is no bar or prohibition on the Vendors to sell the Schedule Property.
- That the Vendors have not entered into any agreement/agreements for sale or transfer of the Schedule Property with anyone else in any manner and have not executed any Power of Attorney to deal with the Schedule Property.
- That the Vendors have paid up-to-date revenue and other taxes, rates, cess and other outgoings with regard to the Schedule Property.
- That the Schedule Property is not the subject matter of any maintenance proceedings or lispendens and there is no bar to sell the same in any manner and the Schedule Property is the free hold property of the Vendors, the Vendors being the absolute owners of it none else have got any kind of right, title, interest, claim or share in it.
- That the Vendors have not received any notice of acquisition or requisition from the Government or other authorities including from the Bangalore Development Authority or from any other authorities and the Schedule Property is not being acquired under the provisions of any Act and the Schedule Property is free from all such proceedings.
- That the Schedule Property is not subject to any attachment by the process of the court or is in the possession or custody of Receiver, Judicial or Revenue or any Officer of the Court and is not the subject matter of any suit, writ, execution or other legal proceedings which bars the sale of Schedule Property.
- That the Vendors have this day delivered physical vacant possession of the Schedule Property to the Purchaser.

Based on the above representations of the Vendors, the Purchaser has agreed to purchase the Schedule Property for the said valuable sale consideration of **Rs. 41,74,500/- (Rupees Forty One Lakhs Seventy Four Thousand Five Hundred Only)**.

[Signature]

For Hambiar Builders Pvt. Ltd.

[Signature]
Director



NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

1. WHEREAS, in pursuance to the above said consideration of a sum of **Rs. 41,74,500/- (Rupees Forty One Lakhs Seventy Four Thousand Five Hundred Only)** which has been already paid by the GPA Holder to the Vendors through the Agreement to Sell dated 09.11.2015 and the GPA Holder has received the entire sale consideration amount from the purchaser.

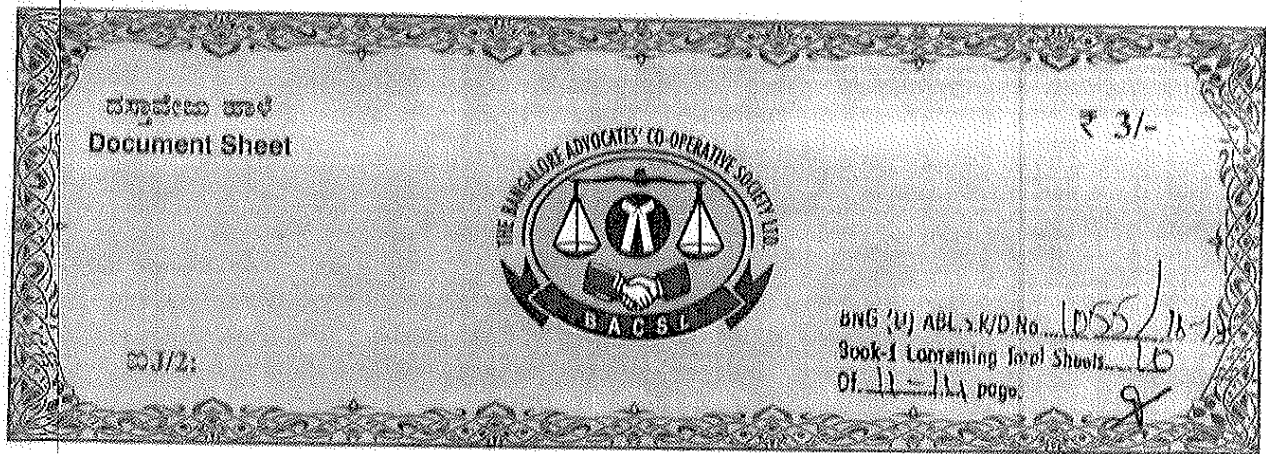
The above payments paid before the witnesses in full and final settlement and discharge of the sale consideration. The receipt of which sum of **Rs. 41,74,500/- (Rupees Forty One Lakhs Seventy Four Thousand Five Hundred Only)** the Vendors hereby acknowledges the receipt of the aforesaid sale consideration and confirms the full and final settlement as aforesaid and acquits and releases the purchaser from the same, the receipt whereof and that the same is in full for the price of the Schedule Property and the Vendors do hereby as well as the receipt hereunder written, admit and acknowledge the payment of the same and every part thereof. And acquit release and discharge unto the Purchaser and also the Schedule Property, the Vendors do hereby grants, transfers, sells, conveys, releases, and confirms, unto the Purchaser, its successors and assigns ALL AND SINGULAR all that the piece and parcel of the lands more fully described in the Schedule hereunder and hereinafter referred to as Schedule Property and the Vendors have this day put the Purchaser in vacant physical possession of the Schedule Property, TO HAVE AND HOLD the same absolutely forever as its absolute property. The Purchaser shall enjoy the Schedule Property as absolute owners thereof and henceforth.

2. The Vendors do hereby admit and acknowledge the receipt of the entire sale consideration and acquit the purchaser of any further payment and in consideration thereof the Vendors hereby grant, convey, sell, transfer, assign, and assure UNTO AND TO THE USE of the Purchaser the Schedule Property free from all encumbrances, court attachments, litigation, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water course, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property, who shall board

[Signature]

for Nambiar Builders Pvt. Ltd.

[Signature]
Director



possess, use and enjoy all the right title and interest claims, payments of the Vendors and all other rights payments, privileges and amenities belonging thereto TO HAVE AND TO HOLD the Schedule Property and every part thereof TO AND UNTO the Purchaser absolutely and forever.

3 THE VENDORS COVENANTS WITH THE PURCHASER AS FOLLOWS:

- i) That the Vendors are the absolute owners of the Schedule Property and their title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments, or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of Vendors at all times both before and after the sale.
- ii) That the Schedule Property is the Vendors absolute and exclusively self-acquired property, having acquired the same as mentioned above and that apart from the Vendors no one has rights, title and interest or claims in or to the Schedule Property and that he has the absolute and unimpeachable power and real and full title to the Schedule Property hereby conveyed to the Purchaser in the manner aforesaid and that he has not done knowingly or has been a part in privy to any act, deed or thing whereby his title to the Schedule Property is or may be encumbered or assigned in estate, title or interest in upon or in relation to the Schedule Property or any part thereof.
- iii) That the Vendors have not entered into any agreement or arrangement for with respect to the Schedule Property with any third party and have not executed any power of attorney with any other person to deal with the Schedule Property except with the GPA Holder herein viz., Sri. Narendra Babu L.
- iv) That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any court or other proceedings and not subject to any attachment by the process of the court or in the possession or custody by any receiver, Judicial or revenue court or any officer thereof.

Babu

for Nandhar Builders Pvt. Ltd.

[Signature]
Director

ಬಸವೇಶ್ವರ ಹಾಳೆ
Document Sheet

₹ 3/-

ಬೆಂಗಳೂರು ಅಡ್ವಕೇಟ್ಸ್ ಕೋ-ಆಪರೇಟಿವ್ ಸೊಸೈಟಿ ಲಿಮಿಟೆಡ್
BACSLS

ಬೆಂಗಳೂರು (U) ABL S.R/D No. 1055/16
Book-1 Commencing Total Sheets. 10
Of 12 pages

೦೩/೨:

- v) That there are no easements, quasi-easements, restrictive covenants or other rights or servitude,
- vi) The Vendors hereby covenant with the Purchaser that notwithstanding any act, deed or thing hereto done, excluded or knowingly suffered, the Vendors have full power and absolute authority and indefeasible title to sell the Schedule Property and the Schedule Property is free from all encumbrances like maintenance charges and obligations whatsoever and the Purchaser shall hereafter peacefully and actually HOLD POSSESS AND ENJOY the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendors and the Schedule Property is also free from suits, proceedings, costs, claims and demands.
- vii) The Vendors further covenant that the Vendors shall at their cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for perfecting the title and more fully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true and meaning of this Deed.
- viii) The Vendors covenant with the purchaser that, the Vendors are the absolute owners of the Schedule Property and Vendors are fully seized of and have the right to sell the same in favour of the Purchaser and further there are no acquisitions or departmental proceedings against the Schedule Property.
- ix) The Vendors hereby further covenants with the purchaser that the Vendors shall at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands of any kind whatsoever from any person claiming under him or any third party in respect of defect in the Vendors title to the Schedule Property or breach of the terms hereof of this sale or any misrepresentation made by the Vendors.
- x) The Vendors shall sign all the necessary documents/papers/NOC's with regards to the transfer of khatha and other revenue documents for the Schedule Property in favour of the Purchaser.

[Signature]

for Nambiar Builders Pvt. Ltd.

[Signature]
Director

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

₹ 3/-



001/2:

BNG (H) ABL S.K/D No. 1055/18-19
Book-1 Commencing Total Sheets 10
Of 13 - 14 pages.

- xi) The Vendors hereby assure and covenant with the purchaser that the Schedule Property can be developed and there are no encumbrances or any settlement, will, minor claims, charge, lien mortgages, attachments, maintenance charges, either by agreement, order or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property hereby conveyed and there are no restrictions for sale of Schedule Property. The Vendors on this day have handed over the Original Documents with respect to the Schedule Property to the Purchaser on this day of the registration of the Sale Deed.
- xii) The Vendors have paid the land tax, property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities up to date and the Purchaser can pay the same hereinafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendors.
- xiii) It is agreed upon by the parties that the purchaser shall bear registration charges including the stamp duty, registration fees and such other expenses in respect of registration of the Deed of Sale for the Schedule Property in favour of Purchaser.
- xiv) Sri. Narendra Babu L., the Agreement Holder herein is being signing this Sale Deed as Consenting Witness as abundant caution.

SCHEDULE PROPERTY

(PROPERTY HEREBY CONVEYED UNDER THIS SALE DEED)

All that piece and parcel of Residentially Undeveloped Converted Land bearing Sy. No. 17/1, measuring to an extent of 11 Guntas and 1 Gunta of Kharab land, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, Converted from Agricultural to Non Agricultural / Residential Purposes vide Official Memorandum bearing No. ALN (ASH) SR: 215/2015-16, Dated 19.05.2016, issued by the Deputy Commissioner, Bangalore District, and bounded on the:-

[Signature]

for Nambiar Builders Pvt. Ltd.

[Signature]
Director

ದಸಾಪೇಟಾ ಹಾಳೆ
Document Sheet

₹ 3/-

ಶಿ. 8/2:

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

DWG (M) ABL S.R/D.No. 1055/16
Book-I Containing Total Sheets 16
Of 14-14 pages

East by : Road and Land bearing Sy. No. 13;
West by : Halla;
North by : Land bearing Sy. No. 18;
South by : Land bearing Sy. No. 17/2;

IN WITNESS WHEREOF THE VENDORS AND PURCHASER HAVE SIGNED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For Nambiar Builders Pvt. Ltd.

[Signature]

P. RAJANNA, PREMA, R. GIRISH KUMAR,
R. SHWETHA, PADMAMMA, SARASWATHAMMA
VENDORS
REP. BY THEIR REGISTERED GPA HOLDER
L. NARENDRA BABU

[Signature]
Director

M/s. NAMBIAR BUILDERS PVT. LTD,
Represented by one of its Director,
Mr. MUROOR RAJENDRA KUMAR
PURCHASER

[Signature]

Consenting Witness:

Sri. Narendra Babu L., S/o. Late B. Lakshmana Reddy,
Aged about 44 years,
Residing at Narayanaghatta Village,
Muthanlur Post, Sarjapura Hobli,
Anekal Taluk, Bangalore Urban District.

WITNESSES:

1. *[Signature]* (M. Veeabhadra)
Channarayana Madhala,
Husker (P) Anelal (B),
Bangalore Dist.

2. *[Signature]* (M. Veeabhadra)
Channarayana Madhala,
Bangalore Dist.

ದಾಖಲೆ ಪಾಳೆ
Document Sheet



₹ 3/-

DWS (M) A.M.S.R./D.M. 105/16-17
Book-I containing total sheets 10
of 1-15 pages

DEED OF SALE

THIS DEED OF SALE is made and executed on this the 27th day of May Two Thousand Sixteen (27-05-2016) at Bangalore, by and between:

1. **SRI.C. M.KRISHNA REDDY**, aged about 74 years, son of Late Chikkamadaiah @ Chikkamadareddy,
2. **SMT. SAROJAMMA**, aged about 60 years, wife of C. M. Krishna Reddy,
3. **SRI.K.SRIDHAR**, aged about 40 years, son of C. M. Krishna Reddy,
4. **SMT. R.SAVITHA**, aged about 32 years, wife of K.Sridhar,
5. **MASTER. S.SHERYAS**, aged about 11 years, son of K.Sridhar,
6. **KUM. RAKSHITA**, aged about 9 years, daughter of K.Sridhar,
(Sl.No. 5 & 6 are minors represented by their natural guardian and mother R.Savitha)

All are residing at Narayanaghata Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District. Sl. No 1 to 6 are represented by their GPA holder M/S. **NAMBIAR BUILDERS PRIVATE LIMITED** represented by its Director and Authorised signatory Murror Rajendra Kumar vide registered GPA bearing Doc No. 396/2015-16, hereinafter referred to as the **VENDORS** (Which expression shall wherever the context so requires or admits shall mean and include their Legal representatives, executors, administrators, successor-in-interest and assigns etc.) of the One Part.

IN FAVOUR OF

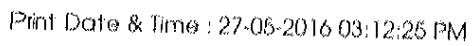
M/S. NAMBIAR BUILDERS PRIVATE LIMITED, a registered company Incorporated under the Provisions of Indian Companies Act 1956, having its office at at No. 2nd Floor P.R. Business Center, above Croma, Outer Ring Road, Kadubisnahalli, Marthahalli post, Bangalore-560003, represented by its Director and Authorized signatory Murror Rajendra Kumar, hereinafter referred to as the

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director



WFO (4) ALE 5/11/10 105116-7
Book 1 Commented Fair Share 10
of 2-13 page 8

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	102470.00
2	ಸೇವಾ ಶುಲ್ಕ	525.00
	ಒಟ್ಟು :	102995.00

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar			

ಆರೋಗ್ಯ ಸಚಿವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar (ಬರೆದುಕೊಂಡವರು)			
2	Sri C. M. Krishna Reddy, Sarojamma., K. Sridhar, R Savitha, Master S Sherya & Kum. Rakshita Rep by their GPA Holder M/s Nombiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar (ಬರೆದುಕೊಂಡವರು)			


 ಸುಜನು ಸುಂದರಾಚಾರ್ಯ
 ಡಿ.ಬಿ.ಎ.
 ಇನ್‌ಸ್ಟಿ. ತಾ.

ದಸ್ತಾವೇಜು ಪಾಠ
Document Sheet



BNG (U) ABL S.R/D No
Book-1 Containing Total Sheets/0
Of 3-173 pages

₹ 3/-

1051/16-17

8

PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-office and permitted assigns etc.,) of the **Other Part**.

Permanent Account Number: AADCN0664M

WHEREAS, the Vendors herein are the absolute owners in peaceful possession and enjoyment of land measuring to an extent of 27 Guntas forming part of Survey Number 13 situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, hereinafter referred to as **Schedule Property**

WHEREAS, originally one Chikka Mada Reddy owned the land in Sy No 13 along with other lands. Later the said Chikka Mada Reddy deceased. After the death of Chikka Mada Reddy his one son C.M. Venkataswamy Reddy filed an original suit No 1208/2006, before the Civil Judge And JMFC, Anekal, for partition and separate possession of 1/7th share against his brothers. In the said suit the first member of the vendors herein is party. Later the family members jointly filed a compromise petition and based on the compromise petition, the Court decreed the suit and drawn the final Decree on 19.07.2013 in terms of the compromise petition and by virtue of the compromise petition Schedule Property fell to the share of First member of the Vendors herein. Thus the vendors herein acquired the Schedule Property herein and they are in peaceful possession of the same by paying upto date tax thereon.

AND WHEREAS, as explained supra, vendors herein acquired the absolute ownership right, title and interest in the **Schedule Property**. The vendors herein are in peacefully possession and enjoyment of the same and all taxes in respect of the Schedule Property have been paid till date by the vendors herein.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director

ಗುರುತಿಸುವವರು

BNO (ಅ) 1051/16-17
Book-1 (ಅ) 1051/16-17
01.11.13

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಸತಿ ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. Veerabhadrappe Chintalamadiwala, Huskur Post, Anekal Tq Bangalore Dist	
2	Vijlkumar Chandapura Village, Anekal Tq Bangalore Dist	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತಿ ಬೆಲೆ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs 283500/- has been paid thereon. Vide GPA No ABL-4-00396/2015-16 Dt 02.01.2016

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತಿ ಬೆಲೆ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ ABL-1-01051-2016-17 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ ABLD271 ನೇ ಹಂತದಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ	
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)	

Designed and Developed by C-DAC, ACTS, Pune

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತಿ ಬೆಲೆ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ದಾಖಲೆ ಪುಟ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSCL

BNG (H) ABL.S.R/D.No/051/16-17
Book-1 Containing Serial Sheets 10
Of 5-125 page.

250 :

9

AND WHEREAS, the Vendors herein executed the Registered Agreement to Sell with Purchaser herein with respect to Schedule Property vide bearing document number 5840/2015-16 dated 02.01.2016 and authorised the right to sell the Schedule Property in favour of purchaser herein through Registered General Power of Attorney bearing Doc No 396/2015-16 dated 02.01.2016.

AND WHEREAS, subsequently the Vendors herein converted the Schedule Property from agricultural to non-agricultural residential purpose vide order No. ALN (ASH) SR/216/2015-16 dated 19.05.2016.

AND WHEREAS, the Vendors herein are unconditionally seized and peacefully possessed of and/or otherwise well and sufficiently entitled to sell the Schedule Property in favour of their choice as absolute owners.

AND WHEREAS, the Vendors herein for their legal necessities and to purchase of some other property for their family benefits have decided to sell the Schedule Property for valuable consideration and offered the same to the Purchaser herein, who has agreed to purchase the same acting on the representation and covenants herein made by the Vendors as stipulated hereinafter for valuable consideration and free from all encumbrances;

AND WHEREAS, the Vendors have decided to receive the sale proceeds and the Vendors have given up all their right, title and interest by offering to execute absolute registered sale deed for consideration of **Rs. 56,70,000/- (Rupees Fifty Six Lakhs Seventy Thousand Only)** and the Purchaser has agreed to purchase the Schedule Property for aforesaid sum, said sale consideration has been received by the Vendors from the Purchaser in the presence of the witness and the Vendors have agreed to convey the Schedule Property to the Purchaser.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director



1051/16-17
10
01.6.13

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by Its Director & Authorized Signatory
Muroor Rajendra Kumar , ಇವರು 295460.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	30.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	244195.00	Dhanalaxmi Bank LTD, M G Road, Bangalore, DD No 602935 Dt 27.05.2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	51235.00	Dhanalaxmi Bank LTD, M G Road, Bangalore, DD No 602929 Dt 27.05.2016
ಒಟ್ಟು :	295460.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 27/05/2016


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅತಿ ಬೆಲೆ
ಅನೇಕಲ್ ತಾಲ್ಲೂಕು

Designed and Developed by C- DAC .ACTS Pune.



NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In pursuance of foregoing and in consideration of a total sum **Rs. 56,70,000/- (Rupees Fifty Six Lakhs Seventy Thousand Only)** paid by the Purchaser to the Vendors in the following manner:
 - a. **Rs. 2,00,000/- (Rupees Two Lakhs Only)** to the Vendors, through cheque bearing No. 117767, ICICI Bank, Bangalore
 - b. **Rs. 3,32,500/- (Rupees Three Lakhs Thirty Two Thousand Five Hundred Only)** to the Vendors, through cheque bearing No. 951065, Dhanalaxmi Bank, Bangalore
 - c. **Rs. 3,37,500/- (Rupees Three Lakhs Thirty Seven Thousand Five Hundred Only)** to the Vendors, through cheque bearing No. 951052, Dhanalaxmi Bank, Bangalore
 - d. **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** to the Vendors, through cheque bearing No. 951053, Dhanalaxmi Bank, Bangalore
 - e. **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** to the Vendors, through cheque bearing No. 951054, Dhanalaxmi Bank, Bangalore
 - f. **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** to the Vendors, through cheque bearing No. 951055, Dhanalaxmi Bank, Bangalore
 - g. **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** to the Vendors, through cheque bearing No. 951057, Dhanalaxmi Bank, Bangalore
 - h. **Rs. 8,00,000/- (Rupees Eight Lakhs Only)** to the Vendors, through cheque bearing No. 951058, Dhanalaxmi Bank, Bangalore
 - i. **Rs. 7,43,300/- (Rupees Seven Lakhs Forty Three Thousand Three Hundred Only)** to the Vendors, through cheque bearing No. 951059, Dhanalaxmi Bank, Bangalore
 - j. **Rs. 56,700/- (Rupees Fifty Six Thousand Seven Hundred Only)** adjusted towards the 1% TDS.

The receipt of above consideration acknowledged by the Vendors.

For Nambiar Builders Pvt. Ltd.


Director

For Nambiar Builders Pvt. Ltd.


Director

ದರಖಾತೆ ಸಂಖ್ಯೆ
Document Sheet

₹ 3/-

108/16-17

BNG (U) ABL 5/11/17
Book-I Commencement Date 10
Of 2-13

280

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD
BACSL

8

The receipt whereof and that the same is in full for the price of the Schedule Property and the Vendors doth hereby as well as the receipt hereunder written, admit and acknowledge the payment of the same and every part thereof. And acquit release and discharge unto the Purchaser and also the Schedule Property, the Vendors doth hereby grant transfer sell convey release and confirm unto the Purchaser or his successors and assigns **ALL AND SINGULAR** all that the piece and parcel of the lands more fully described in the Schedule hereunder and hereinafter referred to as Schedule property and the Vendors have this day put the Purchaser in vacant physical possession of the Schedule Property, vacant land **TO HAVE AND HOLD** the same absolutely forever as its absolute property. The Purchaser shall enjoy the Schedule Property as absolute owner thereof and henceforth.

2. The Vendors doth hereby admit and acknowledge the receipt of the entire sale consideration and acquit the purchaser of any further payment and in consideration thereof the Vendors hereby grant, convey, sell transfer, assign and assure **UNTO AND TO THE USE** of the Purchaser all the Schedule Property free from all encumbrances, court attachments, litigation, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water course, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property, who shall board possess, use and enjoy all the right title and interest claims, payments of the Vendors and all other rights payments, privileges and amenities belonging thereto **TO HAVE AND TO HOLD** the Schedule Property and every part thereof **TO AND UNTO** the Purchaser absolutely and forever.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director



3. THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) That the Vendors are the sole and absolute owners of the Schedule Property and their title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments court proceedings or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of Vendors at all times both before and after the sale.
- ii) That the Vendors have not entered into any agreement or arrangement with respect to the Schedule Property with any third party and have not executed any power of attorney with any other person to deal with the Schedule Property except the registered Agreement to Sell and General Power of Attorney in favour of Purchaser herein.
- iii) That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any court or other civil or revenue or other proceedings and not subject to any attachment by the process of the court or in the possession or custody by any receiver, Judicial or revenue court or any officer thereof.
- iv) That there are no easements, quasi-easements, restrictive covenants or other rights or servitude.
- v) That the Schedule Property is not a grant property under the provisions of the Schedule Caste and Schedule Tribes Act and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else;
- vi) That the Vendors do not hold land in excess of the ceiling limit under the Karnataka Land reforms Act.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director



- vii) The Vendors hereby covenant with the Purchaser that notwithstanding any act, deed or thing hereto done, excluded or knowingly suffered, the Vendors have full power and absolute authority and indefeasible title to sell the Schedule Property and the Schedule Property is free from all encumbrances like maintenance charges and obligations whatsoever and the Purchaser shall hereafter peacefully and actually **HOLD POSSESS AND ENJOY** the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendors and the Schedule Property is also free from suits, proceedings, costs, claims and demands.
- viii) The Vendors further covenants that the Vendors shall at their own cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for perfecting the title and more fully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true and meaning of this Deed.
- ix) The Vendors covenant with the purchaser that, the Vendors are the absolute owners of the Schedule Property and Vendors are fully seized of and has the right to sell the same in favour of the Purchaser and further there are no acquisitions or legal or departmental proceedings against the Schedule Property.
- x) The Vendors further covenants with the Purchaser that in case the purchaser is deprived of the whole or any part of the Schedule Property hereby sold by reason of any defect found in the title of the Vendors or any encumbrances or any charges in the same to which this sale is not subjected, the Vendors shall pay to the Purchaser by way of damages or otherwise the whole or such sale price or such part of it as shall bear the same proportion of the whole or such a part of the Schedule Property.

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

ದಾಖಲೆ ಪತ್ರ
Document Sheet



₹ 3/-
HKG (U) AGLS/R/D No. 1051/16-17
Book-I Containing Legal Sheets 10
Of 11-13 page.

- xi) The Vendors hereby further covenant with the purchaser that the Vendors shall at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands of any kind whatsoever from any person claiming under them or any third party in respect of defect in the Vendors title to the Schedule Property or breach of the terms hereof of this sale or any misrepresentation made by the Vendors.
- xii) The Vendors shall sign all the necessary documents/papers/NOC's with regards to the transfer of khatha and other revenue documents for the Schedule Property in favour of the Purchaser.
- xiii) The Vendors hereby assure and covenant with the purchaser that the Schedule Property can be developed and there are no encumbrances or any settlement, will, minor claims, charge, lien mortgages, attachments, maintenance charges, either by agreement, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property hereby conveyed and there are no restrictions for sale of Schedule Property.
- xiv) The Vendors have paid the land tax, property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities up to date and the Purchaser can pay the same here hereinafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendors.
- xv) The Vendors confirms the sale of Schedule Property is not in contravention of Karnataka Land Reforms Act, Karnataka Land revenue Act, Inams Abolition Act, and any other statutes in force.
5. It is agreed upon by the parties that the purchaser shall bear registration charges including the stamp duty, registration fees and such other expenses in respect of registration of the Deed of Sale for the Schedule Property in favour of Purchaser.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director

ದಾಖಲೆ ಪುಟ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

BNG (H) AGL.SI/DNA 10SI/16-17
Book-I Containing Serial
of 12-13. page 10

250 :

9

SCHEDULE PROPERTY

All the piece and parcel of land measuring to an extent of 27 Guntas, forming part of survey number 13, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

Boundaries			
East	West	North	South
Survey Number 12	Survey Number 17	Remaining land in Sy No 13 allotted to C.M.Venkataswamy Reddy	Remaining land in Sy No 13 allotted to C.M.Rama Reddy

The Schedule Property is residentially converted vide Official Memorandum bearing No. ALN (ASH) SR/216/2015-16 dated 19.05.2016.

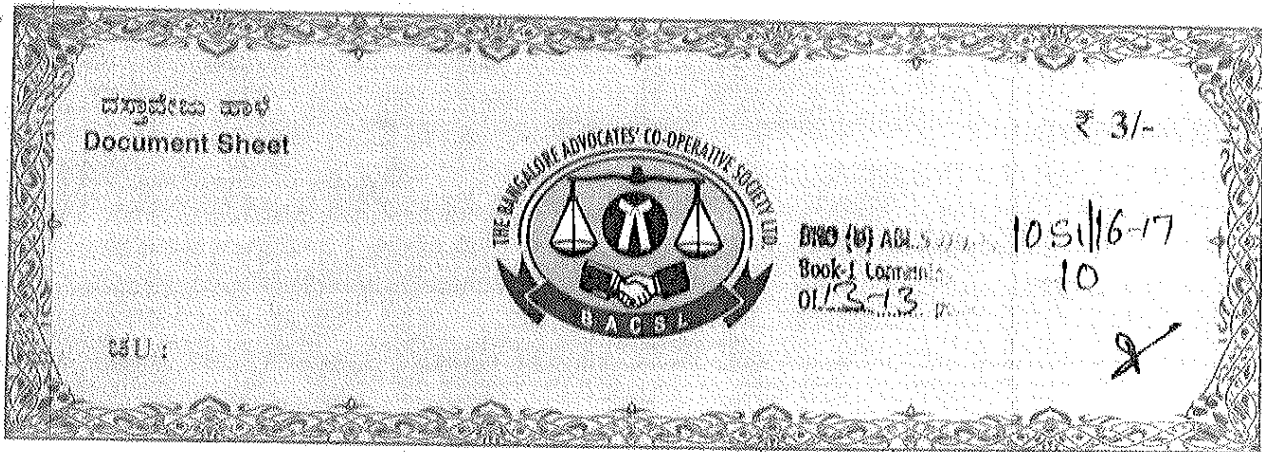
The Present market value for the Schedule Property is of Rs. 1,02,46,500/-
(Rupees One Crore Two Lakhs Forty Six Thousand Five Hundred Only)

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

For Nambiar Builders Pvt. Ltd.

[Signature]
Director



IN WITNESS WHEREOF, the Vendors and the Purchaser have hereunto signed this Deed of Sale on the day month and year first above written.

WITNESSES:

1. *[Signature]* (M. Veerabhadraiah)
Chinthabhadraiah, Husband
Anchal to Bangalore.
2. *[Signature]* (M. Kumar)
Chandapura, Anchal to
Bangalore.

Drafted By:

[Signature]
Profusion Services.

Advocates, # 57/A, 2nd Floor,
Narashima Nilaya,
Behind Hotel Leela Palace,
HAL 2nd Stage Old Air Port Road,
Bangalore.

1. C.M.KRISHNA REDDY
2. SAROJAMMA
3. K.SRIDHAR
4. R.SAVITHA
5. MASTER. S.SHERYAS
6. KUM. RAKSHITA

(Sl.No. 6 & 7 are minors represented by their natural guardian and mother R.Savitha)

All represented by their GPA holder

M/S. NAMBIAR BUILDERS PVT LTD

Represented by its Director & Authorised

For Nambiar Builders Pvt. Ltd.

[Signature]
Murror Rajendra Kumar
VENDORS

FOR M/S. NAMBIAR BUILDERS PVT LTD

Represented by its Director & Authorised

For Nambiar Builders Pvt. Ltd.

[Signature]
Murror Rajendra Kumar
PURCHASER

Print date & time : 27/05/2016, 03:12:20 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರವೃತ್ತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 1102

ಕಛೇರಿ : ಅತ್ತಿಬೆಲೆ

Original

ದಿನಾಂಕ : 27/05/2016

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized
Signatory Muroor Rajendra Kumar - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2016 - 17 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 1051 ಸಂಖ್ಯೆಯ ಪ್ರತಿ ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ	ರೂ. ಪೈ.
	102470.00
ಸೇವಾ ಶುಲ್ಕ	525.00
ಒಟ್ಟು :	102995.00
Rs. 102465.00 ಡಿ.ಡಿ.ಮೂಲಕ Dhanalaxmi Bank LTD, M G Road, Bangalore, DD No 602932 Dt 27.05.2016 530.00 ನಗದಾಗಿ Paid in Cash	
ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : -----	30.00
ಒಟ್ಟು :	103025.00

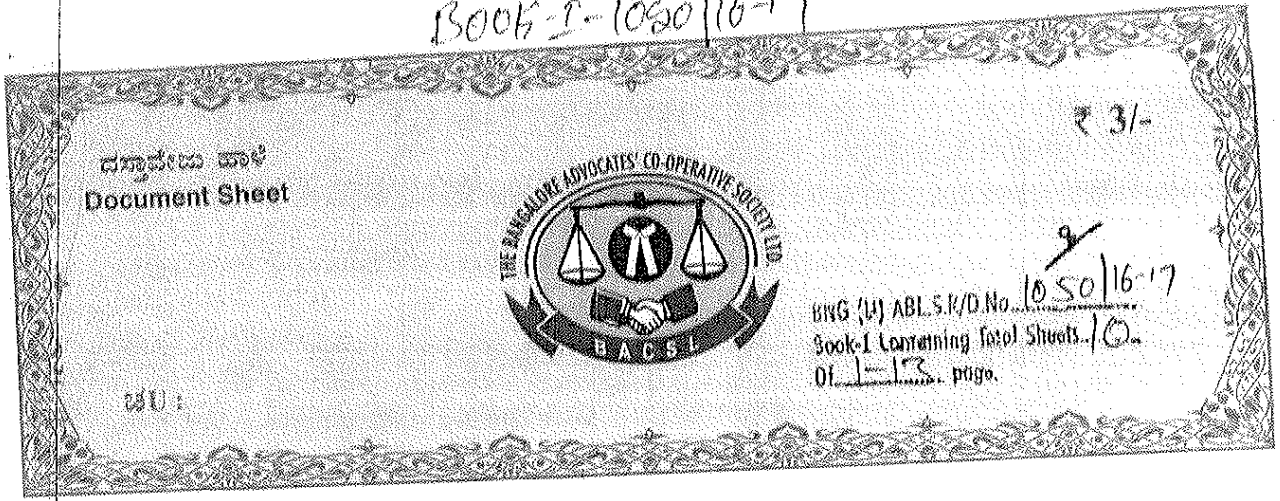
(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ಲಕ್ಷ ಮೂರು ಸಾವಿರದ ಇಪ್ಪತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 27/05/2016 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ ಅತ್ತಿಬೆಲೆ

Designed and Developed by C- DAC ,ACTS Pune.

BOOK-2-1050/16-17



DEED OF SALE

THIS DEED OF SALE is made and executed on this the 27th day of May Two Thousand Sixteen (27.05.2016) at Bangalore, by and between:

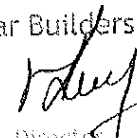
1. **SRI. C.M RAMASWAMY REDDY**, age major, son of Late. Chikkamadaiah @ Chikkamadareddy,
2. **SMT. RADAMMA**, age major, Wife of C. M.Ramaswamy Reddy ,
3. **SMT.LAKSHAMMA**, age major, daughter of C. M.Ramaswamy Reddy
4. **SMT. REKHA**, age 20 years, daughter of Smt.Lakshamma
5. **KUMARI. VIDYA**, age major, daughter of Smt.Lakshamma
(Since minor represented by natural guardian and mother Smt.Lakshamma)
6. **SMT. SHILPA**, age major, daughter of C. M.Ramaswamy Reddy
7. **MASTER YESHWANTH**, age minor son of Smt.Shilpa
8. **MASTER RAHUL**, age minor son of Smt.Shilpa
(Sl. No. 7 & 8 are minors represented by their natural guardian and mother Smt.Shilpa)

All are residing at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District. Sl. No 1 to 8 are represented by their GPA holder **M/S. NAMBIAR BUILDERS PRIVATE LIMITED** represented by its Director and Authorised signatory Murror Rajendra Kumar vide registered GPA bearing Doc No.425/2015-16 hereinafter referred to as the **VENDORS** (Which expression shall wherever the context so requires or admits shall mean and include their Legal representatives, executors, administrators, successor-in-interest and assigns etc.) of the One Part.

For Nambiar Builders Pvt. Ltd.


Director

For Nambiar Builders Pvt. Ltd.


Director



Print Date & Time : 27-05-2016 03:04:16 PM

KG (U) A.M.S./D.No. 1050/16-7
Book-I Containing final Sineals /0.
01.2.13. p.p.p.p.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1050

ಆಡ್ವಿಲೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು 02:09:41 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	102465.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
	ಒಟ್ಟು :	102955.00

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಆತಿ ಬೆಲೆ
ಇನೇಕಲ್ ತಾಲ್ಲೂಕು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar (ಬರೆದುಕೊಂಡವರು)			
2	Sri C.M. Ramaswamy Reddy, Radamma, Lakshamma, Rekha, Kumari Vidya, Shilpa, Master Yeshwanth & Master Rahui Rep by their GPA Holder M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar (ಬರೆದುಕೊಂಡವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಆತಿ ಬೆಲೆ
ಇನೇಕಲ್ ತಾಲ್ಲೂಕು

ದಾಖಲೆ ಕಾರ್ಡ್
Document Sheet

₹ 3/-

1050/16-17

BRG (U) ABL.S.R/D No. 1050/16-17

Book-1 Containing total Sheets 10

Of 3-13 pages.

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BAGSL

311

IN FAVOUR OF

M/S. NAMBIAR BUILDERS PRIVATE LIMITED, a registered company Incorporated under the Provisions of Indian Companies Act 1956, having its office at at No. 2nd Floor P.R. Business Center, above Croma, Outer Ring Road, Kadubisnahalli, Marthahalli post, Bangalore-560003, represented by its Director and Authorized signatory Muroor Rajendra Kumar, hereinafter referred to as the **PURCHASER** (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-office and permitted assigns etc.,) of the **Other Part**.

Permanent Account Number: AADCN0664M

WHEREAS, the Vendors herein are the absolute owners in peaceful possession and enjoyment of land measuring to an extent of 27 Guntas forming part of Survey Number 18 situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, hereinafter referred to as **Schedule Property**

WHEREAS, Originally one Chikka Mada Reddy owned the land in Sy No.18 father of first member of the vendors herein owned the land in Sy.No.18 along with other lands. Later the said Chikka Madareddy along with other lands. Later the said Chikka Mada Reddy deceased. After the death of Chikka Mada Reddy his C.M. Venkataswamy Reddy filed an original suit No 1208/2006, before the Civil Judge And JMFC, Anekal, for partition and separate possession of 1/7th share against his brothers. In the said suit the first member of the vendors herein is party. Later the family members jointly filed a compromise petition and based on the compromise petition, the Court decreed the suit and drawn the final Decree on 19.07.2013 in terms

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

ಗುರುತಿರುವವರು

UNG (4) ABL S.K/D.No. 1050/16-17
Book-1 Laminating Total Sheets. 10
Of 4-13 page.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. Veerabhadrapappa Chintalamadiwala, Huskur Post, Anekal Tq Bangalore Dist	B. V.
2	Vijikumar Chandapura, Anekal tq Bangalore Dist	Vij.

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 283500/- has been paid thereon. Vide GPA No ABL-4-00425/2015-16 Dt 27.01.2016

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಆತಿ ಬೆಲೆ
ಅನೇಕಲ್ ಹಾಲ್ದೂರು

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಆತಿ ಬೆಲೆ
ಅನೇಕಲ್ ಹಾಲ್ದೂರು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಬಳ ABL-1-01050-2016-17 ಅಗಿ ಸಿ.ಡಿ. ಸಂಬಳ ABLD271 ನೇ ಧರಣಿ ದಿನಾಂಕ 27-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಆತಿಬೆಲೆ) ಉಪನೋಂದಣಾಧಿಕಾರಿ ಆತಿ ಬೆಲೆ ಅನೇಕಲ್ ಹಾಲ್ದೂರು	
---	--

Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.

UNG (U) ABL S.R/D No. 1050/16-7

Book-I containing total Sheets... 1

Of 513 pages.

8

of the compromise petition and by virtue of the compromise petition Schedule Property fell to the share of First member of the Vendors herein.. Thus the vendors herein acquired the Schedule Property herein and they are in peaceful possession of the same by paying upto date tax thereon.

AND WHEREAS, as explained supra, vendors herein acquired the absolute ownership right, title and interest in the Schedule Property. The vendors herein are in peacefully possession and enjoyment of the same and all taxes in respect of the Schedule Property have been paid till date by the vendors herein.

AND WHEREAS, the Vendors herein executed the Registered Agreement to Sell herein with respect to Schedule Property vide bearing document number 6320/2015-16 dated 27.01.2016 and also executed General Power of Attorney bearing Document No. 425/2015-16, dated 27.01.2016

AND WHEREAS, subsequently the Vendors herein converted the Schedule Property from agricultural to non-agricultural residential purpose vide order No ALN(ASH)SR/236/2015-16 dated 19.05.2016.

AND WHEREAS, the Vendors herein are unconditionally seized and peacefully possessed of and/or otherwise well and sufficiently entitled to sell the Schedule Property in favour of their choice as absolute owners.

AND WHEREAS, the Vendors herein for their legal necessities and to purchase of some other property for their benefits have decided to sell the Schedule Property for valuable consideration and offered the same to the Purchaser herein, who has agreed to purchase the same acting on the representation and covenants herein made by the

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

BNG (H) ABL S.R/D.No. 1050/16-17
Book containing Total Stamps. 10
01.6-13 pages.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory
Muroor Rajendra Kumar , ಇವರು 295450.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid IN Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	244195.00	Dhanalaxmi Bank LTD, M G Road, Bangalore, DD No 602936 Dt 27.05.2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	51235.00	Dhanalaxmi Bank LTD, M G Road, Bangalore, DD No 602930 Dt 27.05.2016
ಒಟ್ಟು :	295450.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 27/05/2016


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಅತಿ ಬೆಲೆ
ಆನ್‌ಲೈನ್ ತಾಲ್ಲೂಕು

ದಾಖಲೆ ಮತ್ತು
Document Sheet



₹ 3/-

BNG (U) ABL S.R/O.No. 1050/16-7
Book-1 Containing Total Sheets 10
Of 1-176 pages.

88U :

Vendors as stipulated hereinafter for valuable consideration and free from all encumbrances;

AND WHEREAS, the Vendors have decided to receive the sale proceeds and the Vendors have given up all their right, title and interest by offering to execute absolute registered sale deed for consideration of Rs. 56,70,000/- (Rupees Fifty Six Lakhs Seventy thousand Only) and the Purchaser has agreed to purchase the Schedule Property for aforesaid sum, said sale consideration has been received by the Vendors from the Purchaser in the presence of the witness and the Vendors have agreed to convey the Schedule Property to the Purchaser.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In pursuance of foregoing and in consideration of a total sum Rs. 56,70,000/- (Rupees Fifty Six Lakhs Seventy thousand Only) paid by the Purchaser to the Vendors in the following manner:
 - a. Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) through cheque bearing number 127639, drawn on ICICI Bank, Bangalore.
 - b. Rs.2,00,000/- (Rupees Two Lakhs Only) through cheque bearing number 445598, drawn on ICICI Bank, Bangalore.
 - c. Rs.50,63,300/- (Rupees Fifty Lakhs Sixty Three Thousand Three Hundred Only) through cheque bearing numbers 1) 445599, 2) 445600, 3) 445601, 4) 445602, 5) 445603, 6) 445604
 - d. Rs.56,700/- (Rupees Fifty Six Thousand Seven Hundred Only) adjusted towards the 1% TDS.

The receipt of above consideration acknowledged by the Vendors.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director

ದಾಖಲೆ ಪತ್ರ
Document Sheet

₹ 3/-

BNG (H) ABL S.R/D.No. 1050/16-17
Book-I containing Total Sheets 10
Of 13 pages.

250

THE BANGALORE ADVOCATES CO-OPERATIVE SOCIETY LTD
BACS

The receipt whereof and that the same is in full for the price of the Schedule Property and the Vendors doth hereby as well as the receipt hereunder written, admit and acknowledge the payment of the same and every part thereof. And acquit release and discharge unto the Purchaser and also the Schedule Property, the Vendors doth hereby grant transfer sell convey release and confirm unto the Purchaser or his successors and assigns **ALL AND SINGULAR** all that the piece and parcel of the lands more fully described in the Schedule hereunder and hereinafter referred to as Schedule property and the Vendors have this day put the Purchaser in vacant physical possession of the Schedule Property, vacant land **TO HAVE AND HOLD** the same absolutely forever as its absolute property. The Purchaser shall enjoy the Schedule Property as absolute owner thereof and henceforth.

- The Vendors doth hereby admit and acknowledge the receipt of the entire sale consideration and acquit the purchaser of any further payment and in consideration thereof the Vendors hereby grant, convey, sell transfer, assign and assure **UNTO AND TO THE USE** of the Purchaser all the Schedule Property free from all encumbrances, court attachments, litigation, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water course, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property, who shall board possess, use and enjoy all the right title and interest claims, payments of the Vendors and all other rights payments, privileges and amenities belonging thereto **TO HAVE AND TO HOLD** the Schedule Property and every part thereof **TO AND UNTO** the Purchaser absolutely and forever.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director

ದಾಖಲೆ ಪತ್ರ
Document Sheet



₹ 3/-
BNG (11) ABL.S.R/D.No. 1050/16-17
Book-I Opening Total Sheets.. 10
of 13 page.

3. THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) That the Vendors are the sole and absolute owners of the Schedule Property and their title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments court proceedings or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of Vendors at all times both before and after the sale.
- ii) That the Vendors have not entered into any agreement or arrangement with respect to the Schedule Property with any third party and have not executed any power of attorney with any other person to deal with the Schedule Property except the registered Agreement to Sell and General Power of Attorney in favour of Confirming Party herein.
- iii) That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any court or other civil or revenue or other proceedings and not subject to any attachment by the process of the court or in the possession or custody by any receiver, judicial or revenue court or any officer thereof.
- iv) That there are no easements, quasi-easements, restrictive covenants or other rights or servitude.
- v) That the Schedule Property is not a grant property under the provisions of the Schedule Caste and Schedule Tribes Act and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else;
- vi) That the Vendors do not hold land in excess of the ceiling limit under the Karnataka Land reforms Act.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director

ದಾಖಲೆ ಪತ್ರ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY
BACS

BNG (U) ABL.S.R/D.No. 1050/16-17
Book-1 Containing Total Sheets 10
Of 10-13 pages.

25/11

9

- vii) The Vendors hereby covenant with the Purchaser that notwithstanding any act, deed or thing hereto done, excluded or knowingly suffered, the Vendors have full power and absolute authority and indefeasible title to sell the Schedule Property and the Schedule Property is free from all encumbrances like maintenance charges and obligations whatsoever and the Purchaser shall hereafter peacefully and actually **HOLD POSSESS AND ENJOY** the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendors and the Schedule Property is also free from suits, proceedings, costs, claims and demands.
- viii) The Vendors further covenants that the Vendors shall at their own cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for perfecting the title and more fully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true and meaning of this Deed.
- ix) The Vendors covenant with the purchaser that, the Vendors are the absolute owners of the Schedule Property and Vendors are fully seized of and has the right to sell the same in favour of the Purchaser and further there are no acquisitions or legal or departmental proceedings against the Schedule Property.
- x) The Vendors further covenants with the Purchaser that in case the purchaser is deprived of the whole or any part of the Schedule Property hereby sold by reason of any defect found in the title of the Vendors or any encumbrances or any charges in the same to which this sale is not subjected, the Vendors shall pay to the Purchaser by way of damages or otherwise the whole or such sale

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

ದಾಖಲೆ ಪತ್ರ
Document Sheet

₹ 3/-

BNG (U) ABL S.R/D No. 1050/16-17
Book-I Containing Total Sheets 10
Of 11-13 page.

9

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACS

price or such part of it as shall bear the same proportion of the whole or such a part of the Schedule Property.

- xi) The Vendors hereby further covenant with the purchaser that the Vendors shall at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands of any kind whatsoever from any person claiming under them or any third party in respect of defect in the Vendors title to the Schedule Property or breach of the terms hereof of this sale or any misrepresentation made by the Vendors.
- xii) The Vendors shall sign all the necessary documents/papers/NOC's with regards to the transfer of khatha and other revenue documents for the Schedule Property in favour of the Purchaser.
- xiii) The Vendors hereby assure and covenant with the purchaser that the Schedule Property can be developed and there are no encumbrances or any settlement, will, minor claims, charge, lien mortgages, attachments, maintenance charges, either by agreement, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property hereby conveyed and there are no restrictions for sale of Schedule Property.
- xiv) The Vendors have paid the land tax, property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities up to date and the Purchaser can pay the same here hereinafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendors.
- xv) The Vendors confirms the sale of Schedule Property is not in contravention of Karnataka Land Reforms Act, Karnataka Land revenue Act, Inams Abolition Act, and any other statutes in force.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director

ದಸ್ತಖತಾ ಪಾಠೆ
Document Sheet

250 :

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD
BACSLS

₹ 3/-
DMS (H) ABL.S.H/D.No. 1050/16-17
Book-I Containing Total Sheets. 10
Of 12-13 page.

5. It is agreed upon by the parties that the purchaser shall bear registration charges including the stamp duty, registration fees and such other expenses in respect of registration of the Deed of Sale for the Schedule Property in favour of Purchaser.

SCHEDULE PROPERTY

All the piece and parcel of land measuring to an extent of 27 Guntas forming part of survey number 18 situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

Boundaries			
East	West	North	South
Remaining land in Sy. No. 18	Singenaagrahara Gadi	Singenaagrahara Gadi	Remaining land in Sy No 18

The Schedule Property is converted from agricultural to non-agricultural residential purposes vide official memorandum bearing number vide ALN(ASH)SR/236/2015-16 dated 19.05.2016, issued by the Deputy Commissioner, Bangalore District.

The Present market value for the Schedule Property is of Rs. 1,02,46,500/- (Rupees One Crore Two Lakhs Forty Six thousand Five Hundred Only).

IN WITNESS WHEREOF, the Vendors and the Purchaser have hereunto signed this Deed of Sale on the day month and year first above written.

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

1050/16-17

Book-1 Containing total summa 10

Of 13-13 page.

3/-

8

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY
BACS

WITNESSES:

1. *[Signature]* (A. Venkathadrappe)
Chinthala Madhava, Huskur
Achal R. Bangalore Dist.

2. *[Signature]* (M. Kumar)
Gandapur, Achal R.
Bangalore Dist.

Drafted By:

[Signature]

Profusion Services.

Advocates, # 57/A, 2nd Floor,
Narashima Nilaya,
Behind Hotel Leela Palace,
HAL 2nd Stage Old Air Port Road,
Bangalore.

1. C.M RAMASWAMY REDDY

2. RADHAMMA

3. LAKSHAMMA

4. REKHA

5. KUM. VIDYA

(Since minor represented by natural guardian an
mother Smt.Lakshamma)

6. SMT. SHILPA

7. MASTER. YESHVANTH

8. MASTER. RAHUL

(Sl. No. 7 & 8 are minors represented by their
natural guardian and mother Smt.Shilpa)

All represented by their GPA holder

M/S. NAMBIAR BUILDERS PVT LTD

Represented by its Director & Authorised Signator,
For Nambiar Builders Pvt. Ltd.

[Signature]

Murroor Rajendra Kumar

VENDORS

M/S. NAMBIAR BUILDERS PVT LTD

Represented by its Director & Authorised Signator,
For Nambiar Builders Pvt. Ltd.

[Signature]

Muroor Rajendra Kumar

PURCHASER

Print date & time : 27/05/2016, 03:04:10 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರವೃತ್ತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 1101

ಕಛೇರಿ : ಅತ್ತಿಬೆಲೆ

Original

ದಿನಾಂಕ : 27/05/2016

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by Its Director & Authorized
Signatory Muroor Rajendra Kumar - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2016 - 17 ವರ್ಷದ ಪ್ರಸ್ತುತ - 1 ಪ್ರಸ್ತುತದ 1050 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ

ರೂ. ಪೈ.

102465.00

ಸೇವಾ ಶುಲ್ಕ

490.00

ಒಟ್ಟು :

102955.00

Rs. 102465.00 ಡಿ.ಡಿ.ಮೂಲಕ Dhanalaxmi Bank LTD, M G Road, Bangalore, DD No
602933 Dt 27.05.2016 490.00 ನಗದಾಗಿ Paid In Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ :

+

20.00

ಒಟ್ಟು :

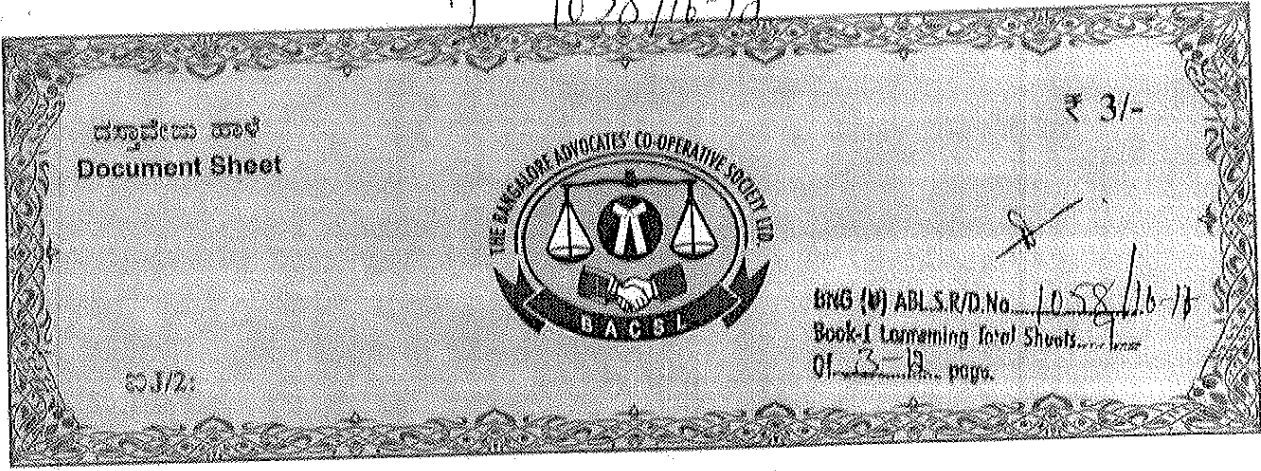
102975.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ಲಕ್ಷ ಎರಡು ಸಾವಿರದ ಒಂಬತ್ತು ನೂರು ಎಪ್ಪತ್ತೈದು)

ಮೂಲಿನ ದಾಖಲೆಯನ್ನು 27/05/2016 ದಿನದಂದು ಹಿಡಲಾಗುವುದು

51230
244/95
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಅತ್ತಿಬೆಲೆ

Designed and Developed by C- DAC ,ACTS Pune.



ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS THE TWENTY SEVENTH DAY OF MAY TWO THOUSAND SIXTEEN (27.05.2016) AT BANGALORE:

SRI. L. NARENDRA BABU,

S/o. Sri. Lakshma Reddy,

Aged about 43 years,

R/at. No. 11, Narayanaghatta Village,

Muthanalluru Post, Anekal Taluk, Bangalore - 99.

Hereinafter referred to as the "**VENDOR**" of the First Part which expression shall mean and include his legal heirs, executors, legal representatives, administrators, assigns etc.

IN FAVOUR OF

M/s. NAMBIAR BUILDERS PVT. LTD, (A Company Registered under the Indian Companies Act, 1956) having its office at 2nd Floor, P R Business Centre, Above Croma, ORR, Marathahalli, Bangalore - 560 037, Represented by one of its Director, **MR. MUROOR RAJENDRA KUMAR, S/o. Venkataramana Bhatt.**

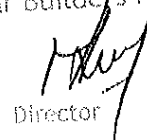
Hereinafter called as "**THE PURCHASER**" which expression shall wherever the context so requires or admits mean and include its Directors, Successors in office, legal representatives, successors executors, administrators, trustees, assignees, nominees, etc., of the "**OTHER PART**";

WITNESSETH AS FOLLOWS:

WHEREAS, the Vendor herein is the absolute owner in peaceful possession and enjoyment of the Residentially Undeveloped Converted Land bearing Sy. No. 17/2, measuring to an extent of 11 Guntas and 1 Gunta of Kharab land, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, Converted from Agricultural to Non Agricultural / Residential Purposes vide Official Memorandum bearing No. ALN (ASH) SR : 106/2015-16, Dated 07.11.2015, issued by



For Nambiar Builders Pvt. Ltd.


Director



Print Date & Time : 27-05-2016 03:41:27 PM

ದಸ್ತಖ್ತಾ ಸಂಖ್ಯೆ : 1058

BLND (W) ABL S.R/D.No. 1058/18-13
Book-I Containing Final Shows
01.2.12 page.

✓

ಅತಿಬೆಲೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು 02:22:11 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	43000.00
2	ಗೇವಾ ಶುಲ್ಕ	525.00
	ಒಟ್ಟು :	43525.00

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

ಶ್ರೀ M/s Nambiar Builders Private Limited
ಅತಿ ಬೆಲೆ
ಇದೇ ಕೆಳಗೆ ತಾಲ್ಲೂಕು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar (ಬರೆದುಕೊಂಡವರು)			
2	Sri. L. Narendra Babu S/o Sri Lakshma Reddy (ಬರೆದುಕೊಂಡವರು)			

ಶ್ರೀ M/s Nambiar Builders Private Limited
ಅತಿ ಬೆಲೆ
ಇದೇ ಕೆಳಗೆ ತಾಲ್ಲೂಕು

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACS

BND (H) ABL.S.R/D.No. 1058/16-1A
Book-I Containing Total Sheets 9
Of 5-12. page.

60/2:

the Deputy Commissioner, Bangalore District, which is more fully described in the Schedule hereunder and hereinafter referred to as "**SCHEDULE PROPERTY**".

THE VENDOR HEREIN HAS ACQUIRED TITLE TO THE SCHEDULE PROPERTY IN THE FOLLOWING MANNER:-

- Whereas the land bearing Sy. No. 17/2, measuring to an extent of 11 Guntas and 1 Gunta of Kharab land, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, originally belonged to Sri. Obala Reddy.
- Whereas, Sri. Obala Reddy and his Wife Akkamma died intestate leaving behind their legal heirs viz., Sri. Ramachandra Reddy, Smt. Sharadhamma, Smt. Munirathnamma @ Puttamma, Sri. Nagaraja Reddy to succeed to the intestate estate of the deceased & subsequently, Smt Sharadhamma died intestate leaving behind her children namely, Sri. Manohar and Sri. Manjunath and accordingly the khatha with respect to the land measuring to an extent of 11 Guntas and 1 gunta of kharab land in Sy. No. 17/2, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District has been jointly mutated to the names of Sri. Ramachandra Reddy and Sri. Nagaraja Reddy.
- Whereas, Sri. Nagaraja Reddy had filed a Suit bearing O. S. No. 444/92 before the Court of the Munsiff & JMFC at Anekal, claiming Separate share in the schedule property and Permanent Injunction against Sri. Ramachandra Reddy restraining him from interfere with the peaceful possession of Sri. Nagaraja Reddy in respect of the land bearing Sy. No. 17/2, measuring to an extent of 11 Guntas and 1 gunta of kharab land, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District. At the intervention of the well-wishers, both the parties to the suit have decided to compromise the said suit and accordingly filed a Compromise Petition under Order 23 Rule 3 of the Code of Civil Procedure. Finally, the Suit came to be decreed as per the terms and conditions of the Compromise Petition filed by the parties to the suit, wherein the land measuring 11 Guntas and 1 gunta of kharab land, in Sy. No.17/2 and various other lands has been allotted to the share of Sri. Nagaraja Reddy. Subsequently, the khatha has been mutated to the name of Sri. Nagaraja Reddy, vide MR.No.41/2004-05.

[Signature]

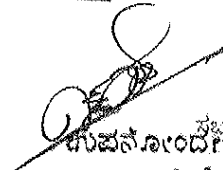
For Nambiar Builders Pvt. Ltd.

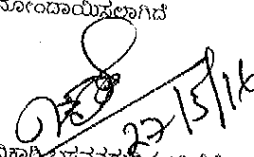
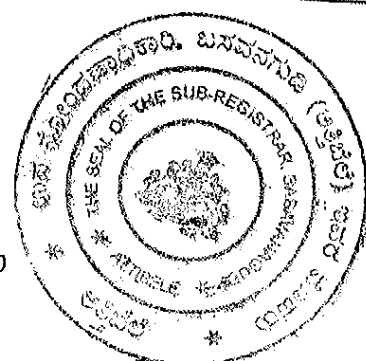
[Signature]
Director

ಗುರುತಿಸುವವರು

BNG (M) ABL S.R/D.No. 1058/16-17
Book-1 containing final Shikha
01.11.17 page.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. Veerabhadrappe Chintalamadiwala, Huskur Post, Anekal Tq Bangalore Dist	
2	Vijikumar Chandapura Village, Anekal Tq Bangalore Dist	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅತಿ ಬೆಲೆ
ಇನೋಲೆ ತಾಲ್ಲೂಕು

 1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು ಸಂಬಂ ABL-1-01058-2016-17 ಆಗಿ ಸಿ.ಡಿ. ಸಂಬಂ ABLD271 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅತಿ ಬೆಲೆ) ಉಪನೋಂದಣಾಧಿಕಾರಿ ಅತಿ ಬೆಲೆ ಇನೋಲೆ ತಾಲ್ಲೂಕು	
--	--

ದಾಖಲೆ ಪಾಳೆ
Document Sheet

₹ 3/-



BLD (W) ABL S/R/D No. 1058/16-17
Book-1 containing total sheets 1
Of 5-12 pages

17/2:

- d) Whereas, Sri. Nagaraja Reddy, along with his wife viz., Smt. Shanthamma, Smt. Munirathnamma Uruf. Putamma, D/o. Late Obala Reddy, Sri. Manohar, and Sri. Manjunath, the legal heirs of Late Shanthamma absolutely conveyed the Land bearing Sy. No. 17/2, measuring to an extent of 11 Guntas and 1 Gunta of Kharab land, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, in favour of the present owner herein viz., Sri. L. Narendra Babu, vide Sale Deed dated 21.02.2015, registered as document No. ABL-1-08382-2014-15, Book 1, Stored in C D No. ABLD232, in the Office of the Sub Registrar, Attibele. Subsequently the khata was mutated to the name of Sri. L. Narendra Babu, vide Mutation Register bearing No. H 21/2014-15 in the concerned revenue records.
- e) Whereas Sri. L. Narendra Babu, got the Land bearing Sy. No. 17/2, measuring to an extent of 11 Guntas, situated at Yadavanahalli Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, converted from Agricultural to Non Agricultural / Residential purposes vide Official Memorandum bearing No. Official Memorandum bearing No. ALN (ASH) SR : 106/2015-16, Dated 07.11.2015, issued by the Deputy Commissioner, Bangalore District.
- f) Thus in the aforesaid manner the Vendor herein became the absolute owner of the Schedule property.

WHEREAS the Khatha of the **SCHEDULE PROPERTY** stands in the name of VENDOR in the Revenue Registers of Revenue Authorities and up to date taxes have been paid to the concerned authority.

WHEREAS, the Vendor is well seized and possessed of or otherwise well and sufficiently entitled to deal with the Schedule Property in any manner whatsoever without any let or hindrance from anybody in any manner. Thus, the Vendor herein is in possession and enjoyment of the Schedule Property which is free from all kinds of encumbrances.

AND WHEREAS, the Vendor is desirous of disposing of the Schedule Property, as he is in need of funds for his family and legal necessities and has decided to sell the Schedule Property to the Purchaser herein for a valuable sale consideration **Rs. 43,00,000/- (Rupees Forty Three Lakhs Only)** by making following representations:

For Nambiar Builders Pvt. Ltd.

Director

UVC (M) ABL.S.R/D.No. 1058/16-18
Book-I Loaning Inol Shulka
Of 6-12 page.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

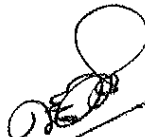
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

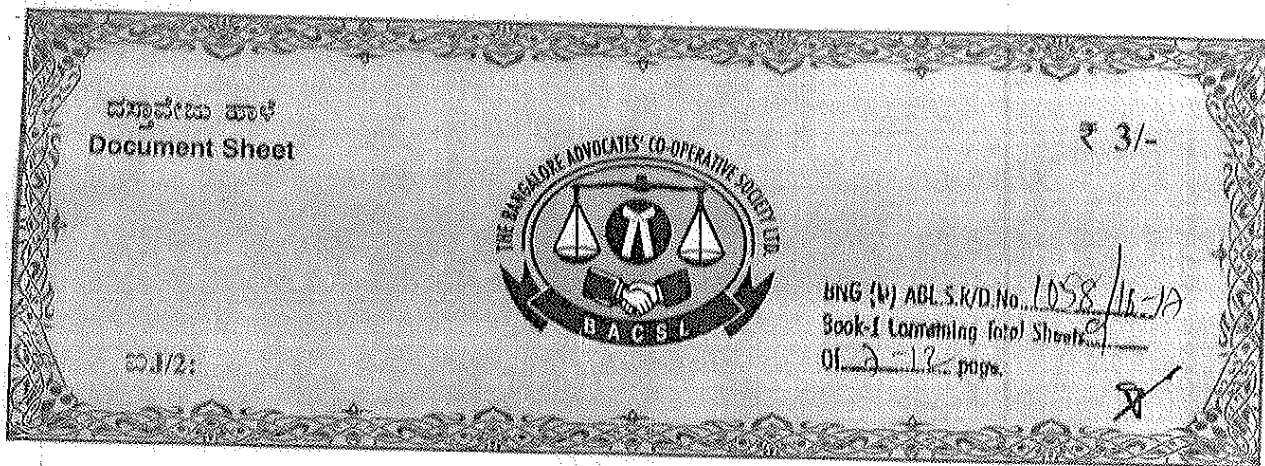
ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory
Muroor Rajendra Kumar , ಇವರು 242975.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	8340.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	600.00	AXIS Bank LTD, Indiranagar, Bangalore, DD No 065020 Dt 06.04.2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	12585.00	Dhanalxmi Bank LTD, Bangalore, DD No 602919 Dt 27.05.2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	6460.00	AXIS Bank LTD, Indiranagar, Bangalore, DD No 065019 Dt 06.04.2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	214990.00	Dhanalxmi Bank LTD, Bangalore, DD No 602924 Dt 27.05.2016
ಒಟ್ಟು :	242975.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 27/05/2016


ಅಧಿಕಾರವಹಿಸಿದ ಮುಖ್ಯಸ್ಥ ಅಧಿಕಾರಿ
(ಅತಿ ಚೀಟಿಬೆಲೆ)
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

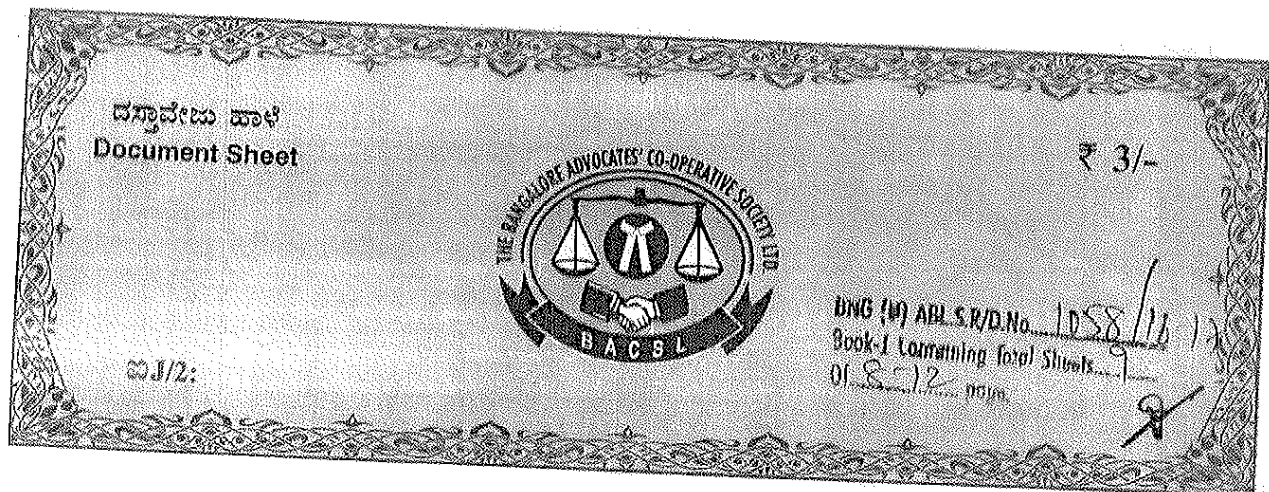


- That the Vendor is the absolute owner of the Schedule Property and the title thereto is good, marketable and subsisting and that no one else have any right, title, interest or share in the Schedule Property.
- That the Schedule Property is not a property in respect of which there is prohibition against sale and that there is no bar or prohibition on the Vendor to sell the Schedule Property.
- That the Vendor has not entered into any agreement/agreements for sale or transfer of the Schedule Property with anyone else in any manner and have not executed any Power of Attorney to deal with the Schedule Property.
- That the Vendor has paid up-to-date revenue and other taxes, rates, cess and other outgoings with regard to the Schedule Property.
- That the Schedule Property is not the subject matter of any maintenance proceedings or lispendens and there is no bar to sell the same in any manner and the Schedule Property is the free hold property of the Vendor, the Vendor being the absolute owners of it none else have got any kind of right, title, interest, claim or share in it.
- That the Vendor has not received any notice of acquisition or requisition from the Government or other authorities including from the Bangalore Development Authority or from any other authorities and the Schedule Property is not being acquired under the provisions of any Act and the Schedule Property is free from all such proceedings.
- That the Schedule Property is not subject to any attachment by the process of the court or is in the possession or custody of Receiver, Judicial or Revenue or any Officer of the Court and is not the subject matter of any suit, writ, execution or other legal proceedings which bars the sale of Schedule Property.
- That the Vendor has this day delivered physical vacant possession of the Schedule Property to the Purchaser.

Based on the above representations of the Vendor, the Purchaser has agreed to purchase the Schedule Property for the said valuable sale consideration of **Rs. 43,00,000/- (Rupees Forty Three Lakhs Only).**

For Nambiar Builders Pvt. Ltd.

Director



NOW THIS SALE DEED WITNESSETH AS FOLLOWS:

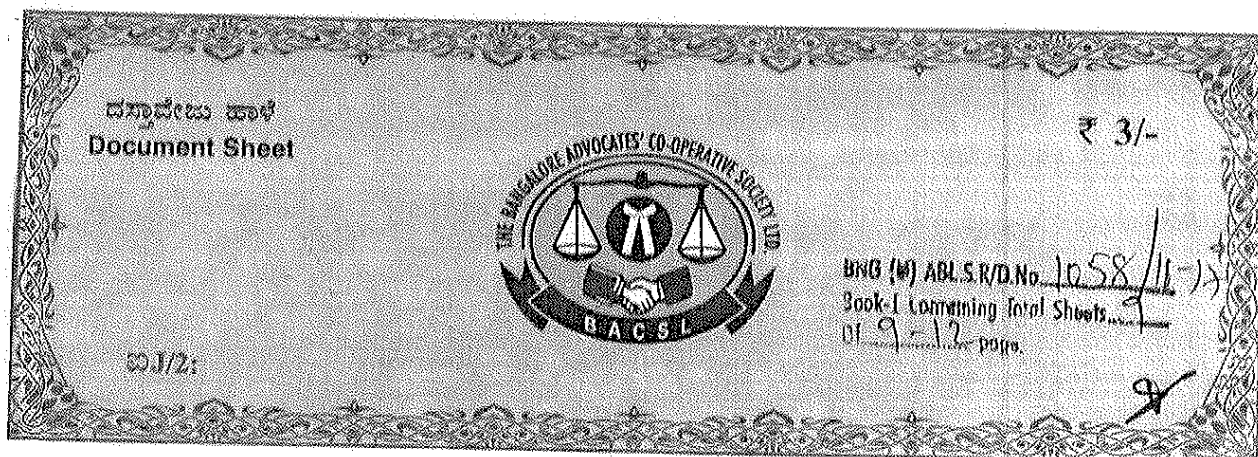
1. WHEREAS, in pursuance to the above said consideration of a sum of **Rs. 43,00,000/- (Rupees Forty Three Lakhs Only)** already paid by the purchaser to the Vendor in the following manner:
 - a) **Rs. 10,00,000/- (Rupees Ten Lakhs Only)** paid by way of Cheque bearing No. 171185, dated 19.11.2014, drawn on Dhanlaxmi Bank, M G Road, Branch, Bangalore,
 - b) **Rs. 10,00,000/- (Rupees Ten Lakhs Only)** paid by way of Cheque bearing No. 206250, dated 21.01.2015, drawn on Bank of India, K G Road, Branch, Bangalore,
 - c) **Rs. 10,00,000/- (Rupees Ten Lakhs Only)** paid by way of Cheque bearing No. 117879, dated 09.11.2015, drawn on ICICI Bank, Jeevanbhima Nagar Branch, Bangalore,
 - d) **Rs. 10,00,000/- (Rupees Ten Lakhs Only)** paid by way of Cheque bearing No. 117880, dated 09.11.2015, drawn on ICICI Bank, Jeevanbhima Nagar Branch, Bangalore,
 - e) **Rs. 3,00,000/- (Rupees Three Lakhs Only)** paid by way of Cheque bearing No. 117881, dated 09.11.2015, drawn on ICICI Bank, Jeevanbhima Nagar Branch, Bangalore,

The above payments paid before the witnesses in full and final settlement and discharge of the sale consideration. The receipt of which sum of **Rs. 43,00,000/- (Rupees Forty Three Lakhs Only)** the vendor hereby acknowledges the receipt of the aforesaid sale consideration and confirms the full and final settlement as aforesaid and acquits and releases the purchaser from the same, the receipt whereof and that the same is in full for the price of the Schedule Property and the Vendor doth hereby as well as the receipt hereunder written, admit and acknowledge the payment of the same and every part thereof. And acquit release and discharge unto the Purchaser and also the Schedule

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director



Property, the Vendor doth hereby grants, transfers, sells, conveys, releases, and confirms, unto the Purchaser, its successors and assigns ALL AND SINGULAR all that the piece and parcel of the lands more fully described in the Schedule hereunder and hereinafter referred to as Schedule Property and the Vendor has this day put the Purchaser in vacant physical possession of the Schedule Property, TO HAVE AND HOLD the same absolutely forever as its absolute property. The Purchaser shall enjoy the Schedule Property as absolute owner thereof and henceforth.

2. The Vendor doth hereby admits and acknowledges the receipt of the entire sale consideration and acquit the purchaser of any further payment and in consideration thereof the Vendor hereby grants, conveys, sells, transfers, assigns, and assures UNTO AND TO THE USE of the Purchaser the Schedule Property free from all encumbrances, court attachments, litigation, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water course, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property, who shall board possess, use and enjoy all the right title and interest claims, payments of the Vendor and all other rights payments, privileges and amenities belonging thereto TO HAVE AND TO HOLD the Schedule Property and every part thereof TO AND UNTO the Purchaser absolutely and forever.

3 THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:

- i) That the Vendor is the absolute owner of the Schedule Property and his title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments, or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of Vendor at all times both before and after the sale.
- ii) That the Schedule Property is the Vendor's absolute and exclusively self-acquired property, having acquired the same as mentioned above and that apart from the Vendor no one has rights, title and interest or claims in or to the Schedule Property and that he has the absolute and unimpeachable power and real and full title to the Schedule Property hereby conveyed to the Purchaser in the manner aforesaid and that he has not done knowingly or has been a part in privy to any

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

ದಸ್ತಖತೆ ಪಾಳೆ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSLS

BWD (W) ABL SR/D.No. 1058/16 1/3
Book-1 Containing Total Sheets 9
Of 10-12 pages.

20.8/2:

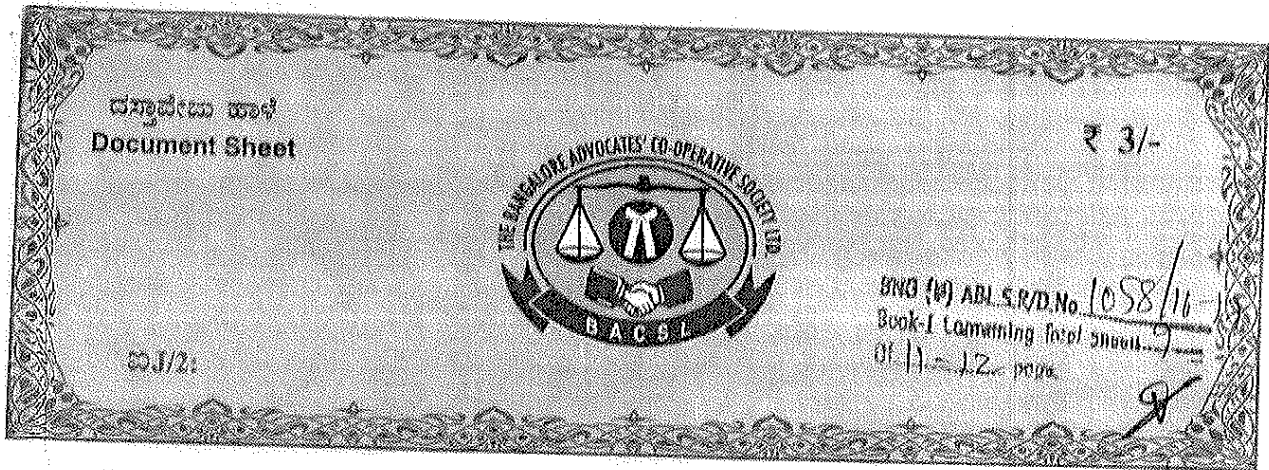
act, deed or thing whereby his title to the Schedule Property is or may be encumbered or assigned in estate, title or interest in upon or in relation to the Schedule Property or any part thereof.

- iii) That the Vendor has not entered into any agreement or arrangement for with respect to the Schedule Property with any third party and has not executed any power of attorney with any other person to deal with the Schedule Property.
- iv) That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any court or other proceedings and not subject to any attachment by the process of the court or in the possession or custody by any receiver, Judicial or revenue court or any officer thereof.
- v) That there are no easements, quasi-easements, restrictive covenants or other rights or servitude,
- vi) The Vendor hereby covenants with the Purchaser that notwithstanding any act, deed or thing hereto done, excluded or knowingly suffered, the Vendor has full power and absolute authority and indefeasible title to sell the Schedule Property and the Schedule Property is free from all encumbrances like maintenance charges and obligations whatsoever and the Purchaser shall hereafter peacefully and actually HOLD POSSESS AND ENJOY the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendor and the Schedule Property is also free from suits, proceedings, costs, claims and demands.
- vii) The Vendor further covenants that the Vendor shall at his cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for perfecting the title and more fully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true and meaning of this Deed.

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

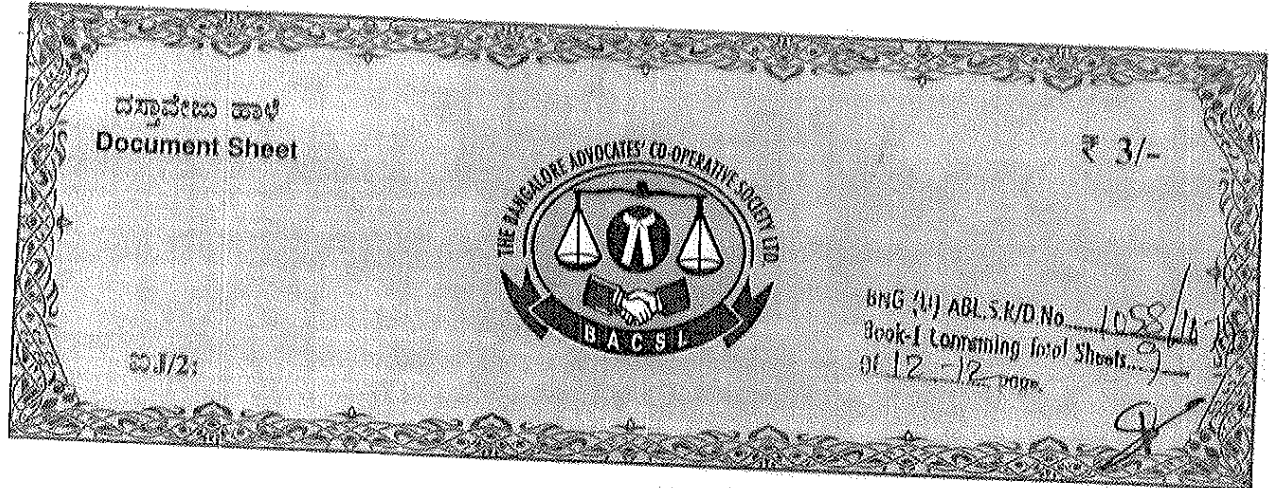


- viii) The Vendor covenants with the purchaser that, the Vendor is the absolute owner of the Schedule Property and Vendor is fully seized of and has the right to sell the same in favour of the Purchaser and further there are no acquisitions or departmental proceedings against the Schedule Property.
- ix) The Vendor hereby further covenants with the purchaser that the Vendor shall at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands of any kind whatsoever from any person claiming under him or any third party in respect of defect in the Vendor's title to the Schedule Property or breach of the terms hereof of this sale or any misrepresentation made by the Vendor.
- x) The Vendor shall sign all the necessary documents/papers/NOC's with regards to the transfer of khatha and other revenue documents for the Schedule Property in favour of the Purchaser.
- xi) The Vendor hereby assures and covenants with the purchaser that the Schedule Property can be developed and there are no encumbrances or any settlement, will, minor claims, charge, lien mortgages, attachments, maintenance charges, either by agreement, order or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property hereby conveyed and there are no restrictions for sale of Schedule Property. The Vendor on this day has handed over the Original Documents with respect to the Schedule Property to the Purchaser on this day of the registration of the Sale Deed.
- xii) The Vendor has paid the land tax, property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities up to date and the Purchaser can pay the same hereinafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendor.
- xiii) It is agreed upon by the parties that the purchaser shall bear registration charges including the stamp duty, registration fees and such other expenses in respect of registration of the Deed of Sale for the Schedule Property in favour of Purchaser.

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director



SCHEDULE PROPERTY

(PROPERTY HEREBY CONVEYED UNDER THIS SALE DEED)

All that piece and parcel of Residentially Undeveloped Converted Land bearing Sy. No. 17/2, measuring to an extent of 11 Guntas and 1 Gunta of Kharab land, situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, Converted from Agricultural to Non Agricultural / Residential Purposes vide Official Memorandum bearing No. ALN (ASH) SR : 106/2015-16, Dated 07.11.2015, issued by the Deputy Commissioner, Bangalore District, and bounded on the :-

East by : Land bearing Sy. No. 13;
West by : Halla;
North by : Land bearing Sy. No. 17/1.
South by : Land bearing Sy. No. 17/3.

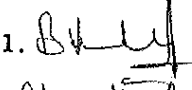
IN WITNESS WHEREOF THE VENDOR AND PURCHASER HAVE SIGNED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN IN THE PRESENCE OF THE FOLLOWING WITNESSES.

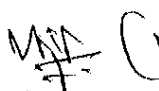
For Nambiar Builders Pvt. Ltd.


L. NARENDRA BABU
VENDOR


Director
M/s. NAMBIAR BUILDERS PVT. LTD.,
Represented by one of its Director,
Mr. MUROOR RAJENDRA KUMAR
PURCHASER

WITNESSES:

1.  (Chintala Madhava)
Chintala Madhava,
Anekal (Post) Anekal R.,
Anekal Dist.

2.  (Chandapura Anekal R.)
Chandapura, Anekal R.,
Anekal Dist.

Print date & time : 27/05/2016, 03:41:22 PM



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರವೃತ್ತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 1109

ಕಛೇರಿ : ಅತ್ತಿಬೆಲೆ

Original

ದಿನಾಂಕ : 27/05/2016

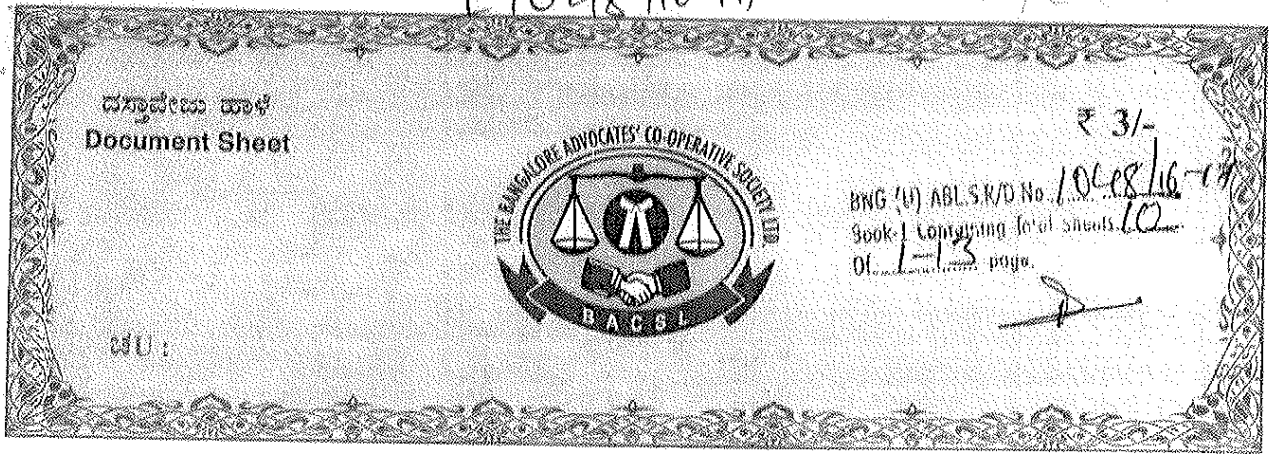
ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized
Signatory Muroor Rajendra Kumar - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2016 - 17 ವರ್ಷದ ಪ್ರಥಮ - 1 ಪುಸ್ತಕದ 1058 ಸಂಖ್ಯೆಯ ಪತ್ರದ ಮೊದಲಾವಣೆ/ರಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ	ರೂ. ಪೈ.
	43000.00
ಸೇವಾ ಶುಲ್ಕ	525.00
ಒಟ್ಟು :	43525.00
Rs. 43000.00 ಡಿ.ಡಿ.ಮೂಲಕ Dhanalakshmi Bank LTD, Bangalore, DD No 602921 Dt 27.05.2016 & AXIS Bank LTD, Bangalore, DD No 065021 Dt 06.04.2016 525.00 ನಗದಾಗಿ Paid In Cash	
ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ :	8340.00
ಒಟ್ಟು :	51865.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಐವತ್ತೊಂದು ಸಾವಿರದ ಎಂಟು ನೂರು ಅರವತ್ತೈದು)
ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 27/05/2016 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್ ಅತ್ತಿಬೆಲೆ

Designed and Developed by C- DAC ,ACTS Pune.



DEED OF SALE

THIS DEED OF SALE is made and executed on this the 27th day of May Two Thousand Sixteen (27-05-2016) at Bangalore, by and between:

1. **SMT. S. PREMA**, age 47 years , wife of Ravindra Reddy.
2. **SRI.RAVINDRA REDDY**, aged 56 years.
3. **SRI.BHANU PRAKASHA**, aged major, son of S.Prema,
4. **SMT.REKHA**, aged 25 years, wife of BhanuPrakash,
5. **MASTER.KREETHAN**, aged minor, son of BhanuPrakash,
(Since minor represented by his natural guardian and mother Smt.Rekha)

6. **SMT.VEENA**, aged major, daughter of Ravindra Reddy,
All are residing at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District. Sl. No 1 to 6 are represented by their GPA holder **M/S. NAMBIAR BUILDERS PRIVATE LIMITED** represented by its Director and Authorised signatory Muroor Rajendra Kumar vide registered GPA bearing Doc No. 424/2015-16 hereinafter referred to as the **VENDORS** (Which expression shall wherever the context so requires or admits shall mean and include their Legal representatives, executors, administrators, successor-in-interest and assigns etc.,) of the One Part.

IN FAVOUR OF

M/S. NAMBIAR BUILDERS PRIVATE LIMITED, a registered company Incorporated under the Provisions of Indian Companies Act 1956, having its office at at No. 2nd Floor P.R. Business Center, above Croma, Outer Ring Road, Kadubisnahalli, Marthahalli post, Bangalore-560003, represented by its Director and Authorized signatory Muroor Rajendra Kumar, hereinafter referred to as the

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director



Print Date & Time : 27-05-2016 02:56:36 PM

BLNG (U) ABL S.R/D.No. 1048/16-77
Book-1 Containing Total Sheets 10
Of 13 pages.

ಹಸ್ತಾವೇಶ ಸಂಖ್ಯೆ : 1048

ಆಕ್ರಮಣಿಕ ದಲ್ಲಿತವ ಉಪನೋದೇಶಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು 01:39:32 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ಮೋದೇಶಿ ಶುಲ್ಕ	64800.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
	ಒಟ್ಟು :	65290.00

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

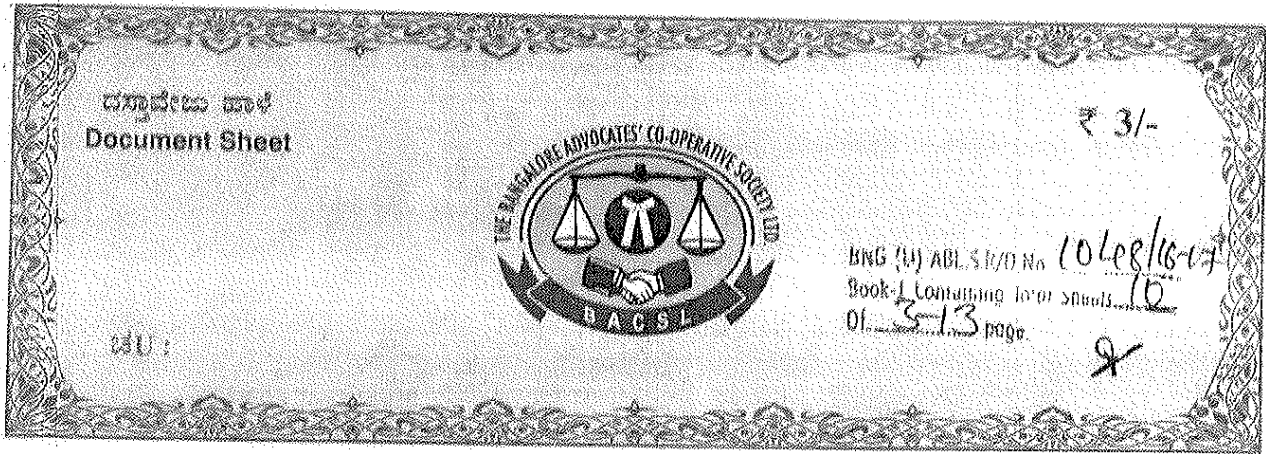
ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar			

ಉಪನೋದೇಶಾಧಿಕಾರಿ
ಅತಿ ಬೆಲೆ
ಇನೋಕಲ್ ತಾಲ್ಲೂಕ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s Nambiar Builders Private Limited Rep by Its Director & Authorized Signatory Muroor Rajendra Kumar (ಬರೆದುಕೊಡುವವರು)			
2	Smt S. Prema, Ravindra Reddy, Bhanu Prakasha, Master Kreethan (Rep by Minor Guardian Rekha) & Veena Rep by their GPA Holder M/s Nambiar Builders Private Limited Rep by its Director & Authorized Signatory Muroor Rajendra Kumar (ಬರೆದುಕೊಡುವವರು)			

ಉಪನೋದೇಶಾಧಿಕಾರಿ
ಅತಿ ಬೆಲೆ
ಇನೋಕಲ್ ತಾಲ್ಲೂಕ್



PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-office and permitted assigns etc.) of the **Other Part**.

Permanent Account Number: AADCN0664M

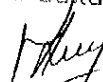
WHEREAS, the Vendors herein are the absolute owners in peaceful possession and enjoyment of land measuring to an extent of 10 Guntas forming part of Survey Number 19/3 situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, hereinafter referred to as **Schedule Property**

WHEREAS, Originally one Chikka Mada Reddy owned the land in Sy No 19/3 father of first member of the vendors herein owned the land in sy.no. 18 along with other lands. Later the said ChikkaMadareddy along with other lands. Later the said Chikka Mada Reddy deceased. After the death of Chikka Mada Reddy his C.M. Venkataswamy Reddy filed an original suit No 1208/2006, before the Civil Judge And JMFC, Anekal, for partition and separate possession of 1/7th share against his brothers. In the said suit the first member of the vendors herein is party. Later the family members jointly filed a compromise petition and based on the compromise petition, the Court decreed the suit and drawn the final Decree on 19.07.2013 in terms of the compromise petition and by virtue of the compromise petition Schedule Property fell to the share of First member of the Vendors herein.. Thus the vendors herein acquired the Schedule Property herein and they are in peaceful possession of the same by paying upto date tax thereon.

For Nambiar Builders Pvt. Ltd.

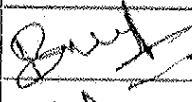

Director

For Nambiar Builders Pvt. Ltd.


Director

ಗಮಕಿಸುವವರು

BNG (U) ABL S.R/D.No. 1048/16-17
Book-1 containing total Sheets 10
Of 4-15 page.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	B. Veerabhadrappa Chintalamadlwala, Huskur Post, Anekal Tq Bangalore Dist	
2	Vijlkumar Chandapura, Anekal Tq Bangalore Dist	



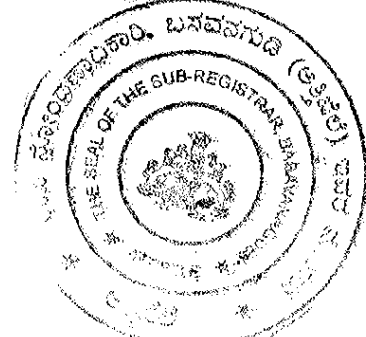
ಉಪನೋಂದಣಿದಾರರ
ಅತಿ ಬೆಲೆ
ಅನೇಕಲ್ ತಾಲ್ಲೂಕ್

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 163350/- has been paid thereon. Vide GPA No ABL-4-00424/2015-16 Dt 27.01.2016

ಉಪನೋಂದಣಿದಾರರ

ಅತಿ ಬೆಲೆ

ಅನೇಕಲ್ ತಾಲ್ಲೂಕ್

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಬರ ABL-1-01048-2016-17 ಆಗಿ ಸ.ಡಿ. ಸಂಬರ ABLD271 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 27-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಿದಾರರ ಬಸವನಗುಡಿ (ಅತಿ ಬೆಲೆ) ಅನೇಕಲ್ ತಾಲ್ಲೂಕ್	
--	--

ಅತಿ ಬೆಲೆ
ಅನೇಕಲ್ ತಾಲ್ಲೂಕ್



AND WHEREAS, as explained supra, vendors herein acquired the absolute ownership right, title and interest in the **Schedule Property**. The vendors herein are in peacefully possession and enjoyment of the same and all taxes in respect of the Schedule Property have been paid till date by the vendors herein.

AND WHEREAS, the Vendors herein executed the Registered Agreement to Sell herein with respect to Schedule Property vide bearing document number 6312/2015-16 dated 27.01.2016 and also executed General Power of Attorney bearing Document No. 424 /2015-16, dated 27.01.2016

AND WHEREAS, subsequently the Vendors herein converted the Schedule Property from agricultural to non-agricultural residential purpose vide order No ALN(ASH)SR/236/2015-16 dated 19.05.2016.

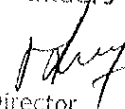
AND WHEREAS, the Vendors herein are unconditionally seized and peacefully possessed of and/or otherwise well and sufficiently entitled to sell the Schedule Property in favour of their choice as absolute owners.

AND WHEREAS, the Vendors herein for their legal necessities and to purchase of some other property for their benefits have decided to sell the Schedule Property for valuable consideration and offered the same to the Purchaser herein, who has agreed to purchase the same acting on the representation and covenants herein made by the Vendors as stipulated hereinafter for valuable consideration and free from all encumbrances;

For Nambiar Builders Pvt. Ltd.


Director

For Nambiar Builders Pvt. Ltd.


Director



BNG (U) ABL.S.R/D.No. 1048/10-17
 Bank-Liquidating Final Sheds 10
 11 6/13/2016

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
 ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
 Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

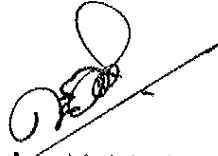
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Nambiar Builders Private Limited Rep by Its Director & Authorized Signatory
 Muroor Rajendra Kumar , ಇವರು 202770.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
 ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

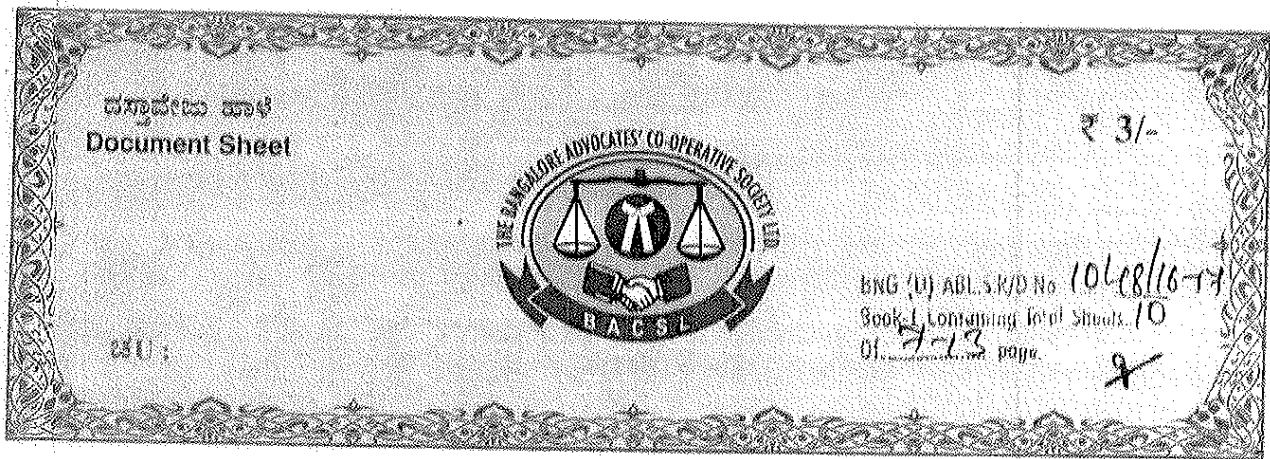
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	170350.00	Dhanalaxmi Bank LTD, M G Road, Bangalore, DD No 602934 Dt 27.05.2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	32400.00	Dhanalaxmi Bank LTD, M G Road, Bangalore, DD No 602928 Dt 27.05.2016
ಒಟ್ಟು :	202770.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 27/05/2016


 ಅಧಿಕಾರವಹಿಸಿರುವ ಮುಖ್ಯಸ್ಥ ಅಧಿಕಾರಿ
 ಅತ್ತಿಬೆಲೆ (ಅತ್ತಿಬೆಲೆ)
 ಅಧಿಕಾರವಹಿಸಿರುವ ಮುಖ್ಯಸ್ಥ ಅಧಿಕಾರಿ

Designed and Developed by C- DAC ,ACTS Pune.



AND WHEREAS, the Vendors have decided to receive the sale proceeds and the Vendors have given up all their right, title and interest by offering to execute absolute registered sale deed for consideration of **Rs. 32,67,000/- (Rupees Thirty Two Lakhs Sixty Seven Thousand Only)** and the Purchaser has agreed to purchase the Schedule Property for aforesaid sum, said sale consideration has been received by the Vendors from the Purchaser in the presence of the witness and the Vendors have agreed to convey the Schedule Property to the Purchaser.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

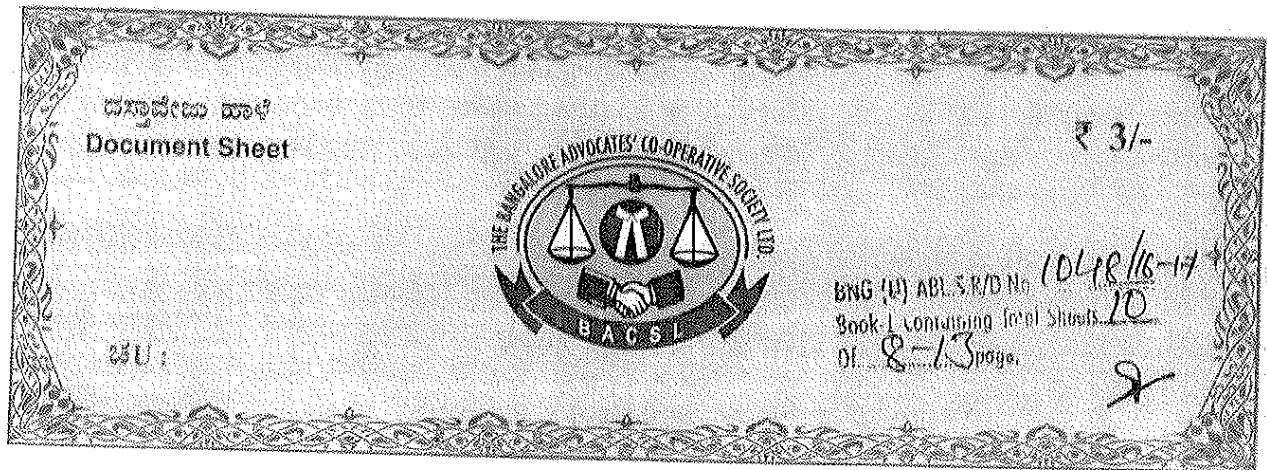
1. In pursuance of foregoing and in consideration of a total sum **Rs. 32,67,000/- (Rupees Thirty Two Lakhs Sixty Seven Thousand Only)** paid by the Purchaser to the Vendors in the following manner:
 - a. **Rs.10,00,000/- (Rupees Ten Lakhs Only)** through cheque bearing number 950994 dated 10.06.2016, drawn on Dhanalaksmi Bank, Bangalore.
 - b. **Rs.10,00,000/- (Rupees Ten Lakhs Only)** through cheque bearing number 950995 dated 10.07.2016, drawn on Dhanalaksmi Bank, Bangalore.
 - c. **Rs.10,00,000/- (Rupees Ten Lakhs Only)** through cheque bearing number 950996 dated 10.08.2016, drawn on Dhanalaksmi Bank, Bangalore.
 - d. **Rs.2,67,000/- (Rupees Two Lakhs Sixty Seven Thousand Only)** through cheque bearing number 445594 dated 10.06.2016, drawn on Dhanalaksmi Bank, Bangalore.

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director



The receipt of above consideration acknowledged by the Vendors.

The receipt whereof and that the same is in full for the price of the Schedule Property and the Vendors doth hereby as well as the receipt hereunder written, admit and acknowledge the payment of the same and every part thereof. And acquit release and discharge unto the Purchaser and also the Schedule Property, the Vendors doth hereby grant transfer sell convey release and confirm unto the Purchaser or his successors and assigns **ALL AND SINGULAR** all that the piece and parcel of the lands more fully described in the Schedule hereunder and hereinafter referred to as Schedule property and the Vendors have this day put the Purchaser in vacant physical possession of the Schedule Property, vacant land **TO HAVE AND HOLD** the same absolutely forever as its absolute property. The Purchaser shall enjoy the Schedule Property as absolute owner thereof and henceforth.

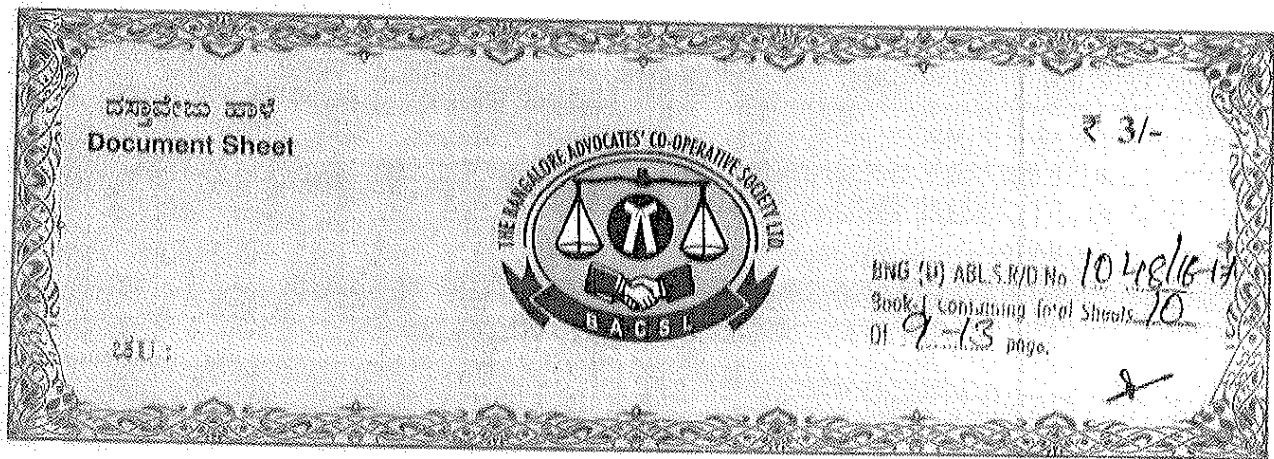
2. The Vendors doth hereby admit and acknowledge the receipt of the entire sale consideration and acquit the purchaser of any further payment and in consideration thereof the Vendors hereby grant, convey, sell transfer, assign and assure **UNTO AND TO THE USE** of the Purchaser all the Schedule Property free from all encumbrances, court attachments, litigation, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water course, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property, who shall board possess, use and enjoy all the right title and interest claims, payments of the Vendors and all other rights payments, privileges and amenities belonging thereto

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director



TO HAVE AND TO HOLD the Schedule Property and every part thereof **TO AND UNTO** the Purchaser absolutely and forever.

3. THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

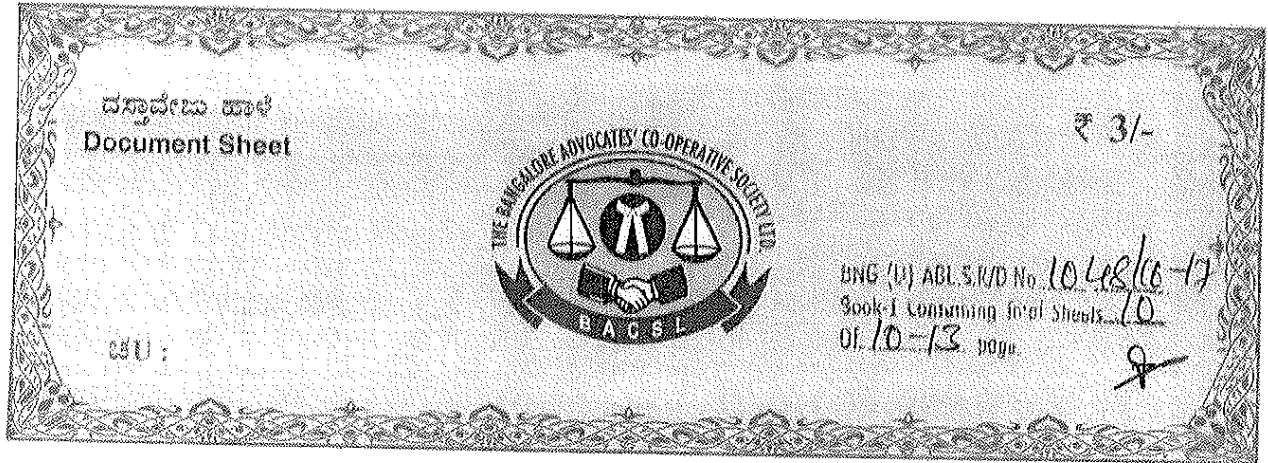
- i) That the Vendors are the sole and absolute owners of the Schedule Property and their title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments court proceedings or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of Vendors at all times both before and after the sale.
- ii) That the Vendors have not entered into any agreement or arrangement with respect to the Schedule Property with any third party and have not executed any power of attorney with any other person to deal with the Schedule Property except the registered Agreement to Sell and General Power of Attorney in favour of Confirming Party herein.
- iii) That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any court or other civil or revenue or other proceedings and not subject to any attachment by the process of the court or in the possession or custody by any receiver, Judicial or revenue court or any officer thereof.
- iv) That there are no easements, quasi-easements, restrictive covenants or other rights or servitude.

For Nambiar Builders Pvt. Ltd.


Director

For Nambiar Builders Pvt. Ltd.


Director



- v) That the Schedule Property is not a grant property under the provisions of the Schedule Caste and Schedule Tribes Act and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else;
- vi) That the Vendors do not hold land in excess of the ceiling limit under the Karnataka Land reforms Act.
- vii) The Vendors hereby covenant with the Purchaser that notwithstanding any act, deed or thing hereto done, excluded or knowingly suffered, the Vendors have full power and absolute authority and indefeasible title to sell the Schedule Property and the Schedule Property is free from all encumbrances like maintenance charges and obligations whatsoever and the Purchaser shall hereafter peacefully and actually **HOLD POSSESS AND ENJOY** the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendors and the Schedule Property is also free from suits, proceedings, costs, claims and demands.
- viii) The Vendors further covenants that the Vendors shall at their own cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for perfecting the title and more fully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true and meaning of this Deed.
- ix) The Vendors covenant with the purchaser that, the Vendors are the absolute owners of the Schedule Property and Vendors are fully seized of and has the right to sell the same in favour of the Purchaser and further there are no acquisitions or legal or departmental proceedings against the Schedule Property.

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

For Nambiar Builders Pvt. Ltd.

[Signature]
Director



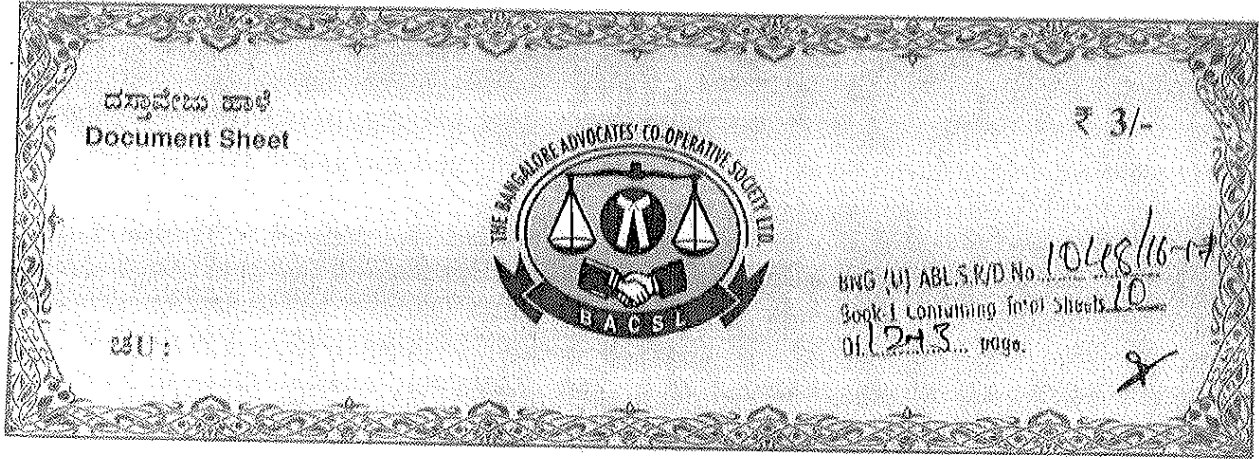
- x) The Vendors further covenants with the Purchaser that in case the purchaser is deprived of the whole or any part of the Schedule Property hereby sold by reason of any defect found in the title of the Vendors or any encumbrances or any charges in the same to which this sale is not subjected, the Vendors shall pay to the Purchaser by way of damages or otherwise the whole or such sale price or such part of it as shall bear the same proportion of the whole or such a part of the Schedule Property.
- xi) The Vendors hereby further covenant with the purchaser that the Vendors shall at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands of any kind whatsoever from any person claiming under them or any third party in respect of defect in the Vendors title to the Schedule Property or breach of the terms hereof of this sale or any misrepresentation made by the Vendors.
- xii) The Vendors shall sign all the necessary documents/papers/NOC's with regards to the transfer of khatha and other revenue documents for the Schedule Property in favour of the Purchaser.
- xiii) The Vendors hereby assure and covenant with the purchaser that the Schedule Property can be developed and there are no encumbrances or any settlement, will, minor claims, charge, lien mortgages, attachments, maintenance charges, either by agreement, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property hereby conveyed and there are no restrictions for sale of Schedule Property.
- xiv) The Vendors have paid the land tax, property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities up to date and the Purchaser can pay the same here hereinafter from this day and in case any

For Nambiar Builders Pvt. Ltd.

Director

For Nambiar Builders Pvt. Ltd.

Director



taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendors.

xv) The Vendors confirms the sale of Schedule Property is not in contravention of Karnataka Land Reforms Act, Karnataka Land revenue Act, Inams Abolition Act, and any other statutes in force.

5. It is agreed upon by the parties that the purchaser shall bear registration charges including the stamp duty, registration fees and such other expenses in respect of registration of the Deed of Sale for the Schedule Property in favour of Purchaser.

SCHEDULE PROPERTY

All the piece and parcel of land measuring to an extent of 10 Guntas forming part of survey number 19/3 situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, bounded on;

Boundaries			
East	West	North	South
Land belonging to C Rama Reddy in Sy.No. 19/3	Remaining land in Sy No 19/3	Sy No 19/1 & 20	Sy.No. 10

The Schedule Property is converted from agricultural to non-agricultural residential purposes vide official memorandum bearing number vide ALN(ASH)SR/236/2015-16 dated 19.05.2016, issued by the Deputy Commissioner, Bangalore District.

For Nambiar Builders Pvt. Ltd.


Director

For Nambiar Builders Pvt. Ltd.


Director

ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD
B.A.C.S.L.

BNG (W) ABL.S.R/O.No. 1018/16-17
Book-1 containing form sheets 10
Of 13 pages

The Present market value for the Schedule Property is of Rs. 64,79,550/- (Rupees Sixty Four Lakhs Seventy Nine Thousand Five Hundred and Fifty Only).

IN WITNESS WHEREOF, the Vendors and the Purchaser have hereunto signed this Deed of Sale on the day month and year first above written.

WITNESSES:

1. B. K. Reddy (B. Venkatesh Reddy)
Chinnamala Madivala, Hosur
Anchal & Company

2. V. K. (V. K. Kumar)
Chinnamala Madivala, Hosur
Anchal & Company

1. SMT. S. PREMA
2. SRI. RAVINDRA REDDY
3. SRI. BHANU PRAKASHA
4. SMT. REKHA
5. MASTER. KREETHAN

(Since minor represented by his natural guardian and mother Smt. Rekha)

6. SMT. VEENA

Drafted By:

[Signature]

Profusion Services.

Advocates, # 57/A, 2nd Floor,
Narashima Nilaya,
Behind Hotel Leela Palace,
HAL, 2nd Stage Old Air Port Road,
Bangalore.

All represented by their GPA holder

M/S. NAMBIAR BUILDERS PVT LTD

Represented by its Director & Authorised Signatory
For Nambiar Builders Pvt. Ltd.

[Signature]
Muroor Rajendra Kumar
VENDORS

M/S. NAMBIAR BUILDERS PVT LTD

Represented by its Director & Authorised Signatory

[Signature]
Muroor Rajendra Kumar
PURCHASER

I 2088/15-16

19/4 (19)

BNG (U) ABL.S.R/D No. 2088/15-16 ✓
Book-1 containing total Sheets... 2...
Of... 13 pages.

DEED OF SALE

THIS DEED OF SALE is made and executed on this the 08th day of July Two Thousand Fifteen (08-07-2015) at Bangalore, by and between:

1. **SRI. N. SRINIVASA REDDY**, age 47 years, son of Late. Narayana Reddy,
2. **SMT. BHAGYA**, age major, wife of N. Srinivasa Reddy,
3. **MASTER, NITIN**, age minor, son of N. Srinivasa Reddy,
4. **MASTER, NIKIL**, age minor, son of N. Srinivasa Reddy,

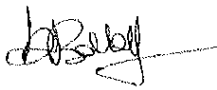
(Sl No.3 & 4 are minors Represented by their natural guardian and mother Bhagya)
All are residing at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District. Sl. No 1 to 4 are represented by their GPA holder **L. NARENDRA BABU** vide registered GPA bearing Doc No. 383/2014-15, hereinafter referred to as the **VENDORS** (Which expression shall wherever the context so requires or admits shall mean and include their Legal representatives, executors, administrators, successor-in-interest and assigns etc.) of the One Part.

AND

SRI. L. NARENDRA BABU, aged 43 years, son of B. Lakshmi Reddy, residing at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District. Hereinafter referred to as the **CONFIRMING PARTY** (Which expression shall wherever the context so requires or admits shall mean and include his Legal representatives, executors, administrators, successor-in-interest and assigns etc.) of the Second Party

IN FAVOUR OF

M/S. NAMBIAR BUILDERS PRIVATE LIMITED, a registered company Incorporated under the Provisions of Indian Companies Act 1956, having its office at at No. 2nd Floor P.R. Business Center, above Croma, Outer Ring Road, Kadubisnahalli, Marthahalli post, Bangalore-560003, represented by its Director and Authorized signatory Muroor Rajendra Kumar, hereinafter referred to as the **PURCHASER** (which expression shall, unless repugnant to the context or meaning thereof, mean and include its successors-in-office and permitted assigns etc.) of the Other Part.



For Nambiar Builders Pvt. Ltd.


Director

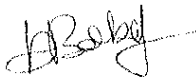
Permanent Account Number: AADCN0664M

WHEREAS, the Vendors herein are the absolute owners in peaceful possession and enjoyment of land measuring to an extent of 7 Guntas forming part of Survey Number 19/4 situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District, hereinafter referred to as **Schedule Property**.

WHEREAS, originally one Chikka Mada Reddy owned the land in Sy No 19/4 along with other lands. Later the said Chikka Mada Reddy deceased. After the death of Chikka Mada Reddy his one son C.M. Venkataswamy Reddy filed an original suit No 1208/2006, before the Civil Judge And JMFC, Anekal, for partition and separate possession of 1/7th share against his brothers. In the said suit the first member of the vendors herein is party. Later the family members jointly filed a compromise petition and based on the compromise petition, the Court decreed the suit and drawn the final Decree on 19.07.2013 in terms of the compromise petition and by virtue of the compromise petition Schedule Property fell to the share of First member of the Vendors herein. Thus the vendors herein acquired the Schedule Property herein and they are in peaceful possession of the same by paying upto date tax thereon.

AND WHEREAS, as explained supra, vendors herein acquired the absolute ownership right, title and interest in the **Schedule Property**. The vendors herein are in peacefully possession and enjoyment of the same and all taxes in respect of the Schedule Property have been paid till date by the vendors herein.

AND WHEREAS, the Vendors herein executed the Registered Agreement to Sell with Confirming Party herein with respect to Schedule Property vide bearing document number 7890/2014-15 dated 29.01.2015 and authorised the right to sell the Schedule Property in favour of Confirming Party herein through Registered General Power of Attorney bearing Doc No 383/2014-15 dated 29.01.2015. Hence made as a Confirming Party to this Deed of Sale.



For Nambiar Builders Pvt. Ltd.


Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಹೆಸರು
3	ಮಾ.ನಿ.ಸಿ.ಎಸ್. ಮತ್ತು ಮಾ.ನಿ.ಸಿ.ಎಸ್. ಮೈಸೂರು ಗಾಡೀಯನ್ ಇವರ ಪರವಾಗಿ ಖಾಸಗಿ ಸಾರ್ವಜನಿಕ ಫೋಟೋ ಇವರ ಪರವಾಗಿ ಜಿ.ಪಿ.ಎಸ್. ಹೋಟೆಲ್ ಎಲ್. ನರೇಂದ್ರ ಬಾಬು (ಬರೆದುಕೊಡುವವರು)			
4	ಎಲ್. ನರೇಂದ್ರ ಬಾಬು (ಬರೆದುಕೊಡುವವರು)			

ING (U) ABL.S.R/D.No. 2088/15-16
Book I Containing Total Sheets... 2 ✓
UL 4 ... 13 pages.

ಇವುಗಳನ್ನು ಸಾರ್ವಜನಿಕ
ಹೆಸರು
ಎಲ್. ನರೇಂದ್ರ ಬಾಬು

AND WHEREAS, subsequently the Vendors herein converted the Schedule Property from agricultural to non-agricultural residential purpose vide order No ALN (ASH) SR/273/2014-15 dated 17.06.2015.

AND WHEREAS, the Vendors herein are unconditionally seized and peacefully possessed of and/or otherwise well and sufficiently entitled to sell the Schedule Property in favour of their choice as absolute owners.

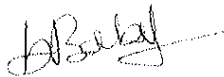
AND WHEREAS, the Vendors herein for their legal necessities and to purchase of some other property for their benefits have decided to sell the Schedule Property for valuable consideration and offered the same to the Purchaser herein, who has agreed to purchase the same acting on the representation and covenants herein made by the Vendors as stipulated hereinafter for valuable consideration and free from all encumbrances;

AND WHEREAS, the Vendors have decided to receive the sale proceeds and the Vendors have given up all their right, title and interest by offering to execute absolute registered sale deed for consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) and the Purchaser has agreed to purchase the Schedule Property for aforesaid sum, said sale consideration has been received by the Vendors from the Purchaser in the presence of the witness and the Vendors have agreed to convey the Schedule Property to the Purchaser.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

In pursuance of foregoing and in consideration of a total sum Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) paid by the Purchaser to the Vendors through Confirming Party in the following manner:

1. Rs.5,00,000/- (Rupees Five Lakhs Only) through cheque bearing number 645133 dated 16.08.2014, drawn on Dhanalaksmi Bank, Bangalore.
2. Rs.5,00,000/- (Rupees Five Lakhs Only) through cheque bearing number 645134 dated 16.09.2014, drawn on Dhanalaksmi Bank, Bangalore.



For Namblar Builders Pvt. Ltd.


Director

ಗುರುತಿಸುವವರು

BNG (U) ABL S.R/D No. 2088/15-16
Book-1 containing Total Sheets 9
Of 6.13 page.

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿಷಯ ಮತ್ತು ವಿವರ	ಹೆಸರು
1	Adarsh HAL 2nd Stage, Bangalore	Adarsh
2	Monika Chandapura Village, Atlibele Hobli, Anekal Tq	Monika

ನಿರ್ದೇಶಕರು
ಅನೇಕಲ್ ಹಾಲ್


 1 ನೇ ಪುಸ್ತಕದ ರಚನಾಪಟ್ಟಿ
 ಸಂಖ್ಯೆ ABL-1-02088-2015-16 ಅಗ
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ ABLD241 ನೇ ಪುಸ್ತಕ
 ದಿನಾಂಕ 06-07-2015 ರಂದು ಪೂರೈಕೆಯಾಗಿದೆ


 ಅನೇಕಲ್ ಹಾಲ್ (ಅಧಿಕಾರಿ)
 ಅನೇಕಲ್ ಹಾಲ್

Designed and Developed by C-DAC, ACTS, Pune

3. Rs.5,00,000/- (Rupees Five Lakhs Only) through cheque bearing number 645135 dated 16.10.2014, drawn on Dhanalaksmi Bank, Bangalore.
4. Rs.5,00,000/- (Rupees Five Lakhs Only) through cheque bearing number 645136 dated 16.11.2014, drawn on Dhanalaksmi Bank, Bangalore.
5. Rs.5,00,000/- (Rupees Five Lakhs Only) through cheque bearing number 645137 dated 16.12.2014, drawn on Dhanalaksmi Bank, Bangalore.
6. Rs.3,00,000/- (Rupees Three Lakhs Only) through cheque bearing number 645138 dated 16.01.2015, drawn on Dhanalaksmi Bank, Bangalore.
7. Rs.2,00,000/- (Rupees Two Lakhs Only) through cheque bearing number 645139 dated 16.01.2015, drawn on Dhanalaksmi Bank, Bangalore.
8. Rs.4,65,000/- (Rupees Four Lakhs Sixty Five Thousand Only) through cheque bearing number 645141 dated 16.02.2015, drawn on Dhanalaksmi Bank, Bangalore.
9. Rs.35,000/- (Rupees Thirty Five Thousand Only) adjusted towards the 1% TDS.

The receipt of above consideration acknowledged by the Vendors & Confirming Party.

The receipt whereof and that the same is in full for the price of the Schedule Property and the Vendors & Confirming Party doth hereby as well as the receipt hereunder written, admit and acknowledge the payment of the same and every part thereof. And acquit release and discharge unto the Purchaser and also the Schedule Property, the Vendors & Confirming Party doth hereby grant transfer sell convey release and confirm unto the Purchaser or his successors and assigns **ALL AND SINGULAR** all that the piece and parcel of the lands more fully described in the Schedule hereunder and hereinafter referred to as Schedule property and the Vendors



For Nambiar Builders Pvt. Ltd.


Director

BMG (U) ABL.S.R/D No. 2082/15/16
Book I Containing Total Sheets... 9.
Of... page.



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.ನಂಬಿಯಾರ್ ಬಿಲ್ಕಾಪ್ ಪ್ರೈ.ಲಿ. ಇವರ ಪರವಾಗಿ ಡೈರೆಕ್ಟರ್ ಮೂರೂ ರಾಜೇಂದ್ರ ಕುಮಾರ್ . ಇವರು 215380.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಲ್ಯವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	30.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	215350.00	Dhanalaxmi Bank Ltd., MG Road Branch Bangalore DD No. 519690 dt. 07.07.2015
ಒಟ್ಟು :	215380.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 08/07/2015

ಬಿ.ಸು.ನಂ.ಡಿ.ಎಂ.ಪು.ಯು.ಕೆ ಅಧಿಕಾರಿ
ಅತ್ತಿಬೆಲೆ (ಅತ್ತಿಬೆಲೆ)
ಅನೇಕಲ್ ಪಾಲಿಕ್ಸ್

Designed and Developed by C- DAC ,ACTS Pune.

& Conforming Party have this day put the Purchaser in vacant physical possession of the Schedule Property, vacant land **TO HAVE AND HOLD** the same absolutely forever as its absolute property. The Purchaser shall enjoy the Schedule Property as absolute owner thereof and henceforth.

1. The Vendors & Confirming Party doth hereby admit and acknowledge the receipt of the entire sale consideration and acquit the purchaser of any further payment and in consideration thereof the Vendors & Confirming Party hereby grant, convey, sell transfer, assign and assure **UNTO AND TO THE USE** of the Purchaser all the Schedule Property free from all encumbrances, court attachments, litigation, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water course, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property, who shall board possess, use and enjoy all the right title and interest claims, payments of the Vendors & confirming Party and all other rights payments, privileges and amenities belonging thereto **TO HAVE AND TO HOLD** the Schedule Property and every part thereof **TO AND UNTO** the Purchaser absolutely and forever.

2. **THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:**

- i) That the Vendors are the sole and absolute owners of the Schedule Property and their title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments court proceedings or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of Vendors at all times both before and after the sale.
- ii) That the Vendors have not entered into any agreement or arrangement with respect to the Schedule Property with any third party and have not executed any power of attorney with any other person to deal with the Schedule Property except the registered Agreement to Sell and General Power of Attorney in favour of Confirming Party herein.



For Nambiar Builders Pvt. Ltd.



2088/15-16
Book containing 1001 sheets, 7-11
H. 1.0 = 1.3 page.

- iii) That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any court or other civil or revenue or other proceedings and not subject to any attachment by the process of the court or in the possession or custody by any receiver, judicial or revenue court or any officer thereof.
- iv) That there are no easements, quasi-easements, restrictive covenants or other rights or servitude.
- v) That the Schedule Property is not a grant property under the provisions of the Schedule Caste and Schedule Tribes Act and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else;
- vi) That the Vendors do not hold land in excess of the ceiling limit under the Karnataka Land reforms Act.
- vii) The Vendors hereby covenant with the Purchaser that notwithstanding any act, deed or thing hereto done, excluded or knowingly suffered, the Vendors have full power and absolute authority and indefeasible title to sell the Schedule Property and the Schedule Property is free from all encumbrances like maintenance charges and obligations whatsoever and the Purchaser shall hereafter peacefully and actually **HOLD POSSESS AND ENJOY** the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendors and the Schedule Property is also free from suits, proceedings, costs, claims and demands.
- viii) The Vendors further covenants that the Vendors shall at their own cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and execute deeds of further assurances, confirmation deeds, rectification deeds and other things whatsoever for perfecting the title and more fully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true and meaning of this Deed.
- ix) The Vendors covenant with the purchaser that, the Vendors are the absolute owners of the Schedule Property and Vendors are fully seized of and has the right to sell the same in favour of the Purchaser and further there are no acquisitions or legal or departmental proceedings against the Schedule Property.
- x) The Vendors further covenants with the Purchaser that in case the purchaser is deprived of the whole or any part of the Schedule Property hereby sold by reason of any defect found in the title of the Vendors or any encumbrances or any charges in the same to which this sale is not subjected, the Vendors shall pay to

For Nambiar Builders Pvt. Ltd.




Director

- the Purchaser by way of damages or otherwise the whole or such sale price or such part of it as shall bear the same proportion of the whole or such a part of the Schedule Property.
- xi) The Vendors hereby further covenant with the purchaser that the Vendors shall at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands of any kind whatsoever from any person claiming under them or any third party in respect of defect in the Vendors title to the Schedule Property or breach of the terms hereof of this sale or any misrepresentation made by the Vendors.
 - xii) The Vendors shall sign all the necessary documents/papers/NOC's with regards to the transfer of khatha and other revenue documents for the Schedule Property in favour of the Purchaser.
 - xiii) The Vendors hereby assure and covenant with the purchaser that the Schedule Property can be developed and there are no encumbrances or any settlement, will, minor claims, charge, lien mortgages, attachments, maintenance charges, either by agreement, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property hereby conveyed and there are no restrictions for sale of Schedule Property.
 - xiv) The Vendors have paid the land tax, property taxes and other taxes and charges in respect of the Schedule Property to the concerned authorities up to date and the Purchaser can pay the same here hereinafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendors.
 - xv) The Vendors confirms the sale of Schedule Property is not in contravention of Karnataka Land Reforms Act, Karnataka Land revenue Act, Inams Abolition Act, and any other statutes in force.

4. THE CONFIRMING PARTY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) The Confirming Party hereby assigned/transferred his entire rights, title and interest acquired under the Agreement to Sell dated 29th January 2015 vide registered Document bearing No. 7890/2014-15 in favour of the Purchaser herein.



For Nambiar Builders Pvt. Ltd.


Director

ENG (U) ABL.S.R/D No. 2088/15-16
Book-I containing total Sheets 1
12/13 page.

ii) The Confirming Party hereby confirmed that he has not created any rights, title or interest with respect to the Schedule Property in favour of any party/s on the basis of aforesaid Sale Agreement and GPA bearing Doc No 383/2014-15 dated 29.01.2015.

5. It is agreed upon by the parties that the purchaser shall bear registration charges including the stamp duty, registration fees and such other expenses in respect of registration of the Deed of Sale for the Schedule Property in favour of Purchaser.

SCHEDULE PROPERTY

All the piece and parcel of Residentially Converted land measuring to an extent of 7 Guntas forming part of Survey Number 19/4 situated at Narayanaghatta Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District bounded on;

Boundaries			
East	West	North	South
Survey Number 19/3	Survey Number 18	Remaining Land in Survey Number 19/4	Survey Number 13 & 17

The Schedule Property is residentially converted vide Official Memorandum bearing No. ALN(ASH) SR: 273/2014-15 dated 17.06.2015.

The Present market value for the Schedule Property is of Rs. 38,11,500/- (Rupees Thirty Eight Lakhs Eleven Thousand Five Hundred Only).

[Signature]

For Nambiar Builders Pvt. Ltd.

[Signature]
Director

IN WITNESS WHEREOF, the Vendors and the Purchaser have hereunto signed this Deed of Sale on the day month and year first above written.

L. NARENDRA BABU
CONFIRMING PARTY
WITNESSES:

1. *Foot S*
HAL 2nd Stage
Bangalore.

2. *Murka*
Chandapura
Bangalore

Drafted By:

Profusion Services.
Advocates, # 57/A, 2nd Floor,
Narashima Nilaya,
Behind Hotel Leela Palace,
HAL 2nd Stage Old Air Port Road,
Bangalore.

- Dr. Reddy*
1. N. SRINIVASA REDDY
 2. BHAGYA
 3. MASTER NITIN
 4. MASTER, NIKIL

(SI No. 3 & 4 are minors represented by their natural Guardian and Mother Bhagya)

SI No. 1 to 4 are represented by their

GPA holder L. NARENDRA BABU

VENDORS

FOR M/S. NAMBIAR BUILDERS PVT LTD
Represented by its Director & Authorised Signatory

Muroor Rajendra Kumar
PURCHASER

