

Agreement to Sale

This Agreement to Sale is made and Executed on this ----- of ----- Two
Thousand Seventeen (**DD/MM/YYYY**) at ----- BY

1. Sri. G. RAMA REDDY
S/o. Late Muni Reddy @ Annayappa,
Aged about 86 years,

2. Sri. R. MUNI REDDY
S/o. Sri. G. Rama Reddy,
Aged about 54 years,

3. Sri. R. SRINIVASA REDDY
S/o. Sri. G. Rama Reddy,
Aged about 53 years,

4. Smt. RATHNAMMA
D/o. Sri. G. Rama Reddy,
Aged about 58 years,

5. Smt. SHANTHAMMA
D/o. Sri. G. Rama Reddy,
Aged about 44 years,

6. Sri. MUNISWAMY
S/o. Late. Chinnappa,
Aged about 90 years,

7. Smt. THAYAMMA
W/o. Sri. Muniswamy,
Aged about 80 years,

8. Smt. RATHANAMMA
D/o. Sri. Muniswamy,
Aged about 58 years,

9. Sri. SAMPANGI
S/o. Sri. Muniswamy,
Aged about 56 years,

10. Smt. VANAJAMMA
D/o. Sri. Muniswamy,
Aged about 49 years,

11. Sri. PARTHASARATHY
S/o. Sri. Muniswamy,
Aged about 44 years,

12. Smt. SEETHA
D/o. Sri. Muniswamy,
Aged about 37 years,

13. Sri. CHINNAPPA
S/o. Sri. Muniswamy,
Aged about 33 years,

14. **Smt. YASHODHAMMA**
W/o. Late. Pillagaiah,
Aged about 67 years,
15. **Smt. TRIVENI**
D/o. Late. Pillagaiah,
Aged about 47 years,
16. **Smt. SHASHIKALA**
D/o. Late. Pillagaiah,
Aged about 44 years,
17. **Smt. JAYALAKSHMI**
D/o. Late. Pillagaiah,
Aged about 43 years,
18. **Sri. P. PUSHPARAJ**
S/o. Late. Pillagaiah,
Aged about 40 years,
19. **Smt. VIJAYALAKSHMI**
D/o. Late. Pillagaiah,
Aged about 36 years,
All are residing at : Guddanahalli Village,
Kasaba Hobli, Anekal Taluk, Bangalore Urban District.
20. **Sri. B. K. VISHWANATHA**
S/o. Late. B.N. Ramanna Shetty,
Aged about 67 years,
Residing at No. 14, 12th cross, Bendrenagar,
Kadareenahalli, Bangalore -560 070.
21. **Sri. SUNIL KUMAR . N.**
S/o. Narayana Reddy,
Aged about 35 years,
Residing at No. 48, Near Govt. School,
Guddanahalli Village, Kasaba Hobli,
Anekal Taluk, Bangalore Urban District.

All are represented by their **GPA Holders** :-

1. **Sri. HARINATHA REDDY,**
S/o. late Venkataramanappa,
Aged about 40 years,
2. **Sri. V. ADINARAYANA**
S/o. Sri. Venkatarayappa,
Aged about 38 years,
Both are Residing at No.517, 2nd Floor,
60' feet Road, 'F' Block, Sahakaranagar,
Bangalore-560 092.

Hereinafter called the “**VENDORS NO. 1/GPA HOLDERS**” (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **FIRST PART**.

- 1) **M/s. SAI PANCHAMI DEVELOPERS PVT. LTD.**, Represented by its Managing Director Sri. HARINATHA REDDY, having its office No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.
- 2) **Sri. HARINATHA REDDY**, S/o. late Venkataramanappa, Aged about 40 years, No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.
- 3) **Sri. V. ADINARAYANA**, S/o. Sri. Venkatarayappa, Aged about 38 years, Residing at No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

Hereinafter called the “**VENDOR NO. 2/DEVELOPER**” (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **SECOND PART**.

And in favour of: -

Hereinafter called the “**PURCHASER**” (which term shall mean and include all his legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **OTHER PART**.

WITNESSETH AS FOLLOWS :-

Whereas the Vendors No. 1 are the sole and absolute owners in peaceful possession and enjoyment of the Immovable agricultural lands and the Developers/Vendors No. 2 have entered into the Joint Development Agreements in respect of their lands which are as follows :-

1	2	3	4	5	6
Sy. Nos. & Extent	61/1 3 Acres	67/2 1 Acre 27 guntas	91 2 Acre 22 guntas	168/1 29 guntas	169/1 1 Acre 01.08 guntas
Executed by	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02510/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
GPA Doc. No.	ANK-4-00080/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
Rectification Doc. No. of JDA	ANK-1-02496/ 2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Rectification Doc. No. of GPA	ANK-4-00179/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Conversion order No. ALN (A&K)SR	133/2013-14, dated 10/02/2014	217/2012-13, dated 14/05/2013	216/2012-13, dated 14/05/2013	223/2012-13, dated 14/05/2013	224/2012-13, dated 14/05/2013

1	2	3	4	5
Sy. No. & Extent	61/1 Measuring 2 Acres	(old 67) New 67/1 1 Acre 27 Guntas	(old 77) New 77/1 5 Acres 25½ guntas	567/1 7 Acres 03.08 guntas
Executed by	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy
In favour of	V. Adinarayana	V. Adinarayana	V. Adinarayana	V. Adinarayana
JDA Doc. No.	ANK-1-02505/2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do
GPA Doc. No.	ANK-4-00078/2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	Do	Do	Do
Rectification Doc No. JDA	ANK-1-02495/2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	Do	Do	Do
Rectification Doc No. GPA	ANK-4-00180/2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	Do	Do	do
Conversion order No. ALN (A&K)SR/	132/2013-14, dated 10/02/2014	03/2013-14, dated 10/07/2013	221/2012-13, dated 14/05/2013	130 /2013-14, dated 10/02/2014

1	2	3	4
Sy. No. & Extent	67/1 2 Acres 20 guntas	68/2 1 Acre 04 guntas	66/2 2 Acre 38 guntas
Executed by	R. Srinivas Reddy	R. Srinivas Reddy	R. Srinivas Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02509/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do
GPA Doc. No.	ANK-4-00079/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	Do
Rectification of JDA Doc No.	ANK-1-02497/2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	Do
Rectification of GPA Doc No.	ANK-4-00181/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do
Conversion order No. ALN(A&K)SR	03/2013-14, dated 10/07/2013	219/2012-13, dated 14/05/2013	02/2013-14, dated 10/07/2013

1	2
Sy. No.	61/1
Extent	3 Acres
Executed by	Sunil Kumar
In favour of	Harinatha Reddy
JDA Document No.	ABL-1-03075/2015-16, of Book-1, recorded in the CD No. ABLD 244, Dated: 28/08/2015
GPA Document No.	ABL-4-00242/2015-16, of Book -4, recorded in the CD No. ABLD 244, Dated: 28/08/2015
Conversion order No.	ALN(A&K)SR/131/2013-14, dated 10/02/2014

1	2	3
Sy. Nos.	66/1	66/3
Extent	1 Acre 36 guntas,	18 guntas
Executed by	Yashodhamma & others	Yashodhamma & others
In favour of	Harinatha Reddy	Harinatha Reddy
JDA Document No.	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012
GPA Document No.	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012
Conversion order No.	ALN(A&K)SR/218/2012-13, dated 14/05/2013	ALN(A&K)SR/222/2012-13, dated 14/05/2013

Sy. No.	Executed by	In favour of	JDA Doc. No.	GPA Doc. No.	Extent	Conversion order No. ALN(A&K)SR
168/2 & 169/2	B.K. Vishwanath	Harinatha Reddy	BSG-1-07431/ 2014-15, of Book-1, recorded in the CD No. BSGD 267, Dated: 28/02/2015	BSG-4-00491/ 2014-15, of Book-4, recorded in the CD No. BSGD 267, Dated: 28/02/2015	29 Guntas & 1 Acre 1½ Guntas,	129/2013-14, dated 10/02/2014 and 128/2013-14, dated 10/02/2014
1	2				3	
Sy. Nos.	66/1				66/3	
Extent	1 Acre 36 guntas,				18 guntas	
Executed by	Muniswamy & others				Muniswamy & others	
In favour of	Harinatha Reddy				Harinatha Reddy	
JDA Document No.	ANK-1-00758 /2012-13, of Book-1, recorded in the CD No. ANKD 314, Dated: 09/05/2012				do	
GPA Document No.	ANK-4-00024 /2012-13, of Book-4, recorded in the CD No. ANKD 314, Dated: 09/05/2012				do	
Conversion order No.	ALN(A&K)SR/218/2012-13, dated 14/05/2013				ALN(A&K)SR/222/2012-13, dated 14/05/2013	

The Vendor No. 2/Developers have formed the residential layout in respect of above properties as per the Layout Plan approved by the Bangalore Metropolitan Regional Development Authority (BMRDA)/APA vide letter dated ADA/LAO/197/2013-14, dated 19/01/2016 and thereafter the first party vendors and second party vendors were entered into Supplementary Sharing Agreements dated 10/09/2016, 01/09/2016, 13/09/2016 and 03/09/2016 under which the **Site No. 70, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720074, vide GP Katha No. AGC/210/70, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.,** measuring East to West : 18.29 meter or 60 feet, North to South : 12.19 meter or 40 feet, totally measuring 222.96 Sq. meter or 2400 Sq. feet., has been allotted to the share of the second parties/vendors No. 2/Developers and which is more fully and particularly described in the schedule hereunder and hereinafter referred to as '**SCHEDULE PROPERTY**'.

Whereas, the Vendor No. 2/Developers have been paying necessary taxes, etc., to the concerned authority, thus the VENDORS have acquired the full and absolute power of right, title, interest over the above said Property. The VENDORS are at full liberty to deal with the above said property in any manner as they deems fit and proper.

Whereas, the VENDORS have offered to sell the Schedule Property which is more fully described in the schedule hereunder and hereinafter called the "Schedule Property" for a total valuable sale consideration of **Rs. - -----/- (Rupees -----) i.e., Rs. ----/- per sq. ft.**, which is free from all kinds of encumbrances and defect in title. Whereas the PURCHASER herein is in need of the Schedule Property, accepts the offer and agreed to purchase for the said Sale Consideration.

NOW THIS ABSOLUTE SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of **Rs. -----/- (Rupees -----)** paid by the Purchaser to the Vendors in the following manner:-

a) -----

b) -----

2.This being the full sale consideration of the schedule property paid by the PURCHASER to the, the receipt of which sum/s the VENDORS hereby Acknowledges and confirms towards the entire sale consideration as mentioned in full and final settlement of the Sale transaction and confirms that there are no amounts due and outstanding from the PURCHASER to the VENDORS in this behalf. The VENDORS hereby grant, transfer, assign, assure and convey UNTO AND TO HOLD the PURCHASER by way of sale of Schedule Property to the PURCHASER as absolute owner.

3. The VENDORS hereby convey, transfer, assign and grant all his right, title and interest whatever the VENDORS have over the schedule property.

4. That the VENDORS have paid all the rates, taxes and cess relating to the Schedule Property hereby conveyed up to date, to the concerned authorities and

the PURCHASER is at liberty for getting khatha and other required records duly transferred in his/her/their name and pay the future taxes, cesses, etc., in respect of the schedule property to the concerned authorities. The PURCHASER shall pay taxes, levies and demands in respect of the schedule property from this day onwards.

5. That the VENDORS assures and confirms that the VENDORS have not executed any agreement and/or contracts for sale of the schedule property with any other person/s and Schedule Property is free from all such encumbrances.

6. The VENDORS hereby absolutely and irrevocably transferred the Vacant and peaceful possession of the Schedule Property to the PURCHASER and the PURCHASER hereby confirms the receipt of the entire vacant possession of the Schedule Property. The VENDORS have handed over all the necessary Xerox copies of all the necessary documents relating to the schedule property.

7. The VENDORS hereby further assures the purchaser that He/She is at liberty to make use of all the civic amenities provided to the layout in accordance with law without any interference, obstruction or hindrance from the VENDORS or anyone claiming under or through them.

8. That the VENDORS undertakes to Indemnify the PURCHASER fully and effectively at its own cost and expenses, against all losses, damages, costs and expenses that the PURCHASER may suffer, incur or be put to by reason of any defect in the title to the schedule property hereby sold and conveyed and every part thereof.

SCHEDULE

All that piece and parcel of the **Site No. 70, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720074, vide GP Katha No. AGC/210/70, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.**, measuring East to West : 18.29 meter or 60 feet, North to South : 12.19 meter or 40 feet, totally measuring 222.96 Sq. meter or 2400 Sq. feet., and bounded on :-

East By :: Site No. 58 & 59,
West By :: Road,
North By :: Site No. 71,
South By :: Site No. 69.

IN WITNESSES WHEREOF the all the parties have affixed their respective signatures to this Absolute sale Deed on the day, month and the year as mentioned earlier before the following attesting witnesses.

WITNESSES: -

1.

**Mr. HARINATHA REDDY &
Mr. V. ADINARAYANA**
Represented as GPA Holders of the
Vendor No. 1 as well as the JDA Holders/ Vendor No. 2.

2.

M/s. SAI PANCHAMI DEVELOPERS PVT. LTD.,
Represented by its Managing Director
Mr. HARINATHA REDDY
VENDOR No. 2

(-----)

PURCHASER

ABSOLUTE SALE DEED

This Absolute Sale Deed is made and Executed on this **23rd Day** of January
Two Thousand Seventeen (**23-01-2017**) at ----- BY

1. Sri. G. RAMA REDDY

S/o. Late Muni Reddy @ Annayappa,
Aged about 86 years,

2. Sri. R. MUNI REDDY

S/o. Sri. G. Rama Reddy,
Aged about 54 years,

3. Sri. R. SRINIVASA REDDY

S/o. Sri. G. Rama Reddy,
Aged about 53 years,

4. Smt. RATHNAMMA

D/o. Sri. G. Rama Reddy,
Aged about 58 years,

5. Smt. SHANTHAMMA

D/o. Sri. G. Rama Reddy,
Aged about 44 years,

6. Sri. MUNISWAMY

S/o. Late. Chinnappa,
Aged about 90 years,

7. Smt. THAYAMMA

W/o. Sri. Muniswamy,
Aged about 80 years,

8. Smt. RATHANAMMA

D/o. Sri. Muniswamy,
Aged about 58 years,

9. Sri. SAMPANGI

S/o. Sri. Muniswamy,
Aged about 56 years,

10. Smt. VANAJAMMA

D/o. Sri. Muniswamy,
Aged about 49 years,

11. Sri. PARTHASARATHY

S/o. Sri. Muniswamy,
Aged about 44 years,

12. Smt. SEETHA

D/o. Sri. Muniswamy,
Aged about 37 years,

13. Sri. CHINNAPPA

S/o. Sri. Muniswamy,
Aged about 33 years,

14. Smt. YASHODHAMMA

W/o. Late. Pillagaiah,
Aged about 67 years,

15. Smt. TRIVENI

D/o. Late. Pillagaiah,
Aged about 47 years,

16. Smt. SHASHIKALA

D/o. Late. Pillagaiah,
Aged about 44 years,

17. Smt. JAYALAKSHMI

D/o. Late. Pillagaiah,
Aged about 43 years,

18. Sri. P. PUSHPARAJ

S/o. Late. Pillagaiah,
Aged about 40 years,

19. Smt. VIJAYALAKSHMI

D/o. Late. Pillagaiah,
Aged about 36 years,

All are residing at : Guddanahalli Village,
Kasaba Hobli, Anekal Taluk, Bangalore Urban District.

20. Sri. B. K. VISHWANATHA

S/o. Late. B.N. Ramanna Shetty,
Aged about 67 years,
Residing at No. 14, 12th cross, Bendrenagar,
Kadareenahalli, Bangalore -560 070.

21. Sri. SUNIL KUMAR . N.

S/o. Narayana Reddy,
Aged about 35 years,

Residing at No. 48, Near Govt. School,
Guddanahalli Village, Kasaba Hobli,
Anekal Taluk, Bangalore Urban District.

All are represented by their **GPA Holders** :-

1. Sri. HARINATHA REDDY,

S/o. late Venkataramanappa,
Aged about 40 years,

2. Sri. V. ADINARAYANA

S/o. Sri. Venkatarayappa,
Aged about 38 years,

Both are Residing at No.517, 2nd Floor,
60' feet Road, 'F' Block, Sahakaranagar,
Bangalore-560 092.

Hereinafter called the "**VENDORS NO. 1/GPA HOLDERS**" (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **FIRST PART**.

1. M/s. SAI PANCHAMI DEVELOPERS PVT. LTD., Represented by its Managing Director **Sri. HARINATHA REDDY, having its** office No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

2. Sri. HARINATHA REDDY, S/o. late Venkataramanappa, Aged about 40 years, No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

3. Sri. V. ADINARAYANA, S/o. Sri. Venkatarayappa, Aged about 38 years, Residing at No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

Hereinafter called the "**VENDOR NO. 2/DEVELOPER**" (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **SECOND PART**.

And in favour of: -

Sri. R. V. MANJUNATHA REDDY

S/o. Sri. B. Venkatasubbareddy,

Aged about 37 years,

Residing at No. 1976, C Block,

Sahakaranagar, Bangalore-560 092.

Hereinafter called the **“PURCHASER”** (which term shall mean and include all his legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **OTHER PART**.

WITNESSETH AS FOLLOWS :-

Whereas the Vendors No. 1 are the sole and absolute owners in peaceful possession and enjoyment of the Immovable agricultural lands and the Developers/Vendors No. 2 have entered into the Joint Development Agreements in respect of their lands which are as follows :-

1	2	3	4	5	6
Sy. Nos. & Extent	61/1 3 Acres	67/2 1 Acre 27 guntas	91 2 Acre 22 guntas	168/1 29 guntas	169/1 1 Acre 01.08 guntas
Executed by	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02510/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
GPA Doc. No.	ANK-4-00080/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
Rectification Doc. No. of JDA	ANK-1-02496/ 2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Rectification Doc. No. of GPA	ANK-4-00179/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Conversion order No. ALN (A&K)SR	133/2013-14, dated 10/02/2014	217/2012-13, dated 14/05/2013	216/2012-13, dated 14/05/2013	223/2012-13, dated 14/05/2013	224/2012-13, dated 14/05/2013

1	2	3	4	5
Sy. No. & Extent	61/1 Measuring 2 Acres	(old 67) New 67/1 1 Acre 27 Guntas	(old 77) New 77/1 5 Acres 25½ guntas	567/1 7 Acres 03.08 guntas
Executed by	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy

In favour of	V. Adinarayana	V. Adinarayana	V. Adinarayana	V. Adinarayana
JDA Doc. No.	ANK-1-02505/2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do
GPA Doc. No.	ANK-4-00078/2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	Do	Do	Do
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1	2	3	4
Sy. No. & Extent	67/1 2 Acres 20 guntas	68/2 1 Acre 04 guntas	66/2 2 Acre 38 guntas
Executed by	R. Srinivas Reddy	R. Srinivas Reddy	R. Srinivas Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02509/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do
GPA Doc. No.	ANK-4-00079/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	Do
Rectification of JDA Doc No.	ANK-1-02497/2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	Do
Rectification of GPA Doc No.	ANK-4-00181/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do
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1	2
Sy. No.	61/1
Extent	3 Acres
Executed by	Sunil Kumar
In favour of	Harinatha Reddy
JDA Document No.	ABL-1-03075/2015-16, of Book-1, recorded in the CD No. ABLD 244, Dated: 28/08/2015
GPA Document No.	ABL-4-00242/2015-16, of Book -4, recorded in the CD No. ABLD 244, Dated: 28/08/2015
Conversion order No.	ALN(A&K)SR/131/2013-14, dated 10/02/2014

1	2	3
Sy. Nos.	66/1	66/3
Extent	1 Acre 36 guntas,	18 guntas
Executed by	Yashodhamma & others	Yashodhamma & others
In favour of	Harinatha Reddy	Harinatha Reddy
JDA Document No.	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012
GPA Document No.	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012
Conversion order No.	ALN(A&K)SR/218/2012-13, dated 14/05/2013	ALN(A&K)SR/222/2012-13, dated 14/05/2013

Sy. No.	Executed by	In favour of	JDA Doc. No.	GPA Doc. No.	Extent	Conversion order No. ALN(A&K)SR
168/2 & 169/2	B.K. Vishwanath	Harinatha Reddy	BSG-1-07431/2014-15, of Book-1, recorded in the CD No. BSGD 267, Dated: 28/02/2015	BSG-4-00491/2014-15, of Book-4, recorded in the CD No. BSGD 267, Dated: 28/02/2015	29 Guntas & 1 Acre 1½ Guntas,	129/2013-14, dated 10/02/2014 and 128/2013-14, dated 10/02/2014

1	2	3
Sy. Nos.	66/1	66/3
Extent	1 Acre 36 guntas,	18 guntas
Executed by	Muniswamy & others	Muniswamy & others
In favour of	Harinatha Reddy	Harinatha Reddy
JDA Document No.	ANK-1-00758 /2012-13, of Book-1, recorded in the CD No. ANKD 314, Dated: 09/05/2012	do
GPA Document No.	ANK-4-00024 /2012-13, of Book-4, recorded in the CD No. ANKD 314, Dated: 09/05/2012	do
Conversion order No.	ALN(A&K)SR /218/2012-13, dated 14/05/2013	ALN(A&K)SR /222/2012-13, dated 14/05/2013

The Vendor No. 2/Developers have formed the residential layout in respect of above properties as per the Layout Plan approved by the Bangalore Metropolitan Regional Development Authority (BMRDA)/APA vide letter dated ADA/LAO/197/2013-14, dated 19/01/2016 and thereafter the first party vendors and second party vendors were entered into Supplementary Sharing Agreements dated 10/09/2016, 01/09/2016, 13/09/2016 and 03/09/2016 under which the **Site No. 80, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720078, vide GP Katha No. AGC/212/80, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.,** measuring East to West : 18.29 meter or 60 feet, North to South : 12.19 meter or 40 feet, totally measuring 222.96 Sq. meter or 2400 Sq. feet., and which is more fully and particularly described in the schedule hereunder and hereinafter referred to as '**SCHEDULE PROPERTY**'.

Whereas, the Vendor No. 2/Developers have been paying necessary taxes, etc., to the concerned authority, thus the VENDORS have acquired the full and absolute power of right, title, interest over the above said Property. The VENDORS are at full liberty to deal with the above said property in any manner as they deems fit and proper.

Whereas, the VENDORS are in need of funds for their personal needs and other legal necessities they have offered to sell the Schedule Property which is more fully described in the schedule hereunder and hereinafter called the "Schedule Property" for a total valuable sale consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only) i.e., Rs. 1500/- per sq. ft.,** which is free from all kinds of encumbrances and defect in title. Whereas the PURCHASER herein is in need of the Schedule Property, accepts the offer and agreed to purchase for the said Sale Consideration.

NOW THIS ABSOLUTE SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)** paid by the Purchaser to the Vendors in the following manner:-

- a) **Rs. 5,00,000/- (Rupees Five Lakhs Only)** by way of cheque bearing No. 982895, drawn on State Bank of Mysore, Sahakarnagar Branch, Bangalore.
- b) **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** by way of DD bearing No. -----, drawn on Ashoknagar Co-Operative Bank Ltd., Banashankari Branch, dated ----- , Bangalore.

- c) **Rs. 1,00,000/- (Rupees One Lakh Only)** by way of cheque bearing No. 982898, drawn on State Bank of Mysore, Sahakarnagar Branch, Bangalore.

2. This being the full sale consideration of the schedule property paid by the PURCHASER to the, the receipt of which sum/s the VENDORS hereby Acknowledges and confirms towards the entire sale consideration as mentioned in full and final settlement of the Sale transaction and confirms that there are no amounts due and outstanding from the PURCHASER to the VENDORS in this behalf. The VENDORS hereby grant, transfer, assign, assure and convey UNTO AND TO HOLD the PURCHASER by way of sale of Schedule Property to the PURCHASER as absolute owner.

3. The VENDORS hereby convey, transfer, assign and grant all his right, title and interest whatever the VENDORS have over the schedule property.

4. That the VENDORS have paid all the rates, taxes and cess relating to the Schedule Property hereby conveyed up to date, to the concerned authorities and the PURCHASER is at liberty for getting khatha and other required records duly transferred in his/her/their name and pay the future taxes, cesses, etc., in respect of the schedule property to the concerned authorities. The PURCHASER shall pay taxes, levies and demands in respect of the schedule property from this day onwards.

5. That the VENDORS assures and confirms that the VENDORS have not executed any agreement and/or contracts for sale of the schedule property with any other person/s and Schedule Property is free from all such encumbrances.

6. The VENDORS hereby absolutely and irrevocably transferred the Vacant and peaceful possession of the Schedule Property to the PURCHASER and the PURCHASER hereby confirms the receipt of the entire vacant possession of the Schedule Property. The VENDORS have handed over all the necessary Xerox copies of all the necessary documents relating to the schedule property.

7. The VENDORS hereby further assures the purchaser that He/She is at liberty to make use of all the civic amenities provided to the layout in accordance with law without any interference, obstruction or hindrance from the VENDORS or anyone claiming under or through them.

8. That the VENDORS undertakes to Indemnify the PURCHASER fully and effectively at its own cost and expenses, against all losses, damages, costs and expenses that the PURCHASER may suffer, incur or be put to by reason of any defect in the title to the schedule property hereby sold and conveyed and every part thereof.

SCHEDULE

All that piece and parcel of the **Site No. 80, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720078, vide GP Katha No. AGC/212/80, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.,** measuring East to West : 18.29 meter or 60 feet, North to South : 12.19 meter or 40 feet, totally measuring 222.96 Sq. meter or 2400 Sq. feet., and bounded on :-

East By	::	Road,
West By	::	Site No. 86 & 87,
North By	::	Site No. 79,
South By	::	Site No. 81.

IN WITNESSES WHEREOF the all the parties have affixed their respective signatures to this Absolute sale Deed on the day, month and the year as mentioned earlier before the following attesting witnesses.

WITNESSES: -

1.

**Mr. HARINATHA REDDY &
Mr. V. ADINARAYANA**

Represented as GPA Holders of the
Vendor No. 1 as well as the JDA Holders/ Vendor No. 2.

2.

M/s. SAI PANCHAMI DEVELOPERS PVT. LTD.,
Represented by its Managing Director
Mr. HARINATHA REDDY
VENDOR No. 2

(R.V. MANJUNATHA REDDY)
PURCHASER

ABSOLUTE SALE DEED

This Absolute Sale Deed is made and Executed on this **23rd Day** of January
Two Thousand Seventeen (**23-01-2017**) at ----- BY

1. Sri. G. RAMA REDDY

S/o. Late Muni Reddy @ Annayappa,
Aged about 86 years,

2. Sri. R. MUNI REDDY

S/o. Sri. G. Rama Reddy,
Aged about 54 years,

3. Sri. R. SRINIVASA REDDY

S/o. Sri. G. Rama Reddy,
Aged about 53 years,

4. Smt. RATHNAMMA

D/o. Sri. G. Rama Reddy,
Aged about 58 years,

5. Smt. SHANTHAMMA

D/o. Sri. G. Rama Reddy,
Aged about 44 years,

6. Sri. MUNISWAMY

S/o. Late. Chinnappa,
Aged about 90 years,

7. Smt. THAYAMMA

W/o. Sri. Muniswamy,
Aged about 80 years,

8. Smt. RATHANAMMA

D/o. Sri. Muniswamy,
Aged about 58 years,

9. Sri. SAMPANGI

S/o. Sri. Muniswamy,
Aged about 56 years,

10. Smt. VANAJAMMA

D/o. Sri. Muniswamy,
Aged about 49 years,

11. Sri. PARTHASARATHY

S/o. Sri. Muniswamy,
Aged about 44 years,

12. Smt. SEETHA

D/o. Sri. Muniswamy,
Aged about 37 years,

13. Sri. CHINNAPPA

S/o. Sri. Muniswamy,
Aged about 33 years,

14. Smt. YASHODHAMMA

W/o. Late. Pillagaiah,
Aged about 67 years,

15. Smt. TRIVENI

D/o. Late. Pillagaiah,
Aged about 47 years,

16. Smt. SHASHIKALA

D/o. Late. Pillagaiah,
Aged about 44 years,

17. Smt. JAYALAKSHMI

D/o. Late. Pillagaiah,
Aged about 43 years,

18. Sri. P. PUSHPARAJ

S/o. Late. Pillagaiah,
Aged about 40 years,

19. Smt. VIJAYALAKSHMI

D/o. Late. Pillagaiah,
Aged about 36 years,

All are residing at : Guddanahalli Village,
Kasaba Hobli, Anekal Taluk, Bangalore Urban District.

20. Sri. B. K. VISHWANATHA

S/o. Late. B.N. Ramanna Shetty,
Aged about 67 years,
Residing at No. 14, 12th cross, Bendrenagar,
Kadareenahalli, Bangalore -560 070.

21. Sri. SUNIL KUMAR . N.

S/o. Narayana Reddy,
Aged about 35 years,

Residing at No. 48, Near Govt. School,
Guddanahalli Village, Kasaba Hobli,
Anekal Taluk, Bangalore Urban District.

All are represented by their **GPA Holders** :-

1. Sri. HARINATHA REDDY,

S/o. late Venkataramanappa,
Aged about 40 years,

2. Sri. V. ADINARAYANA

S/o. Sri. Venkatarayappa,
Aged about 38 years,

Both are Residing at No.517, 2nd Floor,
60' feet Road, 'F' Block, Sahakaranagar,
Bangalore-560 092.

Hereinafter called the "**VENDORS NO. 1/GPA HOLDERS**" (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **FIRST PART**.

1. M/s. SAI PANCHAMI DEVELOPERS PVT. LTD., Represented by its Managing Director **Sri. HARINATHA REDDY, having its** office No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

2. Sri. HARINATHA REDDY, S/o. late Venkataramanappa, Aged about 40 years, No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

3. Sri. V. ADINARAYANA, S/o. Sri. Venkatarayappa, Aged about 38 years, Residing at No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

Hereinafter called the "**VENDOR NO. 2/DEVELOPER**" (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **SECOND PART**.

And in favour of: -

Sri. V. SRIDHAR

S/o. Sri. R. Venkataswamy,

Aged about 34 years,

Residing at No. 545, F Block, 14th Main Road,

Sahakaranagar, Bangalore-560 092.

Hereinafter called the **“PURCHASER”** (which term shall mean and include all his legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **OTHER PART**.

WITNESSETH AS FOLLOWS :-

Whereas the Vendors No. 1 are the sole and absolute owners in peaceful possession and enjoyment of the Immovable agricultural lands and the Developers/Vendors No. 2 have entered into the Joint Development Agreements in respect of their lands which are as follows :-

1	2	3	4	5	6
Sy. Nos. & Extent	61/1 3 Acres	67/2 1 Acre 27 guntas	91 2 Acre 22 guntas	168/1 29 guntas	169/1 1 Acre 01.08 guntas
Executed by	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02510/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
GPA Doc. No.	ANK-4-00080/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
Rectification Doc. No. of JDA	ANK-1-02496/ 2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Rectification Doc. No. of GPA	ANK-4-00179/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Conversion order No. ALN (A&K)SR	133/2013-14, dated 10/02/2014	217/2012-13, dated 14/05/2013	216/2012-13, dated 14/05/2013	223/2012-13, dated 14/05/2013	224/2012-13, dated 14/05/2013

1	2	3	4	5
Sy. No. & Extent	61/1 Measuring 2 Acres	(old 67) New 67/1 1 Acre 27 Guntas	(old 77) New 77/1 5 Acres 25½ guntas	567/1 7 Acres 03.08 guntas
Executed by	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy
In favour of	V. Adinarayana	V. Adinarayana	V. Adinarayana	V. Adinarayana
JDA Doc. No.	ANK-1-02505/2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do
GPA Doc. No.	ANK-4-00078/2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	Do	Do	Do
Rectification Doc No. JDA	ANK-1-02495/2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	Do	Do	Do
Rectification Doc No. GPA	ANK-4-00180/2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	Do	Do	do
Conversion order No. ALN (A&K)SR/	132/2013-14, dated 10/02/2014	03/2013-14, dated 10/07/2013	221/2012-13, dated 14/05/2013	130 /2013-14, dated 10/02/2014

1	2	3	4
Sy. No. & Extent	67/1 2 Acres 20 guntas	68/2 1 Acre 04 guntas	66/2 2 Acre 38 guntas
Executed by	R. Srinivas Reddy	R. Srinivas Reddy	R. Srinivas Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02509/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do
GPA Doc. No.	ANK-4-00079/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	Do
Rectification of JDA Doc No.	ANK-1-02497/2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	Do
Rectification of GPA Doc No.	ANK-4-00181/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do
Conversion order No. ALN(A&K)SR	03/2013-14, dated 10/07/2013	219/2012-13, dated 14/05/2013	02/2013-14, dated 10/07/2013

1	2
Sy. No.	61/1
Extent	3 Acres
Executed by	Sunil Kumar
In favour of	Harinatha Reddy
JDA Document No.	ABL-1-03075/2015-16, of Book-1, recorded in the CD No. ABLD 244, Dated: 28/08/2015
GPA Document No.	ABL-4-00242/2015-16, of Book -4, recorded in the CD No. ABLD 244, Dated: 28/08/2015
Conversion order No.	ALN(A&K)SR/131/2013-14, dated 10/02/2014

1	2	3
Sy. Nos.	66/1	66/3
Extent	1 Acre 36 guntas,	18 guntas
Executed by	Yashodhamma & others	Yashodhamma & others
In favour of	Harinatha Reddy	Harinatha Reddy
JDA Document No.	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012
GPA Document No.	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012
Conversion order No.	ALN(A&K)SR/218/2012-13, dated 14/05/2013	ALN(A&K)SR/222/2012-13, dated 14/05/2013

Sy. No.	Executed by	In favour of	JDA Doc. No.	GPA Doc. No.	Extent	Conversion order No. ALN(A&K)SR
168/2 & 169/2	B.K. Vishwanath	Harinatha Reddy	BSG-1-07431/2014-15, of Book-1, recorded in the CD No. BSGD 267, Dated: 28/02/2015	BSG-4-00491/2014-15, of Book-4, recorded in the CD No. BSGD 267, Dated: 28/02/2015	29 Guntas & 1 Acre 1½ Guntas,	129/2013-14, dated 10/02/2014 and 128/2013-14, dated 10/02/2014

1	2	3
Sy. Nos.	66/1	66/3
Extent	1 Acre 36 guntas,	18 guntas
Executed by	Muniswamy & others	Muniswamy & others
In favour of	Harinatha Reddy	Harinatha Reddy
JDA Document No.	ANK-1-00758 /2012-13, of Book-1, recorded in the CD No. ANKD 314, Dated: 09/05/2012	do
GPA Document No.	ANK-4-00024 /2012-13, of Book-4, recorded in the CD No. ANKD 314, Dated: 09/05/2012	do
Conversion order No.	ALN(A&K)SR/218/2012-13, dated 14/05/2013	ALN(A&K)SR/222/2012-13, dated 14/05/2013

The Vendor No. 2/Developers have formed the residential layout in respect of above properties as per the Layout Plan approved by the Bangalore Metropolitan Regional Development Authority (BMRDA)/APA vide letter dated ADA/LAO/197/2013-14, dated 19/01/2016 and thereafter the first party vendors and second party vendors were entered into Supplementary Sharing Agreements dated 10/09/2016, 01/09/2016, 13/09/2016 and 03/09/2016 under which the **Site No. 77, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720076, vide GP Katha No. AGC/211/77, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.,** measuring East to West : 18.29 meter or 60 feet, North to South : 12.19 meter or 40 feet, totally measuring 222.96 Sq. meter or 2400 Sq. feet., and which is more fully and particularly described in the schedule hereunder and hereinafter referred to as '**SCHEDULE PROPERTY**'.

Whereas, the Vendor No. 2/Developers have been paying necessary taxes, etc., to the concerned authority, thus the VENDORS have acquired the full and absolute power of right, title, interest over the above said Property. The VENDORS are at full liberty to deal with the above said property in any manner as they deems fit and proper.

Whereas, the VENDORS are in need of funds for their personal needs and other legal necessities they have offered to sell the Schedule Property which is more fully described in the schedule hereunder and hereinafter called the "Schedule Property" for a total valuable sale consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only) i.e., Rs. 1500/- per sq. ft.,** which is free from all kinds of encumbrances and defect in title. Whereas the PURCHASER herein is in need of the Schedule Property, accepts the offer and agreed to purchase for the said Sale Consideration.

NOW THIS ABSOLUTE SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)** paid by the Purchaser to the Vendors in the following manner:-

- a) **Rs. 5,00,000/- (Rupees Five Lakhs Only)** by way of cheque bearing No. 166447, drawn on HDFC Bank, Sahakarnagar Branch, Bangalore.
- b) **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** by way of DD bearing No. -----, drawn on Ashoknagar Co-Operative Bank Ltd., Banashankari Branch, dated -----, Bangalore.
- c) **Rs. 1,00,000/- (Rupees One Lakh Only)** by way of cheque bearing No. 166450, drawn on HDFC Bank, Sahakarnagar Branch, Bangalore.

2.This being the full sale consideration of the schedule property paid by the PURCHASER to the, the receipt of which sum/s the VENDORS hereby Acknowledges and confirms towards the entire sale consideration as mentioned in full and final settlement of the Sale transaction and confirms that there are no amounts due and outstanding from the PURCHASER to the VENDORS in this behalf. The VENDORS hereby grant, transfer, assign, assure and convey UNTO AND TO HOLD the PURCHASER by way of sale of Schedule Property to the PURCHASER as absolute owner.

3. The VENDORS hereby convey, transfer, assign and grant all his right, title and interest whatever the VENDORS have over the schedule property.

4. That the VENDORS have paid all the rates, taxes and cess relating to the Schedule Property hereby conveyed up to date, to the concerned authorities and the PURCHASER is at liberty for getting khatha and other required records duly transferred in his/her/their name and pay the future taxes, cesses, etc., in respect of the schedule property to the concerned authorities. The PURCHASER shall pay taxes, levies and demands in respect of the schedule property from this day onwards.

5. That the VENDORS assures and confirms that the VENDORS have not executed any agreement and/or contracts for sale of the schedule property with any other person/s and Schedule Property is free from all such encumbrances.

6. The VENDORS hereby absolutely and irrevocably transferred the Vacant and peaceful possession of the Schedule Property to the PURCHASER and the PURCHASER hereby confirms the receipt of the entire vacant possession of the Schedule Property. The VENDORS have handed over all the necessary Xerox copies of all the necessary documents relating to the schedule property.

7. The VENDORS hereby further assures the purchaser that He/She is at liberty to make use of all the civic amenities provided to the layout in accordance with law without any interference, obstruction or hindrance from the VENDORS or anyone claiming under or through them.

8. That the VENDORS undertakes to Indemnify the PURCHASER fully and effectively at its own cost and expenses, against all losses, damages, costs and expenses that the PURCHASER may suffer, incur or be put to by reason of any defect in the title to the schedule property hereby sold and conveyed and every part thereof.

SCHEDULE

All that piece and parcel of the **Site No. 77, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720076, vide GP Katha No. AGC/211/77, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.**, measuring East to West : 18.29 meter or 60 feet, North to South : 12.19 meter or 40 feet, totally measuring 222.96 Sq. meter or 2400 Sq. feet., and bounded on :-

East By	::	Road,
West By	::	Site No. 89 & 90,
North By	::	Site No. 76,
South By	::	Site No. 78.

IN WITNESSES WHEREOF the all the parties have affixed their respective signatures to this Absolute sale Deed on the day, month and the year as mentioned earlier before the following attesting witnesses.

WITNESSES: -

1.

**Mr. HARINATHA REDDY &
Mr. V. ADINARAYANA**

Represented as GPA Holders of the
Vendor No. 1 as well as the JDA Holders/ Vendor No. 2.

2.

M/s. SAI PANCHAMI DEVELOPERS PVT. LTD.,
Represented by its Managing Director
Mr. HARINATHA REDDY
VENDOR No. 2

**(V. SRIDHAR)
PURCHASER**

ABSOLUTE SALE DEED

This Absolute Sale Deed is made and Executed on this **23rd Day** of January
Two Thousand Seventeen (**23-01-2017**) at ----- BY

- 1. Sri. G. RAMA REDDY**
S/o. Late Muni Reddy @ Annayappa,
Aged about 86 years,
- 2. Sri. R. MUNI REDDY**
S/o. Sri. G. Rama Reddy,
Aged about 54 years,
- 3. Sri. R. SRINIVASA REDDY**
S/o. Sri. G. Rama Reddy,
Aged about 53 years,
- 4. Smt. RATHNAMMA**
D/o. Sri. G. Rama Reddy,
Aged about 58 years,
- 5. Smt. SHANTHAMMA**
D/o. Sri. G. Rama Reddy,
Aged about 44 years,
- 6. Sri. MUNISWAMY**
S/o. Late. Chinnappa,
Aged about 90 years,
- 7. Smt. THAYAMMA**
W/o. Sri. Muniswamy,
Aged about 80 years,
- 8. Smt. RATHANAMMA**
D/o. Sri. Muniswamy,
Aged about 58 years,
- 9. Sri. SAMPANGI**
S/o. Sri. Muniswamy,
Aged about 56 years,
- 10. Smt. VANAJAMMA**
D/o. Sri. Muniswamy,
Aged about 49 years,
- 11. Sri. PARTHASARATHY**
S/o. Sri. Muniswamy,
Aged about 44 years,

12. Smt. SEETHA

D/o. Sri. Muniswamy,
Aged about 37 years,

13. Sri. CHINNAPPA

S/o. Sri. Muniswamy,
Aged about 33 years,

14. Smt. YASHODHAMMA

W/o. Late. Pillagaiah,
Aged about 67 years,

15. Smt. TRIVENI

D/o. Late. Pillagaiah,
Aged about 47 years,

16. Smt. SHASHIKALA

D/o. Late. Pillagaiah,
Aged about 44 years,

17. Smt. JAYALAKSHMI

D/o. Late. Pillagaiah,
Aged about 43 years,

18. Sri. P. PUSHPARAJ

S/o. Late. Pillagaiah,
Aged about 40 years,

19. Smt. VIJAYALAKSHMI

D/o. Late. Pillagaiah,
Aged about 36 years,

All are residing at : Guddanahalli Village,
Kasaba Hobli, Anekal Taluk, Bangalore Urban District.

20. Sri. B. K. VISHWANATHA

S/o. Late. B.N. Ramanna Shetty,
Aged about 67 years,
Residing at No. 14, 12th cross, Bendrenagar,
Kadareenahalli, Bangalore -560 070.

21. Sri. SUNIL KUMAR . N.

S/o. Narayana Reddy,
Aged about 35 years,

Residing at No. 48, Near Govt. School,
Guddanahalli Village, Kasaba Hobli,
Anekal Taluk, Bangalore Urban District.

All are represented by their **GPA Holders** :-

1. Sri. HARINATHA REDDY,

S/o. late Venkataramanappa,
Aged about 40 years,

2. Sri. V. ADINARAYANA

S/o. Sri. Venkatarayappa,
Aged about 38 years,

Both are Residing at No.517, 2nd Floor,
60' feet Road, 'F' Block, Sahakaranagar,
Bangalore-560 092.

Hereinafter called the "**VENDORS NO. 1/GPA HOLDERS**" (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **FIRST PART**.

- 1. M/s. SAI PANCHAMI DEVELOPERS PVT. LTD.,** Represented by its Managing Director **Sri. HARINATHA REDDY, having its** office No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.
- 2. Sri. HARINATHA REDDY,** S/o. late Venkataramanappa, Aged about 40 years, No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.
- 3. Sri. V. ADINARAYANA,** S/o. Sri. Venkatarayappa, Aged about 38 years, Residing at No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

Hereinafter called the "**VENDOR NO. 2/DEVELOPER**" (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **SECOND PART**.

And in favour of: -

Sri. V. SUNITHA

D/o. Sri. R. Venkataswamy,
Aged about 32 years,
Residing at No. 238/A, Defence Colony,
10th Cross, Sahakaranagar, Bangalore-560 092.

Hereinafter called the “**PURCHASER**” (which term shall mean and include all her legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **OTHER PART**.

WITNESSETH AS FOLLOWS :-

Whereas the Vendors No. 1 are the sole and absolute owners in peaceful possession and enjoyment of the Immovable agricultural lands and the Developers/Vendors No. 2 have entered into the Joint Development Agreements in respect of their lands which are as follows :-

1	2	3	4	5	6
Sy. Nos. & Extent	61/1 3 Acres	67/2 1 Acre 27 guntas	91 2 Acre 22 guntas	168/1 29 guntas	169/1 1 Acre 01.08 guntas
Executed by	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02510/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
GPA Doc. No.	ANK-4-00080/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
Rectification Doc. No. of JDA	ANK-1-02496/ 2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Rectification Doc. No. of GPA	ANK-4-00179/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Conversion order No. ALN (A&K)SR	133/2013-14, dated 10/02/2014	217/2012-13, dated 14/05/2013	216/2012-13, dated 14/05/2013	223/2012-13, dated 14/05/2013	224/2012-13, dated 14/05/2013

1	2	3	4	5
Sy. No. & Extent	61/1 Measuring 2 Acres	(old 67) New 67/1 1 Acre 27 Guntas	(old 77) New 77/1 5 Acres 25½ guntas	567/1 7 Acres 03.08 guntas
Executed by	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy
In favour of	V. Adinarayana	V. Adinarayana	V. Adinarayana	V. Adinarayana
JDA Doc. No.	ANK-1-02505/2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do
GPA Doc. No.	ANK-4-00078/2011-12, of Book-4, recorded in the CD No. ANKD 283,	Do	Do	Do

	Dated: 24/09/2011			
Rectification Doc No. JDA	ANK-1-02495/2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	Do	Do	Do
Rectification Doc No. GPA	ANK-4-00180/2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	Do	Do	do
Conversion order No. ALN (A&K)SR/	132/2013-14, dated 10/02/2014	03/2013-14, dated 10/07/2013	221/2012-13, dated 14/05/2013	130 /2013-14, dated 10/02/2014

1	2	3	4
Sy. No. & Extent	67/1 2 Acres 20 guntas	68/2 1 Acre 04 guntas	66/2 2 Acre 38 guntas
Executed by	R. Srinivas Reddy	R. Srinivas Reddy	R. Srinivas Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02509/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do
GPA Doc. No.	ANK-4-00079/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	Do
Rectification of JDA Doc No.	ANK-1-02497/2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	Do
Rectification of GPA Doc No.	ANK-4-00181/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do
Conversion order No. ALN(A&K)SR	03/2013-14, dated 10/07/2013	219/2012-13, dated 14/05/2013	02/2013-14, dated 10/07/2013

1	2
Sy. No.	61/1
Extent	3 Acres
Executed by	Sunil Kumar
In favour of	Harinatha Reddy
JDA Document No.	ABL-1-03075/2015-16, of Book-1, recorded in the CD No. ABLD 244, Dated: 28/08/2015
GPA Document No.	ABL-4-00242/2015-16, of Book -4, recorded in the CD No. ABLD 244, Dated: 28/08/2015
Conversion order No.	ALN(A&K)SR/131/2013-14, dated 10/02/2014

1	2	3
Sy. Nos.	66/1	66/3
Extent	1 Acre 36 guntas,	18 guntas
Executed by	Yashodhamma & others	Yashodhamma & others
In favour of	Harinatha Reddy	Harinatha Reddy
JDA Document No.	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012
GPA Document No.	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012
Conversion order No.	ALN(A&K)SR/218/2012-13, dated 14/05/2013	ALN(A&K)SR/222/2012-13, dated 14/05/2013

Sy. No.	Executed by	In favour of	JDA Doc. No.	GPA Doc. No.	Extent	Conversion order No. ALN(A&K)SR
168/2 & 169/2	B.K. Vishwanath	Harinatha Reddy	BSG-1-07431/2014-15, of Book-1, recorded in the CD No. BSGD 267, Dated: 28/02/2015	BSG-4-00491/2014-15, of Book-4, recorded in the CD No. BSGD 267, Dated: 28/02/2015	29 Guntas & 1 Acre 1½ Guntas,	129/2013-14, dated 10/02/2014 and 128/2013-14, dated 10/02/2014

1	2	3
Sy. Nos.	66/1	66/3
Extent	1 Acre 36 guntas,	18 guntas
Executed by	Muniswamy & others	Muniswamy & others
In favour of	Harinatha Reddy	Harinatha Reddy
JDA Document No.	ANK-1-00758 /2012-13, of Book-1, recorded in the CD No. ANKD 314, Dated: 09/05/2012	do
GPA Document No.	ANK-4-00024 /2012-13, of Book-4, recorded in the CD No. ANKD 314, Dated: 09/05/2012	do
Conversion order No.	ALN(A&K)SR/218/2012-13, dated 14/05/2013	ALN(A&K)SR/222/2012-13, dated 14/05/2013

The Vendor No. 2/Developers have formed the residential layout in respect of above properties as per the Layout Plan approved by the Bangalore Metropolitan Regional Development Authority (BMRDA)/APA vide letter dated ADA/LAO/197/2013-14, dated 19/01/2016 and thereafter the first party vendors and second party vendors were entered into Supplementary Sharing Agreements dated 10/09/2016, 01/09/2016, 13/09/2016 and 03/09/2016 under which the **Site No. 81, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720080, vide GP Katha No. AGC/213/81, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.,** measuring East to West : 18.29 meter or 60 feet, North to South : 12.19 meter or 40 feet, totally measuring 222.96 Sq. meter or 2400 Sq. feet., and which is more fully and particularly described in the schedule hereunder and hereinafter referred to as '**SCHEDULE PROPERTY**'.

Whereas, the Vendor No. 2/Developers have been paying necessary taxes, etc., to the concerned authority, thus the VENDORS have acquired the full and absolute power of right, title, interest over the above said Property. The VENDORS are at full liberty to deal with the above said property in any manner as they deems fit and proper.

Whereas, the VENDORS are in need of funds for their personal needs and other legal necessities they have offered to sell the Schedule Property which is more fully described in the schedule hereunder and hereinafter called the "Schedule Property" for a total valuable sale consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only) i.e., Rs. 1500/- per sq. ft.,** which is free from all kinds of encumbrances and defect in title. Whereas the PURCHASER herein is in need of the Schedule Property, accepts the offer and agreed to purchase for the said Sale Consideration.

NOW THIS ABSOLUTE SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)** paid by the Purchaser to the Vendors in the following manner:-

- d) **Rs. 5,00,000/- (Rupees Five Lakhs Only)** by way of cheque bearing No. 000025, drawn on HDFC Bank, Sahakarnagar Branch, Bangalore.
- e) **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** by way of DD bearing No. -----, drawn on Ashoknagar Co-Operative Bank Ltd., Banashankari Branch, dated -----, Bangalore.
- f) **Rs. 1,00,000/- (Rupees One Lakh Only)** by way of cheque bearing No. 000028, drawn on HDFC Bank, Sahakarnagar Branch, Bangalore.

2. This being the full sale consideration of the schedule property paid by the PURCHASER to the, the receipt of which sum/s the VENDORS hereby Acknowledges and confirms towards the entire sale consideration as mentioned in full and final settlement of the Sale transaction and confirms that there are no amounts due and outstanding from the PURCHASER to the VENDORS in this behalf. The VENDORS hereby grant, transfer, assign, assure and convey UNTO AND TO HOLD the PURCHASER by way of sale of Schedule Property to the PURCHASER as absolute owner.

3. The VENDORS hereby convey, transfer, assign and grant all his right, title and interest whatever the VENDORS have over the schedule property.
4. That the VENDORS have paid all the rates, taxes and cess relating to the Schedule Property hereby conveyed up to date, to the concerned authorities and the PURCHASER is at liberty for getting khatha and other required records duly transferred in his/her/their name and pay the future taxes, cesses, etc., in respect of the schedule property to the concerned authorities. The PURCHASER shall pay taxes, levies and demands in respect of the schedule property from this day onwards.
5. That the VENDORS assures and confirms that the VENDORS have not executed any agreement and/or contracts for sale of the schedule property with any other person/s and Schedule Property is free from all such encumbrances.
6. The VENDORS hereby absolutely and irrevocably transferred the Vacant and peaceful possession of the Schedule Property to the PURCHASER and the PURCHASER hereby confirms the receipt of the entire vacant possession of the Schedule Property. The VENDORS have handed over all the necessary Xerox copies of all the necessary documents relating to the schedule property.
7. The VENDORS hereby further assures the purchaser that He/She is at liberty to make use of all the civic amenities provided to the layout in accordance with law without any interference, obstruction or hindrance from the VENDORS or anyone claiming under or through them.
8. That the VENDORS undertakes to Indemnify the PURCHASER fully and effectively at its own cost and expenses, against all losses, damages, costs and expenses that the PURCHASER may suffer, incur or be put to by reason of any defect in the title to the schedule property hereby sold and conveyed and every part thereof.

SCHEDULE

All that piece and parcel of the **Site No. 81, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720080, vide GP Katha No. AGC/213/81, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.**, measuring East to West : 18.29 meter or 60 feet, North to South : 12.19 meter or 40 feet, totally measuring 222.96 Sq. meter or 2400 Sq. feet., and bounded on :-

East By	::	Road,
West By	::	Site No. 85 & 84,
North By	::	Site No. 80,
South By	::	Site No. 82.

IN WITNESSES WHEREOF the all the parties have affixed their respective signatures to this Absolute sale Deed on the day, month and the year as mentioned earlier before the following attesting witnesses.

WITNESSES: -

1.

Mr. HARINATHA REDDY &

Mr. V. ADINARAYANA

Represented as GPA Holders of the
Vendor No. 1 as well as the JDA Holders/ Vendor No. 2.

2.

M/s. SAI PANCHAMI DEVELOPERS PVT. LTD.,

Represented by its Managing Director

Mr. HARINATHA REDDY

VENDOR No. 2

(V. SUNITHA)
PURCHASER

ABSOLUTE SALE DEED

This Absolute Sale Deed is made and Executed on this **23rd Day** of January
Two Thousand Seventeen (**23-01-2017**) at ----- BY

1. Sri. G. RAMA REDDY

S/o. Late Muni Reddy @ Annayappa,
Aged about 86 years,

2. Sri. R. MUNI REDDY

S/o. Sri. G. Rama Reddy,
Aged about 54 years,

3. Sri. R. SRINIVASA REDDY

S/o. Sri. G. Rama Reddy,
Aged about 53 years,

4. Smt. RATHNAMMA

D/o. Sri. G. Rama Reddy,
Aged about 58 years,

5. Smt. SHANTHAMMA

D/o. Sri. G. Rama Reddy,
Aged about 44 years,

6. Sri. MUNISWAMY

S/o. Late. Chinnappa,
Aged about 90 years,

7. Smt. THAYAMMA

W/o. Sri. Muniswamy,
Aged about 80 years,

8. Smt. RATHANAMMA

D/o. Sri. Muniswamy,
Aged about 58 years,

9. Sri. SAMPANGI

S/o. Sri. Muniswamy,
Aged about 56 years,

10. Smt. VANAJAMMA

D/o. Sri. Muniswamy,
Aged about 49 years,

11. Sri. PARTHASARATHY

S/o. Sri. Muniswamy,
Aged about 44 years,

12. Smt. SEETHA

D/o. Sri. Muniswamy,
Aged about 37 years,

13. Sri. CHINNAPPA

S/o. Sri. Muniswamy,
Aged about 33 years,

14. Smt. YASHODHAMMA

W/o. Late. Pillagaiah,
Aged about 67 years,

15. Smt. TRIVENI

D/o. Late. Pillagaiah,
Aged about 47 years,

16. Smt. SHASHIKALA

D/o. Late. Pillagaiah,
Aged about 44 years,

17. Smt. JAYALAKSHMI

D/o. Late. Pillagaiah,
Aged about 43 years,

18. Sri. P. PUSHPARAJ

S/o. Late. Pillagaiah,
Aged about 40 years,

19. Smt. VIJAYALAKSHMI

D/o. Late. Pillagaiah,
Aged about 36 years,

All are residing at : Guddanahalli Village,
Kasaba Hobli, Anekal Taluk, Bangalore Urban District.

20. Sri. B. K. VISHWANATHA

S/o. Late. B.N. Ramanna Shetty,
Aged about 67 years,
Residing at No. 14, 12th cross, Bendrenagar,
Kadareenahalli, Bangalore -560 070.

21. Sri. SUNIL KUMAR . N.

S/o. Narayana Reddy,
Aged about 35 years,

Residing at No. 48, Near Govt. School,
Guddanahalli Village, Kasaba Hobli,
Anekal Taluk, Bangalore Urban District.

All are represented by their **GPA Holders** :-

1. Sri. HARINATHA REDDY,
S/o. late Venkataramanappa,
Aged about 40 years,

2. Sri. V. ADINARAYANA
S/o. Sri. Venkatarayappa,
Aged about 38 years,

Both are Residing at No.517, 2nd Floor,
60' feet Road, 'F' Block, Sahakaranagar,
Bangalore-560 092.

Hereinafter called the "**VENDORS NO. 1/GPA HOLDERS**" (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **FIRST PART**.

1. M/s. SAI PANCHAMI DEVELOPERS PVT. LTD., Represented by its Managing Director **Sri. HARINATHA REDDY, having its** office No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

2. Sri. HARINATHA REDDY, S/o. late Venkataramanappa, Aged about 40 years, No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

3. Sri. V. ADINARAYANA, S/o. Sri. Venkatarayappa, Aged about 38 years, Residing at No.517, 2nd Floor, 60' feet Road, 'F' Block, Sahakaranagar, Bangalore-560 092.

Hereinafter called the "**VENDOR NO. 2/DEVELOPER**" (which term shall mean and include all their legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **SECOND PART**.

And in favour of: -

Sri. S. G. SHAMALA
D/o. Late. S. Gopala Reddy,
Aged about 35 years,
Residing at No. 103, Defence Layout,
Sahakaranagar, Bangalore-560 092.

Hereinafter called the “**PURCHASER**” (which term shall mean and include all her legal heirs, executors, administrators, legal representatives and assigns, etc.,) of the **OTHER PART**.

WITNESSETH AS FOLLOWS :-

Whereas the Vendors No. 1 are the sole and absolute owners in peaceful possession and enjoyment of the Immovable agricultural lands and the Developers/Vendors No. 2 have entered into the Joint Development Agreements in respect of their lands which are as follows :-

1	2	3	4	5	6
Sy. Nos. & Extent	61/1 3 Acres	67/2 1 Acre 27 guntas	91 2 Acre 22 guntas	168/1 29 guntas	169/1 1 Acre 01.08 guntas
Executed by	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy	G. Rama Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02510/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
GPA Doc. No.	ANK-4-00080/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do	do
Rectification Doc. No. of JDA	ANK-1-02496/ 2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Rectification Doc. No. of GPA	ANK-4-00179/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do	do	do
Conversion order No. ALN (A&K)SR	133/2013-14, dated 10/02/2014	217/2012-13, dated 14/05/2013	216/2012-13, dated 14/05/2013	223/2012-13, dated 14/05/2013	224/2012-13, dated 14/05/2013

1	2	3	4	5
Sy. No. & Extent	61/1 Measuring 2 Acres	(old 67) New 67/1 1 Acre 27 Guntas	(old 77) New 77/1 5 Acres 25½ guntas	567/1 7 Acres 03.08 guntas
Executed by	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy	R. Muni Reddy
In favour of	V. Adinarayana	V. Adinarayana	V. Adinarayana	V. Adinarayana
JDA Doc. No.	ANK-1-02505/2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do	do
GPA Doc. No.	ANK-4-00078/2011-12, of Book-4, recorded in the CD	Do	Do	Do

	No. ANKD 283, Dated: 24/09/2011			
Rectification Doc No. JDA	ANK-1-02495/2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	Do	Do	Do
Rectification Doc No. GPA	ANK-4-00180/2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	Do	Do	do
Conversion order No. ALN (A&K)SR/	132/2013-14, dated 10/02/2014	03/2013-14, dated 10/07/2013	221/2012-13, dated 14/05/2013	130 /2013-14, dated 10/02/2014

1	2	3	4
Sy. No. & Extent	67/1 2 Acres 20 guntas	68/2 1 Acre 04 guntas	66/2 2 Acre 38 guntas
Executed by	R. Srinivas Reddy	R. Srinivas Reddy	R. Srinivas Reddy
In favour of	Harinatha Reddy	Harinatha Reddy	Harinatha Reddy
JDA Doc. No.	ANK-1-02509/ 2011-12, of Book-1, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	do
GPA Doc. No.	ANK-4-00079/ 2011-12, of Book-4, recorded in the CD No. ANKD 283, Dated: 24/09/2011	do	Do
Rectification of JDA Doc No.	ANK-1-02497/2016-17, of Book-1, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	Do
Rectification of GPA Doc No.	ANK-4-00181/ 2016-17, of Book-4, recorded in the CD No. ANKD 407, Dated: 18/07/2016	do	do
Conversion order No. ALN(A&K)SR	03/2013-14, dated 10/07/2013	219/2012-13, dated 14/05/2013	02/2013-14, dated 10/07/2013

1	2
Sy. No.	61/1
Extent	3 Acres
Executed by	Sunil Kumar
In favour of	Harinatha Reddy
JDA Document No.	ABL-1-03075/2015-16, of Book-1, recorded in the CD No. ABLD 244, Dated: 28/08/2015
GPA Document No.	ABL-4-00242/2015-16, of Book -4, recorded in the CD No. ABLD 244, Dated: 28/08/2015
Conversion order No.	ALN(A&K)SR/131/2013-14, dated 10/02/2014

1	2	3
Sy. Nos.	66/1	66/3
Extent	1 Acre 36 guntas,	18 guntas
Executed by	Yashodhamma & others	Yashodhamma & others
In favour of	Harinatha Reddy	Harinatha Reddy
JDA Document No.	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012	ANK-1-00757 /2012-13, of Book-1, recorded in the CD No. ANKD314, Dated: 9/05/2012
GPA Document No.	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012	ANK-4-00023/2012-13, of Book -4, recorded in the CD No. ANKD 314, Dated: 09/05/2012
Conversion order No.	ALN(A&K)SR/218/2012-13, dated 14/05/2013	ALN(A&K)SR/222/2012-13, dated 14/05/2013

Sy. No.	Executed by	In favour of	JDA Doc. No.	GPA Doc. No.	Extent	Conversion order No. ALN(A&K)SR
168/2 & 169/2	B.K. Vishwanath	Harinatha Reddy	BSG-1-07431/2014-15, of Book-1, recorded in the CD No. BSGD 267, Dated: 28/02/2015	BSG-4-00491/2014-15, of Book-4, recorded in the CD No. BSGD 267, Dated: 28/02/2015	29 Guntas & 1 Acre 1½ Guntas,	129/2013-14, dated 10/02/2014 and 128/2013-14, dated 10/02/2014

1	2	3
Sy. Nos.	66/1	66/3
Extent	1 Acre 36 guntas,	18 guntas
Executed by	Muniswamy & others	Muniswamy & others
In favour of	Harinatha Reddy	Harinatha Reddy
JDA Document No.	ANK-1-00758 /2012-13, of Book-1, recorded in the CD No. ANKD 314, Dated: 09/05/2012	do
GPA Document No.	ANK-4-00024 /2012-13, of Book-4, recorded in the CD No. ANKD 314, Dated: 09/05/2012	do
Conversion order No.	ALN(A&K)SR /218/2012-13, dated 14/05/2013	ALN(A&K)SR /222/2012-13, dated 14/05/2013

The Vendor No. 2/Developers have formed the residential layout in respect of above properties as per the Layout Plan approved by the Bangalore Metropolitan Regional Development Authority (BMRDA)/APA vide letter dated ADA/LAO/197/2013-14, dated 19/01/2016 and thereafter the first party vendors and second party vendors were entered into Supplementary Sharing Agreements dated 10/09/2016, 01/09/2016, 13/09/2016 and 03/09/2016 under which the **Site No. 29, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720035, vide GP Katha No. AGC/194/29, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.,** measuring East to West : 40 feet, North to South : 30 feet, totally measuring 111.42 Sq. meter or 1200 Sq. feet., and **Site No. 28, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720031, vide GP Katha No. AGC/193/28, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.,** measuring East to West : 40 feet, North to South : 30 feet, totally measuring 111.42 Sq. meter or 1200 Sq. feet., and which is more fully and particularly described in the schedule hereunder and hereinafter referred to as '**SCHEDULE PROPERTIES**'.

Whereas, the Vendor No. 2/Developers have been paying necessary taxes, etc., to the concerned authority, thus the VENDORS have acquired the full and absolute power of right, title, interest over the above said Property. The VENDORS are at full liberty to deal with the above said property in any manner as they deems fit and proper.

Whereas, the VENDORS are in need of funds for their personal needs and other legal necessities they have offered to sell the Schedule Property which is more fully described in the schedule hereunder and hereinafter called the "Schedule Property" for a total valuable sale consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only) i.e., Rs. 1500/- per sq. ft.,** which is free from all kinds of encumbrances and defect in title. Whereas the PURCHASER herein is in need of the Schedule Property, accepts the offer and agreed to purchase for the said Sale Consideration.

NOW THIS ABSOLUTE SALE DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of **Rs. 36,00,000/- (Rupees Thirty Six Lakhs Only)** paid by the Purchaser to the Vendors in the following manner:-

- a) Rs. 5,00,000/- (Rupees Five Lakhs Only)** by way of cheque bearing No. 000033, drawn on HDFC Bank, Sahakarnagar Branch, Bangalore.
- b) Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** by way of DD bearing No. -----, drawn on Ashoknagar Co-Operative Bank Ltd., Banashankari Branch, dated ----- , Bangalore.
- c) Rs. 1,00,000/- (Rupees One Lakh Only)** by way of cheque bearing No. 000036, drawn on HDFC Bank, Sahakarnagar Branch, Bangalore.

2.This being the full sale consideration of the schedule property paid by the PURCHASER to the, the receipt of which sum/s the VENDORS hereby Acknowledges and confirms towards the entire sale consideration as mentioned in full and final settlement of the Sale transaction and confirms that there are no amounts due and outstanding from the PURCHASER to the VENDORS in this behalf. The VENDORS hereby grant, transfer, assign, assure and convey UNTO AND TO HOLD the PURCHASER by way of sale of Schedule Property to the PURCHASER as absolute owner.

3. The VENDORS hereby convey, transfer, assign and grant all his right, title and interest whatever the VENDORS have over the schedule property.

4. That the VENDORS have paid all the rates, taxes and cess relating to the Schedule Property hereby conveyed up to date, to the concerned authorities and the PURCHASER is at liberty for getting khatha and other required records duly transferred in his/her/their name and pay the future taxes, cesses, etc., in respect of the schedule property to the concerned authorities. The PURCHASER shall pay taxes, levies and demands in respect of the schedule property from this day onwards.

5. That the VENDORS assures and confirms that the VENDORS have not executed any agreement and/or contracts for sale of the schedule property with any other person/s and Schedule Property is free from all such encumbrances.

6. The VENDORS hereby absolutely and irrevocably transferred the Vacant and peaceful possession of the Schedule Property to the PURCHASER and the PURCHASER hereby confirms the receipt of the entire vacant possession of the Schedule Property. The VENDORS have handed over all the necessary Xerox copies of all the necessary documents relating to the schedule property.

7. The VENDORS hereby further assures the purchaser that He/She is at liberty to make use of all the civic amenities provided to the layout in accordance with law without any interference, obstruction or hindrance from the VENDORS or anyone claiming under or through them.

8. That the VENDORS undertakes to Indemnify the PURCHASER fully and effectively at its own cost and expenses, against all losses, damages, costs and expenses that the PURCHASER may suffer, incur or be put to by reason of any defect in the title to the schedule property hereby sold and conveyed and every part thereof.

SCHEDULES

Item No. 1.

All that piece and parcel of the **Site No. 29, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720035, vide GP Katha No. AGC/194/29, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.**, measuring East to West : 40 feet, North to South : 30 feet, totally measuring 111.42 Sq. meter or 1200 Sq. feet., and bounded on :-

East By	::	Road,
West By	::	Site No. 40,
North By	::	Site No. 28,
South By	::	Site No. 30.

Item No. 2.

All that piece and parcel of the **Site No. 28, Gramina Abiruddi Panchayath Raj Department PID No. 150200102400720031, vide GP Katha No. AGC/193/28, Situated at : Guddanahalli Village, Kasaba Hobli, Anekal Taluk, Bangalore Urban District.**, measuring East to West : 40 feet, North to South : 30 feet, totally measuring 111.42 Sq. meter or 1200 Sq. feet., and bounded on :-

East By	::	Road,
West By	::	Site No. 41,
North By	::	Site No. 27,
South By	::	Site No. 29.

IN WITNESSES WHEREOF the all the parties have affixed their respective signatures to this Absolute sale Deed on the day, month and the year as mentioned earlier before the following attesting witnesses.

WITNESSES: -

1.

**Mr. HARINATHA REDDY &
Mr. V. ADINARAYANA**

Represented as GPA Holders of the
Vendor No. 1 as well as the JDA Holders/ Vendor No. 2.

2.

M/s. SAI PANCHAMI DEVELOPERS PVT. LTD.,

Represented by its Managing Director

Mr. HARINATHA REDDY

VENDOR No. 2

**(S.G.SHAMALA)
PURCHASER**