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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED ON THIS THE ELEVENTH DAY OF NOVEMBER MONTH OF THE YEAR TWO THOUSAND FOURTEEN (11/11/2014).

BETWEEN:

 SRI. C. SUBRAMANI Aged about 50 years S/o Late. Chikkayellappa PAN: FKOPS1297C

- SRI. S. RAVI KUMAR Aged about 24 years S/o Sri. C. Subramani
- SRI. S. MADHU KUMAR Aged about 20 years S/o Sri. C. Subramani

Vendor No.1 to 3 are residing at Gattahalli Village, Huskur Post Sarjapur Hobli, Anekal Taluk Bangalore – 560 099.

 SRI. C. VENKATESH Aged about 47 years S/o Late. Chikkayellappa

 Master V. HARI PRASAD Aged about 10 years S/o Sri. C. Venkatesh PAN: AGCPV4055E

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Minor represented by his father and natural guardian Sri. C.Venkatesh i.e. VENDOR NO.4

Vendor No.4 & 5 are residing at No.12, Government School Road Parappana Agarahara Village Electronics City Post Bangalore – 560 100

 SRI, V. MUNISWAMAPPA Aged about 46 years S/o Late. Venkataramanappa PAN: AIGPM1304B

7. SRI. M. KARTHIK

Aged about 20 years S/o Sri. V.Muniswamappa

8. Master M. ABHISHEK

Aged about 19 years S/o Sri. V.Muniswamappa

Vendor Nos.6 to 8 are residing at No.55, 5th Cross, Meenakshi Layout Parappana Agrahara, Electronics' City Post Bangalore – 560 100.

 SRI. M. RAMESHA Aged about 43 years S/o Late. Munikrishnappa PAN: ALPPM6680E

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department Date

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10. KUMARI HEMALATHA

Aged about 17 years D/o Sri. M.Ramesha

Minor represented by her father and natural guardian Sri. M.Ramesha i.e. VEN DOR NO.9

11. Master PAVAN KUMAR.R

Aged about 13 years S/o Sri. M.Ramesha

Minor represented by his father and natural guardian Sri.M.Ramesha i.e. VENDOR NO.9

PAN: CNSPM6028D

Vendor Nos 9 to 11 are residing at Gattahalli Valage, Huskur Post Sarjapur Hobli, Anekal Taluk Bangalore - 560 099.

12. SRIM. MANJUNATHA

Aged about 41 years W/o Late Munikrishnappa

13. Kumari M. BHAVANA

Aged about 12 years D/o Sri. M.Manjunatha

Minor represented by her father and natural guardian Sri. M.Manjunatha i.e. VENDOR NO.12

14. Master M. YESHWANTH

Aged about 10 years

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Total stamp duty paid Rs.

S/o Sri M. Manjunatha

Minor represented by his father and natural guardian Sri. M.Manjunatha i.e. VENDOR NO.12

Vendors 12 to 14 are residing at No.4, Veerabhadreshwara Layout 1st Cross, Doddanagamangala Electronics City Post Bangalore - 560 100

15. SRI. M.PRAKASH

Aged about 38 years S/o Late. Munikrishnappa

CPBPP8312Q

16. Kumari P. VARSHA

Aged about 10 years D/o Sri. M. Prakash

Minor represented by her father and natural guardian Sri. M.Prakash i.e. VENDOR NO.15

Vendor Nos.15 & 16 are residing at Doddanagamangala Electronics City Post, Begur Hobli Bangalore - 560 100

[hereinafter referred to as the VENDORS, which expression shall, unless repugnant to the context or meaning thereof, mean and include their legal heirs, representatives, administrators, nominees and assigns etc.] of the ONE PART:

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AND:

M/S ARATTUKULAM DEVELOPERS

A Partnership Firm Having its office at No.739, Beside Chevrolet Car Showroom, Singasandra, Bangalore -560 068 Represented by its Managing Partner, Mr. TONY VINCENT Aged about 52 years, S/o Mr.A.P. Kunju Kunju

PAN: AAMFA OFFFE



[hereinafter referred to as the PURCHASER (which expression shall, unless excluded by or repugnant to the context be deemed to include its partners, executors, administrators, successors, representatives and assigns] of the Other Part:

WHEREAS, the lands in Sy.No.32/1, measuring 1 Acre 29 Guntas of Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore Urban District belonged to Sri.Pullappa, Sri. Chikkayellappa, Sri. Venkataramanappa Sri.Munikrishnappa, all sons of Late Doddamunishamappa and also called/known as Chikkonu @ Muniswamy. The said property is morefully described in the schedule hereunder and is hereinafter referred to as the Schedule Property. The Schedule Property was purchased by the aforesaid four persons namely Pullappa, Chikkayellappa, Venkataramanappa and Munikrishnappa, all sons of Late Doddamuniswamappa / Muniswamy @ Chikkonu in the name of the eldest brother Pullappa under a registered sale

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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deed dated 10.09.1954 executed by Perumaiah, S/o Huchappa along with another property in Sy.No.28 of Gattahalli Village, measuring 2 Acres 22 Gantas and the said sale deed is registered in the Office of the Sub Regisrar. AnekalTaluk, Bangalore as No.1375/1954-55 in Vol.729 at pages 19 to 20 of Book I dated 10.09.1954

WHEREAS, Pullappa, Chikkayellappa and Venkataramanappa died leaving behind their wives and children as their legal heirs and the only successors to the share of these three persons in the Schedule Property.

WHEREAS under a Deed of Partition dated 23,06,2007 effected by and amongst the wives and children of the aforesaid three persons along with Munikrishnappa have divided the Schedule Property whereunder the wife and children of Pullappa namely Smt.Muniyamma, Sri.P.Munirajappa, Smt.G.Rukmini, the daughter-in-law i.e. the wife of the deceased son of Late Pullappa and Sri. P.Seenappa being the FIRST PARTY under the said Partition Deed had categorically forsaken, abandoned and given up all their share, right, title and interest in the Schedule Property, as they had already taken away as their share other property which belonged to the aforesaid four persons (i.e. the lands in Sy. No. 28 of Gattahalli Village, measuring 2 Acres 22 Guntas).

WHEREAS in the said Deed of Partition dated 23.06.2007, the daughters of Late Pullappa namely Smt. Thayamma, Smt. Ratnamma and Smt. Sunanda have

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> also signed as consenting witness to the said deed, and thereby confirming that they too have no manner of share, right, title or interest in the Schedule Property.

> WHEREAS under the said Partition Deed dated 23.06.2007, Smt.Ramakka, W/o Late Chikkayellappa, Smt.Lakshmamma, W/o Late Venkataramanappa and Smt.M.Gowramma, W/o Munikrishanappa as also M. Munikrishnappa, S/o Late Doddamuniswamappa(one of the aforesaid four persons) who are parties 2 (a), 3 (a), 4 (a) and 4 (b) have also categorically forsaken and abandoned their respective share, claim or otherwise in the Schedule Property and thereafter the Schedule Property was divided into five portions as described in Schedule 1 to 5 in the said Partition Deed and these portions were allotted to Sri. C. Subramani (the first vendor herein), Sri. C. Venkatesh (the fourth vendor herein), Sri. V. Muniswamappa (the sixth vendor herein). Sri. M. Ramesha (the ninth vendor herein) and Sri. M. Manjunath (the twelfth vendor herein) and Sri.M.Prakash (the fifteenth vendor herein). The said Deed of Partition is registered in the Office of the Sub Registrar, Sarjapur, Anekal Taluk as No.SRJ-1-00902-2007-08 in Book I and stored in C.D. No.SRJD3 dated 23.06.2007.

WHEREAS the Revenue Records in respect of the Schedule Property were previously entered in the name of Ramakka, W/o Late Chikkayellappa and

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ಈ ದ್ಯೂರ್ತೆಯ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನ 132 ಮುರ್ವೇಯ 2003 ದಿನಾರಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ದಿಸಲಾಗಿದೆ.

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Lakshmamma as per IHC 25/2001-02 and the Pahanis were accordingly entered.

WHEREAS after the registration of the aforesaid Partition Deed dated 23.06.2007, mutation has been effected in the Revenue Records terms of the Partition Deed in M.R.14/2007-08 and the Pahanis have been accordingly entered.

WHEREAS with a view to avoiding any ambiguity on any score, Smt.Lakshmamma, W/o Late Venkataramanappa and the daughters of Venkataramanappa namely Smt.Manjula, have executed a Release Deed in favour of Sn.V.Muniswamappa in respect of the Schedule Property/the share of Sn.V.Muniswamappa and the said Release Deed also refers to the factum of the aforesaid Partition Deed dated 23:06:2007 being executed simultaneously by and amongst all the family members. The said Release Deed is registered in the Office of the Sub Registrar, Sarjapur, AnekaiTaluk as No.SRJ-1-00903-2007-08 in Book I and stored in CD No.SRJD 3 dated 23:06:2007.

WHEREAS Sri M, Munikrishnappa, S/o Late Doddamuniswamappa, his wife Smt.Gowramma and their daughter Smt.S.Vasanthamma have also simultaneously i.e. 23.06.2007 itself executed and registered a Release Deed in respect of the Schedule Property in favour of Sri.M.Ramesha, Sri.M.Manjunath and Sri.M.Prakash reiterating that they have forsaken and

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> released all their share, right, title and interest in respect of the Schedule Property and/or the share of Sri.M.Ramesha, Sri.M.Manjunath and Sri.M.Prakash and the factum of the Partition Deed referred to above being executed and registered by and amongst all the family members. The said Release Deed is registered in the Office of the Sub Registrar, Sarjapur, Anekal Taluk as No.SRJ-1-00924-2007-08 in Book I and stored in C.D. No.SRJD3 dated 25.06.2007.

> WHEREAS Smt Ramakka, W/o Late Chikkayellappa and the daughters of Late Chikkayellappa namely Smt.Renuka and Smt.Vajramma have also simultaneously executed and registered a Release Deed in favour of Sri C. Subrmani and Sri C. Venkatesh in respect of the Schedule Property reiterating that they have forsaken, abandoned and released all their share, right, title and interest in respect of their share, right, title and interest in respect of the Schedule Property and/or the share of Sri C. Subramani and Sri C. Venkatesh. The said Release Deed is registered in the Office of the Sub Registrar, Sarjapur, Anekal Taluk as No.SRJ-1-00904-2007-08 in Book I and stored in C.D. No.SRJD3 dated 23.06.2007.

> WHEREAS the VENDORS herein have thus acquired valid, right, title and interest in the Schedule Property as detailed above and are in lawful possession and enjoyment thereof as its absolute owners thereof.

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ಈ ದಸ್ತಾರೇಯ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್- 152 ಮುನ್ನೋಮು 2001 DETICS 09-05-2003 d at mid stub Mennd.

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WHEREAS even though the Schedule Property has been divided under the Partition Deed, the same is yet to be physically divided by metes and bounds as per the shares of the parties and the Schedule Property continues to remain as one composite property, which the VENDORS have found it ideal and suitable to sell as one composite property.

WHEREAS the VENDORS i.e. Sri.C.Subramani. Sri.C.Venkatesh, Sri.V.Muniswamappa and Sri.M.Ramesha, Sri.M.Manjunath and Sri.M.Prakash being in need of funds to meet their respective legal needs and family necessities, including that of providing good education to the minor children and therefore decided to sell their respective share in the Schedule Property.

WHEREAS the sale of their respective shares by the parties individually would not fetch a good sale price/consideration when compared to selling the Schedule Property by all the VENDORS as one composite unit to a Purchaser and therefore all the VENDORS decided to sell the Schedule Property as one composite unit so as to meet their respective family needs and necessities, including that of providing good education to minor children and for their benefit and welfare, which aspect is also confirmed by their respective wives, who have sworn to affidavits in this regard.

WHEREAS, Sri. Tony Vincent, the Managing Partner of the PURCHASER, being a Developer intending to purchase the Schedule Property, offered to

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purchase the Schedule Property at I or for the sale consideration of Rs.1,03,00,000/- (Rupees One Crore Three Lakhs only), which was accepted by the VENDORS and in this regard, they have executed and registered an agreement of sale dated 28.04.2014, agreeing to sell the Schedule Property in favour of the PURCHASER herein and/or his nominees or assignees and the said agreement is registered in the Office of the Sub Registrar, Basavanagudi (Sarjapura), Bangalore as No.SRJ-1-00327-2014-15 in Book I and stored in C.D. No.SRJD 146 dated 28.04.2014 and whereas the VENDORS herein have acknowledged the receipt of the total sum of Rs.1,00,00,000/- (Rupees One Crore only) as advance from Sri. Tony Vincent under the said agreement of sale.

WHEREAS, as agreed upon by the VENDORS in the said agreement of sale dated 28.04.2014, the VENDORS have executed and registered a General Power of Attorney in respect of the Schedule Property in favour of Sri Tony Vincent and the said General Power of Attorney is registered in the Office of the Sub Registrar, Basavanagudi (Sarjapura), Bangalore as No.SRJ-4-00047-2014-15 in Book IV and stored in C.D. No.SRJD 146 dated 28.04.2014

WHEREAS Sri Tony Vincent as a Power of Attorney Holder of the VENDORS has also applied for and obtained conversion in respect of the Schedule

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> Property from agricultural to non-agricultural residential purposes as per O.M.No.ALN(ASH) SR 44/2014-15 dated 03.09.2014.

> WHEREAS in pursuance of the agreement, the PURCHASER/Sri Tony Vincent had also caused a Public Notice to be issued in the daily newspapers 'The Hindu' (English daily newspaper) dated 16.05.2014 and 'UdavaVani' (Kannada Daily Newspaper) dated 16.05.2104, calling for claims/objections, if any, to the proposal of the PURCHSER to purchase the Schedule Property and till this day, no objections have been received from any person whosoever for the purchase of the Schedule Property by the PURCHASER and/or putting forth any manner of claim, share, right, title or interest in respect of the Schedule Property.

> WHEREAS after the execution and registration of the agreement dated 28.04.2014 by the VENDORS in favour of the Sri. Tony Vincent, further demands were put forth by the VENDORS for enhancing the sale consideration and paying of additional sale consideration, which lead to re-negotiation between the parties and finally the sale consideration payable by the PURCHASER came to be negotiated and agreed at Rs.8,88,37,500/- (Rupees Eight Crores Eighty Eight Lakhs Thirty Seven Thousand Five Hundred only).

> WHEREAS in this regard both the parties having fixed the said sale consideration at Rs.8.88,37,500/- (Rupees Eight Crores Eighty Eight Lakhs

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Thirty Seven Thousand Five Hundred only) as being the final figure agreed upon by the PURCHSER/Sri. Tony Vincent, the VENDORS under the agreement dated 28.04.2014, the PURCHASER made further payments, totalling to Rs.5,30,00,000/- (Rupees Five Crores Thirty Lakhs Only), leaving a balance of Rs.3,58,37,500/- (Rupees Three Crores Fifty Eight Lakhs Thirty Seven Thousand Five Hundred Only) as the balance sale consideration payable.

WHEREAS the PURCAHSER being the nominee of Sri.Tony Vincent i.e. he being the Managing Partner of the said firm has requested the VENDORS to complete the transaction by executing and registering the sale deed after receiving the balance sale consideration of Rs.3,58,37,500/- (Rupees Three Crores Fifty Eight Lakhs Thirty Seven Thousand Five Hundred Only).

WHEREAS accordingly the VENDORS are this day executing the absolute sale deed in favour of the PURCHASER in respect of the Schedule Property.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS

 That in consideration of the total sum of Rs.8,88,37,500/- (Rupees Eight Crores Eighty Eight Lakhs Thirty Seven Thousand Five Hundred only) paid by the PURCHASER to the VENDORS as follows:

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- (a) Rs.4,00,000/- (Rupees Four Lakhs only) by way of cheque bearing No.165998 drawn on Federal Bank, Bangalore to the 9th member (M. Ramesha) of the VENDORS.
- (b) Rs.10,00,000/- (Rupees Ten Lakhs only) by way of cheque bearing No.165999 drawn on Federal Bank, Bangalore to the 6th member (V. Muniswamappa) of the VENDORS.
- (c) Rs.5,00,000/- (Rupees Five Lakhs only) by way of cheque bearing No.166000 drawn on Federal Bank, Bangalore to the 1st member (Subramani C) of the VENDORS.
- (d) Rs.3,00,000/- (Rupees Three Lakhs only) by way of cheque bearing No.193261 drawn on Federal Bank, Bangalore to the 15th member (M. Prakash) of the VENDORS.
- (e) Rs.5,00,000/- (Rupees Five Lakhs only) by way of cheque bearing No.193262 drawn on Federal Bank, Bangalore to the 4th member (Venkatesh.C) of the VENDORS.
- (f) Rs.3,00,000/- (Rupees Three Lakhs only) by way of cheque bearing No.193263 drawn on Federal Bank, Bangalore to the 12th member (M. Maniunatha) of the VENDORS.
- (g) Rs.25,00,000/- (Rupees Twenty Five Lakhs only) by way of cheque bearing No.209650 dated 28/04/2014 drawn on Federal Bank.

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> Koramangala Branch, Bangalore to the 6th member (V. Muniswamappa) of the VENDORS.

- (h) Rs.58,33,334/- (Rupees Fifty Eight Lakhs Thirty Three Thousand Three Hundred and Thirty Four only) by way of cheque bearing No.209651 dated 28/04/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 6th member (V. Muniswamappa) of the VENDORS.
- (i) Rs.83,33,333/- (Rupees Eighty Three Lakhs Thirty Three Thousand Three Hundred and Thirty Threee only) by way of cheque bearing No.209652 dated 28/04/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to Smt. Prabhavathi, W/o the 6th of the VENDORS
- (j) Rs.25,00,000/- (Rupees Twenty Five Lakhs only) by way of cheque bearing No.209653 dated 28/04/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 1st member (C. Subramani) of the VENDORS.
- (k) Rs.25,00,000/- (Rupees Twenty Five Lakhs only) by way of cheque bearing No.209658 dated 28/04/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 9th member (M. Ramesha) of the VENDORS.
- (I) Rs.58,33,334/- (Rupees Fifty Eight Lakhs Thirty Three Thousand Three Hundred and Thirty Four only) by way of cheque bearing No.209654

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> dated 28/04/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 1st member (C. SUBRAMANI) of the VENDORS.

- (m) Rs.41,66,666/- (Rupees Forty One Lakhs Sixty Six Thousand Six Hundred and Sixty Six only) by way of cheque bearing No.209655 dated 28/04/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 4th member (C. VENKATESH) of the VENDORS, as per instructions of the VENDORS.
- (n) Rs.41,66,666/- (Rupees Forty One Lakhs Sixty Six Thousand Six Hundred and Sixty Six only) by way of cheque bearing No.209656 dated 28/04/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to Smt.Sunanda, W/o the 4th of the VENDORS.
- (o) Rs.55,55,556/- (Rupees Fifty Five Lakhs Fifty Five Thousand Five Hundred and Fifty Six only) by way of cheque bearing No 209660 dated 28/04/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 12th member (M. MANJUNATHA) of the VENDORS.
- (p) Rs.55,55,555/- (Rupees Fifty Five Lakhs Fifty Five Thousand Five Hundred and Fifty Five only) by way of cheque bearing No.209661 dated 28/04/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 15th member (M. PRAKASH) of the VENDORS.
- (q) Rs.30,55,556/- (Rupees Thirty Lakhs Fifty Five Thousand Five Hundred and Fifty Six only) by way of cheque bearing No.209663 dated

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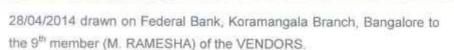
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- (r) Rs.15,00,000/- (Rupees Fifteen Lakhs only) by way of cheque bearing No.209670 dated 06/05/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 6th member (V.MUNISWAMAPPA) of the VENDORS.
- (s) Rs.15,00,000/- (Rupees Fifteen Lakhs only) by way of cheque bearing No.209671 dated 06/05/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 9th member (M. RAMESHA) of the VENDORS.
- (t) Rs.10,00,000/- (Rupees Ten Lakhs only) by way of cheque bearing No.227751 dated 14/08/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 6th member (V.MUNISWAMAPPA) of the VENDORS.
- (u) Rs.10,00,000/- (Rupees Ten Lakhs only) by way of cheque bearing No.227752 dated 14/08/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 9th member (M. RAMESHA) of the VENDORS.
- (v) Rs.50,00,000/- (Rupees Fifty Lakhs only) by way of cheque bearing No.227786 dated 11/11/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 6th member (V.MUNISWAMAPPA) of the VENDORS.

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ಈ ರಸ್ಕಾರೇಟು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ entes stost, sors 152 months sinc 2003 ದಿನಾರಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ಯಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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- (w) Rs.39,83,041/- (Rupees Thirty Nine Lakhs Eighty Three Thousand And Forty One only) by way of cheque bearing No.227787 dated 11/11/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 6th member (V.MUNISWAMAPPA) of the VENDORS.
- (x) Rs.3,00,000/- (Rupees Three Lakhs only) by way of cheque bearing No.192792 dated 24/07/2014 drawn on Federal Bank, Koramangala Branch, Bangalore in favour of Sri Rajanna, as per instructions of the VENDORS.
- (v) Rs.7,00,000/- (Rupees Seven Lakhs only) by way of cheque bearing No.192793 dated 24/07/2014 drawn on Federal Bank, Koramangala Branch, Bangalore in favour of the 6th member (V. MUNISWAMAPPA) of the VENDORS.
- (z) Rs.49,91,520/- (Rupees Forty Nine Lakhs Ninety One Thousand Five Hundred And Twenty only) by way of cheque bearing No.227788 dated 11/11/2014 drawn on Federal Bank, Bangalore to the 4th member (Venkatesh.C) of the VENDORS.
- (aa) Rs.49,91,521/- (Rupees Forty Nine Lakhs Ninety One Thousand Five Hundred And Twenty One only) by way of cheque bearing No.227789 dated 11/11/2014 drawn on Federal Bank, Bangalore to the 1st member (Subramani C) of the VENDORS.

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ಈ ದಸ್ಪಾರೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ entired stood, store 152 statestate 2003 ದಿನಾರಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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- (bb) Rs.33,27,681/- (Rupees Thirty Three Lakhs Twenty Seven Thousand Six Hundred And Eighty One only) by way of cheque bearing No.227790 dated 11/11/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 12th member (M. MANJUNATHA) of the VENDORS.
- (cc) Rs.33,27,681/- (Rupees Thirty Three Lakhs Twenty Seven Thousand Six Hundred And Eighty One only) by way of cheque bearing No.227791 dated 11/11/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 9th member (M. Ramesha) of the VENDORS.
- (dd) Rs.33,27,681/- (Rupees Thirty Three Lakhs Twenty Seven Thousand Six Hundred And Eighty One only) by way of cheque bearing No.227792 dated 11/11/2014 drawn on Federal Bank, Koramangala Branch, Bangalore to the 15th member (M. PRAKASH) of the VENDORS.
- (ee) Rs.8,88,375/- (Rupees Eight Lakhs Eighty Eight Thousand Three Hundred And Seventy Five Only) by way of Tax Deducted at Source (TDS) under Income Tax Act, 1961, dated 11/11/2014 vide;

1. Ref. No. CIN 9004329 and 03284

2. Ref.No.CIN0013283 and 01959

3. Ref.No.CIN00L3283 and 01963

4. Ref. No. CIN 0004329 and 03294

5. Ref.No.CIN0004.329 and 03301

6. Ref.No.CIN6004349 and 03298

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Page 19 of 27

ಈ ದಸ್ತಾರೇಜು ಪಾಳಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ extention, for 152 modures 2003 ದಿನಾರಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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> [the receipt of the amounts as aforesaid, totalling to Rs.8,88,37,500/ (Rupees Eight Crores Eighty Eight Lakhs Thirty Seven Thousand Five Hundred only) is hereby acknowledged by the VENDORS], the VENDORS does hereby grant, convey, sell, transfer and assign unto and to the use of the PURCHASER all that entirety of the Schedule Property i.e. the converted lands measuring 1 Acre 29 Guntas in Survey No.32/1 of Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, converted as per O.M. bearing No.ALN(ASH) SR 44/2014-15 dated 03.09.2014, issued by the Deputy Commissioner, Bangalore District, together with all rights, privileges, liberties, ways, easements and appurtenances whatsoever to the Schedule Property belonging to or in any way appertaining or usually held or occupied therein, or reputed to belong to or be appurtenant whether underneath or above the surface, TO HOLD AND ENJOY THE SAME FOREVER AS ABSOLUTE OWNER THEREOF.

> 2. And all estates, rights, title, interest, claims and demands whatsoever of the VENDORS into or upon the same and every part thereof, in law and equity to have, hold, own and possess the same unto and to the use of the PURCHASER absolutely and forever free from all encumbrances, without any interruption or disturbances by the VENDORS or any person or persons lawfully of equitably claiming through or under them. All the original documents of title in respect of the Schedule Property are this day handed over to the PURCHASER by the VENDORS.

M. Ramela.

May Page 20 of 27

ಈ ದಸ್ತಾನೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅರ್ವಜನಂತ್ರ ಕರ್ 152 ಮುನ್ನೋದು 2003 GRICK 09-05-2003 of 15 and 15 of 1, Hers And

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> ಶಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕರೂ Total stamp duty paid Rs.

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- 3. The VENDORS hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the VENDORS are now lawfully seized and possessed of the Schedule Property free from any encumbrances. attachment or defects in title whatsoever and that the VENDORS have full power and absolute authority to sell the Schedule Property in the manner aforesaid.
- 4. And the VENDORS have this day handed over vacant possession of the Schedule Property to the PURCHASER and the PURCHASER shall hereafter peacefully and quietly hold, possess and enjoy the Schedule Property by itself or through tenants without any claim or demand whatsoever from the VENDORS, their children or any person(s) claiming through or under them or on any score whatsoever.
- 5. And further the VENDORS covenant with the PURCHASER to save harmless, to indemnify and keep indemnified the PURCHASER from or against all encumbrances, claims, costs, charges, damages and expenses, created, occasioned and made by the VENDORS or by any person(s) claiming through or in trust for the VENDORS or from any of their heirs and against equities whatsoever and the VENDORS further covenant that if any

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Page 21 of 27

ಈ ಮಾನೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರಳ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ದಿಸಲಾಗಿದೆ.

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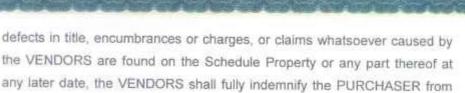
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6. That the VENDORS shall aid and enable the PURCHASER to effect the mutation and get the Khatha of the Schedule Property transferred to the PURCHASER'S name and hereafter the VENDORS or their heirs or any other person(s) claiming through or under the VENDORS shall not have any power or rights, interests or claims in the Schedule Property.

such defects found on the Schedule Property or any part thereof.

7. The VENDORS further covenant that the Schedule Property hereby transferred by the VENDORS to the PURCHASER is the absolute property of the VENDORS and the same is free from all encumbrances, claims from other minors, claims, legal or apparent heirs, demands, taxes, charges, court proceedings and that the VENDORS have not done anything whereby the property may be subject to any attachment or lien of any court or person whatsoever.

The VENDORS further covenant that if any dispute or any defect is found in the VENDORS title in respect of the Schedule Property at any time, the

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Page 22 of 27

ಈ ಮ್ಯಾವೇಜು ಹಾಳಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆರ್ಡಕ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಲೋಮು 2003 ಏನಾಂಕ 09-05-2001ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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> same shall be cleared and set right by the VENDORS at their own costs and risks.

- 9. And the VENDORS further covenant that they shall at the request of the PURCHASER do or execute or cause to be done or execute all such lawful act(s), deed(s) and things whatsoever for further and more perfectly conveying and assuring the Schedule Property and every part thereof and placing the PURCHASER in possession in the manner aforesaid according to the true intent and meaning of this deed.
- The market value of the Schedule Property is Rs.8,88,37,500/- and the required stamp duty is paid on this Deed of Sale by the PURCHASER.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL OF THE converted lands measuring 1 acre 29 guntas in Survey No.32/1 of Gattahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District [converted as per O.M. bearing No.ALN (ASH) SR 44/2014-15 dated 03.09.2014 issued by the Deputy Commissioner, Bangalore] and bounded on the :

East by

Land belonging to Sri Erappa in Sv.No.32/2

West by

Land belonging to Sri Halanayakanahalli

Prakash & Sri Chikka Beerappa, in Sy No. 174

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Page 23 of 27

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North by

Land belonging to Sri Panathur

Muniswamappa, in Sy.No.31

South by

Road

IN WITNESS WHEREOF, the VENDORS and the PURCHASER herein have hereunto set and subscribed their respective signatures to this Deed of Sale on the day, month and year first above written.

WITNESSES:

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& (Shive Pork och)

By dosc.

1. (C. SUBRAMANI)

2. (S. RAVI KUMAR)

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3. (S. MADHU KUMAR)

4. (C. VENKATESH)

ಈ ಮಾನ್ಯಕೀಯ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಖ್ಯಕೀಮು 2003 ಮಹಾರಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಕೆಮಾಗಿದೆ.

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POSHS A

 (V. HARI PRASAD)
 R/by his father and Natural GuardianSri. C. Venkatesh

A par.

6. (V. MUNISWAMAPPA)

7. (M. KARTHIK)

8. (M. ABHISHEK)

9. (M. RAMESHA)

ಈ ದಷ್ಟಾರೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆರ್ವೇ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ವಿನಾರಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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10. (HEMALATHA)

R/by her Father and Natural Guardian Sri. M.Ramesha

11. (PAVAN KUMAR.R)

R/by his Father and Natural
Guardian Sri. M. Ramesha

12. (M. MANJUNATHA)

13. (M. BHAVANA)

R/by her Father and Natural Guardian Sri.M.Manjunatha

14. (M. YESHWANTH)

R/by his Father and Natural Guardian Sri. M.Manjunatha ಈ ಮಾರ್ಯದ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ! 52 ಮುನೋಮು 2003 ವಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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15. (M. PRAKASH)

Fred

16. (P. VARSHA) R/by her Father and Natural Guardian Sri.M.Prakash

VENDORS

For ARATTUKULAM DEVELOPERS

(TONY VINCENT) MANAGING PARTNER PURCHASER

DRAFTED BY:

H. VENKATESH B.Com, L.L.B.

ADVOCATE # 1466/67, 5th Main, 'E' Block, 2nd Stage, Rajajinagar, BANGALORE - 560 010

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THE REPORT OF THE PERSON NAMED IN

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

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(78 ವೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 3878

ಕರ್ಷರ : ಸರ್ಜಾವರ

Original

ದನಾಂತ : 11/11/2014

By M/s Arattukulam Developen: Rep by Its Managing Partner Mr. Tony Vincent S/o Mr. A.P. Kunju Kunju - subbod tyskolesind

2014 - 15 తమాది ఉత్త - 1 ఉత్తార 3372 సంఖ్యేయ చేశ్రద చేశందాలనుండి

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ನಗರಾಗಿ ಸ್ವೀಕರಿಸಿದೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ

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(ಆಕ್ಷರದಲ್ಲಿ) (ರೂ. ಎಂಟ ಲಕ್ಷ್ ಇಗುತ್ತೊಂಬಳ್ಳು ಸಾವಿರದ ಸಾಲ್ಕು ಸೂರು ತೊಂಬಕ್ಕೆಯ)

ಮೇಲಿನ ರಾಖಾಲಿಯನ್ನು 11/11/2014 ಗಿನಸಲಯ ಕೊಸಲಾಗುತ್ತದು.

Designed and Developed by C- DAC ,ACTS Pune.

ತ್ರಿಗಳು ಅಕ್ಕನ್ ತಾಲ್ಲೂಕು. ಕ್ಷಾಪುರ ಆಕ್ಕನ್ ತಾಲ್ಲೂಕು.

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ರಕಾಡ್ ೯-ಆಫ್ ರೈಟ್ಸ್, ಗೇಣಿ ಮತ್ತು ಪಹಣ್ ಪತ್ರಿಕೆ (R.T.C) ಫಾರಂ ನಂ. ೧೬

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Village Addount Form No. 2

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ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗೆಕಲ್ಲಿ

ಕರಾ೯೫೫ ಭೂಕಂಡಾಯ ನಿಯಮಾವಳೆ 1968 ರ ನಿಯಮ 40, 42, 58 ಮು 70

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್ರಾಮಕರ್ಮನ್ನು 1 4 ರಿ.ಕ್ಟ್ರಿ2 3 9 3 3 8 ಕ್ಷಣಣಕ್ಕ್ ಕ್ರಾಪಕ್ಷಣ್ಣಿಕ್ಕೆಗಳು ಗೇಣಿ ಮತ್ತು ಪಹರ್ಣಭತ್ರಿಕೆ (R.T.C) ಫಾರಂ ನಂ. ೧೬ ಕ 75,ED:

Village Account Form No. 2:

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5. は記れ 1 200 6, 245 2 km 12. ನಾಗುವಳಿ ಮತ್ತು ಗೇಣೆಯ ವಿವರಗಳು 122 STORY OF STEE . STERNING STREET Lety Styren ಪ್ರಂಚಾ ಐಡಾಡ್ (ಬ) र्मुक्स शक्तापर (a) 3. ಪೇಕವಾರು 7. ಮರಗಳ ಸಂಖೆ #Hdu ತೈಪಾರ್ಯಾರಕ ಕೆಸರು ಸಂಖ್ಯೆ ಕ್ರೆ. ಸೆ. ಮೂರ ಮುಂಗಾರು व्यक्षं क्यांद्रं व DEC NOON ಡಿ. ಬೇತುವಾರ ಪ್ರಕಾರ ನೀಡಾವರಿಯ ವಿಸ್ತೀರ್ಣ Q (ದ) ನೀಶಿನ ದರ (事) がかべめ (u) datā ಭಾಷಂಕ್ಷಣೆ (ಅ) 4. socrecia SPINITE. ω₀Η ω₀ω i-oradu 5747 300 70 ಗೇಣೆಯ ವಿವರ Charles and gg g 0,2 2440 SHE SECTION ಭೂಮಿಯ ರಾದ್ಯರ್ಥಿಗ Same 9. ಕಲ್ಲಿ ಅಥವಾ ಸ್ಥಾರ್ಥಿಸಲಾರಣೆ ಕೆಸರು ತಂದೆಯ ಹೆಸರು ಮತ್ತು ವಿಭಾತ ಬಾಗಾಯು ಚಿಕೆಯ ಹೆಸರು Φ ti ממו בשר 13. ಭೂಮಿಯ ಉಪಯೋಗ ಮತ್ತು ಬೆಳೆಗಳ ಎವರ 10 NO. steat at the II. 10. ಕಲ್ಟೆ ಅಥವಾ ವ್ಯಾರೀಸಕೆಯ ರೀತಿ ಪ್ರಕ್ಷದ ಶ್ರಮ ನಂತ್ರ 12 ನೀರಾವರಿಯ ಮೂಲ 13 現ましてない 11. ಇತರೆ ಹಕ್ಕುಗಳು ಮತ್ತು ಮಣಗಳು 14 dd ಮಿಕ್ರಣದ ಹೆಸರು ಮಿಕ್ರಿಗಾ 15 ಎ. ಗುಂ ವಿಚ್ಚ ಬೆಳೆಗಳ ಒಟ್ಟು Things of

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******* (1.04°) (1.05°