

I 3522  
15.16

ಇದೇ ದಿನಾಂಕದ 3522 ನೇ ಪುಟದ 15.16  
ಈ ದಸ್ತಾವೇಜು, ಪುಟಗಳನ್ನೊಳಗೊಂಡಿದ್ದು  
1ನೇ ಪುಟದ 3522 ನೇ ಪುಟದ ಜಂಟಿ ಪುಟ  
15.16

ಹಿ. ಲಿ. ನಂ. ೮. ಕ್ರೀಡಾಭಿವೃದ್ಧಿ.

This DEED OF SALE is entered into on the Third day of November,  
Two Thousand and Fifteen (03/11/2015) at Bengaluru:

Between:

**ACHUTH BUILDERS**

A registered partnership firm,  
Having its office at No.10/23, 4<sup>th</sup> Main Road,  
12<sup>th</sup> Cross, Srinivasanagar, Banashankari III Stage,  
Bengaluru - 560 085  
PAN No. AARFA1980A  
Represented by all of its Partners

**1. J. ANAND KUMAR**

Son of Sri J. Chinnaswamy Naidu,  
Aged about 41 years,

**2. B. GUNA BHUSHANA NAIDU**

Son of Sri B. Doraswamy Naidu,  
Aged about 52 years,

**3. J. SHIVAYYA NAIDU**

Son of Sri J. Govindappa Naidu,  
Aged about 49 years,

**4. R. RUDRAIAH**

Son of Sri Rangappa,  
Aged about 60 years,

J. Anand Kumar  
B. Gunabushana Naidu  
J. Shivayya Naidu  
R. Rudraiah

S. Renuka  
J. Renuka  
S. Renuka

1ನೇ ಪುಸ್ತಕದ 3522ನೇ ಪುಟವೇಜಿನ 2ನೇ ಪುಟ  
15-16



ಹಿ. ಉ. ನೋ. ಅ. ಶ್ರೀರಾಮಪುರಂ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ BALDOTA DEVELOPERS REP ITS PARTNER MANIK CHAND BALDOTA , ಇವರು 4268920.00  
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid by cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	3887730.00	DD No. 488858, dt: 02/11/2015, Drawn on Union Bank of India, Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	381150.00	DD No. 488861, dt: 02/11/2015, Drawn on Union Bank of India, Bangalore
ಒಟ್ಟು :	4268920.00	

ಸ್ಥಳ : ಶ್ರೀರಾಮಪುರಂ

ದಿನಾಂಕ : 03/11/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
ಹಿರಿಯ ಉಪ-ನೋಂದಣಿ ಅಧಿಕಾರಿ  
(ಶ್ರೀರಾಮಪುರಂ)  
ಶ್ರೀರಾಮಪುರಂ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

1ನೇ ಪುಸ್ತಕದ 3522 ನೇ ಪುಟ 3 ನೇ ಪುಟ  
15-16

ಹಿ. ಉ. ನೋ. 13 ಕ್ರೀಡಾಸಂಪುರಣ

**5. SUDHA RANI**

Wife of Sri J. Anand Kumar,  
Aged about 34 years,

**6. J. RENUKA**

Wife of Sri J. Shivayya Naidu,  
Aged 43 years,

(hereinafter together referred to as "VENDOR", which expression shall, whenever the context so requires or admits, mean and include respective heirs, executors, administrators and assigns) **OF THE ONE PART;**

And:

**BALDOTA DEVELOPERS**

A partnership firm,  
Having its office at No.34, Keshava Nivas,  
1<sup>st</sup> Main Road, Gandhinagar, Bengaluru - 560 009  
PAN No.AAPFB6152M  
Represented by its Partners duly authorized in  
terms of a resolution dated 30.10.2015

**1. MANIK CHAND BALDOTA**

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

T. Anand Kumar  
B. Gunabushana Naidu  
J. Shivayya Naidu  
R. Ramesh

Sudha Rani  
J. Renuka  
Manik Ch. Baldota



1ನೇ ಪುಸ್ತಕದ 3522ನೇ ಬಹುಪದವಿ 15.76 2ನೇ ಪುಟ

Print Date & Time : 03-11-2015 04:37:20 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 3522

ಹಿ. ಉ. ನೋ. ಅ. ಕ್ರೀರಾಮಪುರಂ

ಕ್ರೀರಾಮಪುರಂ ದಲ್ಲಿರುವ ಉಪನೋಂದಪಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 03-11-2015 ರಂದು 03:35:37 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	762300.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	805.00
	ಒಟ್ಟು :	763105.00

ಕ್ರೀ BALDOTA DEVELOPERS REP ITS PARTNER MANIK CHAND BALDOTA ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
ಕ್ರೀ BALDOTA DEVELOPERS REP ITS PARTNER MANIK CHAND BALDOTA			

ಹಿರಿಯ ಉಪನೋಂದಪಾಧಿಕಾರಿ  
ಕ್ರೀರಾಮಪುರಂ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚೆತ್ತಿನ ಗುರುತು	ಸಹಿ
1	BALDOTA DEVELOPERS REP ITS PARTNER MANIK CHAND BALDOTA . (ಬರೆಸಿಕೊಂಡವರು)			
2	BALDOTA DEVELOPERS REP ITS PARTNER MAINA BALDOTA . (ಬರೆಸಿಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪನೋಂದಪಾಧಿಕಾರಿ  
ಕ್ರೀರಾಮಪುರಂ, ಬೆಂಗಳೂರು



1ನೇ ಪುಸ್ತಕ 3592 ನೇ ಪುಟ  
15-16

ಹಿ. ಉ. ನೋ. ೨. ಕ್ರೇರಾನುಪುರಂ

**2. MAINA BALDOTA**

Wife of Sri Manik Chand Baldota,  
Aged about 54 years

(hereinafter together referred to as "PURCHASER", which expression shall, whenever the context so requires or admits, mean and include each of the parties, jointly and severally, their respective heirs, executors, administrators and assigns)  
**OF THE OTHER PART;**

**WITNESSES AS FOLLOWS:**



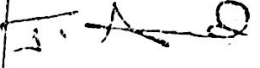


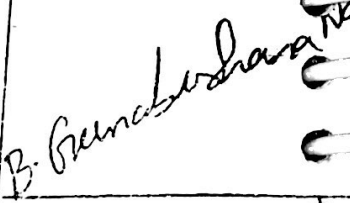


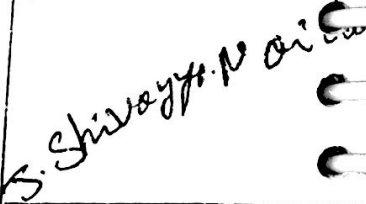








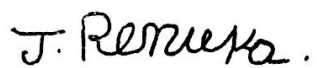
I. WHEREAS, the lands in Sy.No.103/7A measuring 1 acre 18 guntas of Mallathahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk originally belonged to Rudra S/o Veerabhadrappa @ Rudrappa s/o Veerabhadrappa;

II. WHEREAS, the said Rudra @ Rudrappa S/o Veerabhadrappa died leaving behind him, 1) Munihanumaiah and 2) Anjanappa and 3 daughters viz., 1) Hanumakka, 2) Bhadramma and 3) Saakamma as his only legal heirs. The elder son Munihanumaiah also died leaving behind 2 sons namely 1) Veerabhadrappa and 2) Muniyappa to succeed to his estate. The aforementioned Anjanappa, 2<sup>nd</sup> son of Rudra @ Rudrappa S/o Veerabhadrappa, also died leaving behind his wife Muthamma and their children to succeed to his estate;

III. WHEREAS subsequently, the surviving legal heirs of Rudra @ Rudrappa S/o Veerabhadrappa entered into a oral partition, whereunder 1 acres 6 guntas in Sy.No.103/7A was allotted to Mutthamma w/o Anjanappa

J. A. Naidu  
B. Gunabushana Naidu  
J. Shivayya Naidu

S. Renuka.  
J. Renuka.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	ACHUTH BUILDERS REP BY ITS PARTNER J. ANAND KUMAR . (ಬರೆದುಕೊಡುವವರು)			
4	ACHUTH BUILDERS REP BY ITS PARTNER B. GUNA BHUSHANA NAIDU . (ಬರೆದುಕೊಡುವವರು)			
5	ACHUTH BUILDERS REP BY ITS PARTNER J. SHIVAYYA NAIDU . (ಬರೆದುಕೊಡುವವರು)			
6	ACHUTH BUILDERS REP BY ITS PARTNER R. RUDRAIAH . (ಬರೆದುಕೊಡುವವರು)			
7	ACHUTH BUILDERS REP BY ITS PARTNER SUDHA RANI . (ಬರೆದುಕೊಡುವವರು)			
8	ACHUTH BUILDERS REP BY ITS PARTNER J. RENUKA . (ಬರೆದುಕೊಡುವವರು)			

ನೇ ಪ್ರಸ್ತ ಕಡೆ 3592 ನೇ ಮೂಲ ನೋಟೀ 6 ನೇ ಪುಟ  
15/16

ಹಿ. ಉ. ನೋ. ಅ. ಶ್ರೀರಾಮಪುರಂ

ಹಿರಿಯ ಅಧಿಕಾರಿಗಳಿಗೆ  
ಪ್ರತಿರೋಧಕರು, ಬೆಂಗಳೂರು

1ನೇ ಪುಸ್ತಕದ 3592 ನೇ ಪುಟ  
15/16

ಹ. ಉ. ನೋ. ಅ. ಕ್ರೀರಾನುಪುರಂ

and 1) Veerabhadrappe and 2) Muniyappa were allotted 61 ½ guntas each in Sy.No.103/7A. The revenue records were accordingly transferred as evidenced in IHC 3/99-2000 and IHC 4/99-2000;

IV. WHEREAS Veerabhadrappe s/o Munihanumaiah together with his son Rudrappe, sold his share of 6 ½ guntas in Sy.No.103/7A to his brother Muniyappa s/o Munihanumaiah under a registered Sale Deed dated 11.07.2005 vide Reg.No.BLN-1-08587-2005-06 in the office of the Sub-Registrar, Bangalore North Taluk;

V. WHEREAS thus Muniyappa s/o Munihanumaiah became the absolute owner of western portion of Sy.No.103/7A measuring 13 guntas and Mutthamma w/o Anjanappa became the absolute owner of eastern portion of Sy.No.103/7A measuring 1 acre 6 guntas;

VI. WHEREAS an extent of 3 guntas out of Sy.No.103/7 was acquired by the Bangalore Development Authority for formation of road and a 40 feet width road was formed in the acquired land. The competent authorities phoned Sy.No.103/7A of Mallathahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk and assigned New No.103/7A-1 to western portion of Sy.No.103/7A measuring 13 guntas (owned by Muniyappa s/o Munihanumaiah and family)& New No.103/7A-2 to eastern portion of Sy.No.103/7A measuring 1 acre 6 guntas (owned by Mutthamma w/o Anjanappa and family);

VII. WHEREAS Mutthamma w/o Anjanappa together with her sons a) Rudrappe, b) Veerabhadrappe and their respective family members and her 3 daughters namely, Gangamma, Sarojamma and Lakshamma, jointly



J. A. Naidu  
B. Gunabushana Naidu  
S. Shivayya Naidu

S. Renuka  
J. Renuka  
(S. Renuka)


1ನೇ ಪುಸ್ತಕದ 352ನೇ ದಸ್ತಾವೇಜಿನ 8ನೇ ಪುಟ  
15/6

ಗುರುತಿಸುವವರು

ಹಿ. ಉ. ನೋ. ಅ. ಕ್ರೀಡಾಮುಪುರಂ


ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Kishore No. 3179, Kattriguppe, BSK 3rd Stage, Bangalore-85	
2	Kumar No. 16, 1st cross, Kattriguppe, Bangalore	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಕ್ರೀಡಾಮುಪುರಂ, ಬೆಂಗಳೂರು



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ SRI-1-03522-2015-16 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ SRID186 ನೇ ಪುಟದಲ್ಲಿ  
ದಿನಾಂಕ 03-11-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸಿ. ತಿಪ್ಪೇಸ್ವಾಮಿ 3/11/15  
ಉಪನೋಂದಣಾಧಿಕಾರಿ ರಾಜಾಜಿನಗರ (ಕ್ರೀಡಾಮುಪುರಂ)



Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಕ್ರೀಡಾಮುಪುರಂ, ಬೆಂಗಳೂರು

1ನೇ ಪುಸ್ತಕ 3522 ನೇ ದಾಖಲೆ ನಂ. 9 ನೇ ಪುಟ  
15-76


ಹಿ. ಉ. ನೋ. ಈ ಕ್ರರಾನುಷ್ಠಾನ

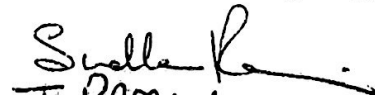
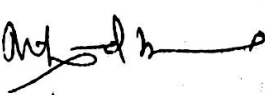
executed an Agreement of Sale, thereby agreeing to sell the lands in Sy.No.103/7A-2 measuring 1 acre 3 in favour of one T.N. Ramesh or his nominees. The said Agreement of Sale dated 07.06.2010 is registered as Doc.No.NGB-1-01190-2010-11 in the office of the Sub-Registrar, Nagarbavi, Bengaluru;

VIII. WHEREAS Muniyappa s/o Munihanumaiah together with her wife Sidamma and 6 children viz., a) Narayanappa, b) Bhagya, c) Munirathna, d) Lakshmipathi, e) Mohan Kumar and f) Shivraj Kumar, jointly executed an Agreement of Sale, thereby agreeing to sell the lands in Sy.No.103/7A-1 measuring 13 guntas in favour of one B.C. Pushpalatha or her nominees. The said Agreement of Sale dated 26.06.2010 is registered as Doc.No.NGB-1-01579-2010-11 in the office of the Sub-Registrar, Nagarbavi, Bengaluru;

IX. WHEREAS Mutthamma w/o Anjanappa applied and obtained conversion of the land in Sy.No.103/7A-2 measuring 1 acre 3 guntas for non-agricultural residential proposes from the office of the Deputy Commissioner, Bangalore District vide Official memorandum dated 13.08.2010 No.ALN(NY)SR 19/2010-11. Muniyappa s/o Munihanumaiah also applied and obtained conversion of the land in Sy.No.103/7A-1 measuring 13 guntas for non-agricultural residential proposes from the office of the Deputy Commisionser, Bangalore District vide Official memorandum dated 13.08.2010 No.ALN (NY) SR 18/2010-11;

X. WHEREAS subsequently, Mutthamma w/o Anjanappa together with her sons a) Rudrappa, b) Veerabhadrappe and their respective family members and her 3 daughters namely, Gangamma, Sarojamma and Lakshmam, have jointly sold the land in Sy.No.103/7A-2 measuring 1 acre

  
B. Gunabushanappa  
S. Shivayya Naidu

  
S. Renuka.  


1ನೇ ಪುಸ್ತಕದ 3522 ನೇ ಪುಟವೇಳಿಸಿ 10 ನೇ ಪುಟ  
15-16

ಹಿ. ಉ. ನೋ. ೪. ಪ್ರಜಾನುಪುರಾಣ

3 guntas, duly converted for non-agricultural residential proposes from the office of the Deputy Commissioner, Bangalore District vide Official memorandum dated 13.08.2010 No.ALN (NY) SR 19/2010-11 in favour of one Sri. S.T. Anand under a registered Sale Deed dated 20.06.2011 vide Reg.No.NGB-1-02038-2011-12 in the office of the Sub-Registrar, Nagarbavi, Bangalore. The agreement holder T.N. Ramesh has joined the execution of the Sale Deed dated 20.06.2011 as consenting witness;

XI. WHEREAS lands in Sy.No.103/7A-2 measuring 1 acre 3 guntas, duly converted for non-agricultural residential proposes from the office of the Deputy Commissioner, Bangalore District vide Official memorandum dated 13.08.2010 No.ALN (NY) SR 19/2010-11 subsequently came under the jurisdiction of Bruhath Bangalore Mahanagara palike, and was assessed for taxes and assigned with Municipal Khata No.250/251/50/18/103/7A-2 and khata was mutated to the name of Sri. S.T. Anand;

XII. WHEREAS thereafter S.T. Anand has executed Sale Deed dated 20.09.2012 in favour of M/s Achuyth Builders, the Vendors herein, conveying 22 guntas out of 1 acre 3 guntas of converted land in Sy.No.103/7A-2 of Mallathahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk , converted vide Official memorandum dated 13.08.2010 No.ALN(NY)SR 19/2010-11. The said Sale Deed dated 20.09.2012 is registered as Doc.No.5577/2012-13 in the office of the Sub-Registrar, Nagarbavi, Bengaluru;

XIII. WHEREAS Muniyappa s/o Munihanumaiah together with her wife Sidamma and 5 children viz., a) Narayanappa, b) Bhagya, c) Lakshmipathi, d) Mohan Kumar and e) Shivraj Kumar, have jointly sold the land in

T. Anand  
B. Gunabushana Naidu

S. Shivayya Naidu

S. Renuka.

(Signature)



1ನೇ ಪುಸ್ತಕ ಸಂಖ್ಯೆ 3522 ನೇ ದಿನಾಂಕ 11/15/16 ನೇ ಪುಟ

ಹಿ. ಉ. ನೋಡಿ. ಕ್ರೀಡಾಸಂಪುರಣ

Sy.No.103/7A-1 measuring 13 guntas, duly converted for non-agricultural residential proposes from the office of the Deputy Commissioner, Bangalore District vide Official memorandum dated 13.08.2010 No.ALN(NY)SR 18/2010-11 in favour of D. Krishna and B. Annapurna under a registered Sale Deed dated 12.10.2011 vide Reg.No.NGB-1-05450-2011-12 in the office of the Sub-Registrar, Nagarbavi, Bangalore. The agreement holder B.C. Pushpalatha has joined the execution of the Sale Deed dated 12.10.2011 as consenting witness;

XIV. WHEREAS Munirathna, one of the sons of Muniyappa had not joined the execution of Sale Deed dated 12.10.2011 vide Reg.No.NGB-1-05450-2011-12 and as such, executed a Consent Deed dated 13.10.2011 in favour of D. Krishna and B. Annapurna, thereby consenting and confirming the Sale Deed dated 12.10.2011 and also confirming that there are no amounts due to him in respect of sale of Sy.No.103/7A-1 measuring 13 guntas in favour of D. Krishna and B. Annapurna. The said Consent Deed dated 13.10.2011 is registered as Doc.No.NGB-1-05467-2011-12 in the office of the Sub-Registrar, Nagarbavi, Bengaluru;

XV. WHEREAS Veerabhadrapappa s/o Munihanumaiah who along with his sons had sold his share of 6 ½ guntas in Sy.No.103/7A to brother Muniyappa s/o Munihanumaiah under a registered Sale Deed dated 11.07.2005 vide Reg.No.BLN-1-08587-2005-06 also had 2 daughters namely Sharadamma and Gangamma, who had not joined the sale deed dated 11.07.2005. The said Sharadamma and Gangamma (both daughters of Veerabhadrapappa s/o Munihanumaiah) have executed Consent Deed dated 08.08.2012 in favour of D. Krishna and B. Annapurna for better assurance of title over Sy.No.103/7A measuring 6 ½ guntas. The said Consent Deed

B. Gunabharanavaidu

S. Shivaraya Naidu

S. Renuka.

Shivaraya Naidu

1ನೇ ಪುಸ್ತಕ ಸಂಖ್ಯೆ 3522 ನೇ ದಿನಾಂಕ 15.16 ನೇ ಪುಟ

ಹಿ. ಉ. ನೋ. 4 ಕ್ರೀರಾನುಷ್ಠಾನ

dated 08.08.2012 is registered as Doc.No.4025/2012-13 in the office of the Sub-Registrar, Nagarbavi, Bengaluru;

XVI. WHEREAS the original owner of lands in Sy.No.103/7A, that is, Rudra @ Rudrappa S/o Veerabhadrappa had two sons, viz., 1) Munihanumaiah and 2) Anjanappa and 3 daughters iz., 1) Hanumakka, 2) Bhadramma and 3) Saakamma. However under the oral partition, the lands were partitioned amongst the legal heirs of his sons Munihanumaiah and Anjanappa. The eldest daughter Hanumakka has since deceased and the other two daughters of Rudra @ Rudrappa S/o Veerabhadrappa (the original owner of lands in Sy.No.103/7A), that is, a) Bhadramma and b) Saakamma have executed Consent Deed dated 22.10.2012 in favour of D. Krishna and B. Annapurna for better assurance of title over Sy.No.103/7A measuring 13 guntas and confirming all the transactions as stated in the preceding paragraphs. The said Consent Deed dated 22.10.2012 is registered as Doc.No.7944/2012-13 in the office of the Sub-Registrar, Nagarbavi, Bengaluru;

XVII. WHEREAS lands in Sy.No.103/7A-1 measuring 13 guntas, duly converted for non-agricultural residential proposes from the office of the Deputy Commissioner, Bangalore District vide Official memorandum dated 13.08.2010 No.ALN (NY) SR 18/2010-11 subsequently came under the jurisdiction of Bruhath Bangalore Mahanagara palike, and was assessed for taxes and assigned with Municipal Khata No.1326/103/7A-1 and khata was mutated to the names of D. Krishna and B. Annapurna;

XVIII. WHEREAS thereafter D. Krishna and B. Annapurna have executed Sale Deed dated 05.12.2012 in favour of M/s Achuth Builders, the Vendor

J. Achuth  
B. Gunabharana Naidu  
S. Shivayya Naidu

S. Achuth  
J. Renuka  
Achuth



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herein, conveying 13 guntas of converted land in Sy.No.103/7A-2 of Mallathahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk , converted vide Official memorandum dated 13.08.2010 No.ALN(NY)SR 18/2010-11. The said Sale Deed dated 05.12.2012 is registered as Doc.No.8267/2012-13 in the office of the Sub-Registrar, Nagarbavi, Bengaluru;

XIX. WHEREAS thus M/s Achuth Builders, became the absolute owner in possession of property bearing Municipal Khata No.250/251/50/18/103/7A-2, being 22 guntas of converted land in Sy.No.103/7A-2 of Mallathahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk, converted vide OM dated 13.08.2010 No.ALN(NY)SR 19/2010-11 and property bearing Municipal Khata No. 1326/103/7A-1 being 13 guntas of converted land in Sy.No.103/7A-2 of Mallathahalli Village, Yeshwanthpura Hobli, Bangalore North Taluk, converted vide OM dated 13.08.2010 No.ALN(NY)SR 18/2010-11;

XX. WHEREAS property bearing Municipal Khata No.250/251/50/18/103/7A-2 and Municipal Khata No.1326/103/7A-1 measuring 22 guntas (38,115 sq. ft.) and 13 guntas (14,157 sq. ft.) respectively, were amalgamated vide Special Notice dated 22.12.2012 No. DA/RarAnA/WARD 129/KTR/650/2012-13 and was assigned with single Municipal No. Municipal Khata No. 1326/103/7A-1, which in all measures 38115 sq. ft;

XXI. WHEREAS thus M/s Achuth Builders, the Vendor herein are absolute owners in possession and enjoyment of all that piece and parcel of the immovable property bearing BBMP Khata No.1326/Sy/No.103/7A1 of

B. Gumbathur Naidu  
S. Shivayya Naidu

S. Renuka  
A. Renuka

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Ward 129, Jananbharathi, Bangalore bearing Municipal Khata No. 1326/103/7A-1 measuring 38115 sq., ft., carved out of Sy.No.103/7A-1 and Sy.No.103/7A-1 of Mallathahalli Village, Yeshwanthpur Hobli, Bangalore North Taluk, Bangalore, measuring about 38115 square feet and duly converted for residential purposes vide Official Memorandum Ref. No.ALN (NY) SR 18/2010-11 dated 13.08.2010 and Official Memorandum Ref. No.ALN (NY) SR 19/2010-11 dated 13.08.2010, (morefully described in the Schedule hereto and hereinafter referred to as the "Schedule Property") and the khata of the Schedule Property stands in the name of the Vendor herein as evidenced in Khata Certificate dated 08.05.2015.

XXII. WHEREAS the Vendor represents to the Purchaser that they have acquired absolute right, title and interest to the Schedule Property, and the Vendor has continued in peaceful possession and enjoyment of the Schedule Property till date. The Vendor has now offered to sell the Schedule Property to the Purchaser for a sum of Rs.7,62,30,000/- (Rupees Seven Crore Sixty Two Lakh Thirty Thousand only) by making the following representations:

(a) that the Vendor is the sole and absolute owner of the Schedule Property and her 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, and that none of the other members of her family or

J. Anand  
B. Ramabharana Naidu  
S. Shrivayya Naidu

S. Renuka  
S. Renuka  
S. Renuka

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extended family thereof have any manner of right, title or interest therein;


(c) that there are no easements, quasi-easements, restrictive covenants or other rights or servitudes running with or attached to the Schedule Property;

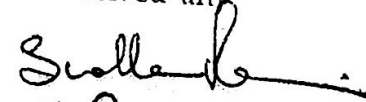
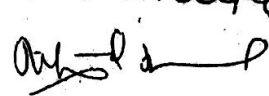
(d) that no other person/s have any manner of right, title or interest in the Schedule Property and in case of any such claims, the Vendor will answer such claims and offer full indemnity to the Purchaser against all costs, losses damages that may incur therefrom;

(e) that no show cause notices, demand notices, etc have been issued in respect of the Schedule Property. All amounts due and payable, till this date, have been paid by the Vendor in full, and no amounts remain payable by the Vendor in relation to the Schedule Property;

(f) that no litigation, judicial, quasi-judicial, revenue or municipal proceedings are pending in respect of the Schedule Property;

(g) 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, in favour of any third party/parties whatsoever and have not received any

  
B. Gunabashama Naidu  
S. Shivarajya Naidu

  
J. Renuka.  


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

J. Aduri  
B. Gumbazhara Naidu  
J. Shivayya. Naidu  
D. D. D. D.

Suella L.  
J. Remuka.  
Adh

1ನೇ ಪುಸ್ತಕ 3592 17 ನೇ ಪುಟ  
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XXIII. The Purchaser above named has agreed to purchase the Schedule Property for a sum of Rs.7,62,30,000/- (Rupees Seven Crore Sixty Two Lakh Thirty Thousand only) from the Vendor based on the aforesaid representations made by the Vendor.

XXIV. NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. In pursuance of the foregoing and in consideration of a sum of Rs.7,62,30,000/- (Rupees Seven Crore Sixty Two Lakh Thirty Thousand only) paid by the Purchaser to the Vendor, in the manner set out below, the receipt of which the Vendor hereby accepts and acknowledges, the Vendor being the sole and absolute owner of the Schedule Property hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, the Schedule Property:

a. Rs.50,00,000/- (Rupees Fifty Lakhs only) paid by was of Cheque bearing No.118407, dated 02.05.2015, drawn on Corporation Bank, Shanthinagar branch, Bengaluru drawn in favour of the Vendor;

b. Rs.50,00,000/- (Rupees Fifty Lakhs only) paid by was of Cheque bearing No.118408, dated 02.05.2015, drawn on Corporation Bank, Shanthinagar branch, Bengaluru drawn in favour of the Vendor;

c. Rs.50,00,000/- (Rupees Fifty Lakhs only) by way of cash to the Vendor paid on 02.05.2015;

J. A. S. S. S.  
B. Gurubhushana Naidu  
S. Shivaraya Naidu  
D. D. S. S.

S. S. S. S.  
J. Remuka.  
S. S. S. S.  
A. S. S. S.

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- d. Rs.50,00,000/- (Rupees Fifty Lakhs only) paid by was of Cheque bearing No.139209, dated 04.05.2015, drawn on Corporation Bank, Shanthinagar branch, Bengaluru drawn in favour of the Vendor;
- e. Rs.50,00,000/- (Rupees Fifty Lakhs only) paid by was of Cheque bearing No.139210, dated 04.05.2015, drawn on Corporation Bank, Shanthinagar branch, Bengaluru drawn in favour of the Vendor;
- f. Rs.50,00,000/- (Rupees Fifty Lakhs only) by way of cash to the Vendor paid on 04.05.2015;
- g. Rs.25,00,000/- (Rupees Twenty Five Lakhs only) by way of cash to the Vendor paid on 20.05.2015;
- h. Rs.50,00,000/- (Rupees Fifty Lakhs only) paid by was of Cheque bearing No.139221, dated 04.06.2015, drawn on Corporation Bank, Shanthinagar branch, Bengaluru drawn in favour of the Vendor;
- i. Rs.20,00,000/- (Rupees Twenty Lakhs only) paid by was of Cheque bearing No.118412, dated 05.06.2015, drawn on Corporation Bank, Shanthinagar branch, Bengaluru drawn in favour of the Vendor;
- j. Rs.20,00,000/- (Rupees Twenty Lakhs only) paid by was of Cheque bearing No.118413, dated 05.06.2015, drawn

J. A. S. S. S.  
B - Guruswami Naidu  
S. Shrinivas Naidu

S. S. S. S.  
J. Renuka.  
S. S. S. S.

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p. Rs.35,00,000/- (Rupees Thirty Five Lakhs only) paid by was of RTGS, dated 03.11.2015, through United Bank of

T. ~~A. J. J.~~  
B. Gunasubramanian Naidu  
S. Shivayya Naidu



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India, KG Road Branch, Bengaluru paid in favour of the Vendor;

q. Rs.40,00,000/- (Rupees Forty Lakhs only) paid by was of Cheque bearing No.371991, dated 03.11.2015, drawn on United Bank of India, KG Road branch, Bengaluru drawn in favour of the Vendor;

r. Rs.34,67,700/- (Rupees Thirty Four Lakhs Sixty Seven Thousand Seven Hundred only) paid by was of Cheque bearing No.371992, dated 03.11.2015, drawn on United Bank of India, Shanthinagar branch, Bengaluru drawn in favour of the Vendor;

s. Rs.7,62,300/- (Rupees Seven Lakhs Sixty Two Thousand Three Hundred only) being TDS deposited to the account of Vendor in terms of Challan No.02138 and 02071, dated 02.11.2015.

2. The Vendor has, this day, delivered actual physical vacant possession of the Schedule Property to the Purchaser. The Vendor has also handed over all original title deeds and documents pertaining to Schedule Property to the custody of the Purchaser, and also confirms to the Purchaser that no other original title documents relating to the Schedule Property remain with her.

3. The Vendor covenants with the Purchaser as follows:

J. Anand  
B. Gunabushana Naidu

S. Shivayya Naidu  
R. Ramesh

Sudha K.  
J. Remuka.

Dr. J. R. Ramesh  
Dr. J. R. Ramesh



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- (a) That the Purchaser shall be entitled to hold, possess, and enjoy the Schedule Property hereby conveyed, the rents and profits received there from, without any let, disturbance or interference by the Vendor or any person/s claiming through or under her and without any interference or disturbance by any other person/s;
- (b) That the Schedule Property is the absolute property of the Vendor herein and that no one else has any share, right, title or interest therein;
- (c) That the title of the Vendor to the Schedule Property hereby conveyed is good, marketable and subsisting and that she has the power to convey the same;
- (d) That the Schedule Property hereby conveyed are 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 have been fully paid up to date;
- (f) That the Vendor confirms that she has not created any charge /mortgage in respect of the Schedule Property by depositing any documents or certified copies thereof pertaining to the Schedule Property with any person, institution or authority;
- (g) That the Vendor shall, whenever so required by the Purchaser, sign all applications and forms to cause the transfer of the khatha of the Schedule Property to the name of the Purchaser and shall do and execute all other

J. A. S. S. S.  
B. Gunabushana Naide  
J. Shivayya Naide

S. S. S. S.  
J. Renuka.  
A. S. S. S.

1ನೇ ಪುಸ್ತಕ ಸಂಖ್ಯೆ 3522 ನೇ ದಸ್ತಾವೇಜಿನಲ್ಲಿ 22 ನೇ ಪುಟ  
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acts, deeds and things as may be necessary for more fully and perfectly assuring title of the Schedule 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 to the Schedule Property hereby conveyed, and against any loss or liability, costs or claims, action or proceedings, if any, should arise against the Purchaser or the Schedule Property and any consequential disturbance to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser;

#### SCHEDULE

All that piece and parcel of property bearing Sy.No.103/7A of Mallathahalli Village, Yeshwanthpur Hobli, Bangalore North Taluk, Bangalore, measuring about 38115 square feet and duly converted for residential purposes vide Official Memorandum Ref. No.ALN (NY) SR 18/2010-11 dated 13.08.2010 and Official Memorandum Ref. No.ALN (NY) SR 19/2010-11 dated 13.08.2010, currently bearing BBMP Khata No.1326/Sy/No.103/7A1 of Ward 129, Jananbharathi, Bengaluru and bounded on the:

East by	:	Remaining land in Sy.No.103/7A/2;
West by	:	Sy.No.103/6;
North by	:	Road; and
South by	:	NGF Housing Society.

IN WITNESS WHEREOF, THE PARTIES ABOVENAMED HAVE EXECUTED THESE PRESENTS ON THE DAY, MONTH AND YEAR MENTIONED HEREINABOVE IN THE PRESENCE OF THE WITNESSES ATTESTING HEREUNDER

J. A. S. S. S.  
B. Punabusham Naidu  
S. Shivayya Naidu

Sudha K. S.  
J. Renuka.  
Anand K.

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VENDOR  
For Achuth Builders

PURCHASER  
For Baldota Developers

J. Anand Kumar

1. J. Anand Kumar

B. Guna Bhushana Naidu

2. B. Guna Bhushana Naidu

J. Shivayya Naidu

3. J. Shivayya Naidu

R. Rudraiah

4. R. Rudraiah

Sudha Rani

5. Sudha Rani

J. Renuka

6. J. Renuka

Partners

Manik Chand Baldota

1. Manik Chand Baldota

Maina Baldota

2. Maina Baldota

Partners

Witnesses:

1. Kishore

Name:

Address:

3179 B.S.R III Stage

2. Kumar Sh. Doddanarayana

Name:

Address:

# 16 Cross 42nd St. 1st Stage  
Kattiguppe Rd. B.S.

Kattiguppe Rd. B.S.

DRAFTED BY SELF

Manik Chand Baldota