

91-11892/15-16

THIS DOCUMENT CONSISTS OF 26 PAGES

1 PAGE OF No. ENG/11892/2015-16



This Deed of Sale is made and executed on this the Thirteenth Day of January Two Thousand Sixteen (13/01/2016) at Bengaluru;

Between:

M/s. OMKARR DEVELOPERS

A registered partnership firm,
Having its office at No.518,
3rd Floor, Prabhat Complex,
K.G. Road, Bangalore-560 009
PAN No. AADFO3107B

Represented by its Partners;

1. **RAMESH BABU**

Son of Sri V. Srinivas Naidu,
Aged about 50 years,

2. **T.D.SHARATH BABU**

Son of Sri T.M. Doraswamy Naidu,
Aged about 51 years,

for R. Ramesh Babu
Sharath
Meena R
Ushaarani
E. Keshava

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ಪ್ರಮಾಣ ಪತ್ರ

No. BNG(U)BSK.11.89.2.2015-18



3. H.S.SHASHIDHAR
Son of late Sri H.K. Sathyanarayana,
Aged about 49 years,

4. R.RAMESH BABU
Son of Sri C. Rama Naidu,
Aged about 47 years,

5. V.S.DIWAKAR
Son of Sri V.S. Chalam,
Aged about 42 years,

6. R. MEENA
Wife of Sri R. Raghunath,
Aged about 44 years,

7. K. USHA RANI
Wife of Sri G. Krishna Murthy,
Aged about 44 years,

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Meena.R
Usha Rani

E. Keshava

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 11892

ಬನಶಂಕರಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 13-01-2016 ರಂದು 02:35:20 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಯದೊಂದಿಗೆ

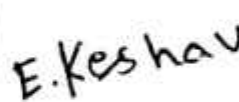
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1	ನೋಂದಣಿ ಕುಲ್ಯ	380000.00
2	ಸೇವಾ ಕುಲ್ಯ	910.00
	ಒಟ್ಟು :	380910.00

ಶ್ರೀ M/s. Baldota Sri Sai Developers Rep by its Partner Manikchand Baldota ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Baldota Sri Sai Developers Rep by its Partner Manikchand Baldota			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ /ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....
ಒಪ್ಪಿರುತ್ತಾರೆ

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನ ಗುರುತು	ಸಹಿ
1	M/s. Baldota Sri Sai Developers Rep by its Partner Manikchand Baldota . (ಬರೆದುಕೊಂಡವರು)			
2	M/s. Baldota Sri Sai Developers Rep by its Partner Keshava, E (ಬರೆದುಕೊಂಡವರು)			



ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

No. BNG(U)BSK 11892/2015-18



8. M. BABU

Son of Sri N. Munaswamy Naidu,
Aged about 53 years,

Hereinafter called as the **VENDOR**, which expression wherever the context so requires or admits shall mean and include its respective partners, successors, legal representatives, administrators, executors and assigns etc., of the One Part;

In favour of:

M/s. BALDOTA SRI SAI DEVELOPERS

A registered partnership firm,
Having its office at No.24, Keshava Nivas,
III Floor, Gandhinagar, Bengaluru-560 009,

PAN No. AAPFB8365C

Represented by its Partners duly authorized in
terms of a resolution dated 11.01.2016

1. **MANIKCHAND BALDOTA**

Son of late Sri Gendala Baldota,
Aged about 55 years,

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for R. R. Subash

Manath

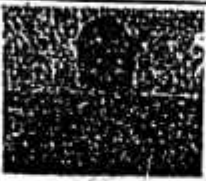
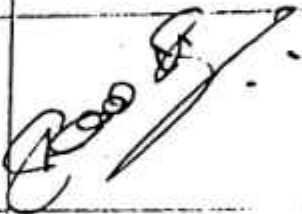
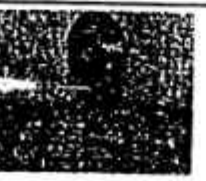
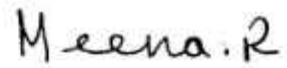
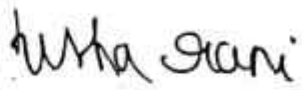
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Meena R
Wota Sani

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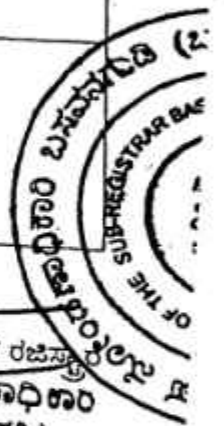
E. Keshava

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಮೆಲ್/ಪ್ರೆಸ್ ಗುರುತು	ಸಹಿ
3	M/s. Omkarr Developers Rep by Its Partner Ramesh Babu (ಬರೆಯಕೊಡುವವರು)			
4	M/s. Omkarr Developers Rep by Its Partner I.D. Sharath Babu (ಬರೆಯಕೊಡುವವರು)			
5	M/s. Omkarr Developers Rep by Its Partner H.S. Shashidhar (ಬರೆಯಕೊಡುವವರು)			
6	M/s. Omkarr Developers Rep by Its Partner R. Ramesh Babu (ಬರೆಯಕೊಡುವವರು)			
7	M/s. Omkarr Developers Rep by Its Partner V.S. Diwakar (ಬರೆಯಕೊಡುವವರು)			
8	M/s. Omkarr Developers Rep by Its Partner R. Meena (ಬರೆಯಕೊಡುವವರು)			
9	M/s. Omkarr Developers Rep by Its Partner K. Usha Rani (ಬರೆಯಕೊಡುವವರು)			
10	M/s. Omkarr Developers Rep by Its Partner M. Babu (ಬರೆಯಕೊಡುವವರು)			

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No. BNG(U)BSK...11899...2015-18

ಹರಿಯ ಉಪವಿಭಾಗಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬಸಕಂಕರಿ),
ಬೆಂಗಳೂರು



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2. KESHA E.
Son of late Sri E. Muniswamy Naidu,
Aged about 47 years,

Hereinafter called as the PURCHASER, which expression wherever the context so requires or admits shall mean and include its respective partners, successors, legal representatives, administrators, executors and assigns etc., of the Other Part;

WITNESSETH AS FOLLOWS:

1. WHEREAS;

A. The lands in Sy. No. 2/2 measuring 1 acre 13 guntas (excluding 2 guntas of B Kharab land) of Rayasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, more fully described in the Schedule hereto and hereinafter referred to as the "Schedule Property", originally belonged to one Mr. Motaiah Reddy s/o Muniyappa;

(S. N.)

R. R. W. S. S.

Charattu

Meena R

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Usha Sani

Usha Sani

E. Keshava

E. Keshava

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಹಿರಿ
1	R. Raghunath. No. 609, Uttarahalli Main Road, Bangalore 61	24.1.16
2	G.K. Krishnamurthy No. 629, 4th Cross., BSK II Stage, Bangalore	

ಹಿರಿಯ ಉಪನೋದಧಿಕಾರಿ (ಬನಶಂಕರಿ)
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

 1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ BSK-1-11892-2015-16 ಆಗಿ ಒ.ಡಿ. ಸಂಖ್ಯೆ BSKD338 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 13-01-2016 ರಂದು ಮೊಂಡಾಯಿಸಲಾಗಿದೆ  ಉಪನೋದಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ)	
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Designed and Developed by C DAC, ACTS, Pune

ಪ್ರ.ಹೆಚ್. ವೆಂಕಟೇಶ್
ಹಿರಿಯ ಉಪನೋದಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು



No. BNG(U)RSK 11892 2015-16



B. Thereafter, Mr. Motalah Reddy and his nephew Mr. Munishami Reddy (his Brother Mr. Pillaiiah's son) partitioned the family properties in a manner wherein the Schedule Property fell to the share of Mr. Munishami Reddy. The said partition was carried out in terms of a partition deed dated 25.06.1951 registered as Document No. 1108/51-52 at the office of the Sub-Registrar, Anekal;

C. Subsequently, in terms of a sale deed dated 14.09.1971 registered as Document No. 1768/71-72 at the office of the Sub-Registrar, Anekal, the said Mr. Munishami Reddy conveyed the Schedule Property in favour of one Mr. Hanumareddy, and put him in possession of the Schedule Property. Pursuant thereto, the revenue records in respect of the Schedule Property were also mutated vide an entry in MR 6/87-88, to reflect the name of Mr. Hanumareddy as the khatedar in respect of the Schedule Property;

D. Thereafter, Mr. Hanumareddy expired intestate leaving behind his legal heirs to succeed to his estate. Consequent to the same, his sons Mr. Rajappa Reddy @ Seetharamareddy, Mr. Prabhakar Reddy and Mr. Ganesh Reddy got the revenue records in respect of the Schedule Property mutated into their names;

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R. Rajappa Reddy

Seetharamareddy

Prabhakar Reddy

Meena R
Usha Devi

Ganesh Reddy

E. Keshava

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E. Subsequently, in terms of a sale deed dated 02.06.1988 registered as Document No. 375/88-89 and recorded in Book I, Volume 1493 at pages 96-100 at the office of the Sub-Registrar, Anekal, the said Mr. Rajappa Reddy @ Seetharamareddy, Mr. Prabhakar Reddy and Mr. Ganesh Reddy conveyed the Schedule Property in favour of one Mrs. Anthonamma. Pursuant thereto, the revenue records in respect of the Schedule Property were also mutated vide an entry in MR 3/88-89, to reflect the name of Mrs. Anthonamma as the khatedar in respect of the Schedule Property;

F. Thereafter, the said Mrs. Anthonamma executed a general power of attorney dated 17.11.1994 registered as Document No. 150/94-95 and recorded in Book IV, volume SF27 at pages 159-162 at the office of the Sub-Registrar, Anekal. In terms of the said GPA, Mrs. Anthonamma authorized her attorneys; i.e. one Mr. B.V. Nagaraja Reddy and one Dr. Manjunatha Reddy, to do various acts, deeds and things in relation to the Schedule Property;

G. Subsequently, Mrs. Anthonamma cancelled and revoked the said GPA vide a cancellation / revocation deed dated 09.10.2003 registered as Document No. 110/03-04 and stored in CD No. 37/03-04, at the office of the Sub-Registrar, Anekal;

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[Handwritten signatures and names]
Charath
Meena R
urha scani
E. Keshava

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H. Pursuant thereto, Mrs. Anthonamma executed a gift deed on 27.10.2004 registered as Document No. 15079/04-05 and stored in CD No. ANKD40 at the office of the Sub-Registrar, Anekal. In terms of the said gift deed, Mrs. Anthonamma, out of her natural love and affection, gifted the Schedule Property in favour of her son Mr. C Francis. Pursuant thereto, the revenue records in respect of the Schedule Property were mutated vide an entry in MR 24/04-05, to reflect the name of Mr. Francis as the khatedar in respect of the Schedule Property;

I. Subsequently, Mr. Francis, as vendor and Mrs. Anthonamma as confirming party, then sold the Schedule Property to one Mrs. Vanitha by way of a sale deed dated 25.07.2005 registered as Document No. 5854/05-06 and stored in CD No. ANKD70 at the office of the Sub-Registrar, Anekal. Pursuant thereto, the revenue records in respect of the Schedule Property were mutated vide an entry in MR 7/05-06, to reflect the name of Mrs. Vanitha as the khatedar in respect of the Schedule Property;

J. However, in the meantime, it was learnt that Mrs. Anthonamma's earlier attorneys; i.e. one Mr. B.V. Nagaraja Reddy and one Dr. Manjunatha Reddy, had sold the Schedule Property in favour of one Mr. N. Dayanandavide a sale deed

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Jan L. R. K. Keshava
Vanitha
Geo. B. S. Meena. R.
Usha Sani
E. Keshava

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dated 05.02.2004 registered as Document No. 13415/03-04 and stored in CD No. ANKD3 at the office of the Sub-Registrar, Anekal. The Vendor represents that while the aforementioned sale deed was executed in favour of Mr. N. Dayananda, the possession of the Schedule Property was not delivered to him. Subsequently, Mrs. Vanitha and her husband Mr. Venkataswamy filed a civil suit for declaration against Mr. Dayananda in O.S. 713/2012 before the Court of the Principal Civil Judge and JMFC, Anekal. The said suit thereafter came to be compromised by the parties, in terms of which the sale deed dated 05.02.2004 came to be cancelled. The compromise decree drawn up in the said suit was also registered as Document No. S/2013-14 and stored in CD No. ANKD357 at the office of the Sub-Registrar, Anekal;

K. In the meantime, vide an official memorandum dated 30.10.2008 bearing Ref. No. ALN (AS) SR 73/2007-08 issued by the office of the Deputy Commissioner, Bangalore District, permission was granted to Mrs. Vanitha for conversion of the Schedule Property from agricultural to non-agricultural industrial purposes;

L. Thereafter, pursuant to an application by Mrs. Vanitha, the Bangalore Development Authority also permitted change in land use in respect of the Schedule Property from Industrial (Hi-Tech) use to residential use, vide a

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Meena.R
Ushaarani

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E.Keshava

No. BNG(U)BSK 11/892/2015-16



commencement certificate dated 22.01.2013 bearing Ref. No: BDA/TPM/CLU-136/12-13/6067/2012-13;

M. Thereafter, a partition suit in O.S. 119/2013 was filed by one Mrs. Prameela against one Mrs. Amba and others. In the said suit, Mrs. Prameela, claiming to be the daughter of late Mr. Hanumareddy, alleged that, consequent to Mr. Hanumareddy's death, her brothers Mr. Rajappa Reddy & Seetharamareddy, Mr. Prabhakar Reddy and Mr. Ganesh Reddy had failed to partition the family properties, and had disposed of several properties including the Schedule Property. By way of the said suit, Mrs. Prameela sought partition and separate possession of the joint family properties, and also challenged the sale deeds executed in respect of the Schedule Property.

N. The Vendor represents that the said suit came to be compromised insofar as the Schedule Property is concerned.

O. The Vendor represents that the Vendor thereafter purchased the Schedule Property from Mrs. Vanitha in terms of a sale deed dated 21.08.2013 registered as Document No. 4414/13-14 and stored in CD No. CMPD97 at the office of the Sub-Registrar, Chamarajpet.

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[Handwritten signatures and names]
 R. K. Keshava
 Meena E. W. Sani
 E. Keshava

No. BNG(U)BSK...11892/2015-16

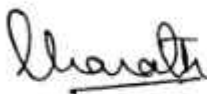


P. Subsequently, the plaintiff in the suit in O.S. 119/2013; i.e. Mrs. Prameela, and 9 others, executed a confirmation deed dated 31.01.2014 registered as Document No.6327/13-14, and stored in CD No. BSGD230 at the office of the Sub-Registrar, Basavangudi, Bengaluru in terms of which the confirming parties (a) ratified and consented to all the transfers made by Mr. Rajappa Reddy @ Seetharamareddy, Mr. Prabhakar Reddy and Mr. Ganesh Reddy, and the subsequent Purchaser, till the transfer in favour of the Vendor herein, (b) confirmed that the sale of the Schedule Property in favour of the Vendor herein in terms of the sale deed dated 21.08.2013, is valid and subsisting and is to be deemed to be a valid transfer with the consent and the concurrence of the confirming parties, (c) ratified the said sale deed dated 21.08.2013, (d) confirmed that the Vendor is the sole and absolute owner in respect of the Schedule Property from the date of execution of the aforementioned sale deed, and (e) confirmed that the confirming parties have no manner of right, title or interest in the Schedule Property.

Q. The Vendor represents that, in such manner, the Vendor has acquired absolute right, title and interest to the Schedule Property;

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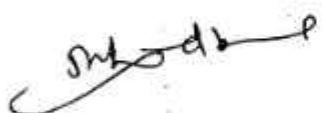
 R. R. Rishabh

 Harath





Meena R.
Uthasani

 E. Keshava

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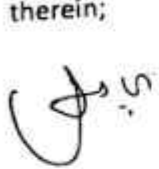


R. The Vendor represents that the Vendor is presently in actual, peaceful and vacant possession of the Schedule Property and the revenue records in respect of the Schedule Property presently stand in its name;

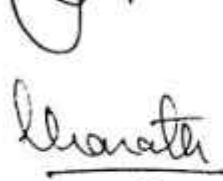
II. WHEREAS, the Vendor have thus offered to sell the Schedule Property in favour of the Purchaser. After mutual discussions and negotiations, the Vendor has agreed to sell the Schedule Property to the Purchaser for a sum of Rs.3,80,00,000/- (Rupees Three Crore Eighty Lakhs only) by making the following representations:

(a) that the Vendor alone is the absolute owner of the Schedule Property and his title thereto is good, marketable and subsisting and none else have any right, title, interest or share therein and the Schedule Property is free from all encumbrances and claims including all claims by way of sale, exchange, mortgage, will, gift, inheritance, trust, easement, lien, possession, or otherwise;

(b) that the Schedule Property is the absolute property of the Vendor, having acquired the same in the manner stated above, and that none of his family members or extended family thereof have any manner of right, title or interest therein;

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  Meena.R
Usha Juri

 E.Keshava



- (c) that there are no easements, quasi-easements, restrictive covenants or other rights or servitudes running with or attached to the Schedule Property;
- (d) that no other person/s. presently have any manner of right, title or interest therein and in case of any such claims, the Vendors themselves will answer such claims and offer full indemnity to the Purchaser against all costs, losses damages that may incur therefrom;
- (e) that the Vendor has not entered into or executed any Agreement for Sale or Power of Attorney or such other document, letter, etc., of the like nature, in respect of the Schedule Property or any portion thereof, either written or oral in favour of any third party/parties whatsoever and has not received any sum of money as advance/paid payment of sale consideration from any third party/parties in respect of the Schedule Property;
- (f) that the Vendor has not received any notice of acquisition or requisition from the Government or other statutory or Government authority in respect of the Schedule Property or any portion thereof and that the Schedule Property is free from all such acquisition or requisition proceedings;

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[Signature] R. Raghaviah
[Signature]
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Meena R
Uthasani
[Signature] E. Keshava

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(g) that there are no arrears or pending liabilities of the Vendor or their predecessor in title with regard to Income Tax, Wealth Tax, Gift Tax, etc. which would affect or create encumbrance(s) to the Vendor's full and proper title to the Schedule Property;

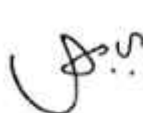
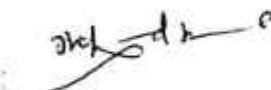
(h) that the Vendor confirms, agrees and declares that all the covenants, declarations and representations made herein are true and correct.

III. **WHEREAS**, the Purchaser above named have agreed to purchase the Schedule Property for a sum of Rs.3,80,00,000/- (Rupees Three Crore Eighty Lakhs only) from the Vendor based on the aforesaid representations made by the Vendor;

IV. **NOW THIS DEED OF SALE WITNESSES THAT** in pursuance of the foregoing and in consideration of a sum of Rs.3,80,00,000/- (Rupees Three Crore Eighty Lakhs only) paid by the Purchaser to the Vendor, in the following manner:

- a. Rs.25,00,000/- Rupees Twenty Five Lakhs only by way of Cheque bearing No.027739, dated 16/03/2014, drawn on Corporation Bank, Shanthinagar Branch, Bengaluru;

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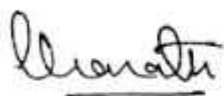
 R. Lakshmi
 Meena R. Uthasani
 E. Keshava




- b. Rs.5,00,000/- Rupees Five Lakhs only by way of Cheque bearing No.028529, dated 21/03/2014, drawn on Corporation Bank, Shanti Nagar Branch, Bengaluru;
- c. Rs.25,00,000/- Rupees Twenty Five Lakhs only by way of Cheque bearing No.028490, dated 21/03/2014, drawn on Corporation Bank, Shanthinagar Branch, Bengaluru;
- d. Rs.5,00,000/- Rupees Five Lakhs only by way of Cheque bearing No.028491, dated 21/03/2014, drawn on Corporation Bank, Shanthinagar Branch, Bengaluru;
- e. Rs.30,00,000/- Rupees Thirty Lakhs only by way of Cheque bearing No.028498, dated 09/05/2014, drawn on Corporation Bank, Shanthinagar Branch, Bengaluru;
- f. Rs.30,00,000/- Rupees Thirty Lakhs only by way of Cheque bearing No.027757, dated 09/05/2014, drawn on Corporation Bank, Shanti Nagar Branch, Bengaluru;

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 R. Lakshminarayana

 Meena R. Urthamani



Meena R. Urthamani

 E. Keshava

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- g. Rs.35,00,000/- Rupees Thirty Five Lakhs only by way of Cheque bearing No.028535, dated 02/06/2014, drawn on Corporation Bank, Shanti Nagar Branch, Bengaluru;
- h. Rs.5,00,000/- Rupees Five Lakhs only by way of Cheque bearing No., dated 02/06/2014, drawn on Corporation Bank, Shanti Nagar Branch, Bengaluru;
- i. Rs.40,00,000/- Rupees Forty Lakhs only by way of RTGS Bank Transfer, dated 08/01/2016, Vide UTR No.CORPR92016010802220002, Corporation Bank Limited, Shanthinagar Branch, Bengaluru;
- j. Rs.40,00,000/- Rupees Forty Lakhs only by way of RTGS Bank Transfer, dated 08/01/2016, Vide UTR No.CORPR92016010802220003, Corporation Bank Limited, Shanthinagar Branch, Bengaluru;
- k. Rs.15,00,000/- Rupees Fifteen Lakhs only by way of RTGS Bank Transfer, dated 11/01/2016, Vide UTR

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[Handwritten signatures and names]
 R. R. Lakshmi
 Meena. R
 Usha Jani
 E. Keshava

No. BNG(U)BSK.11.892/2015-16



No.CORPR92016011102220015, Corporation Bank Limited, Shanthinagar Branch, Bengaluru;

- l. Rs.10,00,000/- Rupees Ten Lakhs only by way of RTGS Bank Transfer, dated 08/01/2016 Vide UTR No.INDBR22016010800750112, Sree Charana Co-operative Bank, Uttarahalli Branch, Bengaluru;
- m. Rs.10,00,000/- Rupees Ten Lakhs only by way of RTGS Bank Transfer, dated 08/01/2016 Vide UTR No.INDBR22016010800750113, Sree Charana Co-operative Bank, Uttarahalli Branch, Bengaluru;
- n. Rs.5,00,000/- Rupees Five Lakhs only by way of RTGS Bank Transfer, dated 08/01/2016 Vide UTR No.INDBR22016010800750115, Sree Charana Co-operative Bank, Uttarahalli Branch, Bengaluru;
- o. Rs.30,00,000/- Rupees Thirty Lakhs only by way of Cheque bearing No.594601, dated 13/01/2016, drawn on Corporation

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J.S.V. R. Ramesh Babu

Charan

Meena. R
Uthasani

E. Keshava

No. BNG(U)BSK...11892...2015-18



Bank, Padmanabha Nagar Branch, Bengaluru;

- p. Rs.30,00,000/- Rupees Thirty Lakhs only by way of Cheque bearing No.594602, dated 13/01/2016, drawn on Corporation Bank, Padmanabha Nagar Branch, Bengaluru;
- q. Rs.36,20,000/- Rupees Thirty Six Lakhs Twenty Thousand only by way of Cheque bearing No.594603, dated 13/01/2016, drawn on Corporation Bank, Padmanabha Nagar Branch, Bengaluru;
- r. Rs.3,80,000/- Rupees Three Lakhs Eighty Thousand only paid towards TDS, vide Challan bearing No.00427, dated 12.01.2016

Total Rs.3,80,00,000/- Rupees Three Crores Eighty Lakhs only

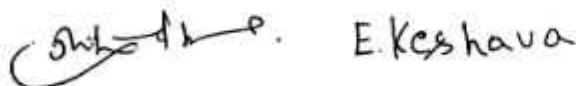
receipt of which the Vendor hereby accept and acknowledge, the Vendor being the absolute owner of the Schedule Property hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, all that property bearing Sy.No.2/2, situated at

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 R. R. Subash

 Sharath

 Meena R. Uthasani

 E. Keshava

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No. BNG(UBSK) 11892/2015-16



Rayasandra Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, which is morefully described in the Schedule hereunder and is referred to hereinafter as the "Schedule Property"

VI. The Vendor has this day delivered vacant possession of the Schedule Property to the Purchaser and also handed over original title deeds pertaining to Schedule Property.

VII. THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:

(a) That the Purchaser shall be entitled to hold, possess, and enjoy the Schedule Property hereby conveyed, the rents and profits received therefrom, without any let, disturbance or interference by the Vendor or any person/s claiming through or under him and without any interference or disturbance by any other person/s;

(b) That the Schedule property is the sole and absolute property of the Vendor herein and that no one else has any share, right, title or interest therein;

[Signature] R. Lakshmi

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[Signature] *[Signature]*

[Signature] Meena.R
Wha sari

[Signature] E. Keshava



- (c) That the title of the Vendor to the property hereby conveyed is good, marketable and subsisting and that he has the power to convey the same;
- (d) That the property hereby conveyed is free from all encumbrances and charges;
- (e) That all Rates, Taxes, Cesses and Public Charges payable to the Government, and other statutory authorities in respect of the Schedule property has been fully paid up to date;
- (f) That the Vendor confirms having delivered all the title deeds and other documents in original relating to the Schedule Property in their custody to the Purchaser and the Vendor confirms that he has not created any charge/mortgage by depositing any documents or certified copies thereof pertaining to the Schedule Property with any person, institution or authority and the purchaser is also placed in Vacant physical possession of the scheduled property by the vendor;
- (g) That the Vendor shall, whenever so required by the Purchaser, sign all applications and forms to cause the transfer of the Khata of Schedule property to the name of the Purchaser and shall do and execute all other acts, deeds and things

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Gov. L. R. Lakshmi
 Manthi
 Meena R
 Urhasani
 E. Keshava

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No. BNG(U)BSK 11892/2015-18



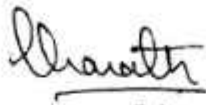
as may be necessary for more fully and perfectly assuring title of the property hereby conveyed to the Purchaser;

(h) That the Vendor shall keep the Purchaser, at all times, fully indemnified and harmless against any defect in or want of title on the part of the Vendor or his predecessors-in-title to the property hereby conveyed, and against any loss or liability, costs or claims, action or proceedings, if any, should arise against the Purchaser or the property hereby conveyed and any consequential disturbance to the peaceful possession and quiet enjoyment of the schedule property by the Purchaser;

(i) That the Vendor hereby confirm that Vendor is the sole and absolute owner in possession of the Schedule Property and that no other person/s other than the Vendor herein have any right, title or interest in the Schedule Property. The Vendor also confirms that there is no tenancy or other claims in respect of the Schedule Property; and that no proceedings are pending under the Karnataka Land Reforms Act.

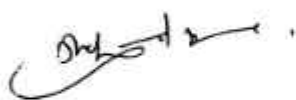

R. R. Wadhvani

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Shanthi




Meena R. Uthasani


E. Keshava

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SCHEDULE PROPERTY

All that piece and parcel of the undeveloped industrial converted property bearing Sy. No.2/2, situated at Rayasandra Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, measuring 1 acre 13 guntas. The said land has been converted from agricultural to non-agricultural industrial purposes vide official memorandum dated 30.10.2008 bearing Ref. No. ALN (AS) SR 73/2007-08 issued by the office of the Deputy Commissioner, Bangalore District. The land use in respect of the said land has been changed from Industrial (Hi-Tech) use to Residential use vide a commencement certificate dated 22.01.2013 bearing Ref. No. BDA/TPM/CLU-136/12-13/0067/2012-13 issued by the Bangalore Development Authority.

The said land is bounded on the:

East by Land of Morali Reddy;

West by Land in Sy. No. 4/1A belonging to Mr. Neeraganti Gurappa;

North by Kudlu Main Road and land belonging to Mr. Raghuram Reddy; &

South by 30 feet road and land in Sy. No.5/2.

IN WITNESSES WHEREOF, both the Vendor and the Purchaser have subscribed their hands with their free will and consent to this deed of sale deed on the day, month and year first above written at Bangalore before the following witnesses.

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[Signatures]
R. Lakshmi
Meena R
Uma Rani
E. Keshava

