

I 5658
13-14

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

B.H.B. A.T.B S.L. No. 5658/13-14

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Consists of Total Sheets 18

1-21- Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 3rd day of January, Two Thousand and Fourteen (03-01-2014) at Bangalore by:

1. **Smt. Kathyayanamma** wife of Late Muninanjappa,
aged about 65 years,
2. **Sri. Manjesh @ Manjesh Kumar** son of Late Muninanjappa,
aged about 40 years
3. **Smt. Malathi** Wife of Manjesh @ Manjesh Kumar,
aged about 32 years
4. **Master Manoj Kumar** Son of Manjesh @ Manjesh Kumar,
aged about 12 years
5. **Master Sanjay Kumar** Son of Manjesh @ Manjesh Kumar,
aged about 10 years

(parties in Sl No. 4 and 5 being minors represented by their Father and Natural Guardian Sri. Manjesh @ Manjesh Kumar)

6. **Sri. Paramesh @ Paramesh Kumar** son of late Muninanjappa,
aged about 38 years

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director



Print Date & Time : 03-01-2014 05:03:11 PM

B.H.G.P.A.T.B.S.L. No. 5658/13:14
 10K Consist of Total Sheets 18
 Pages 9/9

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5658

ಅತ್ತಿಬೆಲೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-01-2014 ರಂದು 04:44:26 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೈ
1	ನೋಂದಣೆ ಶುಲ್ಕ	189000.00
2	ಸೇವಾ ಶುಲ್ಕ	770.00
	ಒಟ್ಟು :	189770.00

ಶ್ರೀ M/s M J Infrastructure & Builders India Pvt Ltd Rep by its Chairman & Managing Director Sri Dr. P. Anil Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s M J Infrastructure & Builders India Pvt Ltd Rep by its Chairman & Managing Director Sri Dr. P. Anil Kumar			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

Ranjana
 S.I.B. REGISTRAR
 ATTIBELE
 ANEKAL TALUK

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತ ಗುರುತು	ಸಹಿ
1	M/s M J Infrastructure & Builders India Pvt Ltd Rep by its Chairman & Managing Director Sri Dr. P. Anil Kumar (ಬರೆದುಕೊಂಡವರು)			
2	Smt Kathyayanamma, Manjesh @ Manjesh Kumar, Malathi, Master Manoj Kumar, Master Sanjay Kumar, Paramesh @ ParameshKumar, Ashwath, Master Dhanush Master Gagan, Mallesh alias Mallesh Kumar, See tha, Master Syjal & Master Dheeraj Rep by their GPA Holder Sri Dr. P. Anil Kumar			

Ranjana
 S.I.B. REGISTRAR
 ATTIBELE

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

8,11 G.1 A.T.B S.L. No. 5658/14

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವ ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

7. **Smt. Ashwini**, wife of Sri. Paramesh @ Paramesh Kumar,
aged about 30 years,
 8. **Master Dhanush**, son of Sri. Paramesh @ Paramesh Kumar,
aged about 05 years
 9. **Master Gagan**, son of Sri. Paramesh @ Paramesh Kumar,
aged about 01 years,
- (parties in Sl No. 8 and 9 being minors represented by their Father and
Natural Guardian Sri. Paramesh @ Paramesh Kumar)

10. **Sri. Mallesh alias Mallesh Kumar**, son of Late Muninanjappa,
aged about 35 years
11. **Smt. Seetha**, wife of Sri. Mallesh @ Mallesh Kumar,
aged about 30 years
12. **Master Syjal**, son of Mallesh @ Mallesh Kumar,
aged about 05 years
13. **Master Dheeraj** son of Mallesh @ Mallesh Kumar,
aged about 03 years

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

ಗುರುತಿರುವವರು

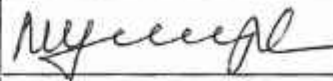
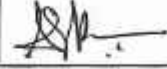
G.H.G.P.A.T.B.S.L. No

565843.14

ANK Consisting Total Sheets

18

4-91 Pages

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	L. Nagaraj S/o B.V. Lakshmaiah Besthamanahalli Village, Kasaba Hobli Anekal tq, Bangalore Dist	
2	N. Ashok Reddy S/o Narayana Reddy Adigondanahalli Village, Attibele Hobli Anekal tq, Bangalore Dist	


SUB REGISTRAR
ATTIBELI
NEKAL TALUK

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 525000/- has been paid thereon. Vide GPA No ANK-4-00162/2013-14 Dt 05/08/2013.


SUB REGISTRAR
ATTIBELI
NEKAL TALUK

 1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು ಸಂಬರ ABL-1-05658-2013-14 ಅಗಿ ಸಿ.ಡಿ. ಸಂಬರ ABLD185 ನೇ ದ್ವರಲ್ಲಿ ದಿನಾಂಕ 03-01-2014 ರಂದು ಪೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)	
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Designed and Developed by C-DAC, ACTS, Pune

SUB REGISTRAR
ATTIBELI
NEKAL TALUK

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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4.14 G. 1 / A.T.B S.L. No 5628/13

Consists of Total Sheets 18

5.21 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

(parties in SI No. 12 and 13 being minors represented by their Father and Natural Guardian Sri. Mallesh alias Mallesh Kumar)

The above mentioned parties all residing at **Chikkanagamangalla Village**, Huskur Post, Sarjapura Hobli, Anekal Taluk, Bangalore.

hereinafter jointly and severally referred to as the **Vendor/s /Owner/s** (which expression wherever it so requires shall mean and include their Heirs, Legal Representatives, Administrators, Executors) of the ONE PART

Vendors are represented by G.P.A. Holder

Sri. Dr. P. Anil Kumar, son of S. Prabhakaran Nair, aged about 39 years, residing at No. 139/A, Willington Layout, Manipal County Club Road, Singasandra, Begur Hobli, Bangalore South Taluk, Bangalore - 560 068.

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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8.14 G.1 14.7.8 S.L. No. 5658/13-14
Consists of Total Sheets 18
Pages 21

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

AND

M/s M.J. INFRASTRUCTURE & BUILDERS INDIA Pvt. Ltd.,

Represented by its Chairman & Managing Director,

Sri. Dr. P. Anil Kumar, son of S. Prabhakaran Nair,

aged about 39 years,

residing at No. 139/A, Willington Layout,

Manipal County Club Road, Singasandra, Begur Hobli,

Bangalore South Taluk, Bangalore - 560 068.

(PAN NO : AFDPA0418G)

hereinafter referred to as the **Purchaser** (which expression shall wherever the context so requires or admits, mean and include his Heirs, Successors, Executors, Legal representatives, Administrators and Assigns) of the **Other Part**;

WHEREAS the Vendors represent that they are the absolute owners and are in peaceful possession of vacant land bearing Old Sy.No.94, New **Sy. No.94/1** to an extent of **1 Acre 30 Guntas**, situated in

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರವೃತ್ತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 6040

ಕಛೇರಿ : ಅತ್ತಿಬೆಲೆ

Original

ದಿನಾಂಕ : 03/01/2014

ಶ್ರೀ M/s M J Infrastructure & Builders India Pvt Ltd Rep by its Chairman & Managing Director, Sri Dr. P. Anil Kumar ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ
2013 - 14 ವರ್ಷದ ಪ್ರಥಮ - 1 ಪ್ರಕರಣದ 5058 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

	ರೂ. ಪೈ.
ನೋಂದಣಿ ಶುಲ್ಕ	189000.00
ಸೇವಾ ಶುಲ್ಕ	770.00
ಒಟ್ಟು :	189770.00

Rs. 189000.00 ಡಿ.ಡಿ.ಮೂಲಕ IDBI Bank, Koramangala, Bangalore, DD No 005374
Dt 02/01/2014 770.00 ನಗದಾಗಿ Paid In Cash

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : _____ + _____ 20.00
ಒಟ್ಟು : 189790.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂದು ಲಕ್ಷ ಎಂಟುತ್ರಿಪ್ಪಂಚತ್ತು ಸಾವಿರದ ಏಳು ನೂರು ತೊಂಬತ್ತು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 03/01/2014 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಹ ರಜಿಸ್ಟ್ರಾರ್
ಆಟಿಬೆಲೆ
ATTIBELLE
INEKAL TALUK

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ಧರ್ಮ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

B.H.G.A.T.B.S.L. No. 5658

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲು
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Consists of Total Sheets 18
8-21 Pages

ದಾಖಲೆಯನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
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Total stamp duty paid Rs.

Chikkanagamangalla Village, Sarjapur Hobli, Anekal Taluk, Bangalore
morefully described in the Schedule hereunder written and hereinafter
referred to as the Schedule Property;

AND WHEREAS, the land bearing Sy. No. 94 measuring 5 acres 30 guntas
was self earned property of one Chickknu Alias Muniveerappa.
Sri.Muniveerappa sold the said property for the consideration mentioned
therein in favour of Sri. Nagappa vide sale deed dated 30th July 1948 and
registered as document no. 238 of 1948-49, Volume no. 604, Book no. 1
in the office of the Sub Registrar, Anekal.

And Whereas, the said Sri. Nagappa sold the said property for the
consideration mentioned therein in favour of Smt. Chennamma vide sale
deed dated 10th September 1956 and registered as document no. 1588,
Volume no. 771, Pages 119-121, Book no. 1 in the office of the Sub
Registrar, Anekal, Bangalore.

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ಶ.ಇ.ಗ. 1 A.T.B S.L. No. 565863/14

ಪುಟಗಳ ಸಂಖ್ಯೆ 18

ಪುಟಗಳ ಸಂಖ್ಯೆ 9-81 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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Total stamp duty paid Rs.

And Whereas, the said Smt. Chennamma gifted 1 acre and 30 guntas of land in Sy. No. 94 in favour of Ms. Neelamma, a minor represented by her Father and Natural Guardian Sri. Munishamappa vide Gift Deed dated 13th June 1972 and registered as document no. 1063, Volume no. 1177, Pages 138-139 in the office of the Sub Registrar, Anekal, Bangalore.

And Whereas, the said Neelamma sold 1 acre and 30 guntas of land in Sy. No.94 for the consideration mentioned therein in favour of Huchayallappa vide sale deed dated 23rd February 1978 and registered as document no. 2221, Volume no. 1277, Pages 46-48, Book no. 1 in the office of the Sub Registrar, Anekal, Bangalore.

And Whereas, the said Sri. Huchayallappa sold 1 acre and 30 guntas of land in Sy.No.94 for the consideration mentioned therein in favour of Neelamma wife of Sri. Balakrishna Reddy vide sale deed dated 17th January 1986 and registered as document no. 1360 of 1986-87, Volume no. 1407, Pages 139-142, Book no. 1 in the office of the Sub Registrar, Anekal, Bangalore.

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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8.14 G.I. / A.T.B. S.L. No. 565863-14

Consisting Total Sheets 18

Total 10-91 Pages

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Date of execution

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

And Whereas, Smt. Kathyayanamma wife of Late Muninajappa, the First Vendor herein purchased 1 acre and 30 guntas of land in Sy. No.94 as self acquired property from Smt Neelamma wife of Sri. Balakrishna Reddy for the consideration mentioned therein vide sale deed dated 9th November 1989 and registered as document no. 1459 of 1989-90, Volume no. 1537, Pages 108-111, Book no. 1 in the office of the Sub Registrar, Anekal, Bangalore.

AND WHEREAS, subsequent to the purchase of the land bearing Sy. No.94 Smt. Kathyayanamma was in peaceful possession of the said land and got Poodi (Hissa) as Sy no. 94/1 for her share of land and also transferred land revenue records to her name vide Mutation Register no.8 of 1991-92 and have paid property tax for the Schedule Property up to date.

And Whereas Smt.Kathyayanamma wife of Late Muninanjappa and her other family members mentioned therein entered into an Agreement of Sale with Possession dated 5th August 2013 with the Purchaser herein for sale of Sy. No. 94/1 measuring 1 acre and 30 guntas free from all

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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8.14 G. 1/1 A. T. B. S. L. No. 5658/13-14

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

encumbrance for a sale consideration of Rupees One Crore Five Lakhs only (Rs. 1,05,00,000/-) the receipt of which has been acknowledged therein by the Vendors and registered the agreement as document no. ANK-1-02273-2013-14, CD no. ANKD358, Book No. I.

And Whereas Smt. Kathyayanamma wife of Late Muninanjappa and her other family members mentioned therein executed a General Power of Attorney in favour Sri. P. Anil Kumar, the Purchaser herein on 5th August 2013 and registered as document no. ANK-4-00162-2013-14, CD No. ANKD358, Book No.4 authorizing the Purchaser herein to sell, execute Sale Deeds, admit executions, receive sale consideration, present the document for Registrations and Register Sale Deeds or any other document with regard to the Schedule Property.

AND WHEREAS based on the above representations of the Vendors to the Purchaser, the Purchaser herein has agreed to purchase 1 acre and 30 guntas of land in **Sy. No. 94/1**, situated in **Chikkanagamangalla Village**, Sarjapur Hobli, Anekal Taluk, Bangalore morefully mentioned in

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

8.14 G.1 A.T.B S.L. No. 5658/19-14

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Total stamp duty paid Rs.

the Schedule hereunder and hereinafter called Schedule Property, and the said schedule property has been converted for agricultural to non agriculture residential use vide order No.ALN(ASH)SR.41/13-14, dated:15-10-2013, issued by the Deputy Commissioner, Bangalore District, on certain terms and conditions provided herein below.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH THAT in consideration of the sum **Rupees One Crore Eighty Nine Lakhs Only (Rs. 1,89,00,000/-)** paid by the PURCHASER to the VENDORS as provided hereinbelow the receipt of which sum the VENDORS hereby jointly and severally acknowledges, the said VENDORS does hereby grant, convey, transfer and assign, assure unto the said PURCHASER free from all encumbrances the vacant 1 acre and 30 guntas of land situated in Chikkanagamangalla Village, Sarjapur Hobli, Anekal Taluk, Bangalore more fully described in the Schedule hereunder and hereinafter referred to as the "Schedule Property" together with the benefit of all ancient and other lights, liberties, easements, all ways, passages, drains, waters, watercourse, privileges, appendages and appurtenances and all estate right, title, interest, property claim, whatsoever of the VENDORS in the Schedule Property along with free from encumbrances and attachments

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

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Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

B.H.G. & A.T.B. S.L. No. 5658/3/69

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Total stamp duty paid Rs.

whatsoever to have and hold the property hereby conveyed to the
PURCHASER absolutely.

Details of the Sale consideration:

- (1) Rupees Twelve Lakhs Fifty Thousand only (Rs. 12,50,000/-)
vide Cheque No. 083115 drawn on Sanjay Nagar Branch, Axis Bank,
Bangalore;
- (2) Rupees Twelve Lakhs Fifty Thousand only (Rs. 12,50,000/-)
vide Cheque No. 083117 drawn on Sanjay Nagar Branch, Axis Bank,
Bangalore;
- (3) Rupees Twelve Lakhs Fifty Thousand only (Rs. 12,50,000/-)
vide Cheque No. 083118 drawn on Sanjay Nagar Branch, Axis Bank,
Bangalore;
- (4) Rupees Twelve Lakhs Fifty Thousand only (Rs. 12,50,000/-)
vide Cheque No. 083119 drawn on Sanjay Nagar Branch, Axis Bank,
Bangalore;
- (5) Rupees Nine Lakhs Seventeen Thousand only (Rs. 9,17,000/-)
vide Cheque No. 055645 drawn on Sanjay Nagar Branch, Axis Bank,
Bangalore;

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Total stamp duty paid Rs.

- (6) Rupees Nine Lakhs Seventeen Thousand only (Rs. 9,17,000/-)
vide Cheque No. 055646 drawn on Sanjay Nagar Branch, Axis Bank,
Bangalore;
- (7) Rupees Nine Lakhs Sixteen Thousand Five Hundred only (Rs.
9,16,500/-) vide Cheque No. 055647 drawn on Sanjay Nagar
Branch, Axis Bank, Bangalore;
- (8) Rupees Nine Lakhs Sixteen Thousand Five Hundred only (Rs.
9,16,500/-) vide Cheque No. 055648 drawn on Sanjay Nagar
Branch, Axis Bank, Bangalore;
- (9) Rupees Nine Lakhs Sixteen Thousand Five Hundred only (Rs.
9,16,500/-) vide Cheque No. 055649 drawn on Sanjay Nagar
Branch, Axis Bank, Bangalore;
- (10) Rupees Nine Lakhs Sixteen Thousand Five Hundred only (Rs.
9,16,500/-) vide Cheque No. 055650 drawn on Sanjay Nagar
Branch, Axis Bank, Bangalore
- (11) Rupees Twelve Lakhs Fifty thousand only (Rs. 12,50,000/-)
vide Cheque No.228730 dt 15.01.2014 drawn on IDBI Bank Ltd,
Koramangala Branch

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನೆ 2003
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Total stamp duty paid Rs.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

- (12) Rupees Twelve Lakhs Fifty thousand only (Rs. 12,50,000/-)
vide Cheque No.228731 dt 16.01.2014 drawn on IDBI Bank Ltd,
Koramangala Branch
- (13) Rupees Twelve Lakhs Fifty thousand only (Rs. 12,50,000/-)
vide Cheque No. 228732 dt 18.01.2014 drawn on IDBI Bank Ltd,
Koramangala Branch
- (14) Rupees Ten Lakhs Sixty one thousand only (Rs.10,61,000/-)
vide Cheque No. 228733 dt 20.01.2014 drawn on IDBI Bank Ltd,
Koramangala Branch
- (15) Rupees One Lakh Eighty Nine thousand only (Rs. 1,89,000/-)
paid to TDS to Income Tax Department vide Cheque No.172172. dt
03.01.2014 drawn on Federal Bank Ltd, Koramangala Branch
- (16) Rupees Thirty Four Lakhs only (Rs. 34,00,000/-) by cash

2. The Vendors have delivered vacant possession of the Schedule
Property to the Purchaser along with execution of Agreement of Sale
on 5th August 2013.

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
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Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

0. H. G. 1 A. T. B. S. L. No. 365813

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
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ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

3. The Vendors represent and warrant to the Purchaser as follows:-
 - 3.1 That the Vendors have good marketable title and are the absolute owners of the Schedule Property herein and the Vendors have the full right, absolute power and authority to deal with the property and to sell the Schedule Property herein. In the event there being any defect or deficiency or inadequacy in the Vendors' right to execute this Sale Deed, the Vendors hereby undertake to indemnify the Purchaser against all consequences arising there from including damages, losses, costs or any other claims/actions, or proceedings by others in respect of quiet and peaceful use, occupation and possession of the Schedule Property.
 - 3.2 That Vendors mentioned herein constitute the absolute owners of the Schedule Property and that there are no other person entitled to share right or interest in the Schedule Property.

MJ Infrastructure & Builders India Pvt. Ltd.

P. Anil Kumar
Chairman & Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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8.14 6.17 A.T.B S.L. 46 565840 14

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಲು ಸಾಧ್ಯವಿದೆ.
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Total stamp duty paid Rs.

- 3.3 That the Schedule Property hereunder is free from all encumbrances whatsoever and the Vendors have not entered into any agreement or arrangement with any person/persons with regard to the Schedule Property hereunder and other rights to which the Purchaser is entitled to under this Sale Deed.
- 3.4 The Vendors have paid all the taxes and out goings upto this date in respect thereof and undertakes to discharge any such amount levied or leviable upto this date.
- 3.5 That the Vendors have obtained all requisite statutory and other approvals from governmental/local authorities to sell the Schedule Property.
- 3.6 That the Vendors are not in breach of any statutory/municipal regulations or contractual obligations with respect to sale of the Schedule Property to the Purchaser.
- 3.7 The Vendors covenant with and assure the Purchaser that there is no private or public or revenue claims, outstanding hitherto in respect of the Schedule Property.

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Total stamp duty paid Rs.

- 3.8 The Vendors doth further assure the Purchaser that the Vendors shall do or cause to be done all things the Purchaser may reasonable require however at the cost of the Purchaser for more perfectly assuring the Schedule Property hereto being conveyed, granted, transferred and sold to the Purchaser including registration/transfer of Katha, change, updating Land Records pursuant to registration of this deed.
- 3.9 The Vendors shall at all times jointly and severally indemnify and keep indemnified the Purchaser against all actions, proceedings, claims and demands arising out of any dispute relating to the Ownership of the Vendors in the Schedule Property and/or relating to the occupation and usage of the Schedule Property by the Purchaser or in connection with any loss or injury to any person or third party or any property in connection with any of the matters covered by this Deed.

4. Indemnity

- 4.1 It is further jointly and severally agreed by the Vendors that

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

they will always keep the Purchaser indemnified and hold harmless for any breach in any of the above covenants. In the event there being any defect or deficiency or inadequacy in the Vendors' right to execute this Sale Deed and or compliance of State/Local Laws or in case of any litigation threatened, pending or arising affecting the rights of Purchaser, the Vendors undertake to jointly and severally indemnify the Purchaser against all Consequences arising there from including damages, losses, costs or any other claims/actions, or proceedings by others in respect of Title, quiet and peaceful use, occupation and possession of the Schedule Property and that such indemnification would be reimbursed to the Purchaser of all costs and expenses including loss based on actual market value prevailing at the time the Purchaser have to bear such loss, Attorney's fees, registration fee, stamp duly, costs and incurred by the Purchaser towards the cost of constructions, non-removable additions/ alterations to the Schedule Property and all incidental costs.

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೇನು



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಲು ಸಾಧ್ಯವಾಗುತ್ತದೆ.
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B.H.G. (A) A.T.B S.L. No. 56586/14

Consists of Total Sheets 18

ಎಂ. 20-21 Pages

ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದು ದಿನಾಂಕ
Date of execution

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

5. The Vendors hereby jointly and severally covenant and assures the Purchaser that the Vendors are the Absolute Owners of the Schedule Property and the same is free from all kinds of encumbrances, charges, rights, claims and mortgages whatsoever and the same is not the subject matter of any attachment or other legal proceedings before any Court of Law, Taxation or other statutory authorities and the Vendors are in actual possession and enjoyment of the property and they are competent to enter into this sale deed and to effect sale of the Schedule Property as per the terms hereunder.

SCHEDULE PROPERTY

All that piece and parcel of the land measuring **1 acre and 30 guntas** bearing Old Sy.No.94, New **Survey No. 94/1**, situated at situated in **Chikkanagamangalla Village**, Sarjapur Hobli, Anekal Taluk, Bangalore, and the land has been converted for residential use vide order No.ALN(ASH)SR.41/13-14, dated:15-10-2013, issued by the Deputy Commissioner, Bangalore District,

For MJ Infrastructure & Builders India Pvt. Ltd.

P Anil Kumar
Chairman & Managing Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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0.14 G.1 / A.1.B S.L. No. 5658/18
Consists of Total Sheets 18
Pages 21-21

ದಾಖಲೆಯನ್ನು ಬರೆದ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

And bounded on the

East by : Property belonging to Ms. Nagamma and Krishna Reddy;

West by : Doddanamangala Gaddi;

North by : Property belonging to Sri. P. Anil Kumar,
the Purchaser herein;

South by : Property belonging to Doddanagamangala Chikkoonu;

IN WITNESS WHEREOF, the parties hereto have signed this Absolute Sale
Deed on the day, month and year first above written.

Witnesses:

1.
NAGANAV-L
S/o LAKSHMAIAH, B.V.
Bommanahalli, B'68.

2.
Ashok-N s/o Narayana Reddy.
Adigondanahalli, Anekal Taluk.

Vendors are represented
by G.P.A. Holder

(Dr. P. Anil Kumar)

Purchaser
(Dr. P. Anil Kumar)

Drafted by:

K. Pillappa 03/01/14

D.W.L., No. 14/09-10
Besthamanahalli, Anekal Taluk,
Bangalore (U) District-562 106.