

Bk 8889/13-14

Serial

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಪತ್ರ
Document Sheet

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಪದ್ಧತಿ: ಕೂ. 2/-

ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಶ ಶುಲ್ಕ ಪಾವತಿಯಾದ ರೂ.
Total stamp duty paid Rs.

Bk 8889/13-14

DEED OF SALE

(This document consists of 16 pages)
Part Sheet of Doc. No. 8889 of Book 13-14

THIS DEED OF SALE is made and executed on this Third day of March Two Thousand and Fourteen (03.03.2014) at Bangalore, by and between:

1. SMT. ANUSUYAMMA, Wife of Late Sri. R. Kaverappa, Aged about 59 years,
2. SRI. K. LOKESH, Son of Late Sri. R. Kaverappa, Aged about 31 years,
3. KUMARI LAVANYA, Daughter of Sri.K. Lokesh, Aged about 9 years, being minor represented by natural guardian father Sri.K. Lokesh
4. KUMARI POORNIMA, Daughter of Sri.K. Lokesh, Aged about 5 years, being minor represented by natural guardian father Sri.K. Lokesh
5. SMT. GOWRAMMA, Daughter of Late Sri. R. Kaverappa, Aged about 39 years.
6. SMT. KARAGAMMA, Daughter of Late Sri. Ramiah, Aged about 87 years.

All are residing at No. 98, Panathur Village, Boganahalli Road, Varthur Hobli, Bangalore East Taluk.

PAN: ANUSUYAMMA : AWXPA3778Q, K. LOKESH : AHIPL8876G

Hereinafter referred as the VENDORS (Which expression shall wherever the context so requires or admits shall mean and include their Legal representative, executors, administrators, successor-in-title and assigns etc.) of the One Part.

AND:

M/S LEAD BUILDERS, a Partnership firm having its office at No.313, 8th Main 3rd Cross, 1st Block, HRBR Layout Bangalore-560043 Represented by its Partners Smt. J. Bhavani and Sri. K. Munirathnam.

* K. Lokesh
* K. Lokesh
* K. Lokesh

K. Lokesh

(Karagamma)

(Anusamma)

Page 1 of 15

for Lead Builders

J. Bhavani

K. Munirathnam

Partner

PAGE NO - 1

K. Gowramma



Print Date & Time : 03-03-2014 03:50:43 PM

ಪ್ರಾಚೀನ ಸಂಖ್ಯೆ : 8889

ಇಂದಿರಾವರಿ ಕಡ್ಡಿದುಡ ಅಭಿಮಾನಿರಾಜರವರಿ ತಿರುಪತಿರ ಕಡ್ಡಿದ ಕೊರೆಯಲ್ವಿ ದಿನಾಂಕ 03-03-2014 ರಾತ್ರಿ 03:05:05 PM ಗೊತ್ತಿಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಮನ್ನಾಡುರಾಗಿ

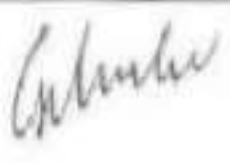
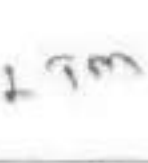
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ . ಪೈ
1	ದೀಪಾವಳಿ ಮನ್ನಾ	180000.00
2	ವಿಶಾ ಮನ್ನಾ	100.00
3	ಇತರೆ	40.00
4	ಪರಿಶೀಲನಾ ಮನ್ನಾ	35.00
5	ಪ್ರತಿಷ್ಠಾಪನಾ ಮನ್ನಾ	100.00
	ಒಟ್ಟು :	180875.00

ಶ್ರೀ Sri Gokaraju Venkata Sivarama Raju ಸಹಿರಾದ ಕಡ್ಡಿದ ಮಹದ್ವರಗಿ

ಕರತ	ಫೋಟೊ	ಹೆಚ್ಚುಗರಗುರು	ಸಹಿ
ಶ್ರೀ Sri Gokaraju Venkata Sivarama Raju			

ಸಹಿರಾದಿರಗುರುಗಿ ಒಟ್ಟುರಗುರು

Kumbh
ಕುಂಬ್ಹ ಕರತು
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ಕುಂಬ್ಹ ಕರತು
ಕುಂಬ್ಹ ಕರತು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಕರತ	ಫೋಟೊ	ಹೆಚ್ಚುಗರಗುರು	ಸಹಿ
1	Sri Gokaraju Venkata Sivarama Raju (ಸಹಿರಾದಿರಗುರು)			
2	Sri Anasuyamma (ಸಹಿರಾದಿರಗುರು)			

Kumbh
ಕುಂಬ್ಹ ಕರತು
ಕುಂಬ್ಹ ಕರತು
ಕುಂಬ್ಹ ಕರತು
ಕುಂಬ್ಹ ಕರತು

PAGE NO -2

ಕ್ರ. ಸಂಖ್ಯೆ	ಹೆಸರು	ಚಿತ್ರ	ಚಿತ್ರದ ಸರಣಿ	ಹಸ್ತ
3	Sri.K.Lokesh (ಸರದಾರರವರು)			K. Lokesh
4	Kumari Lavanya, Kumari Poonima Rep by Minor and Natural Guardian Mr.K.Lokesh (ಸರದಾರರವರು)			K. Lokesh
5	Smt Gowamma (ಸರದಾರರವರು)			K. Gowamma
6	Smt Karagamma (ಸರದಾರರವರು)			L T M
7	M/s Lead Builders Rep by its Partners Smt.J Bhavani (Confirming Party) (ಸರದಾರರವರು)			M/s Lead Builders J. Bhavani Partner
8	M/s Lead Builders Rep by its Partners Sri.K. Munirathnam (Confirming Party) (ಸರದಾರರವರು)			for Lead Builders K. Munirathnam Partner
9	P.C.Ramesh (ಸರದಾರರವರು)			Ramesh P.C.
10	Manjula R. (ಸರದಾರರವರು)			Manjula R.

ಹಿಮ್ಮೆ.

ಉಪನಿರ್ದೇಶಕರು
ಇಂಜಿನಿಯರಿಂಗ್, ಬೆಂಗಳೂರು

PAGE NO - 4

ಈ ದಾಖಲೆಯು ಹಾಕಿಯಿರುವ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಉದ್ದೇಶ ಸಿಬ್ಬಿ 404/132 ಮುನ್ಸೀಫರು 2003
ಡಿವೀಡ್ 09-03-2003 ರಲ್ಲಿ ಸಿದ್ಧಪಡಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಕಿ
Document Sheet



ಭಾರತ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department



ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Village, Varthur Hobli, Bangalore East Taluk. The Assistant Commissioner, Bangalore in case No. HOA (S) 02/1978-79, on 27.09.1978 has Re-granted land measuring to an extent of 9 Guntas in Survey Number 95 jointly to one Muniyappa, Chikkamuniyappa and Kaverappa all are children of Ramaiah and land measuring to an extent of 9 Guntas each to Kaverappa Son of Jadyappa, Kaveramma Daughter of Chikkamuniyappa, and Karagappa son of Ramaiah. The mutation was also transferred in their respective names vide MR No. 8/1978-79.

2. The above said Muniyappa Son of Ramaiah died intestate without having any issue leaving behind the Vendors herein as his successors. The above said Chikkamuniyappa son of Ramaiah died leaving behind his only son P.C. Ramesh as his successor and above said Kaverappa son of Ramaiah died leaving behind Smt. Anusuyamma, Lokesh and Gowramma, the Vendors at Sl. No. 1, 2 & 5 herein. The 1st Vendor Smt. Anusuyamma got mutated the land measuring to an extent of 9 Guntas in Survey Number 95 which was phoded and re-numbered as Survey Number 95/2 in her name, vide MR No. 83/2010-11.
3. Thereafter, above said P.C. Ramesh son of the Chikkamuniyappa and above said Anusuyamma have entered into registered partition on 29.12.2012, vide Document bearing No. HLS-1-03531/2012-13, registered in the office of the Sub-Registrar Halsur, Bangalore. As per the said partition deed land measuring to an extent of 09 Guntas in Survey Number 95/2, situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, Bangalore Urban District, was allotted to the share of Smt. Anusuyamma, the 1st Vendor herein.
4. Thereafter the Vendors herein converted the land measuring to an extent of 9 Guntas in Survey Number 95/2 from agricultural to non-agricultural

K. Lokesh
K. Lokesh
K. Lokesh
K. Gowramma

(Signature)
(Kaveramma)
PAGE NO - 5
Page 3 of 15
(Anusuyamma)
for Lead Builders
J. Sharan K. M. Shrinivas
Partner

File No.	Name	Photo	Fingerprint	Signature
11	KORRAE, (Aug 4 1943)			<i>Korrae</i>
12	KORRAE, R. (Aug 4 1943)			<i>Korrae</i>

Korrae
KORRAE, R.
KORRAE, R.

ಧರ್ಮ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. 2/-

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Date of execution

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



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13-14

Hi-Tech (Industrial) purpose on 22.02.2013, the Deputy Commissioner has issued Official Memorandum bearing No. ALN (EVH) SR : 341/2012-13.

- Thereafter the Vendors got mutated the katha in the name of the 1st Vendor herein in the records of the BBMP vide katha bearing No. Sl. No. 1169, Sy No. 95/2, Municipal No. 134, by paying up-to-date tax in respect of the land bearing Survey Number 95/2, measuring 9 Guntas situated at Panathur Village, Varthur Hobli, Bangalore East now jurisdiction of BBMP, the Schedule Property herein. As such the Vendors herein have acquired absolute right, title and interest over the Schedule Property and the Vendors are in exclusive, continuous possession and enjoyment of the same.
- The 6th Vendor Smt. Kargamma daughter of Ramaiah, the sister of above said Muniyappa, Chikkamuniyappa and Kaverappa has decided to be a party as a Vendor at the request of the Purchaser herein to relinquish all her right, title & interest in favour of purchaser herein.

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

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

(Signature)

(Signature)

(Signature)

Page 4 of 15

for Lead Builders

J. Elavaraj K. Muthanna
Partner

PAGE NO - 7

* Label
* Label
* Label
H. Gowdappa



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಸೀಟ್‌ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು.
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ದಾಖಲೆ ಸಿದ್ಧಪಡಿಸಿದ ದಿನಾಂಕ
Date of execution

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Total stamp duty paid Rs.



Sheet of Doc No. 13-14 of Book 1

AND WHEREAS, the Thasildar Bangalore East Taluk, had issued an Endorsement to the 1st Vendor herein on 15.03.2012, bearing No. LND.CR: 95/2011-12, stating that, no permission is required for the sale of the land in Survey No. 95/2, measuring 09 Guntas, situated Panathur Village, Bangalore East Taluk the Schedule Property herein.

AND WHEREAS, the Vendors have decided to receive the sale proceeds and the Vendors have give up all their right, title and interest by offering to execute absolute registered sale deed for consideration of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakh Only) and have executed an Agreement to Sell on 06.02.2014 in favour of the Confirming Party herein, agreeing to convey the Schedule Property to it or the nominee of it for the above said Sale Consideration. The Confirming Party herein has nominated the Purchaser to get registered the Sale deed in his name by paying the balance consideration.

AND WHEREAS, the Purchaser have agreed to purchase the Schedule Property for aforesaid sum, said sale consideration have received by the Vendors from the Purchaser in the presence of the witness and the Vendors has agreed to convey the Schedule Property to the Purchaser herein.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. In pursuance of foregoing and in consideration of the sale consideration of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakh Only) the Purchaser has paid Rs. 1,78,20,000/- (Rupees One Crore Seventy Eight Lakh Twenty Thousand Only) to the Vendors after deducting Rs. 1,80,000/- TDS (calculated @1% which is remitted to Income Tax Account) in the following manner:

Signature

Signature

Signature

Page 5 of 15

for Lead Builders

J. Bhavani Partner

PAGE NO - 9

Handwritten notes:
x. Label
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for the 1st and 2nd parties

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಕುವುದು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಸೂಕ್ತವಾಗಿದೆ
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ದಾಖಲೆಯನ್ನು ಹಾಕುವುದಿನ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟಾರೆ ಸ್ಟಾಂಪ್ ದುರಸ್ತಿ ಶುಲ್ಕ
Total stamp duty paid Rs.



Sheet of Doct No. 13-14 of Book 1

- Rs. 5,00,000/- (Rupees Five Lakhs Only), vide cheque bearing No.000036, Dated 06.02.2014, drawn on Andhra Bank, Banaswadi Branch, Bangalore.
- Rs. 5,00,000/- (Rupees Five Lakh Only), through Cheque bearing No. 000037, Dated 06.02.2014, Drawn on Andhra Bank, Banaswadi Branch, Bangalore.
- Rs. 5,00,000/- (Rupees Five Lakh Only), through Cheque bearing No. 000038, Dated 06.02.2014, Drawn on Andhra Bank, Banaswadi Branch, Bangalore.
- Rs. 5,00,000/- (Rupees Five Lakh Only), through Cheque bearing No. 000039, Dated 06.02.2014, Drawn on Andhra Bank, Banaswadi Branch, Bangalore.
- Rs. 5,00,000/- (Rupees Five Lakh Only), through Cheque bearing No. 000043, Dated 06.02.2014, Drawn on Andhra Bank, Banaswadi Branch, Bangalore.
- Rs. 5,00,000/- (Rupees Five Lakh Only), through Cheque bearing No. 000044, Dated 06.02.2014, Drawn on Andhra Bank, Banaswadi Branch, Bangalore.
- Rs. 30,00,000/- (Rupees Thirty Lakh Only), through Cheque bearing No. 039924, Dated 05.04.2014, Drawn on Axis Bank, Banajara Hills Branch, Hyderabad.

(Signature)

(Signature)

(Signature)

Page 6 of 15

for Lead Builders

(Signature)

(Signature)
Partner

PAGE NO - 11

(Signature)
(Signature)
(Signature)
K. Gowdanna

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಸಾರ್ವಜನಿಕ ದಾಖಲೆಯು: ದಾಖಲೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಲು ಸಾಧ್ಯವಿದೆ
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ದಾಖಲೆಯನ್ನು ಬಳಸಿದ ದಿನಾಂಕ
Date of execution

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



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- h. Rs. 30,00,000/- (Rupees Thirty Lakh Only), through Cheque bearing No. 039995, Dated 07.04.2014, Drawn on Axis Bank, Banajara Hills Branch, Hyderabad.
- i. Rs. 38,20,000/- (Rupees Thirty Eight Lakh Twenty Thousand Only), through Cheque bearing No. 039996, Dated 08.04.2014, Drawn on Axis Bank, Banajara Hills Branch, Hyderabad.
- j. Rs. 15,00,000/- (Rupees Fifteen Lakh Only), through Cheque bearing No. 039997, Dated 03.03.2014, Drawn on Axis Bank, Banajara Hills Branch, Hyderabad in the name of the Manjula, the 2nd Consenting witness.
- k. Rs. 15,00,000/- (Rupees Fifteen Lakh Only), through Cheque bearing No. 039998, Dated 03.03.2014, Drawn on Axis Bank, Banajara Hills Branch, Hyderabad in the name of the P.C. Ramesh, the 1st Consenting witness.
- l. Rs. 20,00,000/- (Rupees Twenty Lakh Only), through Cheque bearing No. 039999, Dated 05.04.2014, Drawn on Axis Bank, Banajara Hills Branch, Hyderabad in the name of the P.C. Ramesh, the 1st Consenting witness.

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

K. Subul
K. Subul
K. Subul
K. Subul

Signature



Page 7 of 15

for Lead Builders

(Signature)

J. B. B. B.

K. Manohar
Partner

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ಧರ್ಮ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೇಜ್ : ೨೨ / -

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದಾಗಿದೆ
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Date of execution

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Total stamp duty paid Rs.



Sheet of Doc No. 38887 of Book 13-14

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

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

3 **THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:**

- i) That the Vendors are the sole and absolute owner of the Schedule Property and their title to the Schedule Property is good, clear, marketable and subsisting and free from mortgages, encumbrances, attachments court proceedings or charges of any kind and that none else have any right, title interest or share therein and that cost of good title shall be that of Vendors at all times both before and after the sale.

K. Subul
K. Subul
K. Subul

H. Gowthama

G. Subul

(K. Subul)

for Lead Builders

J. Subul

Partner

Page 8 of 15

PAGE NO - 13



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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ದಾಖಲೆಯನ್ನು ದೃಢೀಕರಿಸಲು, **Date of execution**

Total stamp duty paid Rs.



9 Meet of District 8889 Book 13-14

- 13-14
- ii) That the Vendors have not entered into any agreement or arrangement for with respect to the schedule Property with any third party and have not executed any power of attorney with any other person to deal with the Schedule Property.
 - iii) That the Schedule Property is not subject matter of any litigation or proceedings and the same is not attached or sold or sought to be sold in whole or in portions in any court or other civil or revenue or other proceedings and not subject to any attachment by the process of the court or in the possession or custody by any receiver, judicial or revenue court or any officer thereof.
 - iv) That there are no easements, quasi-easements, restrictive covenants or other rights or servitude,
 - v) That the Schedule Property is not a grant property under the provisions of the Schedule Caste and Schedule Tribes Act and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else;
 - vi) That the Vendors do not hold land in excess of the ceiling limit under the Karnataka Land reforms Act.
 - vii) The Vendors hereby covenant with the Purchaser that notwithstanding any act, deed or thing hereto done, excluded or knowingly suffered, the Vendor have full power and absolute authority and indefeasible title to sell the Schedule Property and the Schedule Property is free from all encumbrances like maintenance charges and obligations whatsoever and the Purchaser shall hereafter peacefully and actually **HOLD POSSESS AND ENJOY** the Schedule Property without any claim or demand, disturbance or interruption whatsoever from the Vendors and the

$\frac{1}{2}$ lb
 $\frac{1}{2}$ lb
 $\frac{1}{2}$ lb

水 blue
水 blue
水 blue

K. Blue

14. Brown and Green

Christine

for Lease

Page 9 of 15
06/28/2017

for Lead Builders

J. Florou

L. Myerthons
Partner

Partner

PAGE NO - 14

ಈ ದಾಖಲೆಯು ಸಾರ್ವಜನಿಕ ಸರ್ಕಾರದ
ಆದೇಶ ಕಡೆಗೆ (32 ಮಾರ್ಚ್ 2003)
ದಿನಾಂಕ 04-05-2003ರಲ್ಲಿ ಕೈಗೊಂಡ ಮುದ್ರಣವಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರೆದದ್ದಿನ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟಾರ್ಹ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Ru.



11 Sheet of Doc No. 13-14-1 of Book 1

of the terms hereof of this sale or any misrepresentation made by the Vendors.

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

(Signature)
(Karnataka) (Karnataka)

* *(Signature)*
* *(Signature)*
* *(Signature)*
K. Gowtham

Page 11 of 15

for Lead Builders

J. Harani *(Signature)*
Partner

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ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪರಿಶೀಲನೆ : ೨೦/೨/೨೦

ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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Date of execution

ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.



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

- The Confirming Party covenants that it has entered into Agreement To Sell on 06.02.2014, with the Vendors herein in respect of the Schedule Property and as per the above said Agreement to sell the Confirming Party herein have right to nominate any third party to get register sale deed.
- The Confirming Party herein nominate the Purchaser herein, to get register the sale deed in its favour by relinquishing all its rights and interest over the Schedule Property in favour of Purchaser herein.
- The Confirming Party herein do hereby Confirms and declares, that on the basis of the Agreement to Sell dated 06.02.2014, it has not created any charge or nominated any person except the Purchaser herein to get registered the Sale Deed. The Confirming Party do hereby relinquish all its right, title and interest in favour of the purchaser herein and further confirms and declares that it will not claim any right, title and interest over the Schedule Property from the Purchaser or from the Vendor.

5. THE CONSENTING WITNESS COVENANAT WITH THE PURCHASER AS FOLLOWS:

- The above said P.C. Ramesh Son Late Chikkamuniyappa, the 1st Consenting witness hereby confirms that, he had entered into a registered Partition Deed on 29.12.2012, vide Document bearing No. HLS-1-03531/2012-13, registered in the office of the Sub-Registrar Haliur,

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for Lead Builders

Partner

PAGE NO - 17

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ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೇಜ್ : ೨/-

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Date of execution

ಮಾಪದ ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs.



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Bangalore and has released all his Right, Title and Interest over the Schedule Property in favour of the 1st Vendor herein. As such the 1st Vendor and her family members have become the absolute Owners in possession of the Schedule Property. Though the 1st Consenting witness and his children, the 2nd, 3rd and 4th Consenting Witness do not have any Rights, Title and Interest over the Schedule Property at the request of the Purchaser herein and hereby releases all their right, title and interest if any and further declare that, they will not make any claim/s or demand over the Schedule Property in future.

- b) The consenting witness further covenant with the purchaser that, they shall at all times indemnify and keep indemnified and save harmless the purchaser against all claims and demands of any kind whatsoever from any person claiming under them or any third party in respect of defect in the Vendors title to the Schedule Property or breach of the terms hereof of this sale or any misrepresentation made by the Vendor or Consenting witness.
5. It is agreed upon by the parties that the purchaser shall bear registration charges including the stamp duty, registration fees and such other expenses in respect of registration of the Deed of Sale for the Schedule Property in favour of Purchaser.

(Signature)

(Signature)
(Karnataka)

for Lead Builders

J. Harani K. Muthanna
Partner

K. Harani
K. Harani
K. Harani

K. Harani

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪಾಕೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಒಟ್ಟಾರೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Re.



SCHEDULE PROPERTY

14 Sheet of Doc. No. 28279 of Book 1
15-14

All the piece and parcel of the Un-developed Hi-Tech (Industrial) converted land bearing Survey Number 95/2, measuring 9 Guntas (9801 Sq. Ft) situated at Panathur Village, Varthur Hobli, Bangalore East Taluk, bearing BBMP Katha No SL No. 1169, Sy.No.95/2, Municipal No. 134, and bounded on:

East by : Survey Number 95/3;
West by : Survey Number 95/1;
North by : Road.
South by : Survey Number 96.

The Schedule Property from agricultural to non-agricultural Hi-Tech (Industrial) purpose on 22.02.2013, the Deputy Commissioner has issued Official Memorandum bearing No. ALN (EVH) SR 341/2012-13.

The Present market value for the Schedule Property of Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakh Only) and the stamp duty is paid on the same.

for Lead Builders

Enthusiasm

J. D. D. D.

S. M. S. S.
Partner



(Anusha)

(Anusha)

K. S. S.
K. S. S.
K. S. S.

K. S. S.



ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪತ್ರವು ಯಾವುದೇ ದಾಖಲೆಗೆ ಬಳಸಬಹುದು
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಶ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ
Total stamp duty paid Rs.



15 Sheet of Doc No. 2889 of Bcoi

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

For M/S LEAD BUILDERS
Rep by its Partners:

J. Bhavani

J. BHAVANI

K. Munirathnam

K. MUNIRATHNAM

CONFIRMING PARTIES

1. P.C. Ramesh

2. Manjula.R

3. Kanya.R

4. Kempuraj.R

CONSENTING WITNESS:

Witness:

1. Ashwath
ASHWATH

2. K. Y. J.
(K. Y. J.)

3. Ravikulmar
(Ravikulmar)
w/o Ramesh R.C.
Panathur

1. ANUSUYANMA

K. Lokesh

2. K. LOKESH

K. Lokesh

3. KUMARI LAVANYA

4. KUMARI POORNIMA

Sl. No 3 & 4 being minors
represented by their natural guardian
and Father K. Lokesh

5. GOWRAMMA

6. KARAGAMMA
VENDORS

GOKARAJU VENKATA SIVARAMA RAJU
PURCHASER

Drafted by
(H.M. The Advocate)