

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE MADE AND EXECUTED AT BANGALORE ON THIS THE TWENTY SEVENTH DAY OF MARCH TWO THOUSAND SIX (27/03/2006)

By,

- (1) Sri.M.Krishnappa,
Aged about 66 years,
S/o. late Sri.Mimishanu Reddy;
- (2) Sri.Shivashankar,
Aged about 42 years,
S/o. Sri.M.Krishnappa;
- (2a) Master Tejas,
Aged about 9 years,
S/o. Sri.Shivashankar;
Since minor, represented by his father and
Natural Guardian, Sri.Shivashankar;
- (3) Sri.Sudhakar,
Aged about 38 years,
S/o. M.Krishnappa;
- (3a) Master Charan,
Aged about 7 years,
S/o. Sri.Sudhakar;
Since minor, represented by his father and
Natural Guardian, Sri.Sudhakar;

✓ Attested by

AR

Print Date & Time : 28-03-2006 01:57:30 PM

21631/06.06

Page-1 Containing Total Pages 1/1



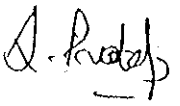
ದಸ್ತಾವೇಶ ಸಂಖ್ಯೆ : 21631

2-19

ಸಹಿ : ರವಿಶಂಕರ್ ಕೆ.ಪ್ರತಾಪ್ ರವರ ಹೆಸರಿನಲ್ಲಿ ದಿನಾಂಕ 28-03-2006 ರಂದು 10:50:17 AM ಗೆಂಟೆಗೆ ಈ ದಸ್ತಾವೇಶವು ಒಪ್ಪಿರುತ್ತದೆ.




ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	344250.00
2	ಸ್ಟ್ಯಾಂಪ್ ಡ್ಯೂ	540.00
3	ರಿಸ್ಟ್ರಿಕ್ಟೆಡ್ ಡ್ಯೂ	100.00
	ಒಟ್ಟು :	344890.00

ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by its Managing Director K. Pratap ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

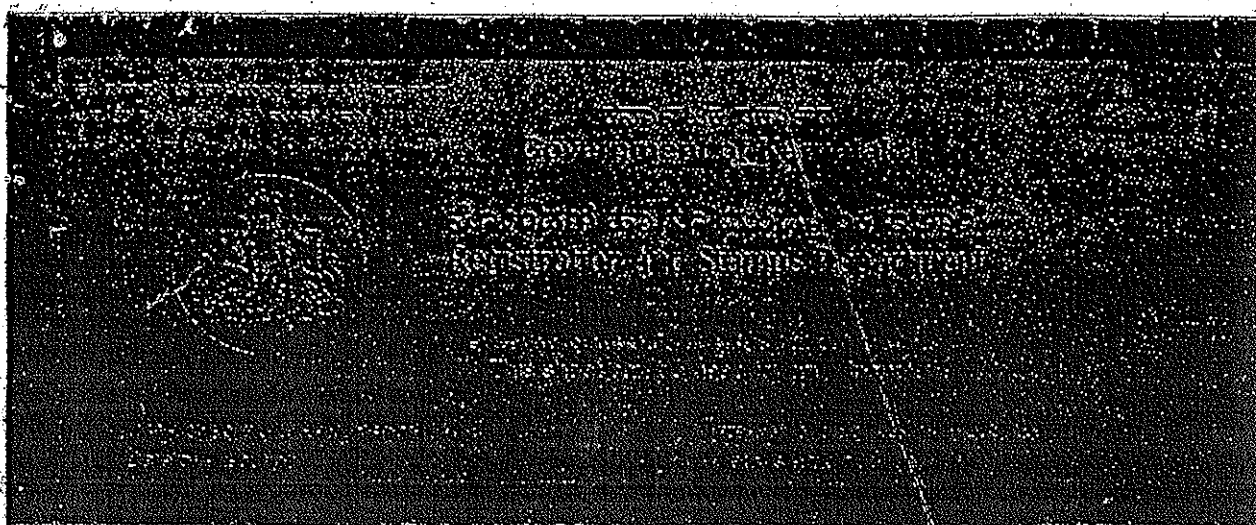
ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by Its Managing Director K. Pratap			

ಸಹಿ : ರವಿಶಂಕರ್ ಕೆ.ಪ್ರತಾಪ್
SUB-REGIS-
ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Golden Gate Properties Ltd Rep by Its Managing Director K. Pratap . (ಬರೆದುಕೊಂಡವರು)			

SUB-REGISTRA-
ANEKAL



- (4) Smt.Shoba,
Aged about 36 years,
D/o. Sri.M.Krishnappa;
- (5) Sri.Rajashekar,
Aged about 43 years,
S/o. Late Anjanappa;
- (6) Kumari Bhavana,
Aged about 8 years,
D/o. Sri.Rajashekar;
Since minor, represented by her father and
Natural guardian, Sri.Rajashekar

All are residents of Indlabele Village, Attibele Hobli, Anekal Taluk, Bangalore District.

Represented by their GPA Holder Sri.A.Narsimha Reddy, S/o Sri.A.Narayan Reddy, aged about 48 years, residing at No.1-2-45, Domalguda, Hyderabad-500 029

Hereinafter called as the 'Vendors', which expression shall mean and include their respective heirs, representatives, successors, executors, administrators, assignees, nominees, etc., of the 'first part';

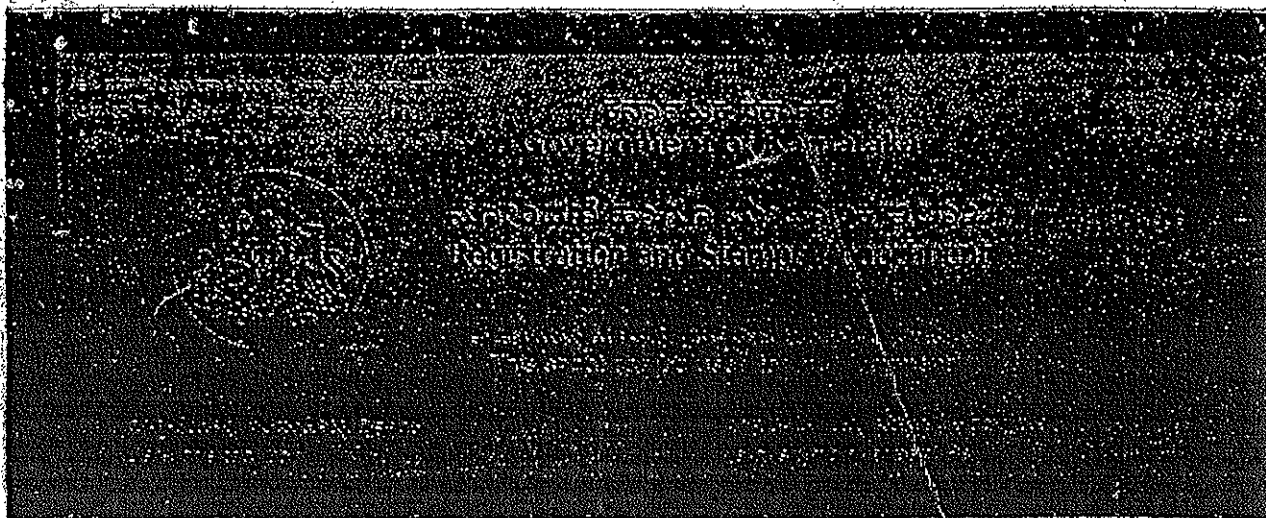
V Anand

AR

<p>M. Krishnappa, Shivashankar (Self & Minor for Telag), Sudhakar (Self Minor for Charan), Shoba, Rajashakar (Self & Minor for Bhavana) Rep by GPA Holder A. Narimha Reddy. (with enclosed)</p>			<p><i>And...</i></p>
--	---	---	----------------------

21631/07/05
 PWS (U) ANEKAL S. N. P. P. No. 145
 Total 145
 145/19/05

[Signature]
 SUB-REGISTRAR
 ANEKAL



81631/08
Sri A. Venkat Rama Reddy, S/o Sri A. Laxma Reddy, PAN NO. ACCPA8882L
Total 3 Crossings Total Stamp 14
5-19

Sri.A.Venkat Rama Reddy,
S/o. Sri.A.Laxma Reddy,
Aged about 57 years,
Resident of Plot No.13, Road No.14,
B.N.Reddy Colony,
Banjara Hills, Hyderabad- 500 034
PAN NO.ACCPA8882L

Hereinafter called as the 'Confirming Party, which expression shall mean and include his heirs, representatives, successors, executors, administrators, assignees, nominees, etc., of the 'Second Part';

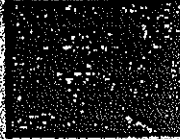
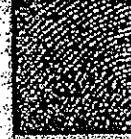

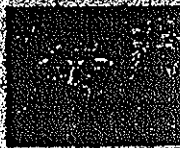


In favour of,

M/s Golden Gate Properties Ltd.,
A Public limited company,
Registered under the Companies Act of 1956,
Having its registered Office at No.96, 7th cross,
16th Main, 4th B Block, Koramangala,
Bangalore-560 034
PAN NO.AAACG5284H,
Represented by its Managing Director,
Sri.K.Pratap,
S/o Sri.K.Sathyanarayana,
Aged about 39 Years

Hereinafter called as the 'Purchaser', which expression shall mean and include its successors-in-title, Directors, legal representatives, successors, executors, administrators, assignees, nominees, etc., of the 'third part';

[Handwritten signature]

[Handwritten signature]

ಕ್ರ. ಸಂ.	ಹೆಸರು	ಚಿತ್ರ	ಹಸ್ತಚಿತ್ರ	ಹೆಸರು
3	A. Venkat Rama Reddy (ಅಧಿಕಾರಿ)			
4	M/s Haven Property Developers Rep by its Authorized Signatory S. Basava Reddy (ಅಧಿಕಾರಿ)			

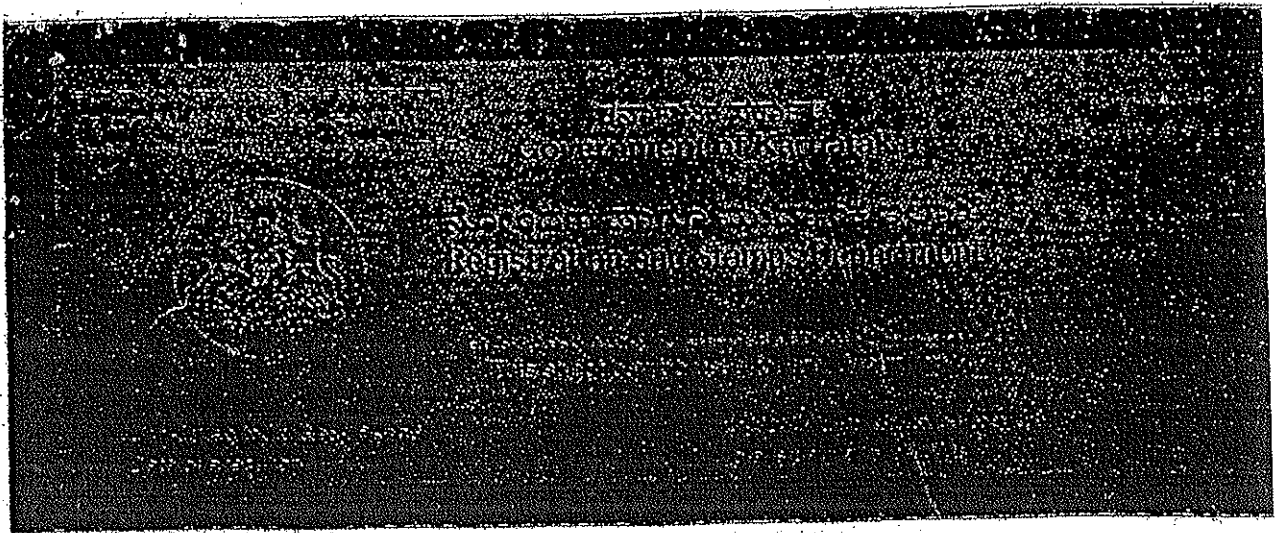
ಆದೇ (U) ANKL.S.M/17.PM

Book-3 Containing Total Sheets 14

6-19 Page

216310r-06

ಸಹಿ ರಚಿಸಿದ
SUB-REG
ANEKAL



WHEREAS, the Vendors are the absolute owners of the following Residential Converted land, which are commonly situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District, morefully described in the schedule hereunder and hereinafter referred to as 'SCHEDULE PROPERTY' for the sake of brevity:

- a) Converted Land bearing Sy.No.89, measuring to an extent of 02 acres 32 guntas, morefully described as Item No.1 in the schedule hereunder.
- b) Converted Land bearing Sy.No.97, measuring to an extent of 03 acres 23 guntas, morefully described as Item No.2 in the schedule hereunder.

The properties described as Item Nos.1 and 2 are hereinafter referred to as the 'Schedule Property'.

WHEREAS, the Item No.1 - Schedule Property is a portion of the larger extent of land measuring 5 acres 30 guntas and the Item No.2 - Schedule Property is a portion of the larger extent of land measuring 3 acres 32 guntas;

WHEREAS, the said larger extent of lands, were originally granted to one Sri.Munishami Reddy and whereas, the said lands were enjoyed by the said Sri.Munishami Reddy along with his brothers Thimma Reddy and Anjanappa.

WHEREAS, the said Sri.Munishami Reddy died intestate leaving behind his only son of M. Krishnappa (the Vendor No.1 herein) as his only legal heir to succeed to his intestate estate; The said Thimma Reddy was unmarried died intestate and Sri.Anjanappa died intestate leaving behind his two sons, viz.,

✓ Anand

AR

ಗುರುತಿಸಲ್ಪಟ್ಟಿರುವವರು

ANK-1 ANK-1 S. H. P. No.

Book-1 Conserving Total Amount

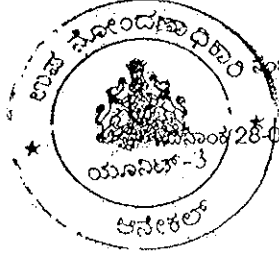
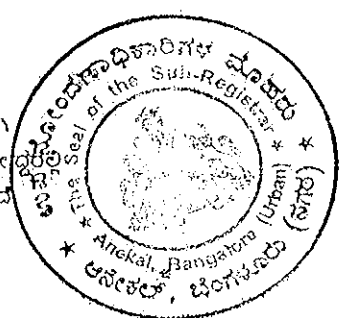
8/19 Pasa.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Rangaswamy Koramangala Bangalore	
2	S. Sheshagiri Babu Koramangala Bangalore	

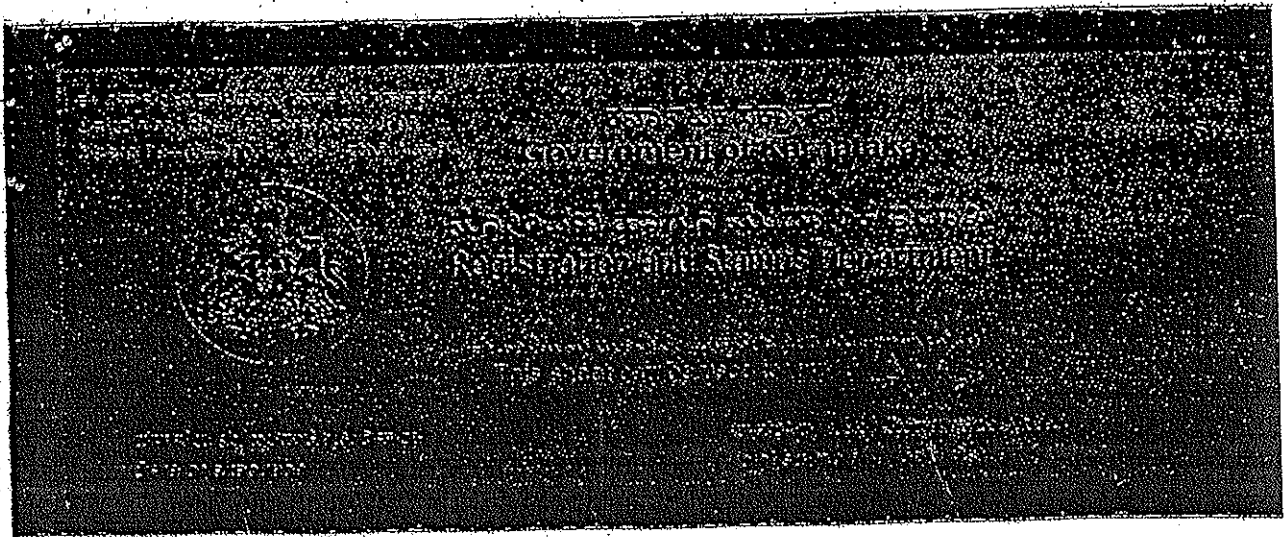
ಸಹಿ ರಚಿಸ್ವಾರೆ
SUB-REGISTRAR
ANEKAL

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 255000/- has been paid thereon. GPA No 623/04-5 Dt 30/03/05 & GPA No. 624/04-05 Dt 30/03/05

SUB-REGISTRAR
ANEKAL

 <p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಯೋಜನೆ-3 ಆನೇಕಲ್</p>	<p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ANK-1-21631-2005-06 ಆಗಿ ಒ.ಡಿ. ಸಂಖ್ಯೆ ANKD109 ನೇ ದಿನಾಂಕ 28-03-2006 ರಂದು ವಸೂಲಾಯಿಸಲಾಗಿದೆ</p>	 <p>Sub-Registrar Anekal, Bangalore (Urban) (ಸಹಿ)</p>
<p>ಸಹಿ ರಚಿಸ್ವಾರೆ (ಆನೇಕಲ್) T.V. JAYAPRAKASH SUB-REGISTRAR ANEKAL</p>		

Designed and Developed by C-DAC, ACTS, Pune



Rajashekar (the Vendor No.5 herein) and Manjunath, as his only surviving legal heirs;

WHEREAS, the said Krishnappa (the Vendor No.1 herein), Rajashekar (the Vendor No.5 herein) and Manjunath had entered into a Partition Deed dated 28/10/1999, by virtue of which, the larger extent of Item No.1 - schedule property i.e., Sy.No.89 was divided into three portions and portion of the land in Sy.No.89 measuring 3 acres of land was allotted to the share of Krishnappa (the Vendor No.1); another portion measuring 1 acre 5 guntas of land in Sy.No.89 was allotted to the share of Rajashekar (the Vendor No.5) and the balance portion measuring 1 acre 25 guntas of land in Sy.No.89 was allotted to the share of Manjunath; Likewise, the larger extent of Item No.2 schedule property i.e., Sy.No.97 was divided into two portions and a portion of land measuring 3 acres 10 guntas in Sy.No.97 was allotted to the share of Krishnappa (the Vendor No.1); and the balance portion of land measuring 22 guntas in Sy.No.97, was allotted to the share of Sri.Rajashekar (the Vendor No.5).

WHEREAS, the Vendor No.1 along with his legal heirs i.e., Vendors Nos.2, 2a, 3, 3a and 4, have entered into a registered Agreement of Sale dated 30/03/2005 with the confirming party herein, registered as Document No.3863/2005-06 of Book I, stored in C.D.No.64, in the Office of the Sub-Registrar, Anekal Taluk, pertaining to Item No.1 - Schedule property i.e., Land in Sy.No.89 measuring 2 acres 32 guntas and a portion of Item No.2 - Schedule property i.e., land measuring 3 acres 01 guntas in Sy.No.97.

WHEREAS, the Vendor No.5 along with his legal heir i.e., the Vendor No.6 have entered into a registered Agreement of Sale dated 30/03/2005 with the confirming party herein, registered as Document No.3864/2005-06 of Book I, stored in C.D.No.64, in the Office of the Sub-Registrar, Anekal Taluk,

V. Anand

K. Ramesh

8163/06
ANN (U) ANKLS.H/2.199

Book-4 Consolidating Total Sheets 14

10-19 Page

XXXXXXXXXXXX

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಸ 10 ಎ ಅಡಿಯಲ್ಲಿಯೆ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by Its Managing Director, K. Pratap : ಇವರು
2857140.00 ರೂಪಾಯಿಗಳನ್ನು ನಗದು ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	120.00	Paid In cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2857020.00	Bank Of Maharashtra DD No 306543 Dt 28/03/06
ಒಟ್ಟು :	2857140.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 28/03/2006

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ಅನೇಕಲ್)
SUB-REGISTRAR
ANEKAL

Designed and Developed by C- DAC ,ACTS Pune.



pertaining to portion of Item No.2 - Schedule property i.e., land measuring 22 guntas in Sy.No.97..

WHEREAS, the confirming party herein got the portion of the said lands i.e., the Schedule Property herein converted from agricultural to non-agricultural residential purposes vide (1) Official Memorandum dated 20/5/2005 bearing No.52/2005-2006, issued by the Special Deputy Commissioner, Bangalore District, pertaining to Item No.1 - Schedule property and another (2) Official Memorandum dated 10/10/2005 bearing No.51/2005-2006, issued by the Special Deputy Commissioner, Bangalore District, pertaining to Item No.2 - Schedule Property, in the name of the Vendors herein at the cost of the confirming party herein.

WHEREAS, in pursuance of the said Agreement to Sell, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreement. Further, the said Agreement Holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein, the Vendors has agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.

WHEREAS, the Khata of the schedule property stands in the name of the Vendors herein in the property records of the concerned Revenue Department and further upto date tax is also paid to the concerned authority.

✓ *Arul*

Arul



WHEREAS, the Vendors and the confirming party herein jointly represent to the Purchaser as follows:

- (a) That the Vendors have entered into two Agreements of sale dated 30/03/2005 with Sri.A.Venkata Rama Reddy i.e., the Confirming Party herein respectively, and in pursuance of the said Agreement of sale, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreement. Further, the said Agreement Holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein, the Vendors have agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.
- (b) That the Vendors are the absolute owners of the Schedule Property, the same being ancestral property and the Vendors' title to the Schedule Property is good, marketable and subsisting and none else have any right, title and interest or share therein;
- (c) That the Schedule Property is not subjected to any charges, liens, attachments, encumbrances, court or acquisition proceedings;

Andeey

ATG Gummurthy



- (d) That the Vendors have not entered into any agreements/arrangements for sale or transfer of the Schedule Property with anyone else, except with the Confirming party herein.

Relying on the said representations, the Purchaser has offered to purchase the Schedule Property, which is free from all encumbrances, charges, right, title, interest, claims, acquisition, requisition, etc., from the confirming party herein for a valuable total sale consideration of Rs.3,44,25,000/- (Rupees Three Crores, Forty Four Lakhs Twenty Five Thousand only); At the request of the confirming party herein, the Vendors has agreed to execute and register this Sale deed along with the Confirming party, in favour of the Purchaser herein.

NOW THIS INDENTURE OF SALE DEED FURTHER WITNESSETH AS FOLLOWS:

1. Pursuant to the above, the Purchaser has paid the aforesaid entire sale consideration amount of Rs.3,44,25,000/- (Rupees Three Crores, Forty Four Lakhs Twenty Five Thousand only) to the Confirming party herein in the following manner:
 - a) Rs.37,80,000/- (Rupees Thirty Seven Lakhs Eighty Thousand only) by way of Cheque bearing No. 950375 drawn on Union Bank of India, Cantonment Branch, Bangalore issued in favour of the Confirming party herein.
 - b) Rs.48,26,250/- (Rupees Forty Eight Lakhs Twenty Six Thousand Two Hundred and Fifty only) by way of Cheque bearing No. 950376 drawn on Union Bank of India, Cantonment Branch Bangalore issued in favour of the Confirming party herein.
 - c) Rs.1,13,40,000/- (Rupees One Crore, Thirteen Lakhs Forty Thousand only) by way of Pay Order dated 25/3/2006 bearing

Andeay *AK Kumar*



No.306522, issued by Bank of Maharashtra, Basavanagudi Branch, Bangalore, issued in favour of Confirming Party herein.

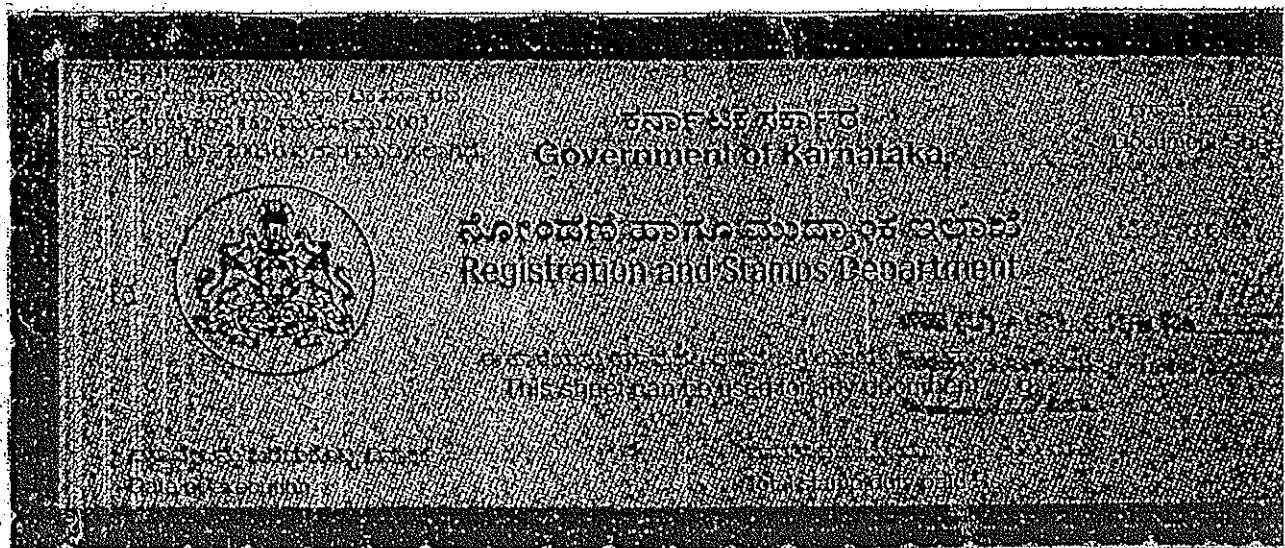
- d) Rs.1,44,78,750/- (Rupees One Crore Forty Four Lakhs Seventy Eight Thousand Seven Hundred and Fifty only) by way of Pay Order dated 25/3/2006 bearing No.306523, issued by Bank of Maharashtra, Basavanagudi Branch, Bangalore, issued in favour of Confirming Party herein.

Thus, in the aforesaid manner, the Purchaser has paid the entire sale consideration to the Confirming party. The confirming party herein has paid the entire sale consideration of the schedule property to the Vendors herein in full and final satisfaction and the Vendors have acknowledged the receipt of the same; Hence, the purchaser herein has paid the entire sale consideration amount to the confirming party as mentioned above; thus the confirming party herein is in receipt of the aforesaid sale consideration amount paid by the purchaser, subject to realization of the aforesaid negotiable instruments payments. The confirming party do hereby admit and acknowledge in full and final settlement and satisfaction of the same. The Vendors and confirming party do hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, the Schedule Property, with all rights, easements, privileges and appurtenances thereto, subject to realisation of the payment by negotiable instruments aforesaid, TO HAVE AND TO HOLD the same as an absolute owner forever.

The confirming party do hereby releases, relinquishes and acquits all his right, title, interest, claim and share in the Schedule Property absolutely in favour of the purchaser herein and further do hereby acknowledges that neither he nor his legal heirs will have any interest or claim in the Schedule property. Further, in view of the sale of the schedule property by the Vendors and the confirming party herein in favour of the Purchaser herein under this Deed of Sale, the confirming party do hereby assures

Ande...

Arjun...

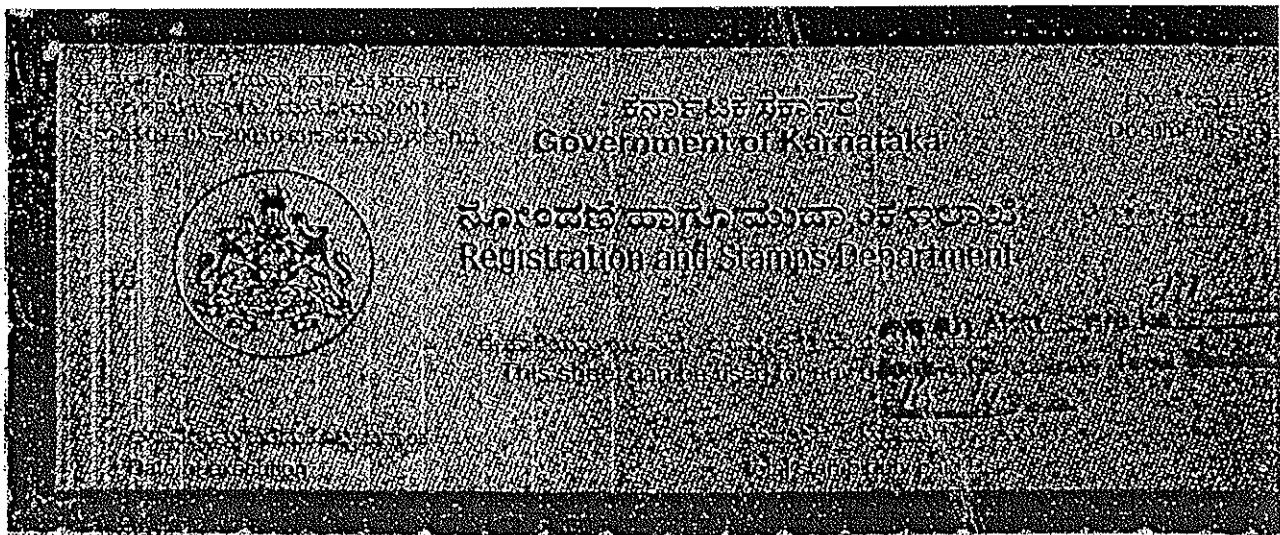


and declares that the aforesaid Agreement of Sale dated 3/3/2005 with the confirming party herein, registered as Document No.3863/2005-2006 of Book I, stored in C.D.No.64 and another Agreement of Sale dated 3/3/2005 with the confirming party herein, Registered as document no.3864/2005-2006 of Book No.1 stored in C.D.No.64 in the Office of the Sub-Registrar, Anekal Taluk entered into between the Vendors and the Confirming Party herein respectively, stand extinguished and cancelled absolutely.

THE VENDORS HEREBY DECLARES AND COVENANTS THAT:-

- (a) The Schedule Property is the absolute property of the Vendors and that no other person has/have any right title or interest of any nature whatsoever in the Schedule Property.
- (b) The Vendors have uninhabited rights of alienation over the Schedule Property.
- (c) The Schedule Property is not subject matter of acquisition or requisition by any authority under a law for the time being in force.
- (d) The Vendors have not done or caused to be done any act, deed or thing having effect of impairing the absolute right title or interest of the Vendors in the Schedule Property and their uninhabited rights of alienation over the same to the Purchaser under the terms of this Sale Deed.
- (e) That all the taxes, cesses and public dues in respect of the Schedule Property, have been paid up to date and the Vendors agree and undertake to pay the arrears, if any, for the period up to the date of this Sale Deed.

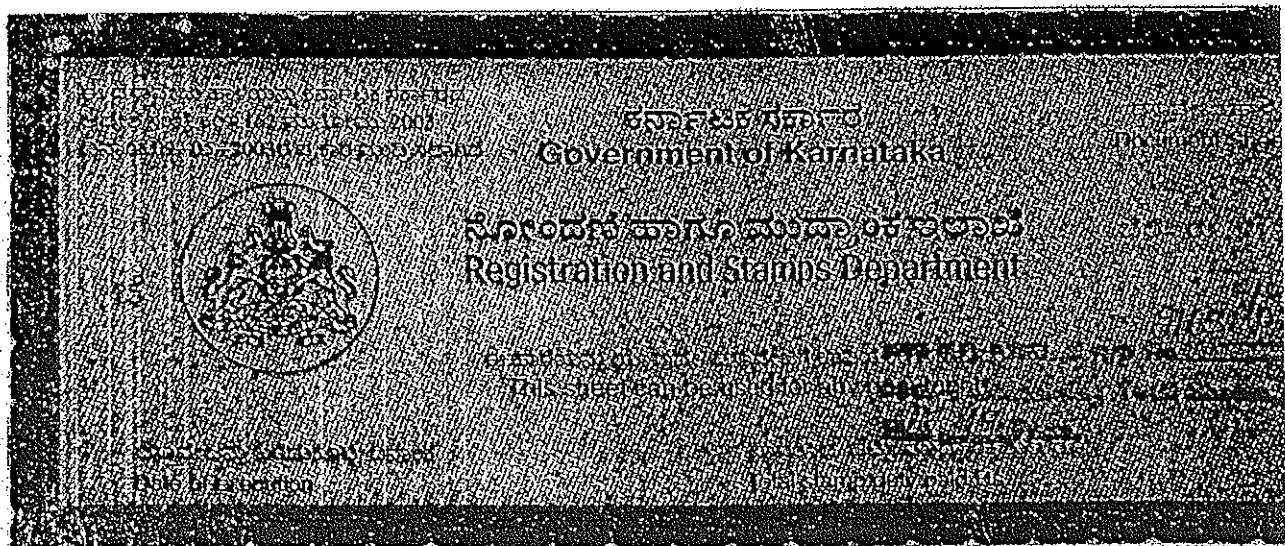
[Handwritten signatures and marks]



- (f) The Sale of the Schedule Property under this Deed in favour of the Purchaser is for meeting the legal necessities of the Vendors.
2. The Vendors have this day delivered physical, Vacant possession of the Schedule Property to the Purchaser and the Purchaser acknowledges having taken physical possession of the Schedule property.
 3. The Vendors have this day delivered to the Purchaser all the originals and certified/Xerox copies of documents of title pertaining to the Schedule Property.
 4. The Vendors hereby declare that the Purchaser shall be entitled to remain in peaceful possession and enjoyment of the Schedule Property without any let or hindrance either from the Vendors or from any other person/s claiming through the Vendors.
 5. The Purchaser shall be entitled to get the khata in respect of the Schedule Property transferred to its name.
 6. The Vendors hereby agree and undertake to execute such other document/s as may be required by the Purchaser as may be necessary, to morefully assure the right, title and interest of the Purchaser in the Schedule Property.
 7. That the Purchaser shall hereafter be absolute owner of the Schedule Property, TO HAVE HOLD AND TO ENJOY the same peacefully, without any let or hindrance or claim from anybody or through the Vendors.

V Andree

AR



8. The Vendors do hereby assure and covenant with the Purchaser that there is no encumbrances, liens, charges, claim by way of inheritance or otherwise, attachment, tenancy, claims from minors, occupancy claims, defect in title or acquisition, etc., whatsoever now subsisting against the Schedule Property or any part thereof and that the Schedule Property is not the subject matter of any suit or litigation or acquisition proceedings and has not been offered as security or charge otherwise to any Bank or court or revenue or other Authorities.
9. The Vendors hereby declare that in the event of any assurances held out above being found to be false or become invalid or insufficient or in the event any person claiming through or under the Vendors or, any member of the family of the Vendors were to make any claim, in respect of the Schedule Property or interfere with the ownership or possession of the Schedule Property, the Vendors hereby agree and undertake to indemnify and keep indemnified the Purchaser against any loss or damage or injuries, which the Purchaser may sustain on account of such falsehood, invalidity or insufficiency on account of such claim or interference and the Vendors hereby further undertake to take all such steps and to all such acts, deeds or things as may be necessary, at their costs, expenses and effort to clear and perfect the title to the Schedule Property, so as to ensure the same to the Purchaser and keep the Purchaser free of all such claims or interference.
10. The Schedule Property is residentially converted land that are under developed, and not approved to form layouts by the concerned authority.

V *Andrey*

AB



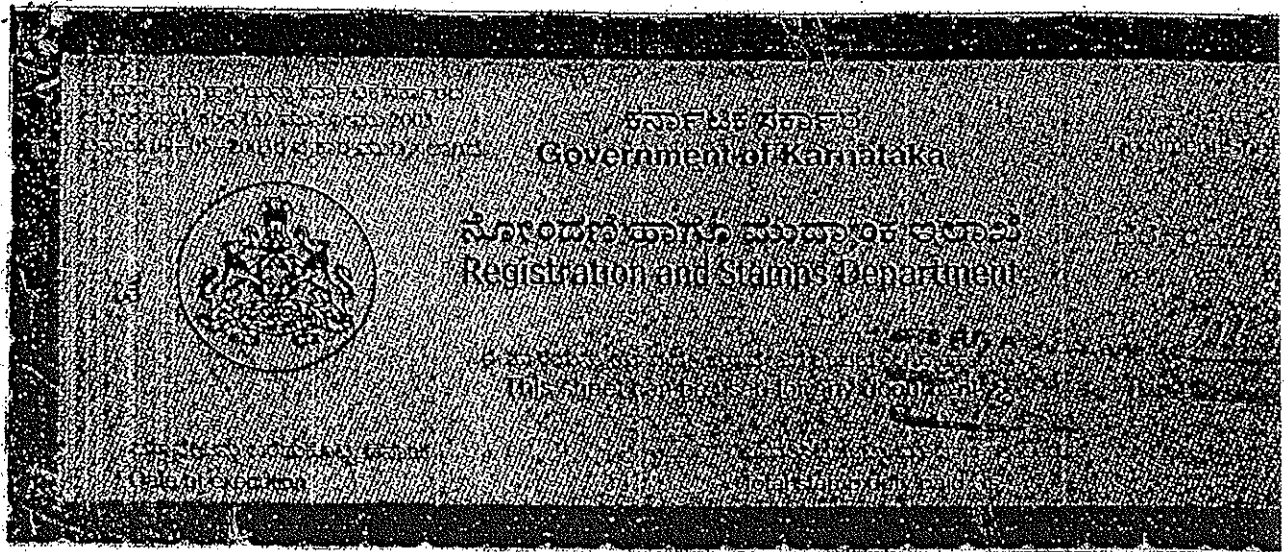
SCHEDULE PROPERTY

ITEM NO.1: ALL THAT PIECE AND PARCEL of a Residentially converted Land in Sy.No.89, (vide Official Memorandum dated 20/5/2005 bearing No.52/05-06 issued by the Special Deputy Commissioner, Bangalore District) situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 02 acres 32 guntas and bounded as follows:

East by : Private Property
 West by : Land bearing Sy.No.87 & 99
 North by : Land bearing Sy.No.89 belonging to N.Srinivas and Muniyappa
 South by : Remaining portion of land bearing Sy.No.89


ITEM NO.2: ALL THAT PIECE AND PARCEL of a Residentially converted Land in Sy.No.97, (vide Official Memorandum dated 10/10/2005 bearing No.51/05-06 issued by the Special Deputy Commissioner, Bangalore District) situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 03 acres 23 guntas and bounded as follows:

East by : Kaluve
 West by : Land in Sy.Nos.101 and 102
 North by : Kaluve
 South by : Remaining portion of Sy.No.97 & 98




IN WITNESS WHEREOF the Vendors and confirming party herein have signed this Instrument of Absolute Sale Deed, on this day, month and year first above written, in the presence of the attesting witnesses:

Consenting Witness:


(M/s HAVEN PROPERTY DEVELOPERS)
Represented by its Authorised Signatory
Sri.S.Basava Reddy

Witnesses:

1. Rangaswamy
Koramangla
Bangalore


VENDORS
Represented by their GPA Holder


CONFIRMING PARTY

2. 
S. Selvakumar
Bangalore


PURCHASER

Drafted By:
S.SELVAKUMAR, M.A., LL.B.,
Advocate,
#22, 4th C Cross, Koramangala V Block Indl. Layout, Bangalore-560 095

.....ಶಿ.ನಂ.7.....ನಂ.ನೀ.....ಸಾಲಿನಲ್ಲಿ ನಿರ್ಧರಿಸಲಾಗಿರುವ..... ಕೆರಿಕಗಳ ಬೇಡಿಕೆ (ಡಿಮ್ಯಾಂಡ್) ರಿಜಿಸ್ಟರ್

ಸಮೂಹ 11 (ನಿಯಮ 45(11))

ಇದರಲ್ಲಿ

ಶಿ.ನಂ.ನೀ.....

ಸಾಲಿನಲ್ಲಿ

ನಿರ್ದಿಷ್ಟಪಡಿಸಲಾಗಿದೆ

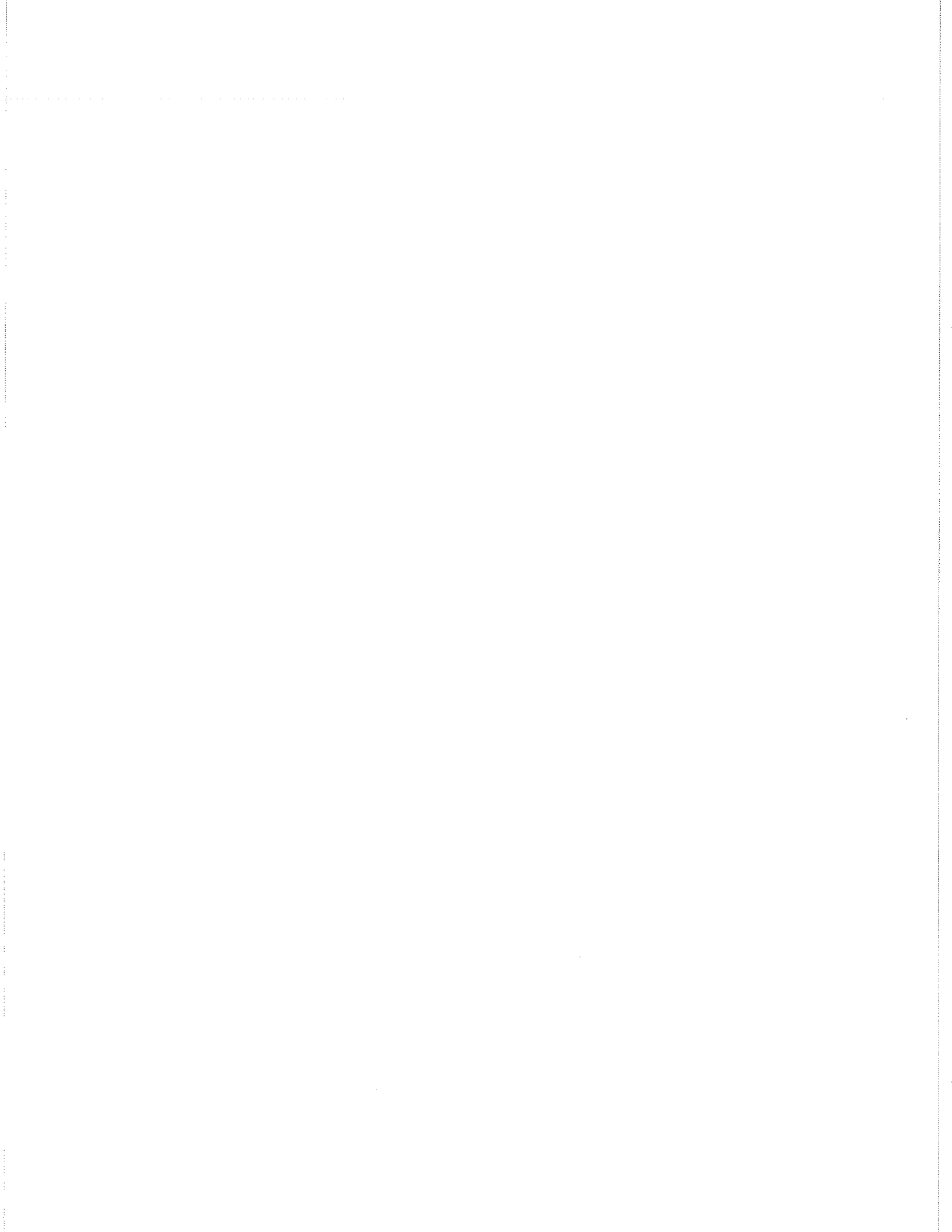
ಬಿಲ್ಲ

ಕ್ರ. ಸಂ.	ನಿರ್ಧಾರಣಾ ಸಂಖ್ಯೆ	ಪಾವತಿಗೆ ಲಭ್ಯವಾದ ಅಥವಾ ಅನುಭವಿಸಬೇಕಾದ ಹಣ	ಡಿಮ್ಯಾಂಡ್ ಬೇಡಿಕೆಗಳು								ಸಂಗ್ರಹಣೆ				ಬಡ್ಡಿಯ ಬೇಡಿಕೆ										
			ಬೇಡಿಕೆ (ಬಾಕಿಗಳು)				ಬೇಡಿಕೆ (ಗಾಂವ್)				ಬೇಡಿಕೆ (ಹಳ್ಳಿ)														
			ಮನೆ ತೆರಿಗೆ	ಭೂಮಿ ತೆರಿಗೆ	ನೀರು ತೆರಿಗೆ	ವಿದ್ಯುತ್ ದೀಪ ತೆರಿಗೆ	ಮನೆ ತೆರಿಗೆ	ಭೂಮಿ ತೆರಿಗೆ	ನೀರು ತೆರಿಗೆ	ವಿದ್ಯುತ್ ದೀಪ ತೆರಿಗೆ	ಮನೆ ತೆರಿಗೆ	ಭೂಮಿ ತೆರಿಗೆ	ನೀರು ತೆರಿಗೆ	ವಿದ್ಯುತ್ ದೀಪ ತೆರಿಗೆ	ಮನೆ ತೆರಿಗೆ	ಭೂಮಿ ತೆರಿಗೆ	ನೀರು ತೆರಿಗೆ	ವಿದ್ಯುತ್ ದೀಪ ತೆರಿಗೆ							
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
	2048	101/1	ರೀಡ್ 3805						166,864																
		89	ಪ್ರ. ಸಂ. 35						51,753																
		84	ಎ.ಪಿ.ಎಂ.ಸಿ						218,697																
		100																							
		89																							
		86																							
		97																							
		3/1																							

ಇದರಲ್ಲಿ
ಸಂಗ್ರಹಣೆ
ಬಡ್ಡಿಯ ಬೇಡಿಕೆ
ಇದರಲ್ಲಿ ಗ್ರಾ.ಪಂ.ವತಾಪುರ
ಕೆ.ಆರ್. ಪುರಾಣ

ಗಾನು: ಬೊಡ್ಡವರ, ಕೋಲರ: ಕಟ್ಟರ, ಮನೆ/ಸ್ಥಳ: ಕೊಡಗು, ವಿದ್ಯಾಭ್ಯಾಸ: ಪಟ್ಟ, ಕುಟುಂಬ: ೩ ಜನರ.

[illegible]



1-937/06-2

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

23



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಜಿಲ್ಲೆ: ರೊ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. 2/-
Total stamp duty paid Rs.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE MADE AND EXECUTED AT
BANGALORE ON THIS THE TWENTY EIGHTH DAY OF MARCH TWO
THOUSAND SIX (28/03/2006)

By,

- (1) **Sri.Muniyappa,**
Aged about 56 years
S/o late Sri.Dodda Shombaiah;
- (2) **Smt.Eeramma,**
D/o Sri.Muniyappa,
Aged about 31 years
- (3) **Smt.Sharada,**
Aged about 29 years
D/o Sri.Muniyappa
- (4) **Smt.Rajamma,**
Aged about 27 years
D/o Sri.Muniyappa;
- (5) **Ms.Shobha,**
Aged about 25 years,
D/o Sri.Muniyappa;
- (6) **Ms.Shantha,**
Aged about 23 years,
D/o Sri.Muniyappa;

Page 1 of 27

Handwritten signature

Handwritten signature



Print Date & Time : 29-03-2006 06:40:27 PM

ಆವಳಿ (U) ಆವಳಿ

Book-1

2-23

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-1135

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಅನೇಕಲ್ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-03-2006 ರಂದು 03:58:45 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	135000.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	720.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	50.00
	ಒಟ್ಟು :	135770.00

ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by Its M.Director K.Pratap ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by Its M.Director K.Pratap			

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

SUB-REGISTRAR
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
1	M/s Golden Gate Properties Ltd Rep by Its M.Director K.Pratap . (ಬರೆದುಕೊಂಡವರು)			
	Munlyappa, Eramma, sharada Rajamma, Shobha Shantha Marlyappa, Susheela Shiva Munlyappa, Yashloda renuka kemma Dyavappa, Munilakshamma, Rathnamma,			

SUB-REGISTRAR
ANEKAL

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet

೭೫



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪಿ.ಎಂ.ಎ. ೨ / -

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಟಾಂಪ್ ಮುದ್ರಾಂಕ ಬಡ್ತಿ ರೂ.
Total stamp duty paid Rs.

- (7) **Sri.Mariyappa**
Aged about 54 years
S/o late Dodda Shombaiah,
- (8) **Smt.Susheela,**
Aged about 29 years
D/o Sri.Mariyappa
- (9) **Sri.Shiva**
Aged about 27 years
S/o Sri.Mariyappa
- (10) **Sri.Muniyappa,**
Aged about 25 years
S/o Sri.Mariyappa
- (11) **Smt.Yashoda,**
Aged about 22 years
D/o Sri.Mariyappa
- (12) **Smt.Renuka,**
Aged about 20 years
D/o Sri.Mariyappa
- (13) **Sri.Kemma Dyavappa,**
S/o late Dodda Shombaiah,
Aged about 51 years;

Andeey

AP Rammiah

Page 2 of 27

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

೭೩



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

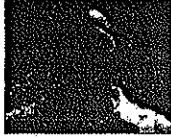



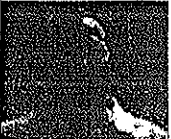



ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೂ, ದಿನಾಂಕ
Date of execution

ಹಾಕಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ ರೂ.
Total stamp duty paid Rs.

- (14) Smt.Munilakshamma,
Aged about 29 years
D/o Sri.Kemmadyavappa;
- (15) Smt.Rathnamma,
Aged about 26 years,
D/o Sri.Kemmadyavappa;
- (16) Sri.Venkatesh,
Aged about 22 years,
S/o Sri.Kemmadyavappa;
- (17) Ms.Sujatha,
Aged about 19 years,
D/o Sri.Kemmadyavappa;
- (18) Master Ashok,
Aged about 17 years,
S/o Sri.Kemmadyavappa;
Since minor, represented by his father and
Natural guardian Sri.Kemmadyavappa;
- (19) Master Sudhakar,
S/o Sri.Kemmadyavappa;
Aged about 14 years
Since minor, represented by his father and
Natural guardian Sri.Kemmadyavappa;

[Signature]

[Signature]
Page 3 of 27

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Gullamma, Lakshmi Geetha, Poomlma Radha Shekar Eerappa, subbalah Jayamma, Srinivas Komala @ gullamma Ashwath, Lakshmalah Bettappa, Muniraju Manjula ppa, prema, Krishnappa, Prakash, Anand, yellamm. a, Ramesh Jayalakshmi, Jayalakshmi vishwanath Munlyellappa, Gowramma, Rep by GPA Holder Narsimha Reddy (ಬರೆದುಕೊಡುವವರು)			<i>Anand</i>
4	Ramesh Mamatha Rajappa, yashida Murall Krishnappa, Veda @ Vinoda Sounmya Yellamma Krishna Murthy Roopa Deepa Shobha Gautham Venkatamma, Gowramma, Narappa, Murall Venkatesh Padma, Rakesh Lakshamma,, Rathnamma.Srinivas Kavitha Venkatappa, Rangamma, Pillalah, Komala, Shamala Shantha Sharada Guramma Munlyappa Rep by GPA Holder Narsimha Reddy (ಬರೆದುಕೊಡುವವರು)			<i>Anand</i>
5	Munlyappa POavitra Bharath Sakkamma, yellappa, Manjunatha Rep by GPA Holder Narsimha Reddy . (ಬರೆದುಕೊಡುವವರು)			<i>Anand</i>
6	A. Venkat rama Reddy . (ಬರೆದುಕೊಡುವವರು)			<i>A. Venkat rama Reddy</i>

73919600
 6-32
 73919600

[Signature]
 SUB-REGISTRAR
 ANEKAL

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋ.ಮು. 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- (20) Sri.Venkatappa,
S/o late Dodda Shombaiah,
Aged about 26 years;
- (21) Sri.Dodda Shombaiah,
Aged about 26 years
S/o Sri.Venkatappa;
- (22) Sri.Chikka Shombaiah,
Aged about 24 years,
S/o Sri.Venkatappa;
- (23) Sri.Ramesh,
Aged about 22 years,
S/o Sri.Venkatappa;
- (24) Sri.Muniyappa,
Aged about 20 years,
S/o Venkatappa;
- (25) Master Ningaiah,
S/o Venkatappa,
Aged about 17 years;
Since minor, represented by his father and
Natural guardian Sri.Venkatappa;

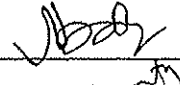

All are residents of Indlabele Village, Attibele Hobli, Anekal
Taluk

Handwritten signature

Handwritten signature
Page 4 of 27

ಗುರ್ತಿಸಲ್ಪಡುವವರು

937/96/25
937/96/25
937/96/25

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	S.S.Babu B'lore	
2	Srikanth B'lore	


ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
SUB-REGISTRAR
ANEKAL

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- (26) Smt.Yellamma,
W/o late Sri.Chikka Gulappa,
Aged about 73 years;
- (27) Smt.Thanamma,
W/o late Muniyappa,
Aged about 48 years;
- (27a) Sri.Lakshmaiah,
S/o late Muniyappa,
Aged about 30 years;
- (27b) Sri.Muniraju,
S/o late Muniyappa,
Aged about 30 years;
- (27bi) Master Naveen,
S/o Muniraju,
Aged about 3 years;
Since minor, being represented by his father and
GPA Holder Sri.Muniraju
- (27c) Smt.Gullamma,
D/o late Muniyappa,
Aged about 27 years;

Andeey

ARammurthy

Page 5 of 27



9/27/2006
 Book-1 Commencing Total Stamp
 10-20-06

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 M/s Golden Gate Properties Ltd Rep by Its M.Director K.Pratap , ಇವರು 1120440.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid by way of cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1120400.00	DD.No. 306553 , Dt.28/3/2006 , Bank of Maharashtra
ಒಟ್ಟು :	1120440.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 29/03/2006

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

SUB-REGISTRAR
 ANEKAL

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದು: ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. 2/-
Total stamp duty paid Rs.

(27d) Smt.Lakshmi,
D/o late Muniyappa,
Aged about 25 years;

(27e) Kumari Geetha,
D/o late Muniyappa,
Aged about 16 years;
Since minor, being represented by her mother and
Natural guardian Smt.Thanamma

(27f) Kumari Poornima,
D/o late Muniyappa,
Aged about 14 years;
Since minor, being represented by her mother and
Natural guardian Smt.Thanamma

(27g) Kumari Radha,
D/o late Muniyappa,
Aged about 10 years;
Since minor, being represented by her mother and
Natural guardian Smt.Thanamma

(27h) Master Shekar,
S/o late Muniyappa,
Aged about 09 years;
Since minor, being represented by his mother and
Natural guardian Smt.Thanamma

Andale

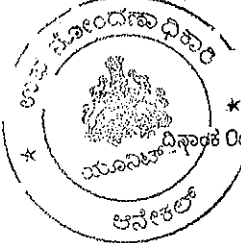
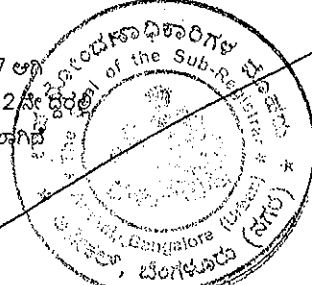
ATG

ಗುತ್ತಿಗೆಯವರು

ಆಂಕರ್ (R) ANK-1.S.H/D.No. 939/1999
Book-1 Commencing Total Shree 28
12-37 Pura

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	S.S.Baleu B'lore	
2	Srikanth B'lore	

ಸಹಿ ರಚಿಸ್ತಾರ
SUB - REGISTRAR
ANEKAL

	<p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ ANK-1-00937-2006-07 ಅಗ್ಲಿ ಸಿ.ಡಿ. ನಂಬರ್ ANKD112 ನೇ ಪುಸ್ತಕದ ದಿನಾಂಕ 06-04-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p>	
<p>ಸಹಿ ರಚಿಸ್ತಾರ (ಪ್ರಾಚೀನ)</p>		

Designed and Developed by C-DAC, ACTS, Pune

ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್

SUB - REGISTRAR
ANEKAL

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any documents

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- (28) Sri.Eerappa,
S/o late Sri.Chikka Gullappa,
Aged about 53 years;
- (28a) Sri.Subbaiah,
Aged about 34 years,
S/o Sri.Eerappa;
- (28b) Smt.Jayamma,
Aged about 31 years,
D/o Sri.Eerappa;
- (28c) Sri.Srinivas,
Aged about 29 years,
S/o Sri.Eerappa;
- (28d) Smt.Komala @ Gullamma,
Aged about 27 years,
D/o Sri.Eerappa;
- (28e) Sri.Ashwath,
Aged about 21 years,
S/o Sri.Eerappa;
- (29) Sri.Lakshmaiah,
Aged about 51 years
S/o late Sri.Chikka Gullappa;

Andeey

AB

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೂ, ದಿನಾಂಕ
Date of execution

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

(29a) Sri.Bettappa,
S/o Sri.Lakshmaiah,
Aged about 29 years;

(29b) Sri.Muniraju,
Aged about 27 years,
S/o Sri.Lakshmaiah;

(29c) Smt.Manjula,
Aged about 25 years;
D/o Sri.Lakshmaiah;

(29d) Sri.Shivappa,
Aged about 23 years,
S/o Sri.Lakshmaiah;

(29e) Ms.Prema,
D/o. Sri.Lakshmaiah,
Aged about 21 years;

(29f) Sri.Krishnappa,
S/o Sri.Lakshmaiah,
Aged about 19 years

(29g) Master Prakash,
S/o Sri.Lakshmaiah,
Aged about 17 years;
Since minor, being represented by his Father and
Natural Guardian Sri.Lakshmaiah;

Andeey

Page 8 of 27



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲೆ: ರೂ. 2/-

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು. A4 210 x 297 mm.
This sheet can be used for any document.

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಶ
Total stamp duty paid Rs

(29h) Master Anand,
S/o Sri.Lakshmaiah,
Aged about 15 years;
Since minor, being represented by his Father and
Natural Guardian Sri.Lakshmaiah;

(30) Smt.Yellamma,
Aged about 41 years,
W/o late Yellappa;

(30a) Sri.Ramesh,
Aged about 27 years;
S/o late Sri.Yellappa;

(30b) Smt.Jayalakshmi,
D/o late Yellappa,
Aged about 25 years

(30c) Kumari Jayalakshmi,
D/o late Yellappa,
Aged about 25 years

(30d) Sri.Vishwanath,
Aged about 19 years;
S/o late Sri.Yellappa;

(31) Sri.Muniyellappa,
Aged about 43 years,
S/o late Chikka Gullappa;

Analogy

[Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅವಲೇಖ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನ್ಸೂಚನೆಯ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಬ್ಬಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

(31a) Ms.Gowramma,
Aged about 25 years
D/o Sri.Muniyellappa;

(31b) Sri.Ramesh,
S/o Sri.Muniyellappa,
Aged about 23 years

(31c) Ms.Mamatha,
Aged about 21 years,
D/o Sri.Muniyellappa

(32) Sri.Rajappa,
Aged about 41 years,
S/o late Chikka Gullappa;

(32a) Smt.Yashoda,
Aged about 19 years
D/o Sri.Rajappa;

(32b) Master Murali,
S/o Sri.Rajappa,
Aged about 17 years
Since minor, being represented by his Father and
Natural Guardian Sri.Rajappa ;

(33) Sri.Krishnappa,
Aged about 39 years
S/o late Sri.Chikka Gullappa

Andeey

AR Gummey

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

(33a) Kumari Veda @ Vinoda

Aged about 13 years

D/o Sri.Krishnappa

Since minor, being represented by his Father and
Natural Guardian Sri.Krishnappa

(33b) Kumari Soumya,

Aged about 11 years;

D/o Sri.Krishnappa

(34) Smt.Yellamma,

Aged about 69 years

W/o late Chikka Shombaiah;

(35) Sri.Krishna Murthy,

Aged about 37 years

S/o late Chikka Shombaiah;

(35a) Kumari Roopa,

Aged about 15 years;

D/o Sri.Krishna Murthy;

(35b) Kumari Deepa,

Aged about 13 years

D/o Sri.Krishna Murthy

(35c) Kumari Shobha,

Aged about 11 years

D/o Sri.Krishna Murthy

Andaew

RRamund

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

- (35d) Master Gautham,
Aged about 09 years,
S/o Sri.Krishna Murthy
- (36) Smt.Venkatamma,
W/o late Pappaiah,
Aged about 51 years;
- (37) Smt.Gowramma,
Aged about 35 years;
D/o late Pappaiah;
- (38) Sri.Narayanappa,
S/o late Pappaiah,
Aged about 33 years;
- (38a) Master Murali,
S/o Sri.Narayanappa,
Aged about 11 years;
Since minor, being represented by his father and
Natural guardian Sri.Narayanappa
- (39) Sri.Venkatesh,
S/o late Pappaiah,
Aged about 31 years;

Ansarey

Rammy

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪೆಟ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

(39a) Kumari Padma,
D/o Sri.Venkatesh,
Aged about 09 years;
Since minor, being represented by his father and
Natural guardian Sri.Venkatesh

(39b) Master Rakesh,
S/o Sri.Venkatesh,
Aged about 07 years;
Since minor, being represented by his father and
Natural guardian Sri.Venkatesh

(40) Smt.Lakshamma,
D/o late Pappaiah,
Aged about 29 years;

(41) Smt.Rathnamma,
D/o late Pappaiah,
Aged about 27 years

(42) Sri.Srinivas,
Aged about 25 years,
S/o late Pappaiah;

(43) Kumari Kavitha,
Aged about 23 years
D/o late Pappaiah

Ambedkar

Ambedkar

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

೩೦



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid Rs.

- (44) Sri.Venkatappa,
Aged about 72 years
S/o late Neergatti Yellappa
- (45) Smt.Rangamma,
Aged about 37 years,
W/o Venkatappa
- (46) Sri.Pillaiah,
S/o Sri.Venkatappa
Aged about 35 years
- (46a) Kumari Komala,
Aged about 15 years
D/o Sri.Pillaiah
Since minor, being represented by his father and
Natural guardian Sri.Pillaiah
- (46b) Kumari Shamala,
Aged about 12 years
D/o Sri.Pillaiah
Since minor, being represented by his father and
Natural guardian Sri.Pillaiah
- (46c) Kumari Shantha,
Aged about 11 years
D/o Sri.Pillaiah
Since minor, being represented by his father and
Natural guardian Sri.Pillaiah

Andrey

AR Rammy

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ-ಇ 152 ಮುನ್ಸೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid Rs.

- (46d) Kumari Sharada,
Aged about 09 years
D/o Sri.Pillaiah
Since minor, being represented by his father and
Natural guardian Sri.Pillaiah
- (47) Smt.Guramma,
D/o Sri.Venkatappa,
Aged about 33 years;
- (48) Sri.Muniyappa,
Aged about 31 years
S/o late Sri.Muniyappa
- (48a) Kumari Pavithra
D/o Sri.Muniyappa
Aged about 05 years
Since minor, being represented by his father and
Natural guardian Sri.Muniyappa
- (48b) Master Bharath,
S/o Sri.Muniyappa
Aged about 03 years
Since minor, being represented by his father and
Natural guardian Sri.Muniyappa
- (49) Smt.Sakkamma
D/o Venkatappa,
Aged about 29 years

Handwritten signature

Handwritten signature

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

(50) Sri.Yellappa,
S/o Venkatappa
Aged about 27 years

(51) Sri.Manjunath,
S/o Venkatappa,
Aged about 25 years

All are residents of Indlabele Village, Bidaraguppe Post,
Anekal Taluk, Bangalore Urban

Represented by their GPA Holder Sri.A.Narsimha Reddy, S/o
Sri.A.Narayan Reddy, aged about 48 years, residing at No.1-2-
45, Domalguda, Hyderabad-500 029

Hereinafter called as the 'Vendors', which expression shall
mean and include their respective heirs, representatives,
successors, executors, administrators, assignees, nominees,
etc., of the 'first part';

Sri.A.Venkat Rama Reddy,
S/o Sri.A.Laxma Reddy,
Aged about 57 years,
Resident of Plot No.13, Road No.14,
B.N.Reddy Colony,
Banjara Hills, Hyderabad- 500 034
PAN NO.ACCPA8888L

Andeey

AR Rammy
Page 16 of 27

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

Hereinafter called as the 'Confirming Party, which expression shall mean and include his heirs, representatives, successors, executors, administrators, assignees, nominees, etc., of the 'second part';

In favour of,

M/s Golden Gate Properties Ltd.,
A Public limited company,
Registered under the Companies Act of 1956,
Having its registered Office at No.96, 7th cross,
16th Main, 4th B Block, Koramangala,
Bangalore-560 034
PAN NO.AAACG5284H

Represented by its Managing Director,
Sri.K.Pratap,
S/o Sri.K.Sathyanarayana,
Aged about 39 years;

Hereinafter called as the 'Purchaser', which expression shall mean and include its successors-in-title, Directors, legal representatives, successors, executors, administrators, assignees, nominees, etc., of the 'third part';

Handwritten signature

Handwritten signature

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

೩೦



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

WHEREAS, the land bearing Sy.No.100, situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District measuring to an extent of 5 acres (hereinafter referred to as the composite property) was originally an Inam land attached to the Neeragante Office of Indlabele Village and one Mariappa S/o late Dodda Shombaiah, the Vendor No.7 herein was in possession of 1 acre 10 guntas out of the said composite land, morefully described as Item No.1 in the schedule hereunder; Smt.Yellamma W/o late Chikka Gulappa the Vendor No.26 herein was in possession of 1 acre 10 guntas out of the said composite land, morefully described as Item No.2 in the schedule hereunder;

WHEREAS, subsequent to abolition of Inam Offices, under the Village Offices Abolition Act, 1961, the Tahsildar, Anekal Taluk vide its Order dated 28/4/1982 in Case No.VOA20/81-82 declared the said persons as authorized holders and re-granted the same in favour of the said persons respectively.

WHEREAS, thus in the aforesaid manner, the portion of the composite property i.e., Item No.1 - Schedule property was re-granted to Vendor No1. herein; Item No.2 - Schedule Property was re-granted to Vendor No.26.

WHEREAS, the Vendor No.7 herein was holding the Item No.1 of the schedule property on behalf of the Vendors (1) to (6) and (8) to (25) and whereas, the Vendors (1) to (25) herein executed and registered an Agreement of Sale dated 13/5/2005 in favour of the confirming party herein registered as Document No.3840/2005-2006 of Book I, stored in CD.No.64, in the Office of the Sub-Registrar, Anekal Taluk. LIKEWISE, the Vendor No.26 herein together with Vendors (27) to (51) - had executed and registered an Agreement of Sale dated 30/04/2005 in favour of the confirming party herein registered as Document No.3752/2005-2006 of Book I, stored in CD.No.64, in the Office of the Sub-Registrar, Anekal Taluk.

Handwritten signature

Handwritten signature

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲಿ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document (U) ALN (A) No. 79/2005-2006

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

WHEREAS, the Vendors (1) to (25) had executed and registered a General Power of Attorney dated 13/5/2005 registered as Document No.67/05-06, of Book 4, stored in CD.No.63, in the Office of the Sub-Registrar, Anekal Taluk, pertaining to Item No.1 of the Schedule Property, thereby empowering and authorizing him to deal with the same. LIKEWISE; the Vendors (26) to (51) executed and registered General Power of Attorney dated 30/4/2005 in favour of Sri.A.Narsimha Reddy vide registered as document No.49/2005-2006 of Book 4, stored in C.D.No.60, in the Office of the Sub-Registrar, Anekal Taluk, pertaining to Item No.2 of the Schedule Property, thereby empowering and authorizing him to deal with the same.

WHEREAS, the Properties described as Item Nos.1 and 2 are hereinafter referred to as Schedule Property for the sake of brevity.

WHEREAS, the confirming party herein got the Schedule Property converted from agricultural to non-agricultural residential purposes vide (1) Official Memorandum bearing No.ALN (A) (K & A) : SR : 79/2005-2006 by the Special Deputy Commissioner and another (2) Official Memorandum bearing No.ALN (A) (K & A) : SR : 81/2005-2006 by the Special Deputy Commissioner.

WHEREAS, in pursuance of the said Agreements to Sell, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreements. Further, the said Agreement Holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the

Andeew 7

Page 19 of 27

AR Gummur

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

೨೦



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein, the Vendors have agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.

WHEREAS, the Khata of the schedule property stands in the name of the Vendors herein in the property records of the concerned Revenue Department and further upto date tax is also paid to the concerned authority.

WHEREAS, the Vendors and the confirming party herein jointly represent to the Purchaser as follows:

- (a) That the Vendors have entered into the aforesaid two Agreements of sale with Sri.A.Venkata Rama Reddy i.e., the Confirming Party herein respectively, and in pursuance of the said Agreement of sale, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreement. Further, the said Agreement Holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein, the Vendors have agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.

Amrutesh

AR Ramreddy

Page 20 of 27

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಿಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ, ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid Rs.

- (b) That the Vendors are the absolute owners of the Schedule Property, the same being ancestral property and the Vendors' title to the Schedule Property is good, marketable and subsisting and none else have any right, title and interest or share therein;
- (c) That the Schedule Property is not subjected to any charges, liens, attachments, encumbrances, court or acquisition proceedings;
- (d) That the Vendors have not entered into any agreements/arrangements for sale or transfer of the Schedule Property with anyone else, except with the Confirming party herein.

Relying on the said representations, the Purchaser has offered to purchase the Schedule Property, which is free from all encumbrances, charges, right, title, interest, claims, acquisition, requisition, etc., from the confirming party herein for a valuable total sale consideration of Rs.1,35,00,000/- (Rupees One crore, Thirty five lakhs only); At the request of the confirming party herein, the Vendors has agreed to execute and register this Sale deed along with the Confirming party, in favour of the Purchaser herein.

NOW THIS INDENTURE OF SALE DEED FURTHER WITNESSETH AS FOLLOWS:

1. Pursuant to the above, the Purchaser has paid the aforesaid entire sale consideration amount of Rs.1,35,00,000/- (Rupees One crore, Thirty five lakhs only) to the Confirming party herein in the following manner:
 - a) Rs.33,75,000/- (Rupees Thirty three lakhs seventy five thousand only) by way of Cheque bearing No.950383 drawn on Union Bank of India, Cantonment Branch, Bangalore issued in favour of the Confirming party herein.

Handwritten signature

Page 21 of 27

Handwritten signature

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

- b) Rs.1,01,25,000/- (Rupees One crore one lakh twenty five thousand only) by way of Pay Order dated 25/3/2006 bearing No.306521, issued by Bank of Maharashtra, Basavanagudi Branch, Bangalore, issued in favour of Confirming Party herein.

Thus, in the aforesaid manner, the Purchaser has paid the entire sale consideration to the Confirming party. The confirming party herein has paid the entire sale consideration of the schedule property to the Vendors herein in full and final satisfaction and the Vendors have acknowledged the receipt of the same; Hence, the purchaser herein has paid the entire sale consideration amount to the confirming party as mentioned above; thus the confirming party herein is in receipt of the aforesaid sale consideration amount paid by the purchaser, subject to realization of the aforesaid negotiable instruments payments. The confirming party do hereby admit and acknowledge in full and final settlement and satisfaction of the same. The Vendors and confirming party do hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, the Schedule Property, with all rights, easements, privileges and appurtenances thereto, subject to realisation of the payment by negotiable instruments aforesaid, TO HAVE AND TO HOLD the same as an absolute owner forever.

The confirming party do hereby releases, relinquishes and acquits all his right, title, interest, claim and share in the Schedule Property absolutely in favour of the purchaser herein and further do hereby acknowledges that neither he nor his legal heirs will have any interest or claim in the Schedule property. Further, in view of the sale of the schedule property by the Vendors and the confirming party herein in favour of the Purchaser herein under this Deed of Sale, the confirming party do hereby assures and declares that the aforesaid Agreements of Sale pertaining to the said

Handwritten signature

Handwritten signature

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

property, entered into between the Vendors and the Confirming Party
herein respectively, stand extinguished and cancelled absolutely.

THE VENDORS HEREBY DECLARES AND COVENANTS THAT:-

- (a) The Schedule Property is the absolute property of the Vendors and that no other person has/have any right title or interest of any nature whatsoever in the Schedule Property.
 - (b) The Vendors have uninhabited rights of alienation over the Schedule Property.
 - (c) The Schedule Property is not subject matter of acquisition or requisition by any authority under a law for the time being in force.
 - (d) The Vendors have not done or caused to be done any act, deed or thing having effect of impairing the absolute right, title or interest of the Vendors in the Schedule Property and their uninhabited rights of alienation over the same to the Purchaser under the terms of this Sale Deed.
 - (e) That all the taxes, cesses and public dues in respect of the Schedule Property, have been paid up to date and the Vendors agree and undertake to pay the arrears, if any, for the period up to the date of this Sale Deed.
 - (f) The Sale of the Schedule Property under this Deed in favour of the Purchaser is for meeting the legal necessities of the Vendors.
2. The Vendors have this day delivered physical, Vacant possession of the Schedule Property to the Purchaser and the Purchaser

Andrey

Page 23 of 27

AP Ramani

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

acknowledges having taken physical possession of the Schedule property.

3. The Vendors have this day delivered to the Purchaser all the originals and certified/Xerox copies of documents of title pertaining to the Schedule Property.
4. The Vendors hereby declare that the Purchaser shall be entitled to remain in peaceful possession and enjoyment of the Schedule Property without any let or hindrance either from the Vendors or from any other person/s claiming through the Vendors.
5. The Purchaser shall be entitled to get the khata in respect of the Schedule Property transferred to its name.
6. The Vendors hereby agree and undertake to execute such other document/s as may be required by the Purchaser as may be necessary, to morefully assure the right, title and interest of the Purchaser in the Schedule Property.
7. That the Purchaser shall hereafter be absolute owner of the Schedule Property, TO HAVE HOLD AND TO ENJOY the same peacefully, without any let or hindrance or claim from anybody or through the Vendors.
8. The Vendors do hereby assure and covenant with the Purchaser that there is no encumbrances, liens, charges, claim by way of inheritance or otherwise, attachment, tenancy, claims from minors, occupancy claims, defect in title or acquisition, etc., whatsoever now subsisting against the Schedule Property or any part thereof and that the Schedule Property is not the subject matter of any suit or litigation or

Andrey

Page 24 of 27

AR

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs

acquisition proceedings and has not been offered as security or charge otherwise to any Bank or court or revenue or other Authorities.

9. The Vendors hereby declare that in the event of any assurances held out above, being found to be false or become invalid or insufficient or in the event any person claiming through or under the Vendors or, any member of the family of the Vendors were to make any claim, in respect of the Schedule Property or interfere with the ownership or possession of the Schedule Property, the Vendors hereby agree and undertake to indemnify and keep indemnified the Purchaser against any loss or damage or injuries, which the Purchaser may sustain on account of such falsehood, invalidity or insufficiency on account of such claim or interference and the Vendors hereby further undertake to take all such steps and to all such acts, deeds or things as may be necessary, at their costs, expenses and effort to clear and perfect the title to the Schedule Property, so as to ensure the same to the Purchaser and keep the Purchaser free of all such claims or interference.
10. The Schedule Property is residentially converted land that are under developed, and not approved to form layouts by the concerned authority.

Andeey

AR

500-1000

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬಿ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

937

SCHEDULE PROPERTY

ITEM NO.1 :- PROPERTY STANDING IN THE NAME OF THE VENDORS 1 TO 25

ALL THAT PIECE AND PARCEL of a Residentially converted Land in Sy.No.100, (vide Official Memorandum bearing No.ALN (A) (K & A) : SR : 79/2005-2006 by the Special Deputy Commissioner, Bangalore District) situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 01 acres 10 guntas and bounded as follows:

East by : Land bearing Sy.No.100
West by : Land bearing Sy.No.100 belonging to Smt.Yellamma
North by : Land bearing Sy.No.101
South by : Land bearing Sy.No.99

ITEM NO.2 :- PROPERTY STANDING IN THE NAME OF THE VENDOR NO.26

ALL THAT PIECE AND PARCEL of a Residentially converted Land in Sy.No.100, (vide Official Memorandum bearing No.ALN (A) (K & A) : SR : 81/2005-2006 by the Special Deputy Commissioner, Bangalore District) situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 01 acres 10 guntas and bounded as follows:

East by : Land bearing Sy.No.100
West by : Land bearing Sy.Nos.83, 84 and 103

Andeey

Page 26 of 27
AR Gummabai

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಖಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

North by : Land bearing Sy.No.101/1
South by : Land bearing Sy.Nos.84 and 99

IN WITNESS WHEREOF the Vendors and confirming party herein has signed
this Instrument of Absolute Sale Deed, on this day, month and year first
above written, in the presence of the attesting witnesses:

Witnesses:

1.

[Signature]
Seshajin Babu
Blore

[Signature]

VENDORS

Represented by their GPA Holder

[Signature]
CONFIRMING PARTY

2.

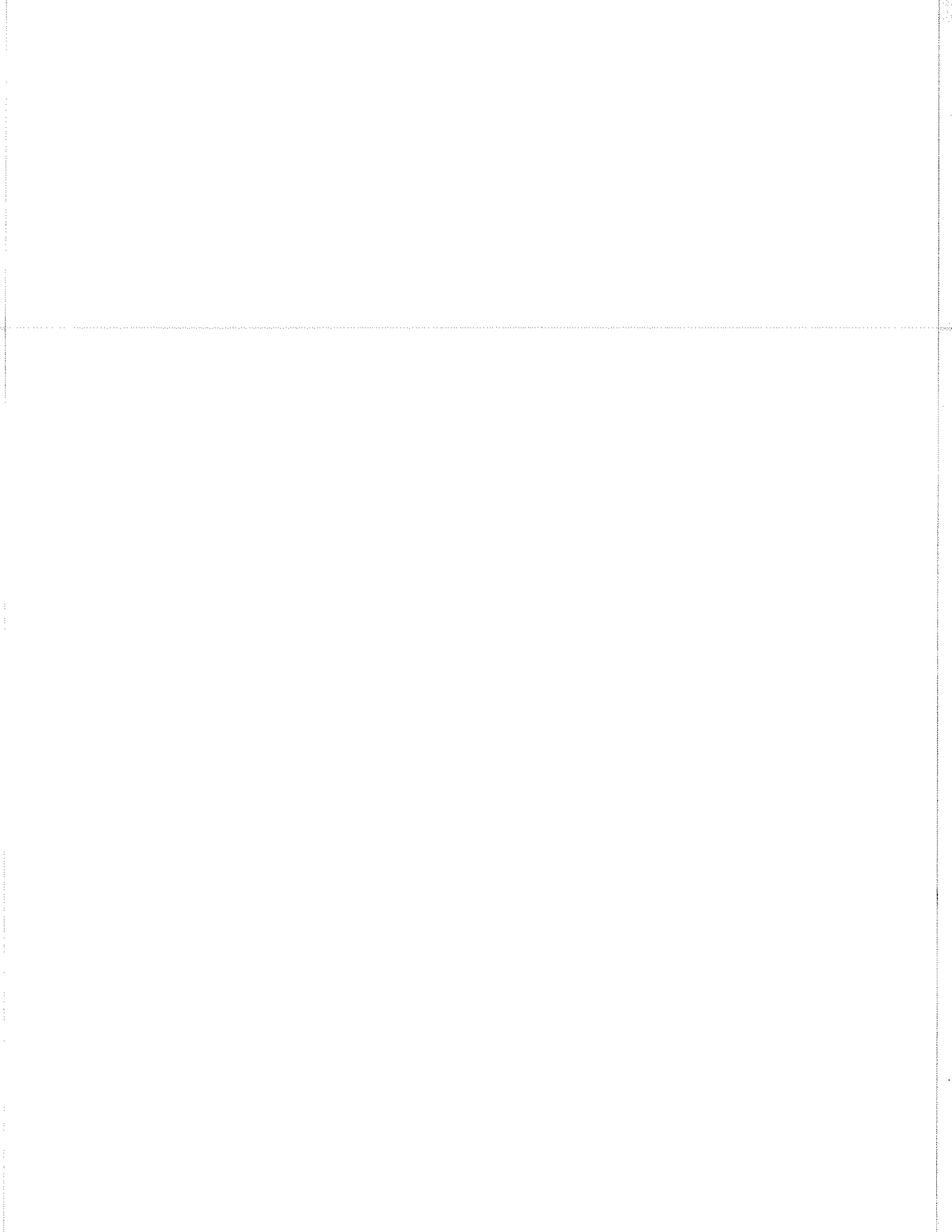
[Signature]
Koramangala

[Signature]
PURCHASER

Drafted by:

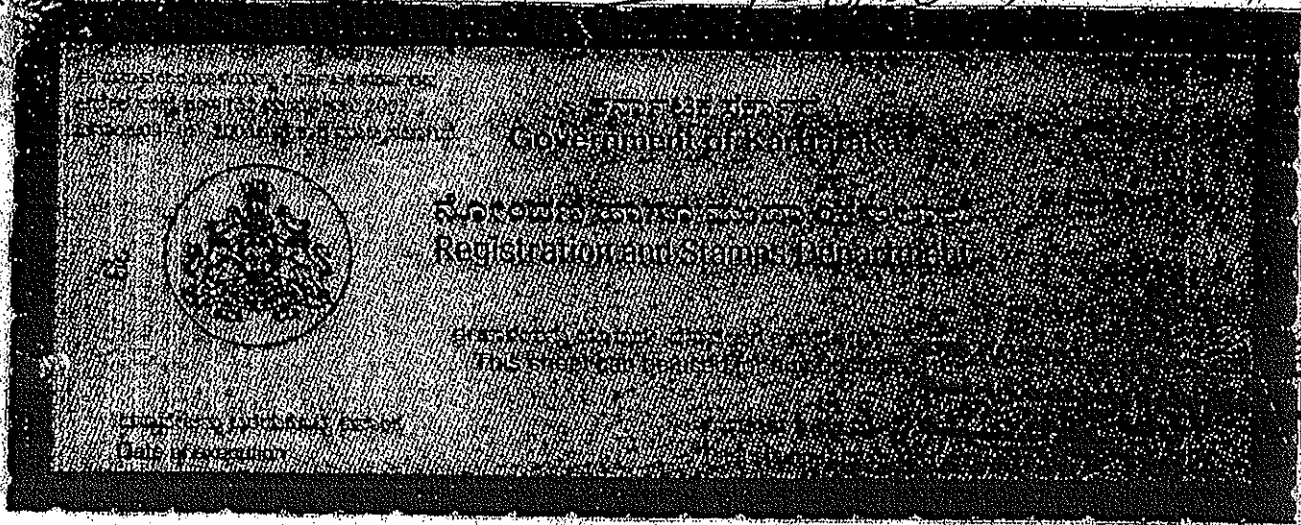
B.ARUN KUMAR, B.A., LL.B.,
Advocate,

#22, 4th C Cross, Koramangala V Block Indl. Layout, Bangalore-560 095



L 988/06-2

(A) 89



ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE MADE AND EXECUTED AT BANGALORE ON THIS THE TWENTY EIGHTH DAY OF MARCH TWO THOUSAND SIX (28/03/2006)

By

(1) Sri.A.Muniyappa,
Aged about 59 years;
S/o Sri.Annavappa,

(2) Sri.M.Babu,
Aged about 31 years;
S/o Sri.A.Muniyappa,

(3) Smt.Kantala,
Aged about 26 years;
D/o Sri.A.Muniyappa,

(4) Smt.Kemala,
Aged about 24 years;
D/o Sri.S.Muniyappa,

(5) Sri.A.Srinivas,
Aged about 45 years;
S/o Sri.Annavappa,
For self and on behalf of minor children
Master Janith Reddy and Master Kishore

Print Date & Time : 29-03-2006 06:23:38 PM

938/06 27

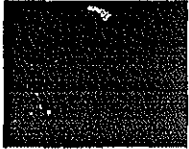

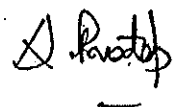
Book-1

ದಾಖಲೆ ಸಂಖ್ಯೆ : P-1121

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಅನೇಕಲ್ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 29-03-2006 ರಂದು 03:51:49 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ




ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	148500.00
2	ಇನ್ಸೂರೆನ್ಸ್ ಫೀ	450.00
3	ವರಿವೇಣಾ ಶುಲ್ಕ	50.00
	ಒಟ್ಟು :	149000.00

ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by Its Director .K.Pratap. ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

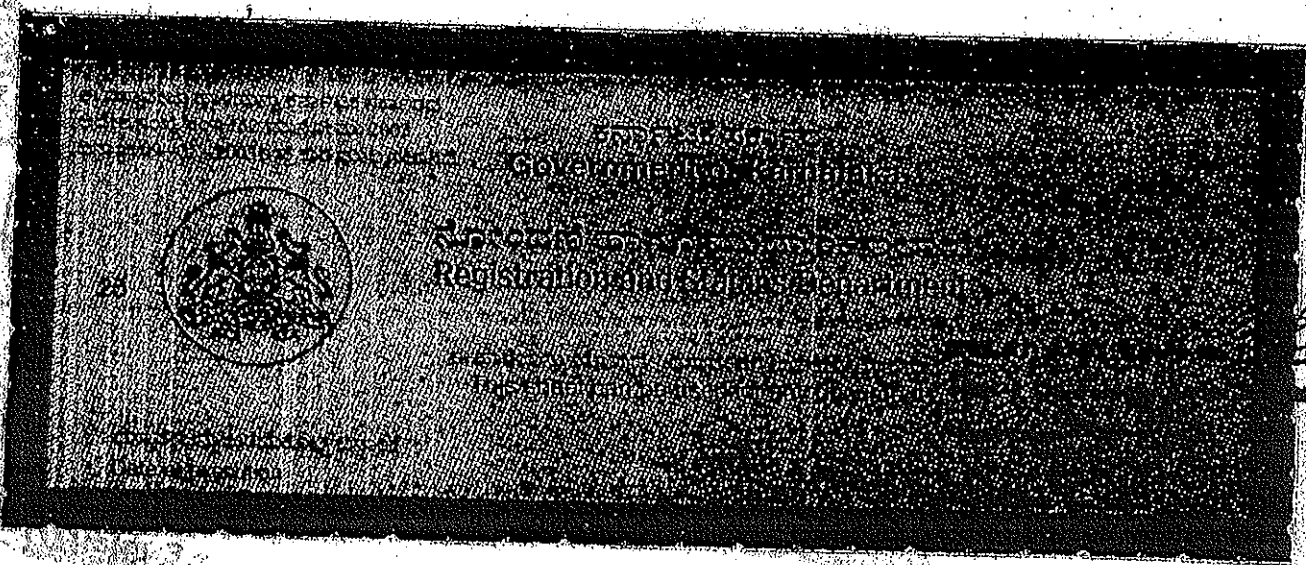
ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by Its Director .K.Pratap.			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
SUB-REGISTRAR
ANEKAL

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s Golden Gate Properties Ltd Rep by Its M.Director.K.Pratap . (ಬರೆದುಕೊಂಡವರು)			
	Honnamma, Munkathnamma, Ranganath Munirathnamma, ManjunathChikkanna,			

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
SUB-REGISTRAR
ANEKAL



(6) Sri.A.Govindappa,
Aged about 41 years,
S/o Sri.Annayappa;

All are residents of Athibele Village, Attibele Hobli, Anekal
Taluk

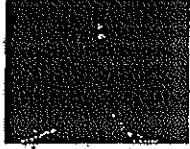


Represented by their CPA Holder Sri.A.Narsimha Reddy, S/o
Sri.A.Narayan-Reddy, aged about 48 years, residing at No.1-2-
4a Domalguda, Hyderabad-500 029

Hereinafter called as the 'Vendors', which expression shall
mean and include their respective heirs, representatives,
successors, executors, administrators, assignees, nominees,
etc., of the first part;

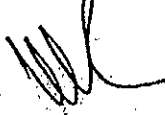
Sri.A.Venkata Rama Reddy,
S/o Sri.A.Laxma Reddy,
Aged about 57 years,
Resident of Plot No.13, Road No.14
B.N.Reddy Colony,
Banara Hills, Hyderabad-500 034
PAN NO. AOCPEA8861

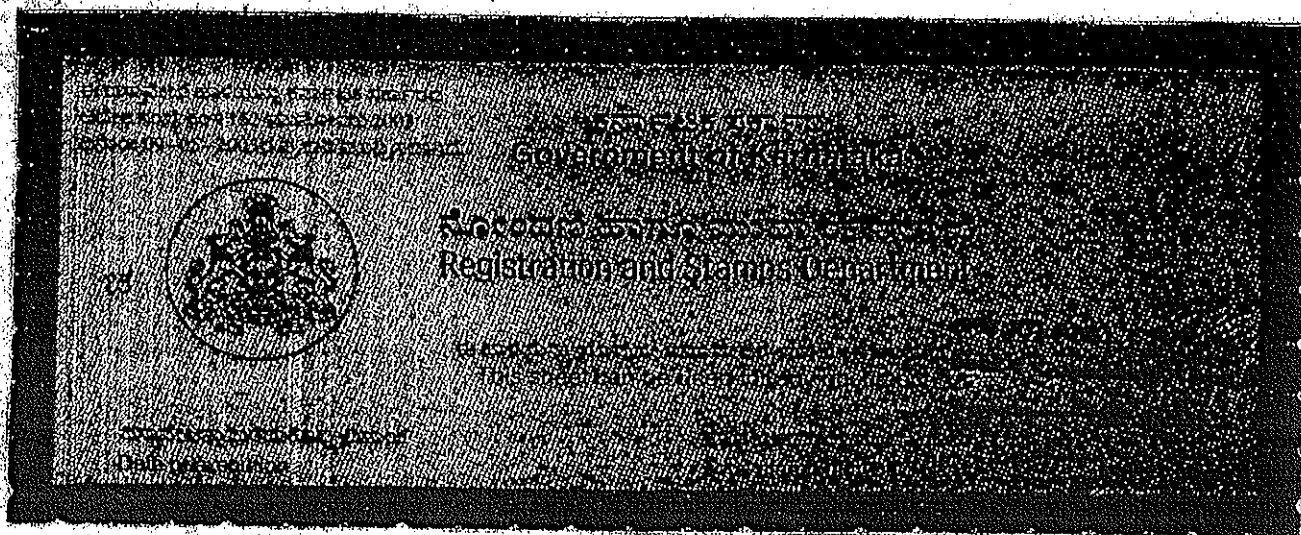
Hereinafter called as the 'Confirming Party', which expression
shall mean and include his heirs, representatives, successors,
executors, administrators, assignees, nominees, etc., of the
second part;

Handwritten signatures and initials are present below the text.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟುನ ಗುರುತು	ಸಹಿ
3	A. Venkat Rama Reddy . (ಬರೆದುಕೊಡುವವರು).			

338/19/2021
 338 (U) ANK. S.H/D. 338
 Book-I Containing Total Sheets 338
 14/19 Page.


 ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
 SUB-REGISTRAR
 ANEKAL



In favour of,

M/s Golden Gate Properties Ltd.,
A Public limited company,
Registered under the Companies Act of 1956,
Having its registered Office at No.96, 7th cross,
16th Main, 4th B Block, Koramangala,
Bangalore-560 034
PAN NO.AAACG5284H

Represented by its Managing Director,
Sri K. Pratap,
S/o Sri K.Sathyanarayana,
Aged about 39 years.

Hereinafter called as the 'Purchaser', which expression shall mean and include its successors-in-title, Directors, legal representatives, successors, executors, administrators, assignees, nominees, etc., of the 'third part';

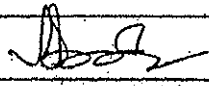
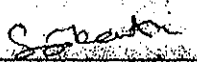
WHEREAS, the Vendors (1) to (4) are the absolute owners of a Residential Converted land bearing Sy.No.89, situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District measuring to an extent of 1 acre 15 guntas morefully described as Item No.1 in the schedule hereunder and the Vendor (5) is the absolute owner of a Residential converted land bearing Sy.No.89 situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District measuring to an extent of 1 acre 15 guntas morefully described as Item No.2 in the schedule hereunder.

Handwritten signature: A. S. Sathyanarayana

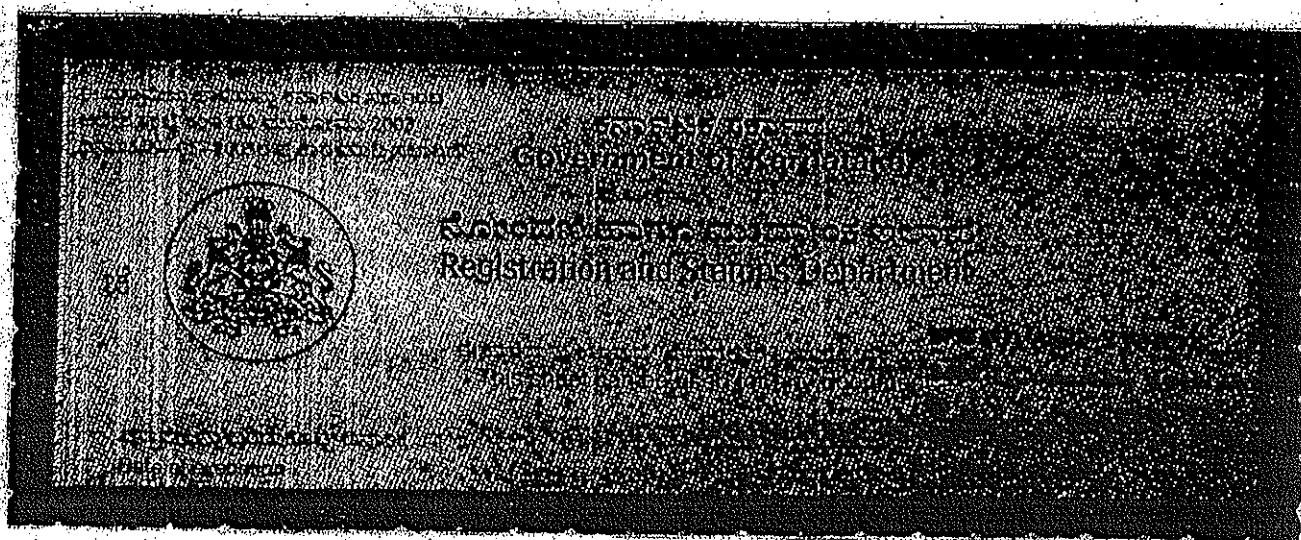
Handwritten signature: K. Pratap

ಗುಣಿಸಲ್ಪಡುವವರು

935/10/27
ANN (U) ANN L.S.H/10/27
Book-1 Containing Total Sheets 12
1-19 Page

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	S.S.Babu Blore	
2	Srikanth Blore	


ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
SUB-REGISTRAR
ANEKAL



WHEREAS, the Item Nos.1 and 2 are hereinafter referred to as Schedule Property, for the sake of brevity.

WHEREAS, the larger extent of land measuring 5 acres 30 guntas of Sy.No.89, situated at Indlabele Village, Athubele Hobli, Anekal Taluk, Bangalore District, was granted to one Sri.Munishami Reddy @ Muniswamy Reddy by the Special Thasildar, Land Tribunal, Anekal Taluk, by his Order dated 31/12/1979 passed in Case No.LRF ATC 1522/1975-76 and whereas, the said Munishami Reddy and his brothers, viz., Thimma Reddy and Anjanappa were enjoyment the said properties.

WHEREAS, the said Sri.Munishami Reddy died intestate leaving behind him, his only son Krishnappa as his legal heir; the said Sri.Thimma Reddy was unmarried, issueless and died intestate and the said Sri.Anjanappa died intestate leaving behind him, his two sons, namely Rajashekar and Manjunath as his legal heirs.

WHEREAS, the said Krishnappa, Rajashekar and Manjunath partitioned the joint family properties by virtue of a Partition Deed dated 28/10/1999. Under the said partition, the larger extent of the schedule property was divided into three portions and a portion measuring 3 acres, was allotted to the share of Krishnappa, another portion measuring 1 acre 5 guntas was allotted to the share of Rajashekar and the balance portion measuring 1 acre 25 guntas was allotted to the share of Manjunath. The portion allotted to the share of Manjunath. The portion allotted to the said Rajashekar and Manjunath together forms the schedule property herein.

V. Anand

A. R. Ramesh

936/06/07

ಆಂಶ (U) ANKL. 3.14/0.14

Book-I Containing Total Stamps

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಕಾಯಿದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by Its Director .K.Pratap. , ಅವರು 1232440.00
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid by way of cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1232400.00	DD.No. 306549, Dt. 28/3/06 , Bank of maharashtra.
ಒಟ್ಟು :	1232440.00	

ಸ್ಥಳ : ಅನೇಕಲ್

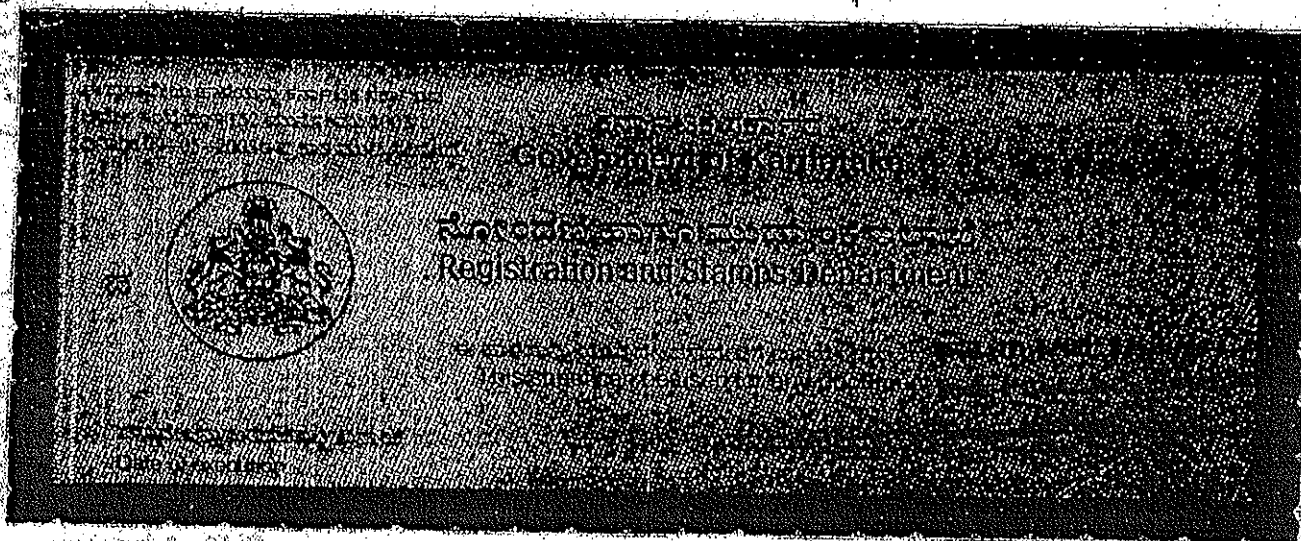
ದಿನಾಂಕ : 29/03/2006

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಶ ಅಧಿಕಾರಿ

(ಅನೇಕಲ್)

SUB-REGISTRAR
ANEKAL

Designed and Developed by C-DAC ACTS Pune.



WHEREAS, the said Sri.Rajashekar and Sri.Manjunath together through the said Sri.Krishnappa sold the Item No.1 of the Schedule property in favour of the Vendor No.1 herein under a registered Sale Deed dated 30/11/1999, registered as Document No.4095/1999-2000 of Book I, registered in the Office of the Sub-Registrar, Anekal and the Item No.2 of the Schedule property in favour of the Vendor No.5 herein under a registered Sale Deed dated 30/11/1999, registered as Document No.4096/1999-2000 of Book I, registered in the Office of the Sub-Registrar, Anekal;

WHEREAS, thus, in the aforesaid manner, the Vendor No.1 and the Vendor No.5 became absolute owner of the schedule property respectively.

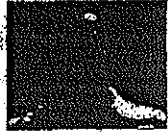
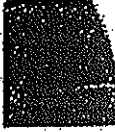
WHEREAS the Vendors executed and registered General Power of Attorney dated 29/7/2005 in favour of Sri.A.Narsimha Reddy vide registered as document No.154/2005-2006 of Book 4, stored in C.D.No.71, in the Office of the Sub-Registrar, Anekal Taluk, thereby empowering and authorizing him to deal with the schedule property.

WHEREAS, the Vendors have entered into a registered Agreement of Sale dated 29/07/2005 with the confirming party herein, registered as Document No.15170/2005-06 of Book I, stored in C.D.No.96, in the Office of the Sub-Registrar, Anekal Taluk, pertaining to the schedule property.

WHEREAS, the confirming party herein got the Schedule Property converted from agricultural to non-agricultural residential purposes vide Official Memorandums viz. (1) bearing No.ALN(A)(K & A) : SR : 60/2005-2006 and (2) bearing No.ALN(A)(K & A) : SR : 59/2005-2006, by the Special Deputy Commissioner.

[Handwritten signature]

[Handwritten signature]

2	<p>shankhikala, Gowramma, Muntyappa, Kavthha, suresh Shyamala Lakshamma, Sheshadri rep by GPA Holder A. Narsimha reddy .</p> <p>(ಬರವಣಿಗೆಯವರು)</p>			<p><i>Ansary</i></p>
---	---	---	---	----------------------

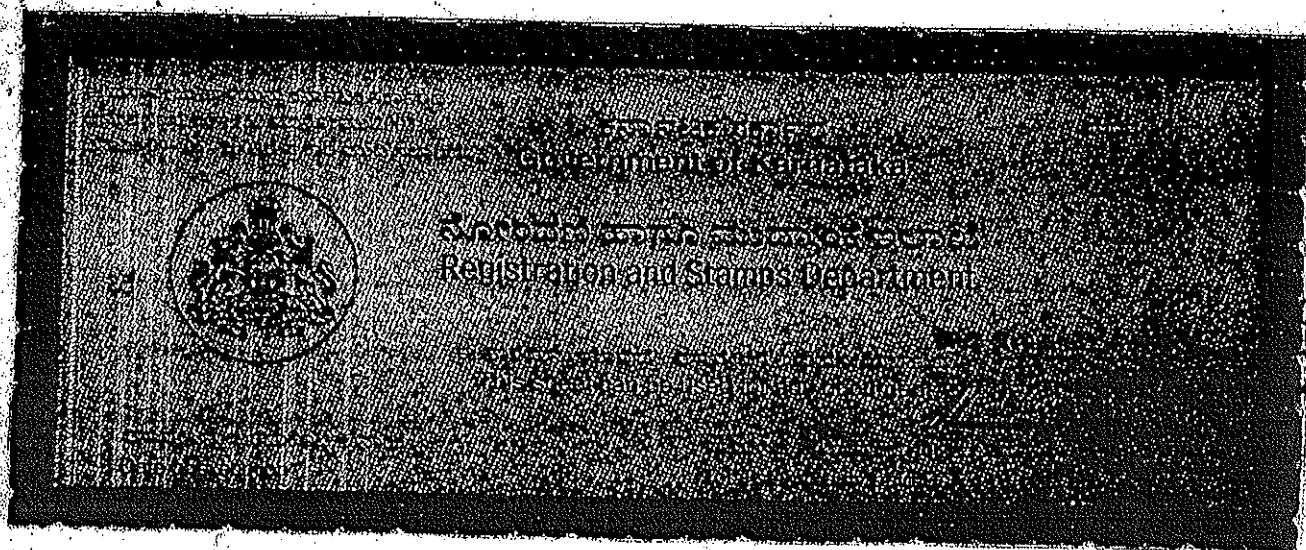
938/106-07
 938 (U) ANKL.S.R./B.No. 938/106-07

Book-I Containing Total Sheets 107

10/10/19

U

SUB-REGISTRAR
 ANEKAL



WHEREAS, in pursuance of the said Agreement to Sell, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreement. Further, the said Agreement Holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein the Vendors has agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.

WHEREAS, the Khata of the schedule property stands in the name of the Vendors herein in the property records of the concerned Revenue Department and further upto date tax is also paid to the concerned authority.

WHEREAS, the Vendors and the confirming party herein jointly represent to the Purchaser as follows:

- (a) That the Vendors have entered into Agreement of sale dated 29/4/2005 with Sri A. Venkata Rama Reddy i.e., the Confirming Party herein respectively, and in pursuance of the said Agreement of sale, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreement. Further, the said Agreement Holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the

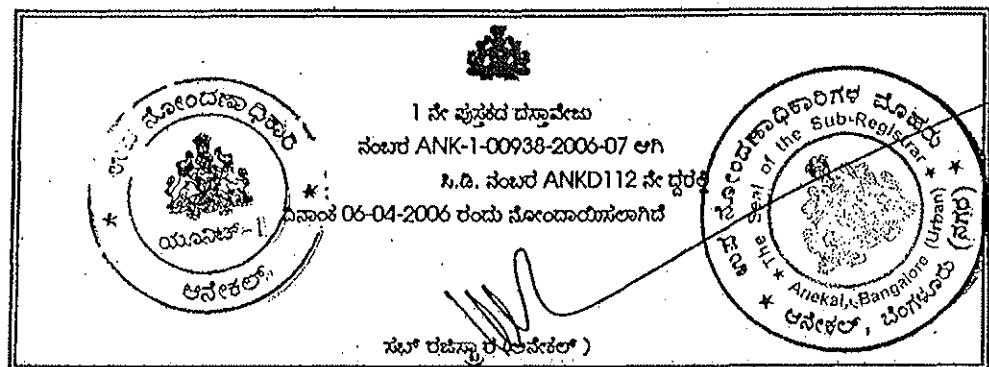
V. Anand

A. R. Ramesh

BOOK (U) ANKL. S. H/10. No. 100/12
Book-1 Containing Total Sheets 12
10-15-1966

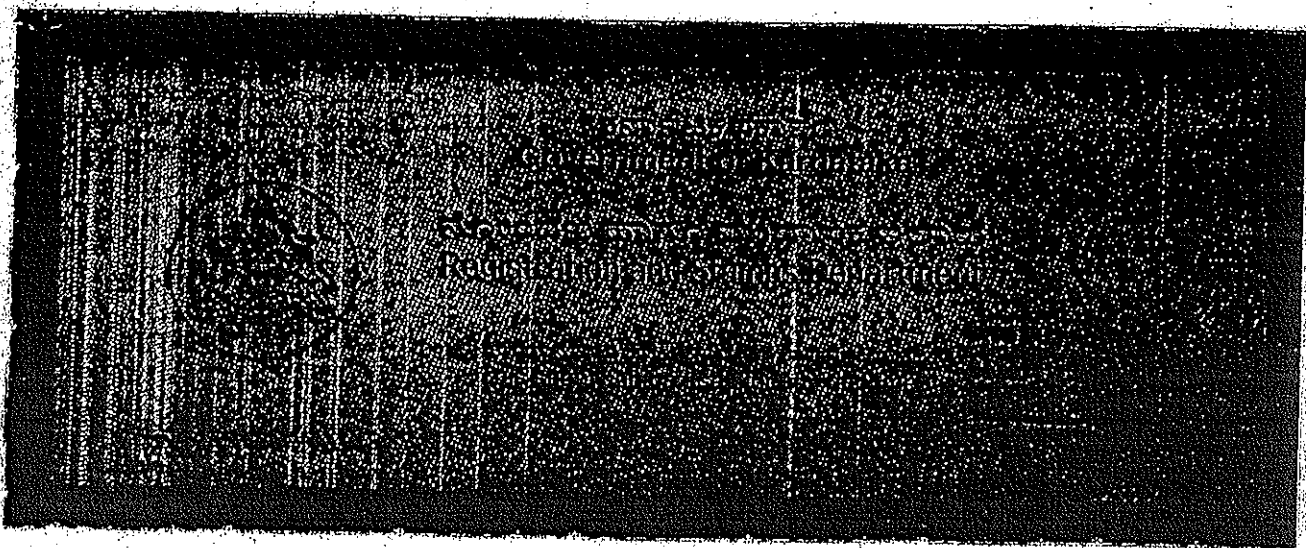
ಕ್ರ.ಸಂ.	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	S.S.Babu B'lore	
2	Srikanth B'lore	

SUB-REGISTRAR
ANEKAL



ಹೆಚ್.ಎಂ. ವೆಂಕಟೇಶ್

SUB-REGISTRAR
ANEKAL

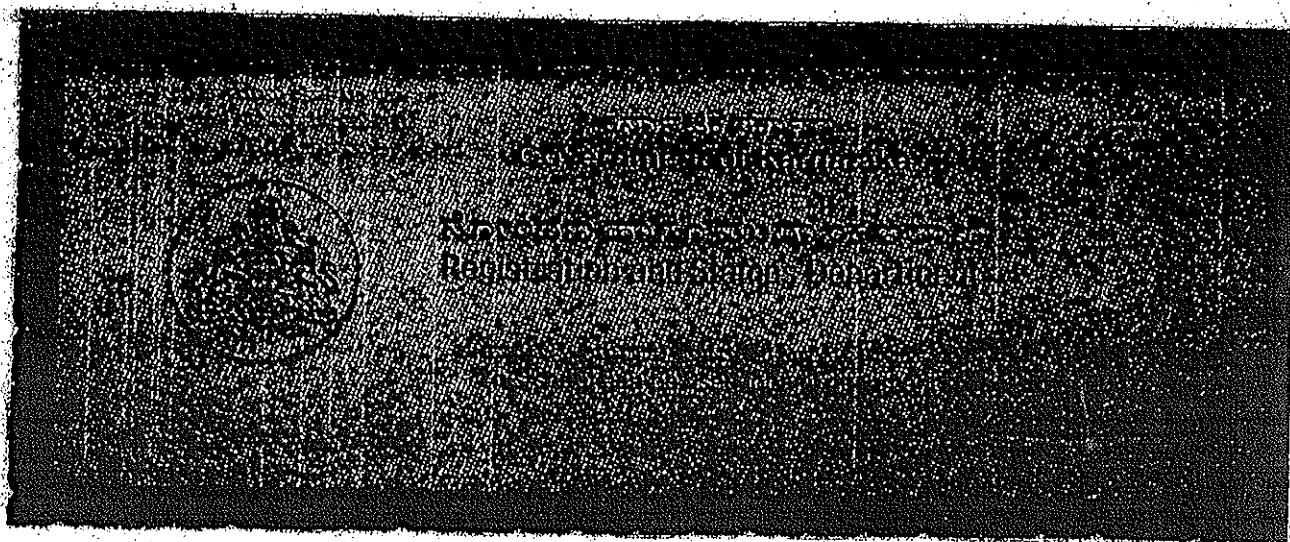


confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein, the Vendors have agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.

- (b) That the Vendors are the absolute owners of the Schedule Property, the same being ancestral property, and the Vendors' title to the Schedule Property is good, marketable and subsisting and none else have any right, title and interest or share therein;
- (c) That the Schedule Property is not subjected to any charges, liens, attachments, encumbrances, court or acquisition proceedings;
- (d) That the Vendors have not entered into any agreements/arrangements for sale or transfer of the Schedule Property with anyone else, except with the Confirming party herein.

Relying on the said representations, the Purchaser has offered to purchase the Schedule Property, which is free from all encumbrances, charges, right, title, interest, claims, acquisition, requisition, etc, from the confirming party herein for a valuable total sale consideration of Rs.148,50,000/- (Rupees One crore, forty eight lakhs fifty thousand only). At the request of the confirming party herein, the Vendors have agreed to execute and register this Sale deed along with the Confirming party, in favour of the Purchaser herein.

V *[Signature]* *[Signature]*



NOW THIS INDENTURE OF SALE DEED FURTHER WITNESSETH AS FOLLOWS:

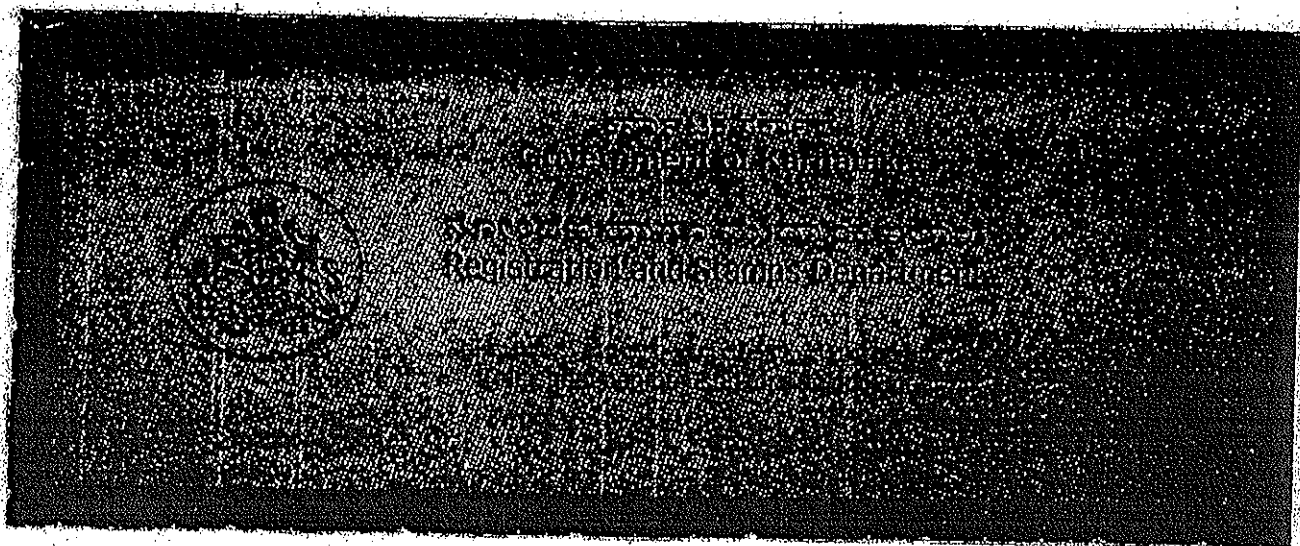
1. Pursuant to the above, the Purchaser has paid the aforesaid entire sale consideration amount of Rs.1,48,50,000/- (Rupees One crore, forty eight lakhs fifty thousand only) to the Confirming party herein in the following manner:

- a) Rs.37,12,500/- (Rupees Thirty seven lakhs twelve thousand five hundred only) by way of Cheque bearing No.950381 drawn on Union Bank of India, Cantonment Branch, Bangalore issued in favour of the Confirming party herein.
- b) Rs.1,11,37,500/- (Rupees One crore, eleven lakhs thirty seven thousand and five hundred only) by way of Pay Order dated 25/3/2006 bearing No.306514 issued by Bank of Maharashtra, Basavanagudi Branch, Bangalore, issued in favour of Confirming Party herein.

Thus, in the aforesaid manner, the Purchaser has paid the entire sale consideration to the Confirming party. The confirming party herein has paid the entire sale consideration of the schedule property to the Vendors herein in full and final satisfaction and the Vendors have acknowledged the receipt of the same. Hence, the purchaser herein has paid the entire sale consideration amount to the confirming party as mentioned above; thus the confirming party herein is in receipt of the aforesaid sale consideration amount paid by the purchaser, subject to realization of the aforesaid negotiable instruments payments. The confirming party do hereby admit and acknowledge in full and final settlement and satisfaction of the same. The Vendors and confirming party do hereby grant, transfer

L. Anand

AK Ramani



and convey UNTO the Purchaser, BY WAY OF SALE, the Schedule Property, with all rights, easements, privileges and appurtenances thereto, subject to realisation of the payment by negotiable instruments aforesaid, TO HAVE AND TO HOLD the same as an absolute owner forever.

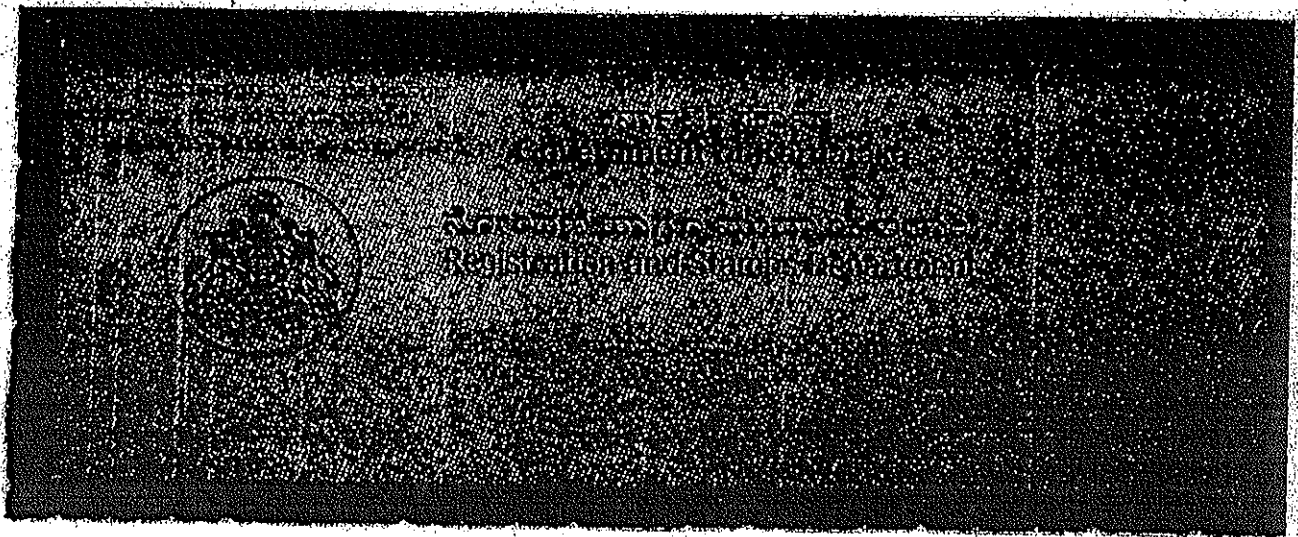
The confirming party do hereby releases, relinquishes and acquits all his right, title, interest, claim and share in the Schedule Property absolutely in favour of the purchaser herein and further do hereby acknowledges that neither he nor his legal heirs will have any interest or claim in the Schedule property. Further, in view of the sale of the schedule property by the Vendors and the confirming party herein in favour of the Purchaser herein under this Deed of Sale, the confirming party do hereby assures and declares that the aforesaid Agreement of Sale, dated 13/5/2005, pertaining to the said property, entered into between the Vendors and the Confirming Party herein respectively, stand extinguished and cancelled absolutely.

THE VENDORS HEREBY DECLARES AND COVENANTS THAT:-

- (a) The Schedule Property is the absolute property of the Vendors and that no other person has/have any right title or interest of any nature whatsoever in the Schedule Property.
- (b) The Vendors have uninhabited rights of alienation over the Schedule Property.
- (c) The Schedule Property is not subject matter of acquisition or requisition by any authority under a law for the time being in force.
- (d) The Vendors have not done or caused to be done any act, deed or thing having effect of impairing the absolute right, title or interest of

V. Andray

A. Ramana

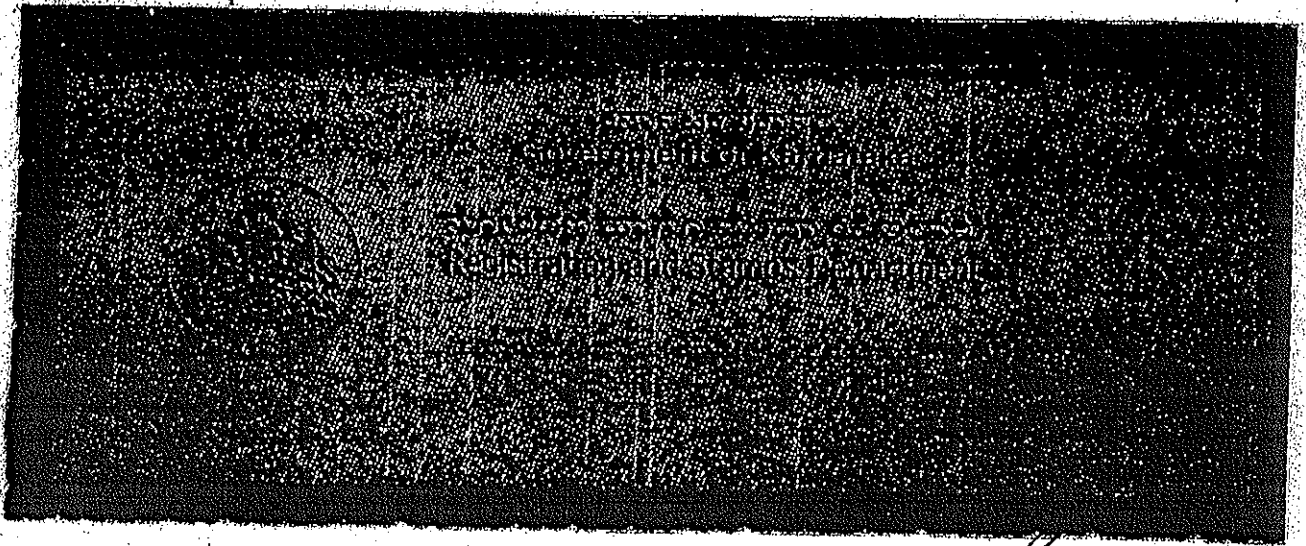


the Vendors in the Schedule Property and their uninhabited rights of alienation over the same to the Purchaser under the terms of this Sale Deed.

- (e) That all the taxes, cesses and public dues in respect of the Schedule Property, have been paid up to date and the Vendors agree and undertake to pay the arrears, if any, for the period up to the date of this Sale Deed.
- (f) The Sale of the Schedule Property under this Deed in favour of the Purchaser is for meeting the legal necessities of the Vendors.
2. The Vendors have this day delivered physical, vacant possession of the Schedule Property to the Purchaser and the Purchaser acknowledges having taken physical possession of the Schedule property.
 3. The Vendors have this day delivered to the Purchaser all the originals and certified/Xerox copies of documents of title pertaining to the Schedule Property.
 4. The Vendors hereby declare that the Purchaser shall be entitled to remain in peaceful possession and enjoyment of the Schedule Property without any let or hindrance either from the Vendors or from any other person/s claiming through the Vendors.
 5. The Purchaser shall be entitled to get the khata in respect of the Schedule Property transferred to its name.
 6. The Vendors hereby agree and undertake to execute such other document/s as may be required by the Purchaser as may be

Andeey
✓

[Signature]

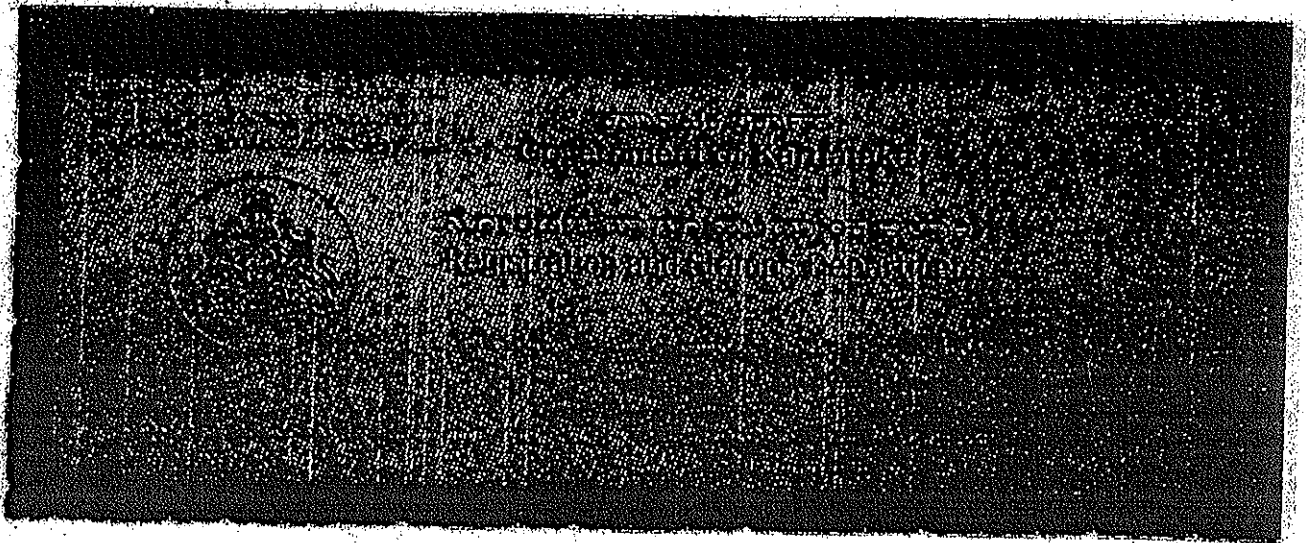


necessary, to more fully assure the right, title and interest of the Purchaser in the Schedule Property.

7. That the Purchaser shall hereafter be absolute owner of the Schedule Property, TO HAVE HOLD AND TO ENJOY the same peacefully, without any let or hindrance or claim from anybody or through the Vendors.
8. The Vendors do hereby assure and covenant with the Purchaser that there is no encumbrances, liens, charges, claim by way of inheritance or otherwise, attachment, tenancy, claims from minors, occupancy claims, debts in title or acquisition, etc., whatsoever now subsisting against the Schedule Property or any part thereof and that the Schedule Property is not the subject matter of any suit or litigation or acquisition proceedings and has not been offered as security or charge otherwise to any Bank or court or revenue or other Authorities.
9. The Vendors hereby declare that in the event of any assurances held out above, being found to be false or become invalid or insufficient or in the event any person claiming through or under the Vendors or any member of the family of the Vendors were to make any claim, in respect of the Schedule Property or interfere with the ownership or possession of the Schedule Property, the Vendors hereby agree and undertake to indemnify and keep indemnified the Purchaser against any loss or damage or injury, which the Purchaser may sustain on account of such falsehood, invalidity or insufficiency on account of such claim or interference and the Vendors hereby further undertake to take all such steps and to all such acts, deeds or things as may be necessary, at their costs, expenses and effort to clear and perfect the title to the Schedule Property, so as to ensure the same to the

Handwritten signature: A. Arubee

Handwritten signature: AR Ramani



Purchaser and keep the Purchaser free of all such claims or interference.

10. The Schedule Property is residentially converted land that are under developed, and not approved to form layouts by the concerned authority.

SCHEDULE PROPERTY

ITEM NO.1 :-

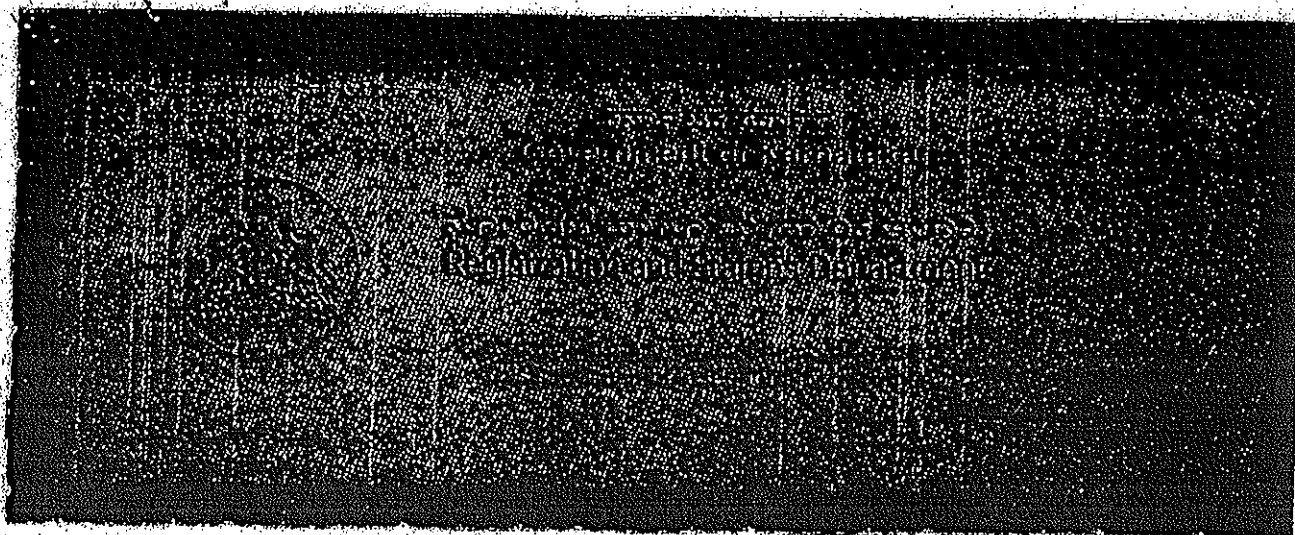
ALL THAT PIECE AND PARCEL of a Residentially converted Land in Sy.No.89, (vide Official Memorandum bearing No.ALN (A) (K & A) : SR : 60/2005-2006, by the Special Deputy Commissioner, Bangalore District) situated at Indlabele Village, Athibale Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 01 acre 15 guntas and bounded as follows:

East by	Residential property
West by	Land in the said survey number belonging to Vendor No. 3 (Item No.2)
North by	Land bearing Sy. No. 89
South by	Remaining portion of the same land in Sy. No. 89

ITEM NO.2 :-

ALL THAT PIECE AND PARCEL of a Residentially converted Land in Sy.No.89, (vide Official Memorandum bearing No.ALN (A) (K & A) : SR : 59/2005-2006, by the Special Deputy Commissioner, Bangalore District) situated at Indlabele Village, Athibale Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 01 acre 15 guntas and bounded as follows:

[Handwritten signatures and stamps are visible at the bottom of the page, including a large signature on the left and a stamp on the right.]



East by : Land bearing same survey number
belonging to Vendors 1 to 4
West by : Land bearing Sy.Nos.87 and 99
North by : Land bearing Sy.No.90
South by : Remaining portion of the same land in
Sy.No.89

IN WITNESS WHEREOF the Vendors and confirming party herein have
signed this Instrument of Absolute Sale Deed on this day, month and year
first above written, in the presence of the attesting witnesses:

Witnesses:

1.

[Signature]
S. Seshagobalu
Koramangala
He

VENDORS

Represented by their GPA Holder

[Signature]
CONFIRMING PARTY

2.

[Signature]
S. Seshagobalu
Koramangala

[Signature]
PURCHASER

Drafted by:

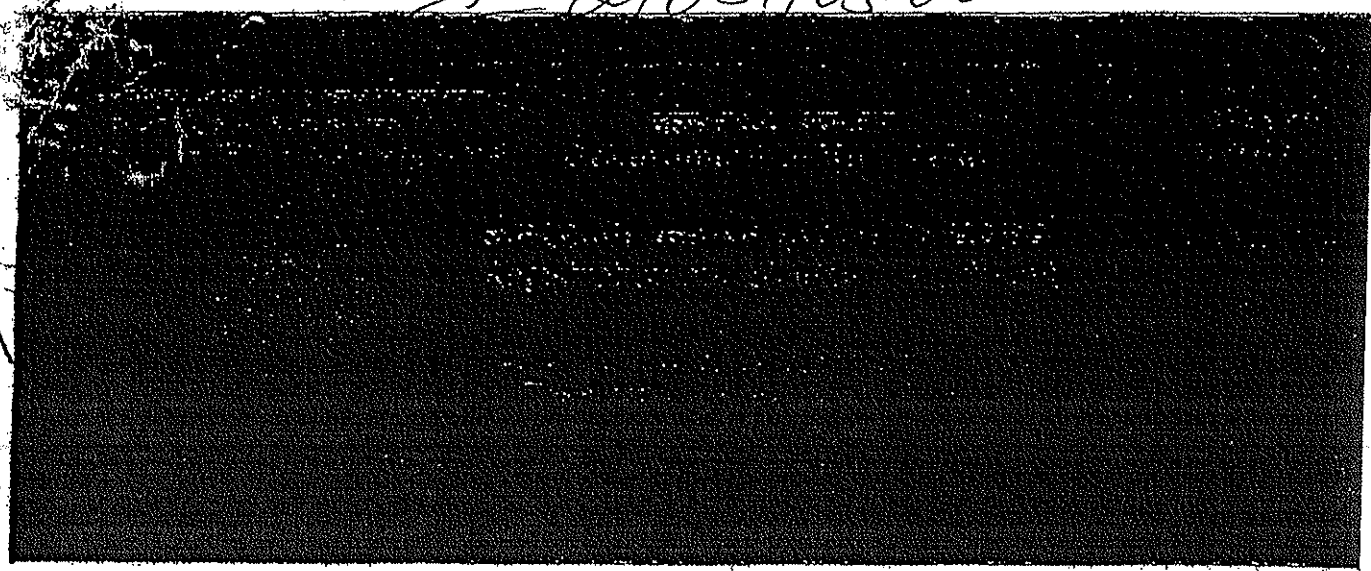
B.ARUN KUMAR, B.A., LL.B.,

Advocate,

#22, 4th C Cross, Koramangala V Block Indl. Layout, Bangalore-560 095

21631/05-06

89 89



ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE MADE AND EXECUTED AT BANGALORE ON THIS THE TWENTY SEVENTH DAY OF MARCH TWO THOUSAND SIX (27/03/2006)

By,

- (1) Sri.M.Krishnappa,
Aged about 66 years,
S/o. late Sri.Munishanna Reddy;
- (2) Sri.Shivashankar,
Aged about 42 years,
S/o. Sri.M.Krishnappa;
- (2a) Master Tejas,
Aged about 9 years,
S/o. Sri.Shivashankar;
Since minor, represented by his father and
Natural Guardian, Sri.Shivashankar;
- (3) Sri.Sudhakar,
Aged about 38 years,
S/o. M.Krishnappa;
- (3a) Master Charan,
Aged about 7 years,
S/o. Sri.Sudhakar;
Since minor, represented by his father and
Natural Guardian, Sri.Sudhakar;

✓ Andree

Signature



Print Date & Time : 28-03-2006 02:59:30 PM

21631/06-06

Sub-1 Conveyancing Total Stamp 1.5

ದಾಖಲೆ ಸಂಖ್ಯೆ : 21631

2-19

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಅನೇಕಲ್ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 28-03-2006 ರಂದು 10:50:17 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಘಟನೆಯಿಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊದಲಿನ ಶುಲ್ಕ	344250.00
2	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	540.00
3	ರೆಜಿಸ್ಟ್ರಾರ್ ಫೀ	100.00
	ಒಟ್ಟು :	344890.00

ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by Its Managing Director K. Pratap ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟವರ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Golden Gate Properties Ltd Rep by Its Managing Director K. Pratap			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟವರ ಗುರುತು	ಸಹಿ
1	M/s Golden Gate Properties Ltd Rep by Its Managing Director K. Pratap . (ಬರೆದುಕೊಂಡವರು)			

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
SUB-REGISTRAR
ANEKAL

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
SUB-REGISTRAR
ANEKAL

(4) Smt.Shoba,
Aged about 36 years,
D/o. Sri.M.Krishnappa;

(5) Sri.Rajashekar,
Aged about 43 years,
S/o. Late Anjanappa;

(6) Kumari Bhavana,
Aged about 8 years,
D/o. Sri.Rajashekar;
Since minor, represented by her father and
Natural guardian, Sri.Rajashekar

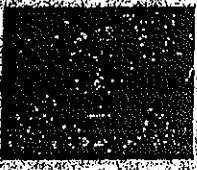

All are residents of Indlabele Village, Attibele Hobli, Anekal
Taluk, Bangalore District

Represented by their GPA Holder Sri.A.Narsimha Reddy, S/o
Sri.A.Narayan Reddy, aged about 48 years, residing at No.1-2-
45, Domalguda, Hyderabad-500 029

Hereinafter called as the "Vendore", which expression shall
mean and include their respective heirs, representatives,
successors, executors, administrators, assignees, nominees,
etc., of the first part.

V Anjanappa

C. R. Gurusamy

2	M. Krishnappa, shivashankar; (Self & Minor for Tejas), Sudhakar (Self Minor for Charan), Shoba, Rajashakar (Self & Minor for Bhavani) Rep by GPA Holder A. Narasimha Reddy. (6006/ab333)			<i>Aus...</i>
---	--	---	---	---------------

2163107475
 SRO (U) Area 5, No. 100
 Sub-1 Containing Total 100
 1/1/19

[Signature]
 SUB-REGISTRAR
 ANEKAL

Sri.A.Venkat Rama Reddy,
S/o. Sri.A.Laxma Reddy,
Aged about 57 years,
Resident of Plot No.13, Road No.14,
B.N.Reddy Colony,
Banjara Hills, Hyderabad- 500 034
PAN NO.ACCPA8888L

21631/08
Sri A Venkat Rama Reddy
S/o Sri A Laxma Reddy
5-19-2008

Hereinafter called as the 'Confirming Party, which expression shall mean and include his heirs, representatives, successors, executors, administrators, assignees, nominees, etc., of the 'Second Part';

In favour of,

M/s Golden Gate Properties Ltd.,
A Public limited company,
Registered under the Companies Act of 1956,
Having its registered Office at No.96, 7th cross,
16th Main, 4th B Block, Koramangala,
Bangalore-560 034
PAN NO.AAACG5284H,
Represented by its Managing Director,
Sri.K.Pratap,
S/o Sri.K.Sathyannarayana,
Aged about 39 Years

Hereinafter called as the 'Purchaser', which expression shall mean and include its successors-in-title, Directors, legal representatives, successors, executors, administrators, assignees, nominees, etc., of the 'third part'

[Signature]

[Signature]

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವಿವರಣೆ	ಹೆಚ್ಚುವರಿ ಗುರುತು	
3	A. Venkat Rama Reddy (ಬೆಂಗಳೂರು)			
4	M/s Haven Property Developers Rep by its Authorized Signatory S. Basava Reddy (ಬೆಂಗಳೂರು)			

ಎಸ್ (U) ANEKAL S. R. R. No.

Book-I Containing Total Sheets 14

6-19 Page

21631101-06

ಸಹಿ ರಚಿಸ್ತಾರೆ

SUB-REGIS
ANEKAL

WHEREAS, the Vendors are the absolute owners of the following Residential Converted land, which are commonly situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District, morefully described in the schedule hereunder and hereinafter referred to as 'SCHEDULE PROPERTY' for the sake of brevity:

- a) Converted Land bearing Sy.No.89, measuring to an extent of 02 acres 32 guntas, morefully described as Item No.1 in the schedule hereunder.
- b) Converted Land bearing Sy.No.97, measuring to an extent of 03 acres 23 guntas, morefully described as Item No.2 in the schedule hereunder.

The properties described as Item Nos.1 and 2 are hereinafter referred to as the 'Schedule Property'.

WHEREAS, the Item No.1 - Schedule Property is a portion of the larger extent of land measuring 5 acres 30 guntas and the Item No.2 - Schedule Property is a portion of the larger extent of land measuring 3 acres 32 guntas;

WHEREAS, the said larger extent of lands, were originally granted to one Sri.Munishami Reddy and whereas, the said lands were enjoyed by the said. Sri.Munishami Reddy along with his brothers Thimma Reddy and Anjanappa.

WHEREAS, the said Sri.Munishami Reddy died intestate leaving behind his only son of M. Krishnappa (the Vendor No.1 herein) as his only legal heir to succeed to his intestate estate; The said Thimma Reddy was unmarried died intestate and Sri.Anjanappa died intestate leaving behind his two sons, viz.,

✓ Andeay

✓ Arjun

ಗುಣಿಸಲ್ಪಡುವವರು


20.63/10/10
 ANK-1-21631-2005-06
 Book-1 Consisting Total Sheets 14
 18/12/2006

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Rangaswamy Koramangala Bangalore	Rangaswamy
2	S. Shreshthaji Babu Koramangala Bangalore	S. Shreshthaji Babu

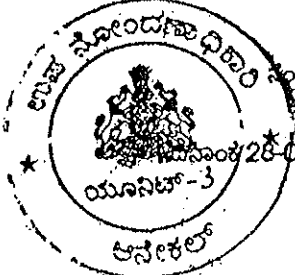
ಸಹಿ ರಚಿಸಿದ್ದಾರೆ
 SUB-REGISTRAR
 ANEKAL

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 255000/- has been paid thereon. GPA No 623/04-5 Dt 30/03/05 & GPA No 624/04-05 Dt 30/03/05

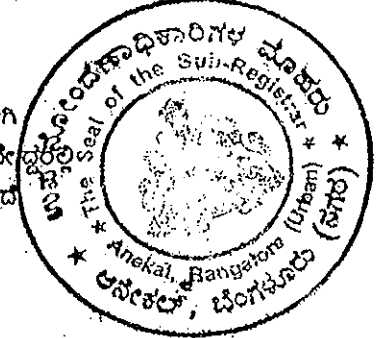
SUB-REGISTRAR
 ANEKAL



1 ನೇ ಪುಸ್ತಕದ ದೃಢೀಕರಣ
 ಸಂಖ್ಯೆ ANK-1-21631-2005-06 ಆಗಿ
 ಸಿ.ಡಿ. ನಂಬರ್ ANKD109 ನೇ ದೃಢೀಕರಣ
 28-03-2006 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಅನೇಕಲ್, ಬೆಂಗಳೂರು (ನಗರ)
 ಅನೇಕಲ್



The Seal of the Sub-Registrar
 Anekal, Bangalore (Urban)
 ಅನೇಕಲ್, ಬೆಂಗಳೂರು (ನಗರ)

ಸಹಿ ರಚಿಸಿದ್ದಾರೆ (ಅನೇಕಲ್)
 T.V. JAYAPRAKASH

SUB-REGISTRAR
 ANEKAL

Rajashekar (the Vendor No.5 herein) and Manjunath, as his only surviving legal heirs;

WHEREAS, the said Krishnappa (the Vendor No.1 herein), Rajashekar (the Vendor No.5 herein) and Manjunath had entered into a Partition Deed dated 28/10/1999, by virtue of which, the larger extent of Item No.1 - schedule property i.e., Sy.No.89 was divided into three portions and portion of the land in Sy.No.89 measuring 3 acres of land was allotted to the share of Krishnappa (the Vendor No.1); another portion measuring 1 acre 5 guntas of land in Sy.No.89 was allotted to the share of Rajashekar (the Vendor No.5) and the balance portion measuring 1 acre 25 guntas of land in Sy.No.89 was allotted to the share of Manjunath; Likewise, the larger extent of Item No.2 schedule property i.e., Sy.No.97 was divided into two portions and a portion of land measuring 3 acres 10 guntas in Sy.No.97 was allotted to the share of Krishnappa (the Vendor No.1); and the balance portion of land measuring 22 guntas in Sy.No.97, was allotted to the share of Sri.Rajashekar (the Vendor No.5).

WHEREAS, the Vendor No.1 along with his legal heirs i.e., Vendors Nos.2, 2a, 3, 3a and 4, have entered into a registered Agreement of Sale dated 30/03/2005 with the confirming party herein, registered as Document No.3863/2005-06 of Book I stored in C.D.No.64, in the Office of the Sub-Registrar, Anekal Taluk, pertaining to Item No.1 - Schedule property i.e., Land in Sy.No.89 measuring 2 acres 32 guntas and a portion of Item No.2 - Schedule property i.e., land measuring 3 acres 01 guntas in Sy.No.97.

WHEREAS, the Vendor No.5 along with his legal heir i.e., the Vendor No.6 have entered into a registered Agreement of Sale dated 30/03/2005 with the confirming party herein, registered as Document No.3864/2005-06 of Book I, stored in C.D.No.64, in the Office of the Sub-Registrar, Anekal Taluk,

V Anil

C. Rajashekar

8163/06 06
ಆಣ (U) ANKL.S.H.P. No

Book-1 Consisting Total Sheets 14

10-19 Page

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 M/s Golden Gate Properties Ltd Rep by Its Managing Director K. Pratap . ಇವರು

2857140.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶಿಲ್ಪವಾಗಿ ಪಾವತಿಯಾದವನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	120.00	Paid in cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2857020.00	Bank Of Maharashtra DD No 306543 Dt 28/03/06
ಒಟ್ಟು :	2857140.00	

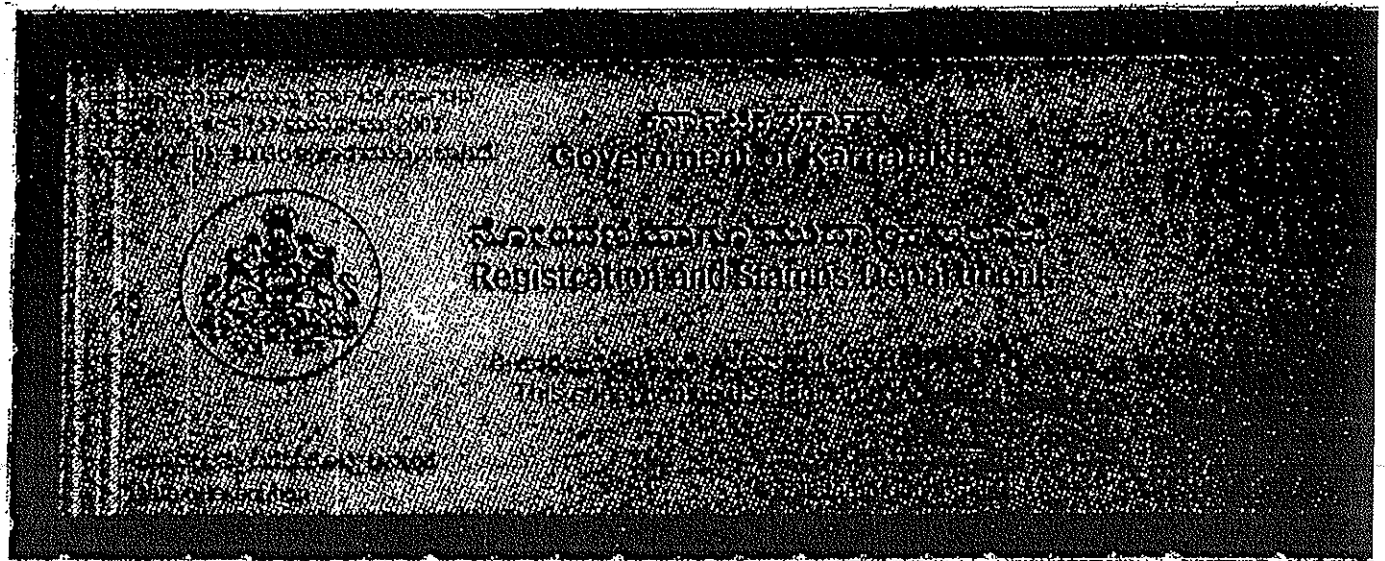
ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 28/03/2006

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ಅನೇಕಲ್)
SUB-REGISTRAR
ANEKAL

Designed and Developed by C- DAC ,ACTS Pune.



pertaining to portion of Item No.2 - Schedule property i.e., land measuring 22 guntas in Sy.No.97..

WHEREAS, the confirming party herein got the portion of the said lands i.e., the Schedule Property herein converted from agricultural to non-agricultural residential purposes vide (1) Official Memorandum dated 20/5/2005 bearing No.52/2005-2006, issued by the Special Deputy Commissioner, Bangalore District, pertaining to Item No.1 - Schedule property and another (2) Official Memorandum dated 10/10/2005 bearing No.51/2005-2006, issued by the Special Deputy Commissioner, Bangalore District, pertaining to Item No.2 - Schedule Property, in the name of the Vendors herein at the cost of the confirming party herein;

WHEREAS, in pursuance of the said Agreement to Sell, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreement. Further, the said Agreement Holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein, the Vendors has agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.

WHEREAS, the Khata of the schedule property stands in the name of the Vendors herein in the property records of the concerned Revenue Department and further upto date tax is also paid to the concerned authority.

V Anil Kumar

A. R. Kumar

GOVERNMENT OF KARNATAKA

Subordinate Department of Revenue
Registration and Stamp Department

WHEREAS, the Vendors and the confirming party herein jointly represent to the Purchaser as follows:

- (a) That the Vendors have entered into two Agreements of sale dated 30/03/2005 with Sri.A.Venkata Rama Reddy i.e., the Confirming Party herein respectively, and in pursuance of the said Agreement of sale, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreement. Further, the said Agreement holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein the Vendors have agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.
- (b) That the Vendors are the absolute owners of the Schedule Property, the same being ancestral property and the Vendors' title to the Schedule Property is good, marketable and subsisting and none else have any right, title and interest or share therein.
- (c) That the Schedule Property is not subjected to any charges, liens, attachments, encumbrances, court or acquisition proceedings;

Andray

ATG

GOVERNMENT OF KARNATAKA

Supreme Court of India
Registration and Stamp Department

- (d) That the Vendors have not entered into any agreements/arrangements for sale or transfer of the Schedule Property with anyone else, except with the Confirming party herein.

Relying on the said representations, the Purchaser has offered to purchase the Schedule Property, which is free from all encumbrances, charges, right, title, interest, claims, acquisition, requisition, etc., from the confirming party herein for a valuable total sale consideration of Rs.3,44,25,000/- (Rupees Three Crores, Forty Four Lakhs Twenty Five Thousand only); At the request of the confirming party herein, the Vendors has agreed to execute and register this Sale deed along with the Confirming party, in favour of the Purchaser herein.

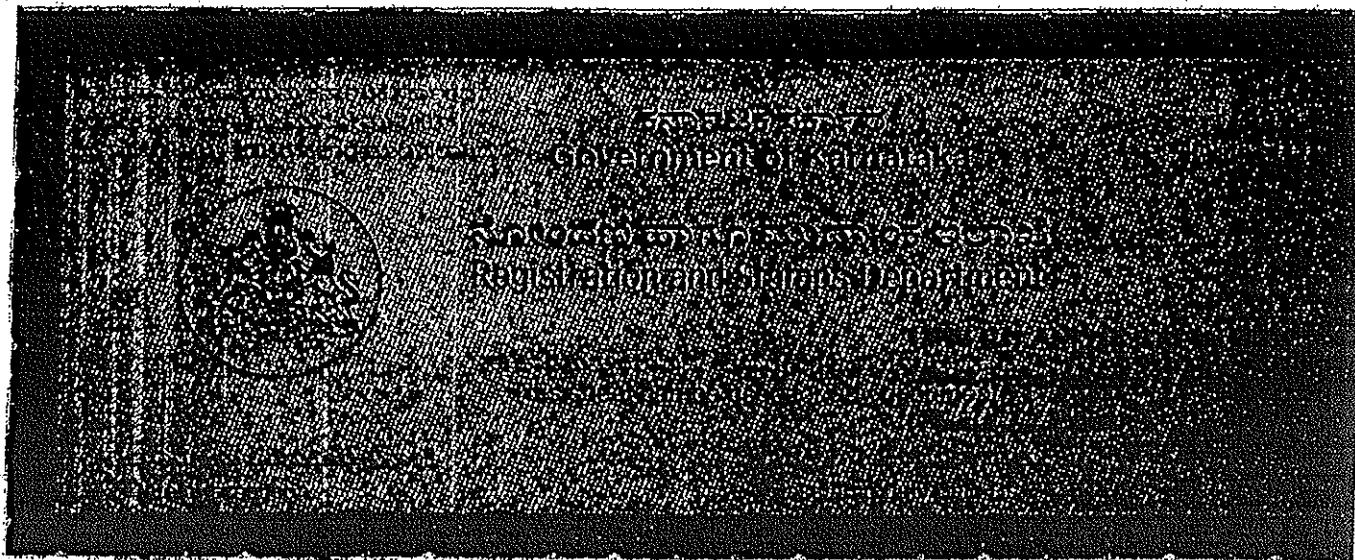
NOW THIS INDENTURE OF SALE DEED FURTHER WITNESSETH AS FOLLOWS:

1. Pursuant to the above, the Purchaser has paid the aforesaid entire sale consideration amount of Rs.3,44,25,000/- (Rupees Three Crores, Forty Four Lakhs Twenty Five Thousand only) to the Confirming party herein in the following manner:

- a) Rs.37,80,000/- (Rupees Thirty Seven Lakhs Eighty Thousand only) by way of Cheque bearing No. 950375 drawn on Union Bank of India, Cantonment Branch, Bangalore issued in favour of the Confirming party herein.
- b) Rs.48,26,250/- (Rupees Forty Eight Lakhs Twenty Six Thousand Two Hundred and Fifty only) by way of Cheque bearing No. 950376 drawn on Union Bank of India, Cantonment Branch Bangalore issued in favour of the Confirming party herein.
- c) Rs.1,13,40,000/- (Rupees One Crore, Thirteen Lakhs Forty Thousand only) by way of Pay Order dated 25/3/2006 bearing

Andeay

A. K. Ramesh



No.306522, issued by Bank of Maharashtra, Basavanagudi Branch, Bangalore, issued in favour of Confirming Party herein.

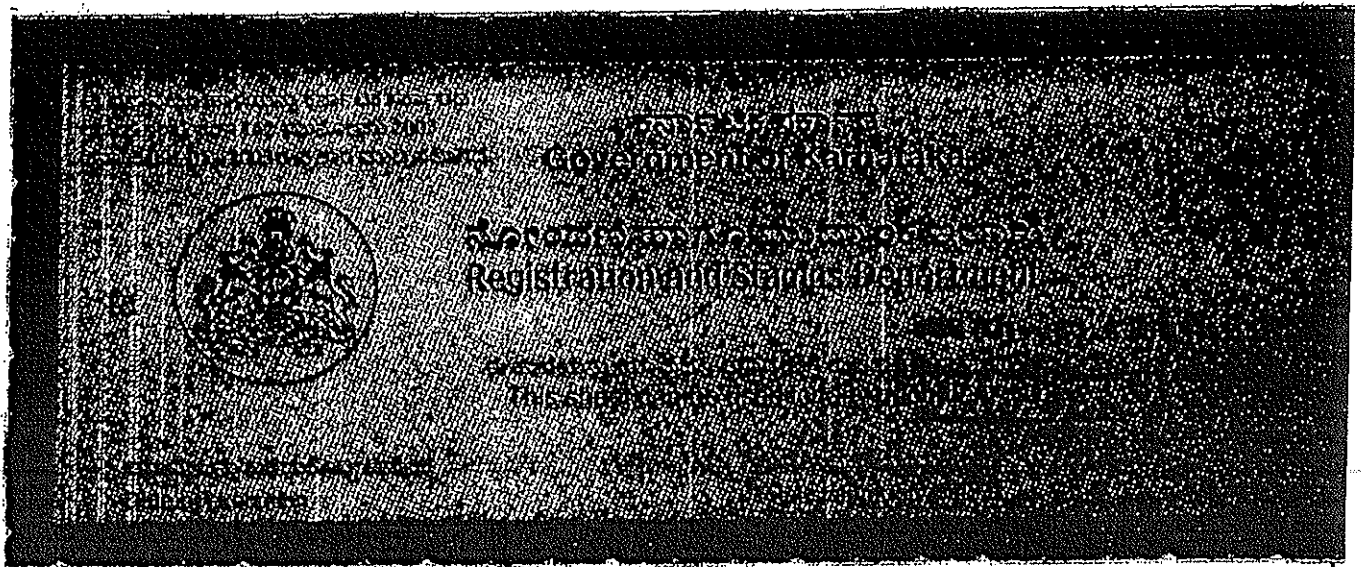
- d) Rs.1,44,78,750/- (Rupees One Crore Forty Four Lakhs Seventy Eight Thousand Seven Hundred and Fifty only) by way of Pay Order dated 25/3/2006 bearing No.306523, issued by Bank of Maharashtra, Basavanagudi Branch, Bangalore, issued in favour of Confirming Party herein.

Thus, in the aforesaid manner, the Purchaser has paid the entire sale consideration to the Confirming party. The confirming party herein has paid the entire sale consideration of the schedule property to the Vendors herein in full and final satisfaction and the Vendors have acknowledged the receipt of the same; Hence, the purchaser herein has paid the entire sale consideration amount to the confirming party as mentioned above; thus the confirming party herein is in receipt of the aforesaid sale consideration amount paid by the purchaser, subject to realization of the aforesaid negotiable instruments payments. The confirming party do hereby admit and acknowledge in full and final settlement and satisfaction of the same. The Vendors and confirming party do hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, the Schedule Property, with all rights, easements, privileges and appurtenances thereto, subject to realisation of the payment by negotiable instruments aforesaid, TO HAVE AND TO HOLD the same as an absolute owner forever.

The confirming party do hereby releases, relinquishes and acquits all his right, title, interest, claim and share in the Schedule Property absolutely in favour of the purchaser herein and further do hereby acknowledges that neither he nor his legal heirs will have any interest or claim in the Schedule property. Further, in view of the sale of the schedule property by the Vendors and the confirming party herein in favour of the Purchaser herein under this Deed of Sale, the confirming party do hereby assures

Amr...

AR...



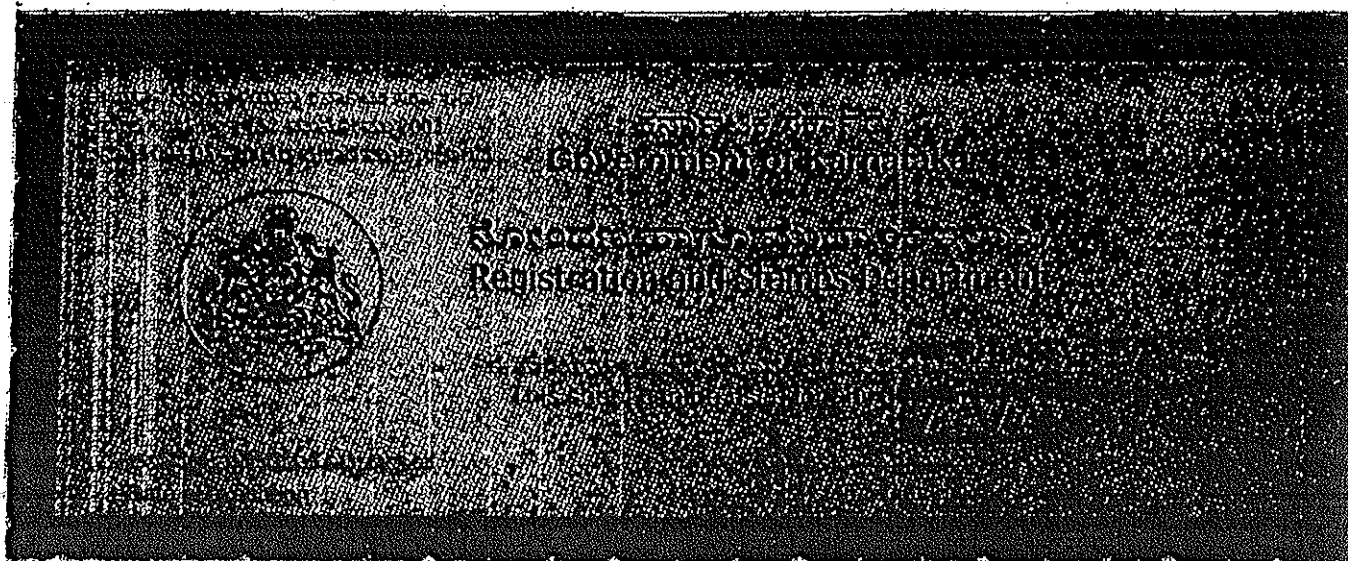
and declares that the aforesaid Agreement of Sale dated 3/3/2005 with the confirming party herein, registered as Document No.3863/2005-2006 of Book I, stored in C.D.No.64 and another Agreement of Sale dated 3/3/2005 with the confirming party herein, Registered as document no.3864/2005-2006 of Book No.1 stored in C.D.No.64 in the Office of the Sub-Registrar, Anekal Taluk entered into between the Vendors and the Confirming Party herein respectively, stand extinguished and cancelled absolutely.

THE VENDORS HEREBY DECLARES AND COVENANTS THAT:-

- (a) The Schedule Property is the absolute property of the Vendors and that no other person has/have any right title or interest of any nature whatsoever in the Schedule Property.
- (b) The Vendors have uninhabited rights of alienation over the Schedule Property.
- (c) The Schedule Property is not subject matter of acquisition or requisition by any authority under a law for the time being in force.
- (d) The Vendors have not done or caused to be done any act, deed or thing having effect of impairing the absolute right, title or interest of the Vendors in the Schedule Property and their uninhabited rights of alienation over the same to the Purchaser under the terms of this Sale Deed.
- (e) That all the taxes, cesses and public dues in respect of the Schedule Property, have been paid up to date and the Vendors agree and undertake to pay the arrears, if any, for the period up to the date of this Sale Deed.

V. Anand

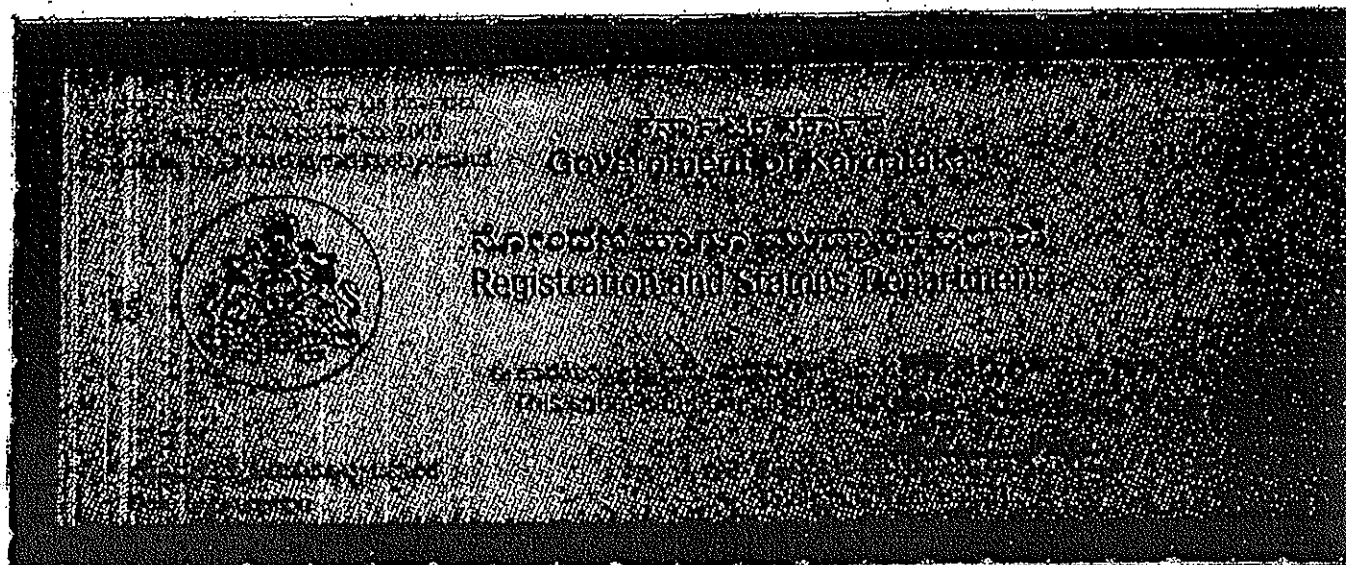
[Signature]



- (f) The Sale of the Schedule Property under this Deed in favour of the Purchaser is for meeting the legal necessities of the Vendors.
2. The Vendors have this day delivered physical, Vacant possession of the Schedule Property to the Purchaser and the Purchaser acknowledges having taken physical possession of the Schedule property.
 3. The Vendors have this day delivered to the Purchaser all the originals and certified/Xerox Copies of documents of title pertaining to the Schedule Property.
 4. The Vendors hereby declare that the Purchaser shall be entitled to remain in peaceful possession and enjoyment of the Schedule Property without any let or hindrance either from the Vendors or from any other person's claiming through the Vendors.
 5. The Purchaser shall be entitled to get the khata in respect of the Schedule Property transferred to its name.
 6. The Vendors hereby agree and undertake to execute such other document/s as may be required by the Purchaser as may be necessary, to morefully assure the right, title and interest of the Purchaser in the Schedule Property.
 7. That the Purchaser shall hereafter be absolute owner of the Schedule Property, TO HAVE HOLD AND TO ENJOY the same peacefully, without any let or hindrance or claim from anybody or through the Vendors.

✓ *Andrey*

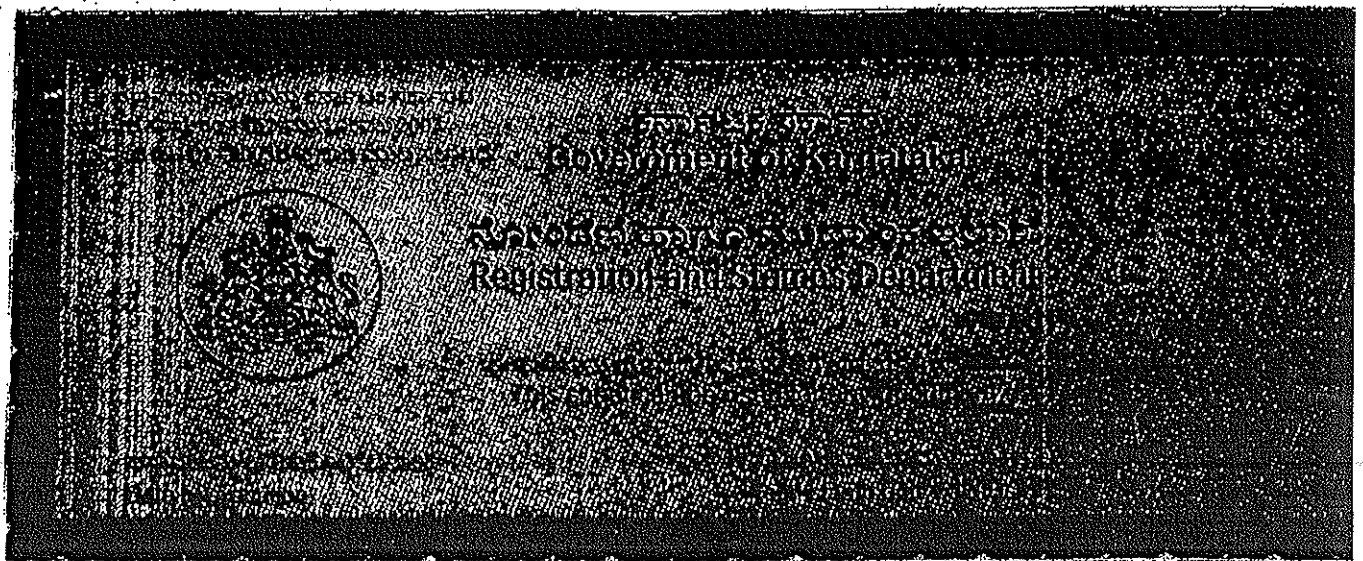
AR



8. The Vendors do hereby assure and covenant with the Purchaser that there is no encumbrances, liens, charges, claim by way of inheritance or otherwise, attachment, tenancy, claims from minors, occupancy claims, defect in title or acquisition, etc., whatsoever now subsisting against the Schedule Property or any part thereof and that the Schedule Property is not the subject matter of any suit or litigation or acquisition proceedings and has not been offered as security or charge otherwise to any Bank or court or revenue or other Authorities.
9. The Vendors hereby declare that in the event of any assurances held out above, being found to be false or become invalid or insufficient or in the event any person claiming through or under the Vendors or, any member of the family of the Vendors were to make any claim, in respect of the Schedule Property or interfere with the ownership or possession of the Schedule Property, the Vendors hereby agree and undertake to indemnify and keep indemnified the Purchaser against any loss or damage or injuries, which the Purchaser may sustain on account of such falsehood, invalidity or insufficiency or account of such claim or interference and the Vendors hereby further undertake to take all such steps and to all such acts, deeds or things as may be necessary, at their costs, expenses and effort to clear and perfect the title to the Schedule Property, so as to ensure the same to the Purchaser and keep the Purchaser free of all such claims or interference.
10. The Schedule Property is residentially converted land that are under developed, and not approved to form layouts by the concerned authority.

✓ *Andrey*

ABGunn



SCHEDULE PROPERTY

ITEM NO.1: ALL THAT PIECE AND PARCEL of a Residentially converted Land in Sy.No.89, (vide Official Memorandum dated 20/5/2005 bearing No.52/05-06 issued by the Special Deputy Commissioner, Bangalore District) situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 02 acres 32 guntas and bounded as follows:

East by : Private Property
West by : Land bearing Sy.No.87 & 99
North by : Land bearing Sy.No.89 belonging to N.Srinivas and Muniyappa
South by : Remaining portion of land bearing Sy.No.89

ITEM NO.2: ALL THAT PIECE AND PARCEL of a Residentially converted Land in Sy.No.97, (vide Official Memorandum dated 10/10/2005 bearing No.51/05-06 issued by the Special Deputy Commissioner, Bangalore District) situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 03 acres 23 guntas and bounded as follows:

East by : Kaluve
West by : Land in Sy.Nos.101 and 102
North by : Kaluve
South by : Remaining portion of Sy.No.97 & 98




செவ்வாய்

*THIS DEED OF SALE is made and executed on this Sixth Day of February
Two Thousand Fourteen (6.2.2014).*

BETWEEN:

1. **Sri VENKATESHAPPA**
Aged about 60 years,
S/o Late Kenchappa
2. **Smt. CHINNAMMA**
Aged about 55 years,
W/o Venkateshappa
3. **Sri. SRINIVAS @ SRINIVASA MURTHY**
Aged about 32 years,
S/o Venkateshappa
4. **Sri. MANJUNATH**
Aged about 27 years,
S/o Venkateshappa
5. **Sri. VENUGOPAL**
Aged about 25 years,
S/o Venkateshappa
6. **Sri. HANUMAPPA @ HANUMALAH**
Aged about 75 years,
S/o Late Maddurappa & Late. Munihanumakka
@ Munihanumamma

*All are residing at
Indlabele Village, Attibele Hobli,
Anekal Taluk, Bangalore Urban District.*








ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4821

ಅನೇಕಲ್ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 06-02-2014 ರಂದು 01:28:01 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ






ಕ್ರಮಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	98450.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	595.00
3	ಕೆಪ್ಪಿಂಗ್ ಫೀ	100.00
	ಒಟ್ಟು :	99145.00

ಶ್ರೀ Golden Gate Properties Ltd Rep by its aouthorized Signatory C.D.Sanjay Raj S/o. Devraj ಇವರಿಂದ ಹಾಜರಾದ ಶುಲ್ಕದ

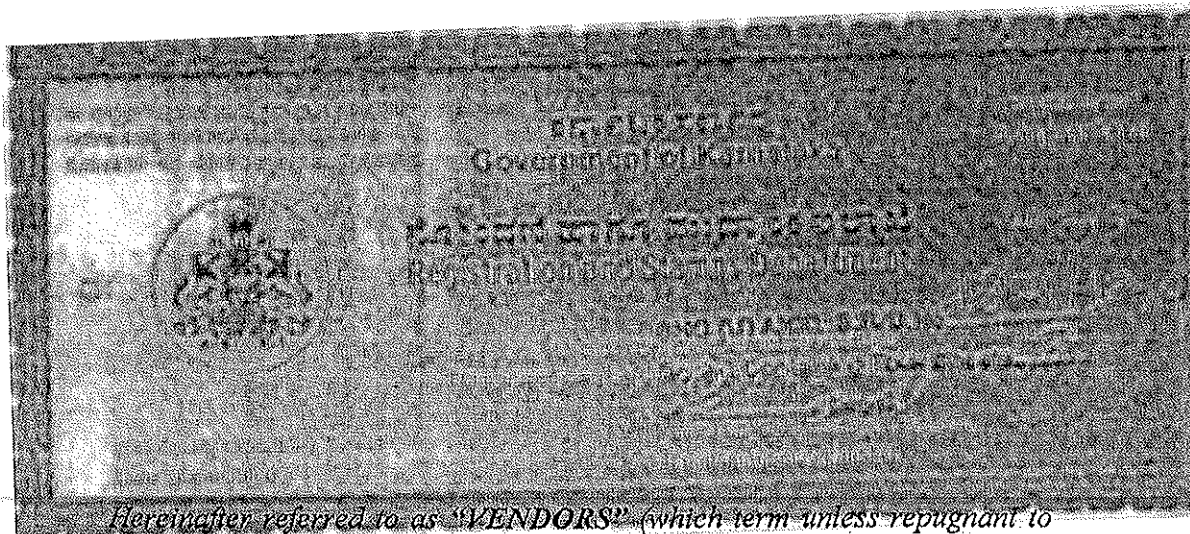
ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Golden Gate Properties Ltd Rep by its aouthorized Signatory C.D.Sanjay Raj S/o. Devraj			

ಬರೆಯುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಶ್ರೀ ರವಿಶಾಸ್ತ್ರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅನೇಕಲ್

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	Golden Gate Properties Ltd Rep by its aouthorized Signatory C.D.Sanjay Raj S/o. Devraj (ಬರೆಯುಕೊಂಡವರು)			
2	Venkateshappa S/o. Late.Kenchappa (ಬರೆಯುಕೊಂಡವರು)			LT 7

ಶ್ರೀ ರವಿಶಾಸ್ತ್ರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಅನೇಕಲ್



Hereinafter referred to as "VENDORS" (which term unless repugnant to the context, shall mean and include their legal representatives, successors, executors, administrators, nominees, agents, assigns) OF THE ONE PART.
AND

Sri. A. VENKATARAMA REDDY
Aged about 64 years,
S/o A. Laxma Reddy
R/a No. 13, 14th 'B' Road,
B.N. Reddy Colony, Banjara Hills,
Hyderabad-500034.
PAN No. ACCPA 8888L

Hereinafter called as the "CONFIRMING PARTY" (which expression shall mean wherever the context so requires or admits of mean and include his legal representatives, executors, administrators & assigns) of the SECOND PART ;


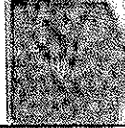










Represented by his GPA Holder
B. MANOHAR
Aged about 50 years
S/o B. Srinivasalu
Plot No. 7, Seeta Homes, Meerpet,
Hyderabad

Venkatarama

Manumatha

Chinnappa

Manumatha
Manumatha

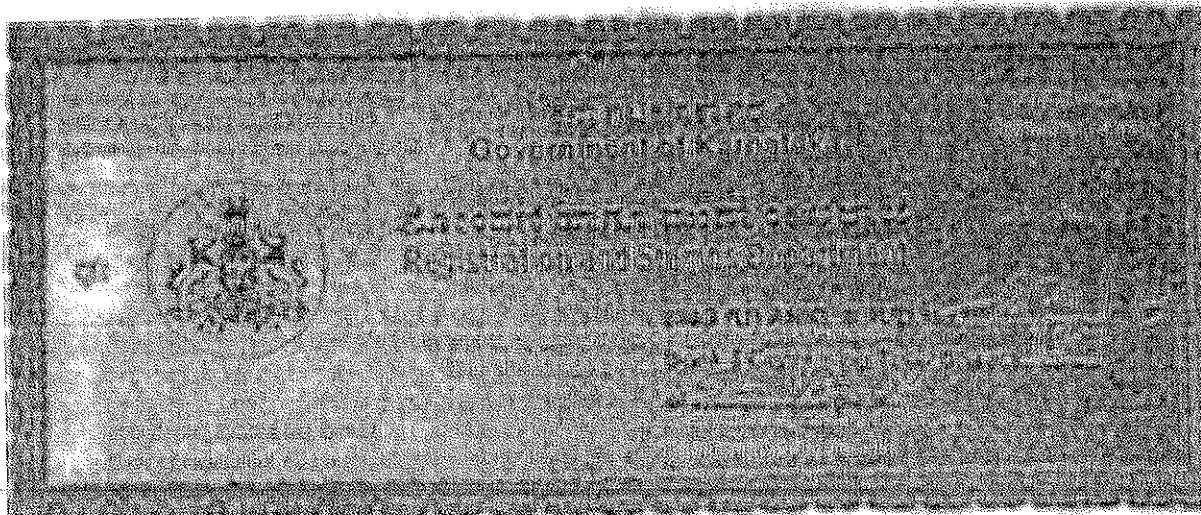
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Chinnamma W/o. Venkateshappa (ಬರೆದುಕೊಡುವವರು)			L T M
4	Srinivas @ Srinivasa Murthy S/o. Venkateshappa (ಬರೆದುಕೊಡುವವರು)			ಎನ್
5	Manjunath S/o. Venkateshappa (ಬರೆದುಕೊಡುವವರು)			Manjunath
6	Venugopal S/o. Venkateshappa (ಬರೆದುಕೊಡುವವರು)			Venugopal
7	Hanumappa @ Hanumalah S/o. Late, Maddurappa (ಬರೆದುಕೊಡುವವರು)			L T M
8	A.Venkatarama Reddy S/o. A.Laxma Reddy Rep by his GPA Holder B.Manohar S/o. B.Srinivasulu (ಒಪ್ಪಿಗೆ ಸಾರ್ವಜನಿಕ)			Reddy

BNG (U) ANCL. S. P/D. NO. 4821/13-14

Book-I Containing Total Sheets 13

4-12 page

ಸಹಿ
ಉಪನಿರ್ದೇಶಕರು
ಪರಿಶೀಲನೆ



IN FAVOUR OF

GOLDEN GATE PROPERTIES LTD.,
820, 80 Feet Road, 8th Block,
Koramangala, Bangalore-560095.

Represented by its authorized Signatory
Sri. C.D. SANJAY RAJ
Aged about 37 years,
S/o Devraj.

Hereinafter called as "PURCHASER" (Which term shall mean and include its legal representatives, administrators, executors, assignees etc.) of the OTHER PART.

WHEREAS the Vendors are an absolute owners of the Land bearing Sy. No. 99, measuring 35 (Thirty) Five Guntas situated at Indlabele Village, Attibele Hobli, Anekal Taluk Bangalore Urban District which is morefully mentioned and described in the Schedule herein under and hereinafter referred to as the 'SCHEDULE PROPERTY'.

WHEREAS one Munihanumakka @ Munihanumamma D/o Hanumappa who is the mother of sixth Vendor herein was in possession of Schedule Property. The Schedule Property is an Inam Land attached to the Thoti Office of Indlabele Village. Subsequent to abolition of all hereditary offices under the Village Officers abolition Act 1961 the said Munihanumakka @ Munihanumamma filed an application before the


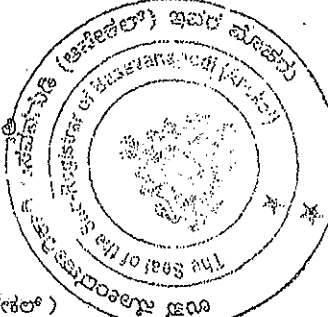
Hanumappa
3
Devraj
Venkateshappa
Manjunatha
11/11

ಗುರುತಿಸುವವರು

BNG (U) ANKL 2 P/O No. 4821/13-14
Book-I Containing Total Sheets 13
of 6-12 page. ✓

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Muniraju S/o. Annalahppa Manchanahalli Road, Attibell Village, Attibell Hobli, Anekal Taluk, Bangalore Urban Dist.	ಎ. ಮುನಿರಾಜು
2	V.V.S.T. Sai No.975, 8th Cross, 27th Main, HSR Layout, 1st Sector, Bangalore	V.V.S.T. Sai

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು

<p style="text-align: center;"> 1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ನಂಬರ ANK-1-04821-2013-14 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ ANKD368 ನೇ ಪೈಪಿ ದಿನಾಂಕ 06-02-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡ್ಡ (ಆನೇಕಲ್) ಉಪನೋಂದಣಾಧಿಕಾರಿ ಆನೇಕಲ್</p>	
---	--

Designed and Developed by C-DAC, ACTS, Pune

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet

ಇ:



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಅಂಟಿಸಬಹುದು.
This sheet can be used for any document.

ದಾಖಲೆಯು ಜಾರಿಯಾದ ದಿನಾಂಕ
Date of execution

ಮುದ್ರಾಂಶ ದುರುಪಯೋಗ
Total stamp duty paid Rs.

Tahsildar, Anekal seeking regrant of the Schedule Property. The Tahsildar, Anekal by pursuing all the records and conducted an enquiry in Case No. VOA 20/80-81 and declared the said Munihanumakka @ Munihanumamma as a authorized holder of the Schedule Property and regranted in her favour on 10.5.1982.

WHEREAS the Munihanumakka had one son by name Hanumappa the Vendor No. 6 herein and daughter Yellamma who is no more. She died leaving behind his son, daughter-in-law and grand children who are the Vendor No. 1 to 5 herein.

WHEREAS Munihanumakka during her life time bequeathed her properties by executing a will on 2.4.1997 in favour of her son Hanumappa the Vendor No.6 herein, daughter Smt. Yellamma and grandson Venkateshappa, the vendor No. 1 herein. In the said will Schedule Property has bequeather to the Yellamma. The said will was registered in the office of the Subregistrar Anekal as Document No. 2/1997-98. The said Munihanumakka died on 9.4.2003. After her death the said Yellamma became the absolute owner of the Schedule Property, and she was in possession and enjoyment of the Schedule Property without any let or hindrance from anyone and she was paying the taxes regularly to the Schedule Property. The said Yellamma's husband died

Hanumappa
4
Venkateshappa
Yellamma
Munihanumakka

ENG (U) ANKL.S.F/D.No. 4821/L-14

Book-I Containing Total Sheets 13

8-12



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 Golden Gate Properties Ltd Rep by its authorized Signatory C.D.Sanjay Raj S/o.
Devraj , ಇವರು 556320.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	120.00	Paid by Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	556200.00	AxIs Bank Ltd, Bangalore DD No.092806 dt: 05-02-2014
ಒಟ್ಟು :	556320.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 06/02/2014

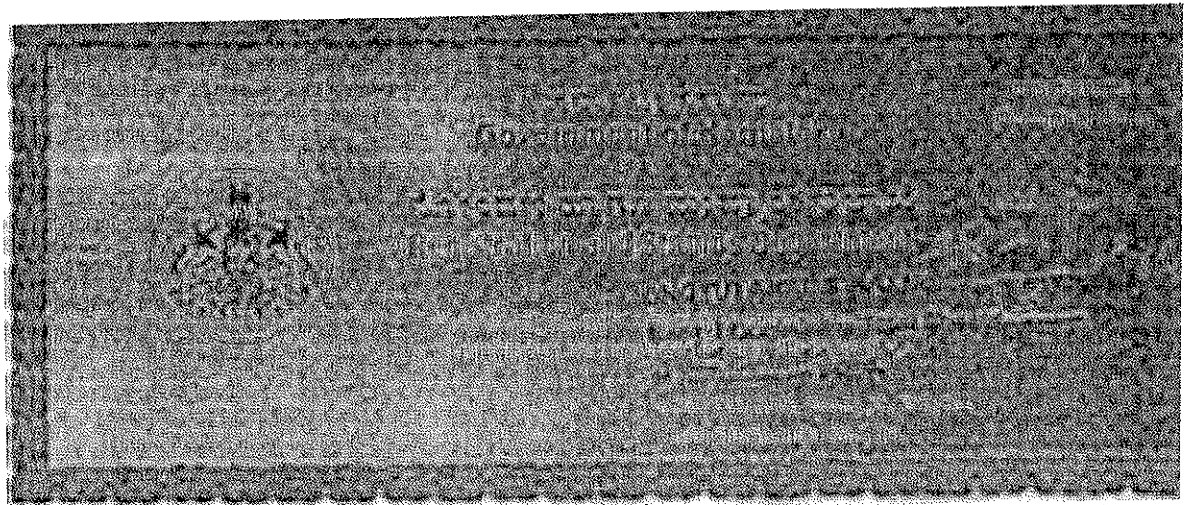
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ರಿಯುಕ್ತ ಅಧಿಕಾರಿ

(ಅನೇಕಲ್)

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಅನೇಕಲ್

Designed and Developed by C- DAC ,ACTS Pune.



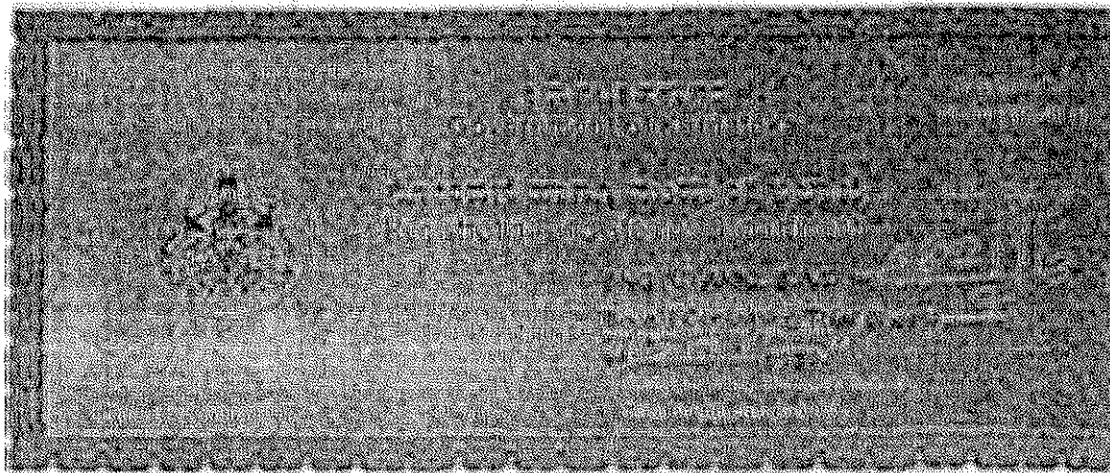
on 20.5.1998. Yellamma died on 25.4.2007 leaving behind Vendor No. 1 to 5 as her legal heirs.

WHEREAS during the life time of Smt. Yellamma on 28.6.2005 she along with Vendor No. 1, 2 and 6 were in need of funds to meet their legal necessities and for family benefit with the consent of other vendors sold an extent of 29 Guntas in the Schedule Property to the Confirming Party for consideration of Rs. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only) and entered into an Agreement of sale with the Confirming party and Confirming party paid the consideration of Rs. 15,31,250/- (Fifteen Lakhs Thirty One Thousand Two Hundred Fifty Only) to Smt. Yellamma and Vendor No. 1 and 2 in the following manner.

(i) Rs. 3,82,812.50/- (Three Lakhs Eighty Two Thousand Eight Hundreden Twelve Rupees and Fifty Paise Only) by way of Pay Order bearing No 212157 drawn on ING Vysya Bank, B. Munireddy School Extension Counter, Koramangala, Bangalore, dated 27.6.2005 to the Vendor No. 1 herein.

(ii) Rs. 7,65,625/- (Rupees Seven Lakhs Sixty Five Thousand Six Hundred and Twenty Five Only) by way of Pay Order bearing No 212159 drawn on ING Vysya Bank, B. Munireddy School Extension Counter, Koramangala, Bangalore, dated 27.6.2005 to the Late Smt. Yellamma.




Handwritten signatures and fingerprints are present at the bottom of the page. The signatures include "Venkateshwar", "Hannette", "Marlu", "Wingal V", "Bene", "Hannette", and "A". There are also several fingerprints.

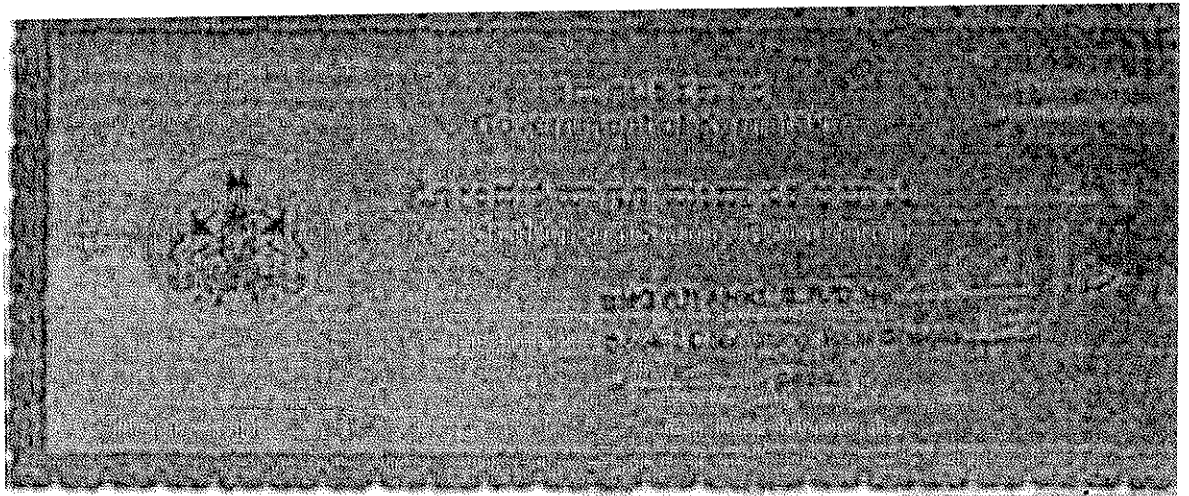


(iii) Rs. 3,82,812.50/- (Three Lakhs Eighty Two Thousand Eight Hundreden Twelve rupees and Fifty Paise Only) by way of Pay Order bearing No 212158 drawn on ING Vysya Bank, B. Munireddy School Extension Counter, Koramangala, Bangalore, dated 27.6.2005 to the Vendor No. 2 herein.

After receiving the above said amount the said persons executed a registered Agreement of Sale in favour of Confirming Party, the said Agreement was registered in the office of the Subregistrar, Anekal as Document No. ANK-1-15165-2005-06 stored in C.D No. ANKD 96 on 4.2.2006. The said Yellamma received the balance sale consideration of Rs. 18,750/- (Rupees Eighteen Thousand Seven Hundred and Fifty Only) from the confirming party. And along with her Vendor No. 1 and 2 executed a supplementary agreement to the confirming party.

WHEREAS Vendors and Confirming party are in need of funds to meet their legal necessities and for family benefits have agreed to sell 29 Guntas land referred in the above said registered sale agreement and 6 (Six) guntas of land in Sy.No 99 of Indlabele Village which is retained by the vendors totally 35 Guntas which is morefully described in the Schedule Property jointly for a total sale consideration of Rs. 48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand only) free from all encumbrances, liens, charges, proclamations, claims, demands,

Yellamma

Venkat chappa


6
Manjunath
W. J. V.
S. S. S.
Pragunatesh






attachments, Will/Last Testament, Major/minor claims or maintenance claims and with clear and marketable title and the purchaser above named who is in need of property and acting on the aforesaid representation and after having satisfied with marketable title of the Vendors to the Schedule Property agreed to purchase the Schedule Property for the said sum of Rs. 48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand only)

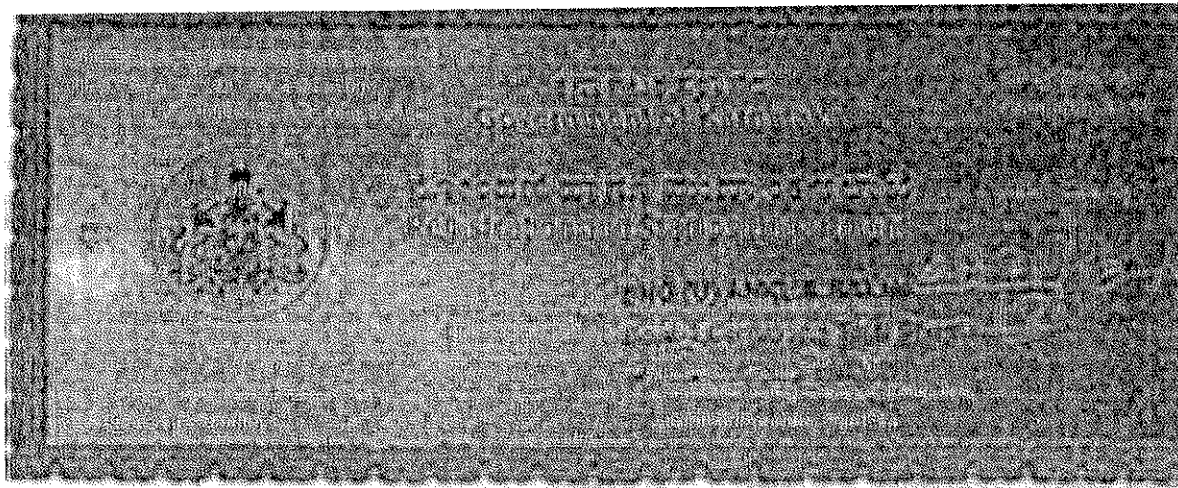
NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in consideration of the foregoing and the sale consideration hereby reserved, the Vendors and Confirming Party hereby sold to the purchaser all that schedule property for a valuable sale consideration of Rs. 48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand only) free from all Kinds of encumbrances.

1. The purchaser has paid the sale consideration Rs. 48,50,000/- (Rupees Forty Eight Lakhs Fifty Thousand only) in the following manner.


(i) Rs. 20,00,000/- (Rupees Twenty Lakhs Only) by way of Cheque/DD/PayOrder bearing No. 478142 drawn on Karnataka Bank Ltd, Raj Bhavan Road, Hyderabad to the Confirming party.


  
Venkateshappa Hanumanappa
Madhu
Phinnamma
Wangul v
Bene S
Manjunatesh
[Signature]




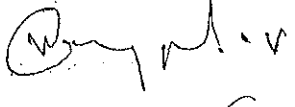
- (ii) Rs. 7,12,500/- (Rupees Seven Lakhs Twelve Thousand Five Hundred Only) by way of DD bearing No. 092810 drawn on Axis Bank, Koramanagala Branch, Bangalore dated 5.2.2014 to the Vendor No.1 with the consent of other Vendors and Confirming party.
- (iii) Rs. 7,12,500/- (Rupees Seven Lakhs Twelve Thousand Five Hundred Only) by way of DD bearing No. 092809 drawn on Axis Bank, Koramanagala Branch, dated 5.2.2014 to the Vendor No. 3 with the consent of other Vendors and Confirming party.
- (iv) Rs. 7,12,500/- (Rupees Seven Lakhs Twelve Thousand Five Hundred Only) by way of DD bearing No. 092808 drawn on Axis Bank, Koramanagala Branch, dated 5.2.2014 to the Vendor No. 4 with the consent of other Vendors and Confirming party..
- (v) Rs. 7,12,500/- (Rupees Seven Lakhs Twelve Thousand Five Hundred Only) by way of DD bearing No. 092807 drawn on Axis Bank, Koramanagala Branch, dated 5.2.2014 to the Vendor No. 5 with the consent of other Vendors and Confirming party.

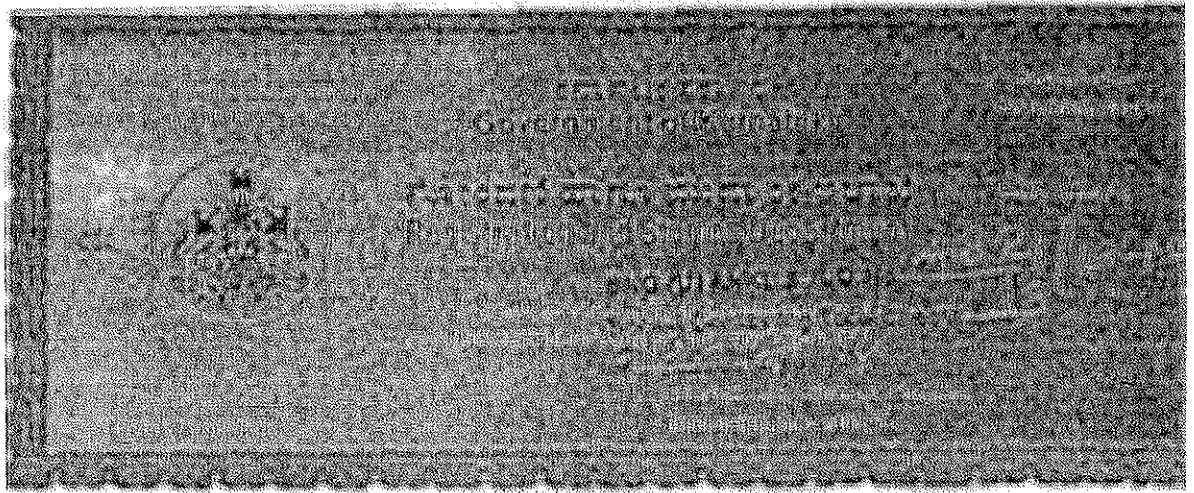
Thus the receipt of which sum of Rs. 28,50,000/- (Rupees Twenty Eight Lakhs Fifty Thousand Only) is acknowledged by the Vendors and the amount of Rs. 15,50,000/- (Rupees Fifteen Lakhs Fifty Thousand Only) is


Venkateshappa


Hanumanthappa


minna


Consent
Murali natar



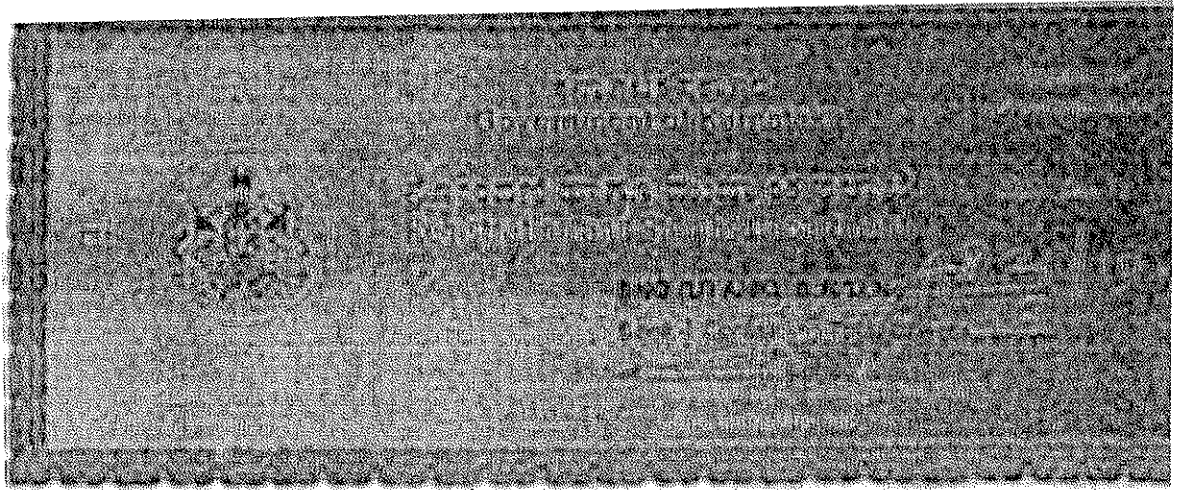
acknowledge from the Confirming Party under the agreement referred to above. In all Vendors acknowledges a sum of Rs. 44,00,000/- (Rupees Forty Four Lakhs Thousand only) Whereas the Confirming Party acknowledges the sum of Rs. 20,00,000/- (Rupees Fifty Lakhs Only) from the purchaser and the Confirming party assigns his right under the Agreement to the Purchaser and as such the purchaser is purchasing the Schedule Property and the Vendors and the Confirming party acquits the purchaser from any further payment.

2. The Vendors herein has put the purchaser into actual, physical possession of the schedule property on this day.
3. The Vendors hereby grants, conveys, transfers and assigns and sell absolutely their right, title and interest in the schedule property together with all easements and the purchaser is at liberty to enjoy the schedule property without any let or hindrance either by the Vendors or anybody claiming under them.

THE VENDORS COVENENTS WITH THE PURCHASER AS UNDER:

1. The Vendors assures that they are the absolute owners of the schedule property and having good, marketable title and interest in the schedule property, that there is none other who has got any kind

Handwritten signatures and fingerprints are present at the bottom of the page. The signatures include "Venkatesh", "Hannamappa", "Bharat", "Bharat", "Bharat", and "Bharat". There are also several fingerprints and a small circular stamp.

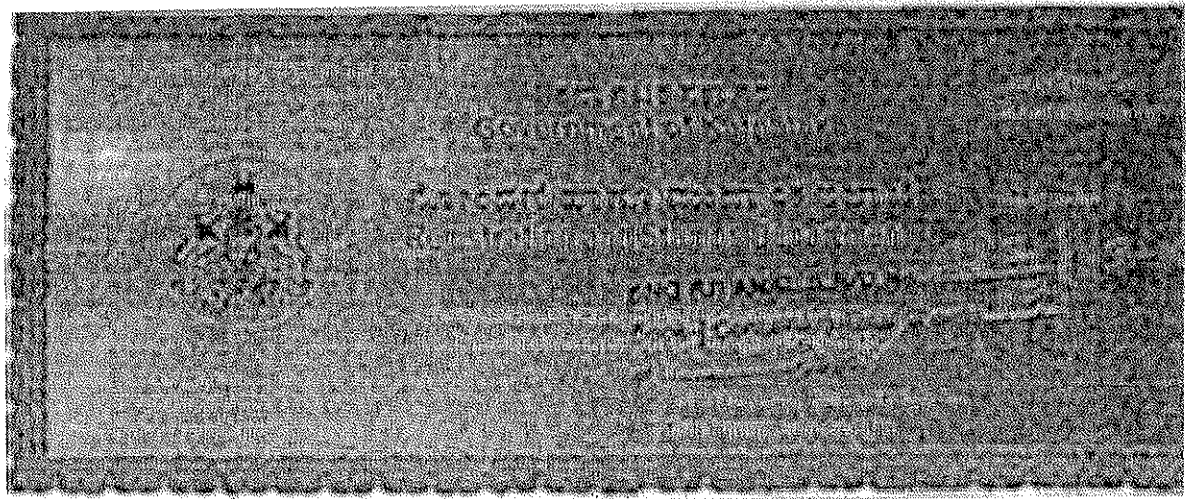


of right, title or interest over the same and further assures that he has no further right, title or interest whatsoever in the schedule property herein afterwards and the purchaser can enjoy the same without any let or hindrance by any one and interruption whatsoever nature and from whomsoever either equitably or in trust for the Vendors or any of their predecessors-in-title. The Late Yellamma and Vendors herein acquired the Schedule property through registered will and succession. Hence any other persons are not entitled for any claim, share, interest or whatsoever over the Schedule property.

2. The Vendors does hereby further assures the purchaser that there is no encumbrances, attachments, charges, maintenance decrees, court proceeding, minor claims, clogs, pending litigations etc., on the schedule property and further assures that if there is any defect in title or encumbrance in respect of the schedule property the said Vendors hereby expressly undertakes that they will set right the same.
3. The Vendors and all other persons claiming under them shall and will from and upon the request of the purchaser, their heirs, representatives, undertake to execute or cause to be executed all such assurances, deeds and things as may be legally required or necessary to complete the transfer of right, title and interest and

10

Amma
Venkatappa
Maya
Amma
Maya
Maya



for better enjoyment of the schedule property at the cost of the purchaser and further undertake to indemnify the purchaser against all losses, damages that it may sustain or that it may be compelled to pay legally on account of the breach of covenants and assurances contain herein.




4. The Vendors assures the purchaser that they have paid all the taxes up to date and the purchaser may pay the future taxes. In addition to the foregoing covenants and assurances the Vendors specifically covenants and assures the purchaser as follows.



a) That the Vendors have not alienated the schedule property or encumbered it in any way to anybody at any point of time except to the Confirming Party under the above said registered Agreement of sale. .

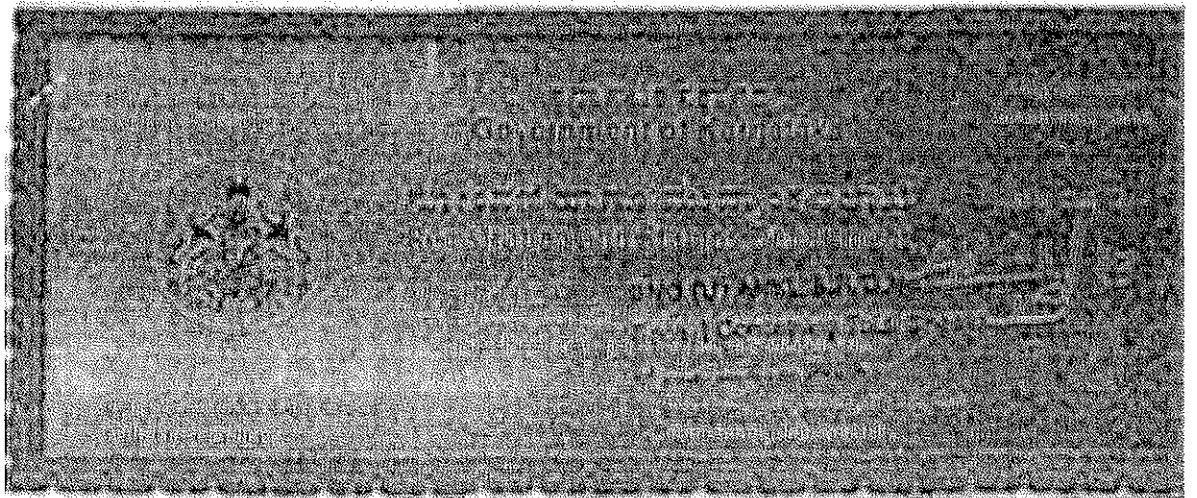
b) That the Vendors have a subsisting good, unchallengeable absolute right and marketable title over the schedule property for conveyance in favor of the purchaser.

c) The Vendors willfully indemnify the purchaser of any loss incurred or sustained by the purchaser through any fault of the Vendors in not disclosing any material facts relating to the title of the schedule property. The Vendors have delivered all the original documents of the title pertaining to the schedule property



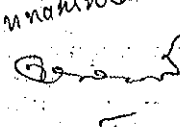
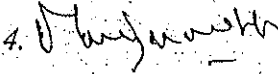
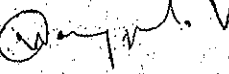

11


Venukate shayya

Hanimappa
Deylu



Deylu
Mudra mites


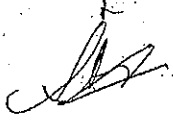


In witness where of the Vendors, Confirming Party and Purchaser have put their hands to this Indenture of sale on the day, month, and year above written.

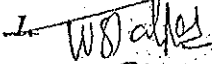
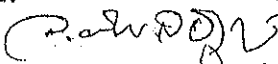

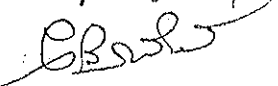
1.  4. Venkateshappa
2.  5. M. G. Chinnamma
3. 
4.  5. 
6. 

VENDORS

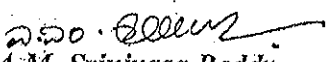

CONFIRMING PARTY

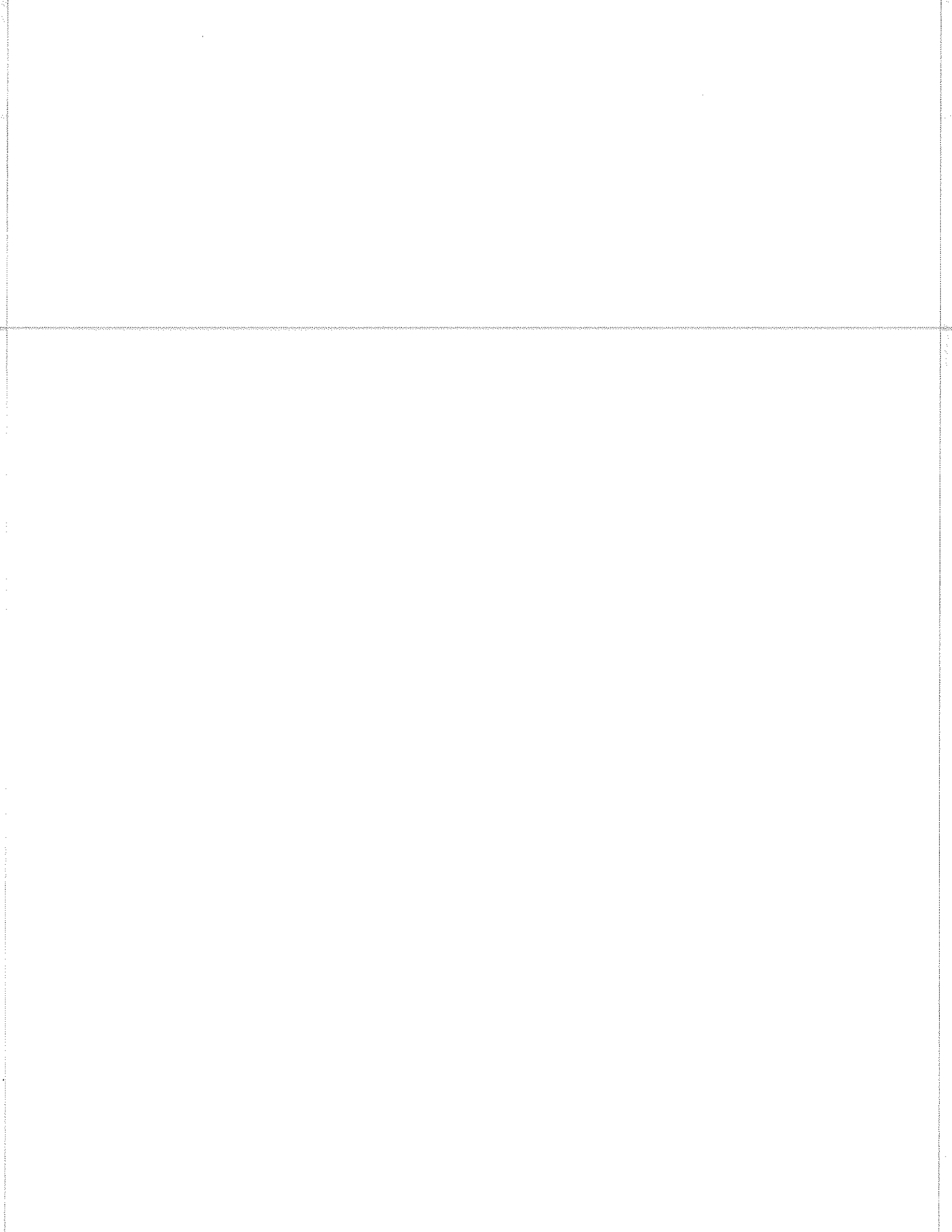

PURCHASER

WITNESSES

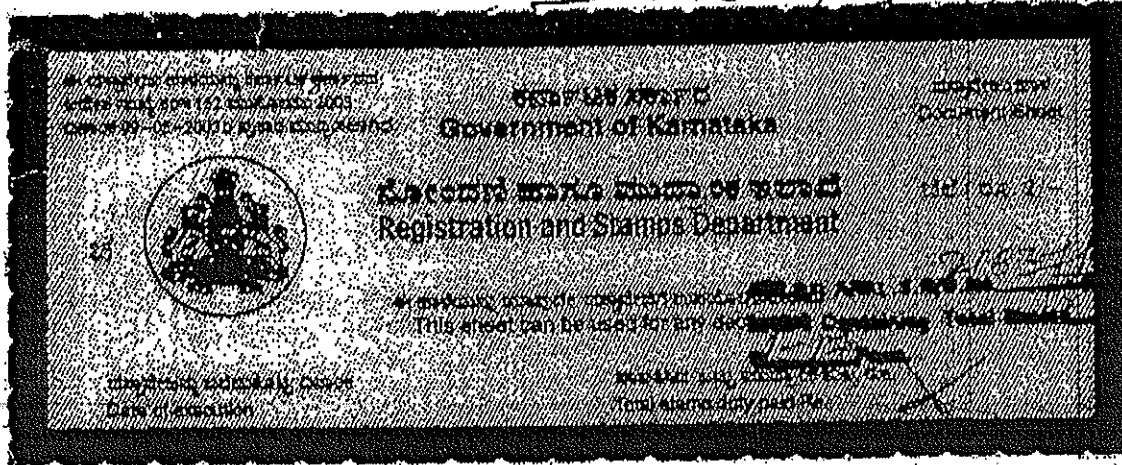
1. 
975, 8th cross
27th Main, 1st sector
Hen layout, Bangalore
2. 



Drafted by


A.M. Srinivasa Reddy
Advocate
13th Main, 16th Cross,
Viratnagar, Bommanahalli,
Bangalore-560068.



21837/05-08



ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE MADE AND EXECUTED AT BANGALORE ON THIS THE TWENTY EIGHTH DAY OF MARCH TWO THOUSAND SIX (28/03/2006)

By,

- (1) Sri.Muniyappa,
Aged about 69 years,
S/o late Sri.Dodda Dasappa;
- (2) Sri.Ramalingaiah,
Aged about 39 years,
S/o Sri.Muniyappa;
- (3) Smt.Nagamma,
Aged about 37 years,
D/o Sri.Muniyappa;
- (4) Sri.Ramaiah,
Aged about 35 years,
S/o Sri.Muniyappa;
- (4a) Kumari Kavitha,
Aged about 05 years,
- (4b) Kumari Sunitha,
Aged about 03 years

And...

[Signature]

Print Date & Time : 29-03-2005 05:11:36 PM

Printed Page No : 21837

Printed Page No : 21837
Print Date & Time : 29-03-2005 05:11:36 PM

Sl. No.	Description	Amount
1	100000.00	100000.00
2	330.00	330.00
3	50.00	50.00
	Total	100380.00

By M/s Golden Gate Properties Ltd Rep by its M.Director K.Pratap

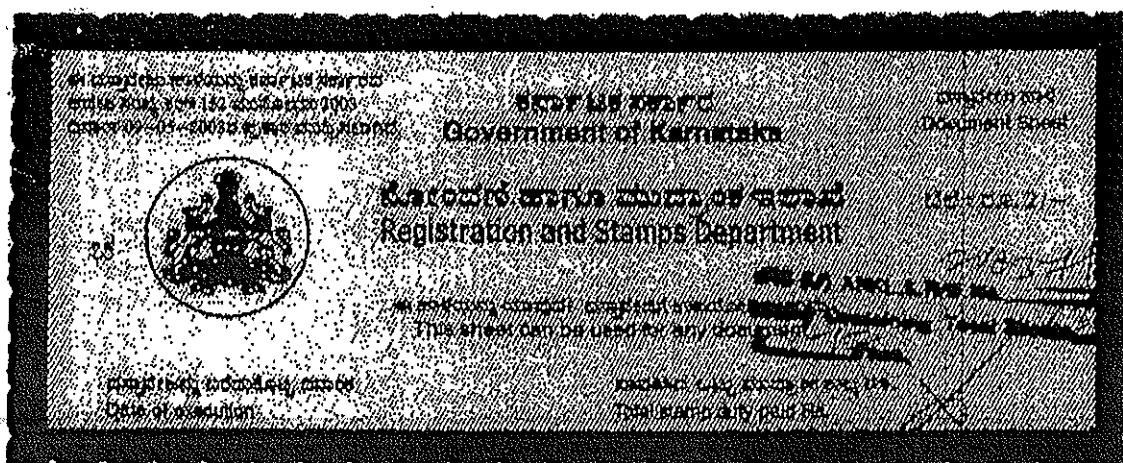
Sl. No.	Description	Amount	Signature
1	By M/s Golden Gate Properties Ltd Rep by its M.Director K.Pratap		K. Pratap

SUB-REGISTRAR
ANEKAL

Printed Page No : 21837

Sl. No.	Description	Amount	Signature
1	M/s Golden Gate Properties Ltd Rep by its M.Director K.Pratap		K. Pratap
2	Muniyappa Ramalingan, Ndagamma Ramatha Kavitha, Kumari Sunita, Venkatesh Chitra, Januja Gautham, Kishappa Rep by GPA Holder A. Narasimha Reddy		A. Narasimha Reddy

SUB-REGISTRAR
ANEKAL



Vendors (4a) & (4b) are children of Sri.Ramaiah,
Since minors, represented by their Father and
Natural Guardian, Sri.Ramaiah

(5) Sri.Venkatesh,
Aged about 33 years,
S/o Sri.Muniyappa;

(5a) Kumari Chiatra,
Aged about 07 years,

(5b) Kumari Tanuja,
Aged about 05 years;

(5c) Master Gautham,
Aged about 03 years;

Vendors (5a) to (5c) are children of
Sri.Venkatesh;
Since minors, being represented by their father and
Natural guardian, Sri.Venkatesh

(6) Sri.Krishnappa,
Aged about 29 years,
S/o Sri.Muniyappa;

All are residents of Indlabele Village, Attibele Hobli, Anekal
Taluk

And...

AR...

Sl. No.	Name	Photo	Signature	Remarks
3	A. Venkata Rama Reddy (addicted to opium)			

2185265
Sub-Registrar
Ankal

SUB-REGISTRAR
ANEKAL

Actual Investment Total ~~2000000~~

417

ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Golden Gate Properties Ltd Rep.by Its M.Director K.Pratap , ಇವರು 890360.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುಧ್ಧಾರಕ್ಕೆ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಯಾದವನ್ನು ಭದ್ರಕರಿಸಲಾಗಿದೆ

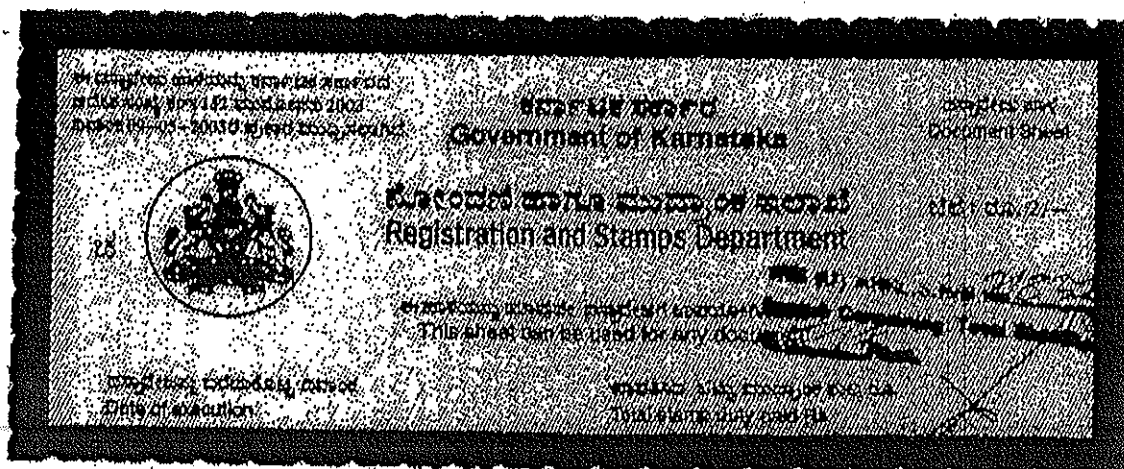
ಪ್ರಶ್ನೆ : ಅನೇಕರಲ್ಲಾ

ದಿನಾಂಕ : 29/03/2006

ಕುಪ್ಪೆ-ನೋಂದಣಿ ಮಾಡುವುದು ಅನಿವಾರ್ಯ ಅಧಿಕಾರ

SUB-REGISTRAR
ANEKAL

Designed and Developed by C-DAC, ACTS Pune.



Represented by their GPA Holder Sri.A.Narsimha Reddy, S/o
Sri.A.Narayan Reddy, aged about 48 years, residing at No.1-2-
45, Domalguda, Hyderabad-500 029

Hereinafter called as the 'Vendors', which expression shall
mean and include their respective heirs, representatives,
successors, executors, administrators, assignees, nominees,
etc., of the 'first part';

Sri.A.Venkat Rama Reddy,
S/o Sri.A.Laxma Reddy,
Aged about 57 years,
Resident of Plot No.13, Road No.14,
B.N.Reddy Colony,
Banjara Hills, Hyderabad- 500 034
PAN NO.ACCPA8888L

Hereinafter called as the 'Confirming Party, which expression
shall mean and include his heirs, representatives, successors,
executors, administrators, assignees, nominees, etc., of the
'second part';

V. Andeey *A. Ramu*


ಗುಣಿತವಿರುವವರು

ANK-1 Compulsory Yarn
678


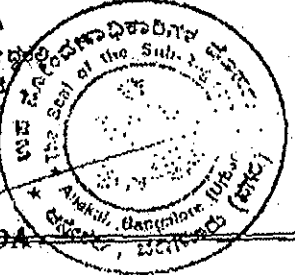
ಕ್ರಮ ಸಂಖ್ಯೆ	ವ್ಯಕ್ತಿ ಮತ್ತು ವಿವರ	ಸಹಿ
1	S.S.Babu Blore.	S.S.Babu
2	Sikantha Blore.	Sikantha

Sub Registrar

SUB-REGISTRAR
ANEKAL



1 ನೇ ಪುಸ್ತಕದ ದಾಖಲೆಗಳು
ಸಂಬಂಧ ANK-1-21837-2005-06 ಆಗಿ
ಉ.ದ. ಸಂಬಂಧ ANKD110 ನೇ ಪುಸ್ತಕ
ದಿನಾಂಕ 29-03-2006 ರಂದು ಸೋಂಕಾಯಿನವಾಗಿದೆ

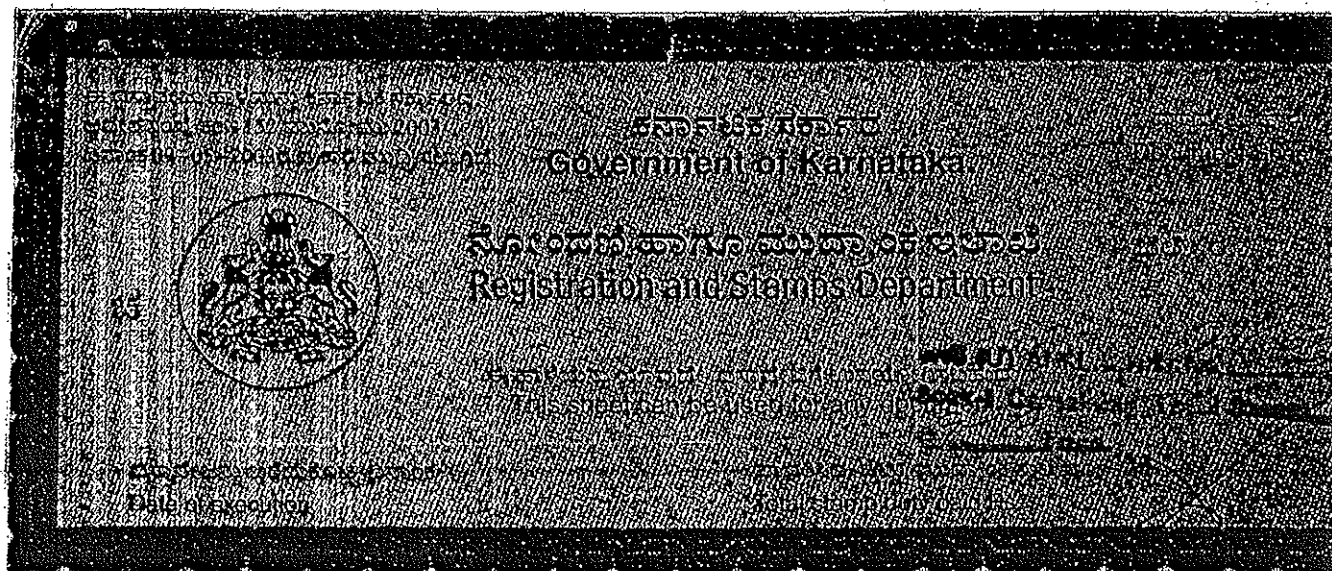



Sub Registrar (ANK-1)

D.H. APRAJAGOWDA

Designed and Developed by C-DAC, ACTS, Pune

SUB-REGISTRAR
ANEKAL



WHEREAS, the land in Sy.No.99 of Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District measuring to an extent of 3 acres 04 guntas (inclusive of 09 guntas of Kharab land) - (hereinafter referred to as 'the said land') was originally an Inam land attached to Thoti Office of Indlabele Village and whereas the land measuring to an extent of 2 acres 06 guntas (inclusive of 06 guntas of Kharab) of the Sy.No.99 of Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District i.e., the Schedule property herein, out of the said land was re-granted to one Muniappa S/o Dodda Basappa i.e., Vendor No.1 herein under an Order dated 10/5/1982 passed in Case No.VOA80/81-82, by the Tahsildar, Anekal Taluk, Anekal.

WHEREAS, this the Vendor No.1 along with his family members i.e., Vendors 2 to 6 are in peaceful possession and enjoyment of the said Property, with absolute power of dispossession over the same.

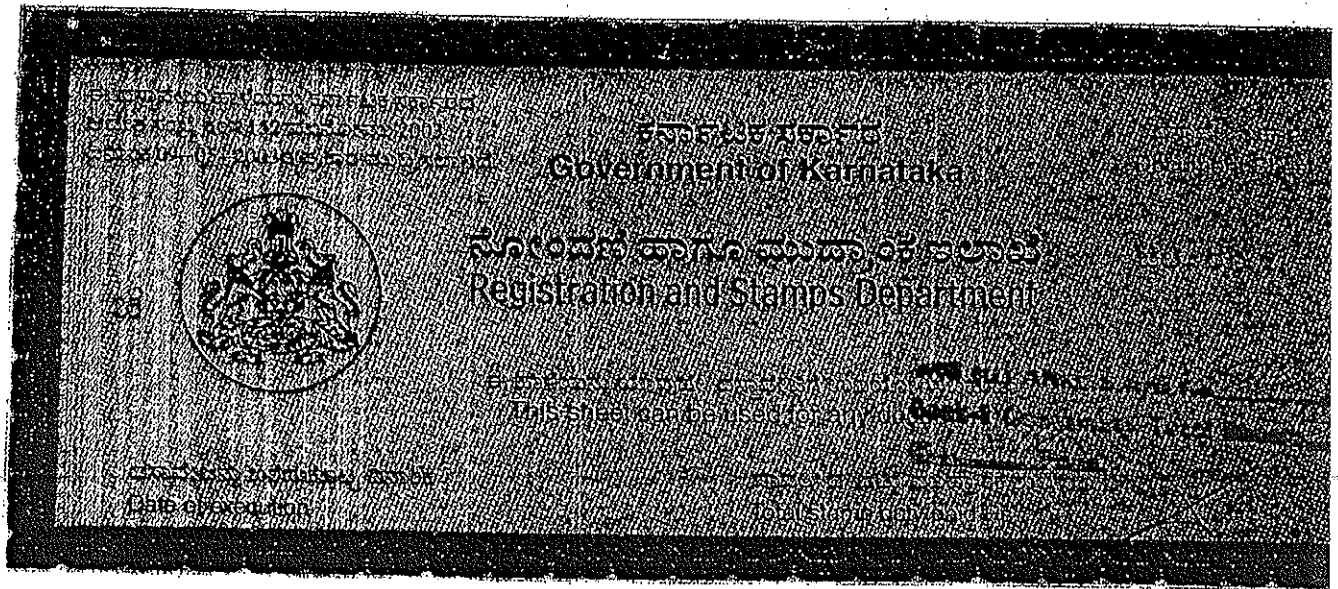
WHEREAS, the Vendors have executed and registered General Power of Attorney dated 13/05/2005 in favour of Sri A.Narsimha Reddy vide registered as document No.69/2005-2006 of Book 4, stored in C.D.No.63, in the Office of the Sub-Registrar, Anekal Taluk, thereby empowering and authorizing him to deal with the said property.

WHEREAS, the Vendors herein have entered into a registered Agreement of Sale dated 13/5/2005 in favour of the confirming party herein, registered as Document No.3842/2005-06 of Book 1, stored in C.D.No.64, in the Office of the Sub-Registrar, Anekal Taluk, pertaining to the said property.

WHEREAS, the confirming party herein got the Schedule Property converted from agricultural to non-agricultural residential purposes vide Official Memorandum bearing No.ALN (A) (K & A) : SR : 82/2005-2006, by the Special Deputy Commissioner.

And also

[Signature]



WHEREAS, in pursuance of the said Agreement to Sell, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreement. Further, the said Agreement Holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein, the Vendors have agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.

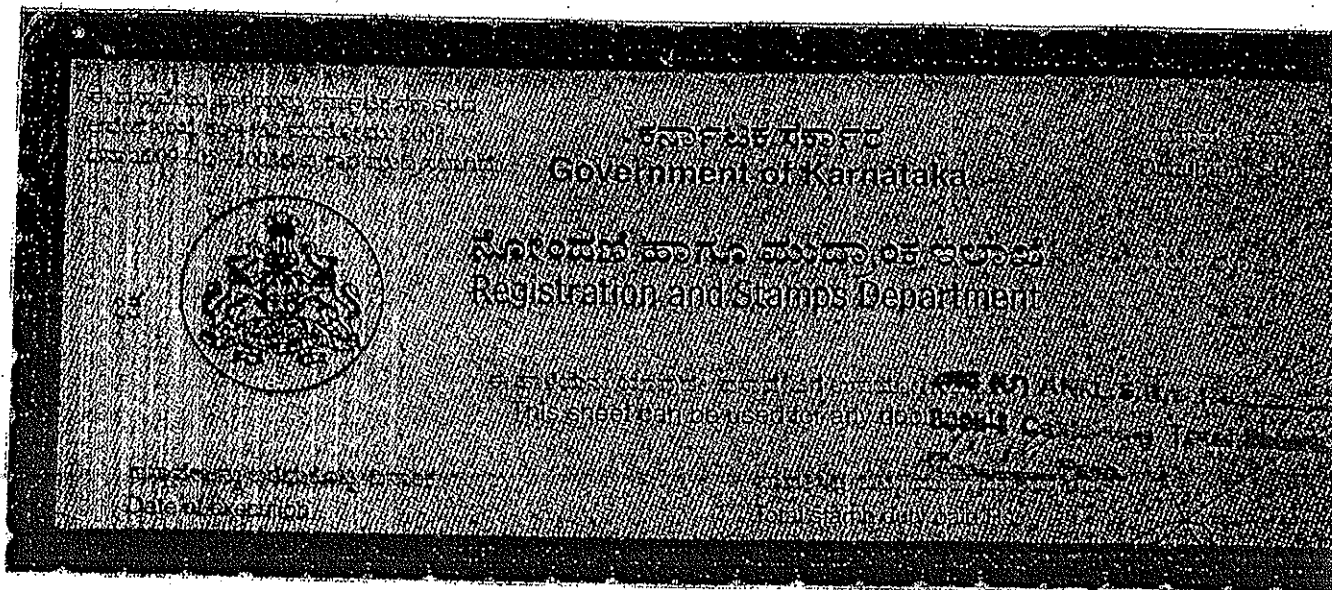
WHEREAS, the Khata of the schedule property stands in the name of the Vendors herein in the property records of the concerned Revenue Department and further upto date tax is also paid to the concerned authority.

WHEREAS, the Vendors and the confirming party herein jointly represent to the Purchaser as follows:

- (a) That the Vendors have entered into Agreement of sale dated 13/05/2005 with Sri A Venkata Rama Reddy i.e., the Confirming Party herein respectively, and in pursuance of the said Agreement of sale, the confirming party had paid the entire sale consideration to the Vendors herein. The confirming party identified the Purchaser to purchase the schedule property herein as the nominee of the confirming party by virtue of the aforesaid sale agreement. Further,

V Andeey

A Venkata Rama Reddy



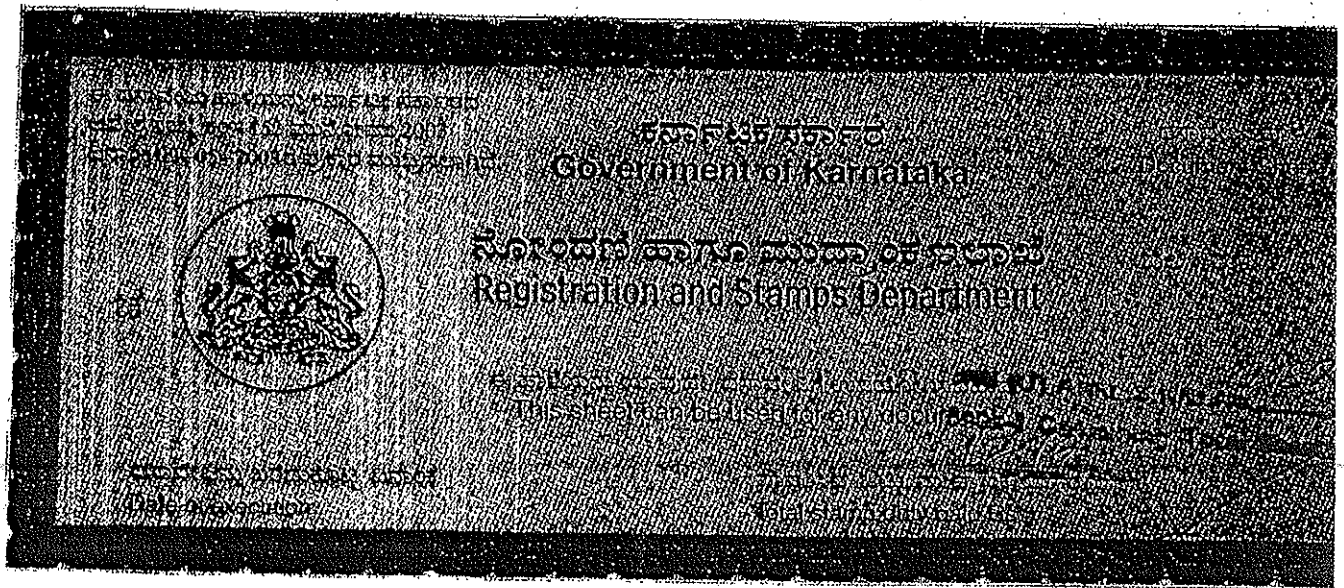
the said Agreement Holder has been made party to this Sale deed as a Confirming Party giving his no objection for the sale of the schedule property in favour of the Purchaser herein and the confirming party herewith arranged the Vendors herein to execute this Sale Deed in favour of the Purchaser herein. The Vendors has already received the entire sale consideration from the confirming party herein in full and final settlement. Now, at the request of the confirming party herein, the Vendors have agreed to execute and register this Sale Deed in favour of the Purchaser herein along with the confirming party herein.

- (b) That the Vendors are the absolute owners of the Schedule Property, the same being ancestral property and the Vendors' title to the Schedule Property is good, marketable and subsisting and none else have any right, title and interest or share therein;
- (c) That the Schedule Property is not subjected to any charges, liens, attachments, encumbrances, court or acquisition proceedings;
- (d) That the Vendors have not entered into any agreements/arrangements for sale or transfer of the Schedule Property with anyone else, except with the Confirming party herein.

Relying on the said representations, the Purchaser has offered to purchase the Schedule Property, which is free from all encumbrances, charges, right, title, interest, claims, acquisition, requisition, etc, from the confirming party herein for a valuable total sale consideration of Rs.108,00,000/- (Rupees One crore, eight lakhs only); At the request of the confirming party herein, the Vendors has agreed to execute and register this Sale deed along with the Confirming party, in favour of the Purchaser herein.

V *[Signature]*

[Signature]
Page 7 of 13



NOW THIS INDENTURE OF SALE DEED FURTHER WITNESSETH AS FOLLOWS:

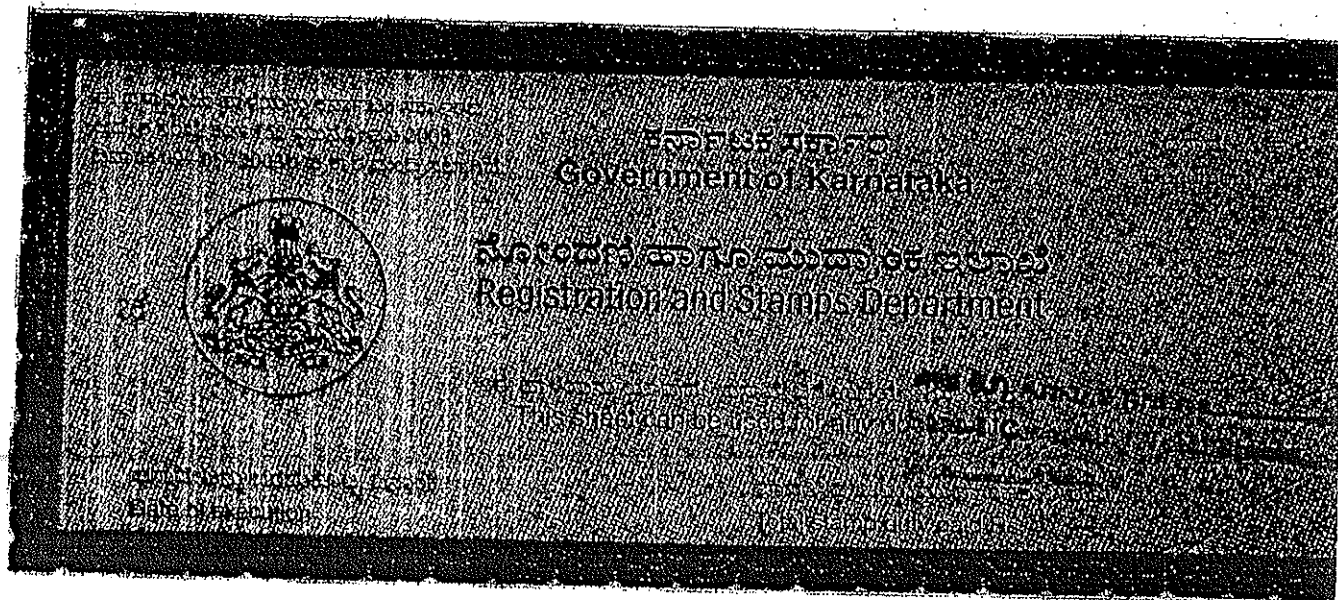
1. Pursuant to the above, the Purchaser has paid the aforesaid entire sale consideration amount of Rs.1,08,00,000/- (Rupees One crore, eight lakhs only) to the Confirming party herein in the following manner:

- a) Rs.27,00,000/- (Rupees Twenty seven Lakhs only) by way of Cheque bearing No.950382 drawn on Union Bank of India, Cantonment Branch, Bangalore issued in favour of the Confirming party herein.
- b) Rs.81,00,000/- (Rupees Eighty one lakhs only) by way of Pay Order dated 25/3/2006 bearing No.306517, issued by Bank of Maharashtra, Basavanagudi Branch, Bangalore, issued in favour of Confirming Party herein.

Thus, in the aforesaid manner, the Purchaser has paid the entire sale consideration to the Confirming party. The confirming party herein has paid the entire sale consideration of the schedule property to the Vendors herein in full and final satisfaction and the Vendors have acknowledged the receipt of the same. Hence, the purchaser herein has paid the entire sale consideration amount to the confirming party as mentioned above; thus the confirming party herein is in receipt of the aforesaid sale consideration amount paid by the purchaser, subject to realization of the aforesaid negotiable instruments payments. The confirming party do hereby admit and acknowledge in full and final settlement and satisfaction of the same. The Vendors and confirming party do hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, the Schedule Property, with all rights, easements, privileges and appurtenances thereto, subject to realisation of the payment by negotiable instruments aforesaid, TO HAVE AND TO HOLD the same as an absolute owner forever.

V. Arudra

A. K. Gummada

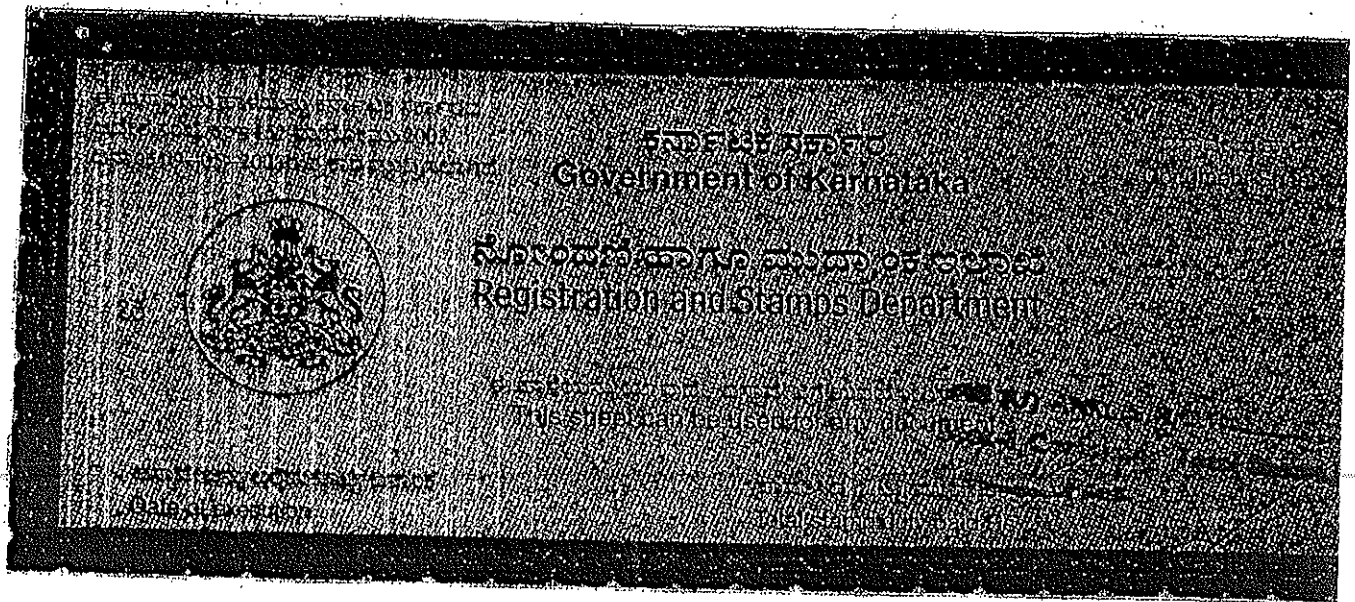


The confirming party do hereby releases, relinquishes and acquits all his right, title, interest, claim and share in the Schedule Property absolutely in favour of the purchaser herein and further do hereby acknowledges that neither he nor his legal heirs will have any interest or claim in the Schedule property. Further, in view of the sale of the schedule property by the Vendors and the confirming party herein in favour of the Purchaser herein under this Deed of Sale, the confirming party do hereby assures and declares that the aforesaid Agreement of Sale dated 13/5/2005, pertaining to the said property, entered into between the Vendors and the Confirming Party herein respectively, stand extinguished and cancelled absolutely.

THE VENDORS HEREBY DECLARES AND COVENANTS THAT:-

- (a) The Schedule Property is the absolute property of the Vendors and that no other person has/have any right title or interest of any nature whatsoever in the Schedule Property.
- (b) The Vendors have uninhabited rights of alienation over the Schedule Property.
- (c) The Schedule Property is not subject matter of acquisition or requisition by any authority under a law for the time being in force.
- (d) The Vendors have not done or caused to be done any act, deed or thing having effect of impairing the absolute right, title or interest of the Vendors in the Schedule Property and their uninhabited rights of alienation over the same to the Purchaser under the terms of this Sale Deed.

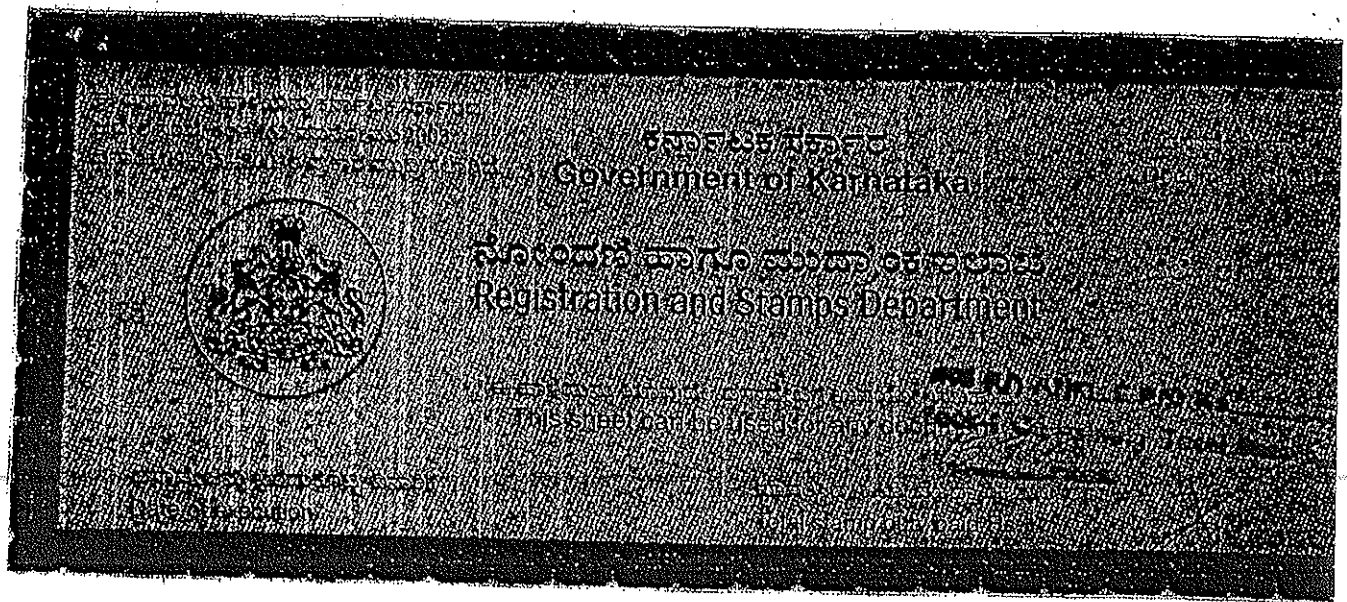
✓ Andeery
ATB
Page 9 of 13



- (e) That all the taxes, cesses and public dues in respect of the Schedule Property, have been paid up to date and the Vendors agree and undertake to pay the arrears, if any, for the period up to the date of this Sale Deed.
- (f) The Sale of the Schedule Property under this Deed in favour of the Purchaser is for meeting the legal necessities of the Vendors.
2. The Vendors have this day delivered physical, Vacant possession of the Schedule Property to the Purchaser and the Purchaser acknowledges having taken physical possession of the Schedule property.
3. The Vendors have this day delivered to the Purchaser all the originals and certified/Xerox copies of documents of title pertaining to the Schedule Property.
4. The Vendors hereby declare that the Purchaser shall be entitled to remain in peaceful possession and enjoyment of the Schedule Property without any let or hindrance either from the Vendors or from any other person/s claiming through the Vendors.
5. The Purchaser shall be entitled to get the khata in respect of the Schedule Property transferred to its name.
6. The Vendors hereby agree and undertake to execute such other document/s as may be required by the Purchaser as may be necessary, to more fully assure the right, title and interest of the Purchaser in the Schedule Property.

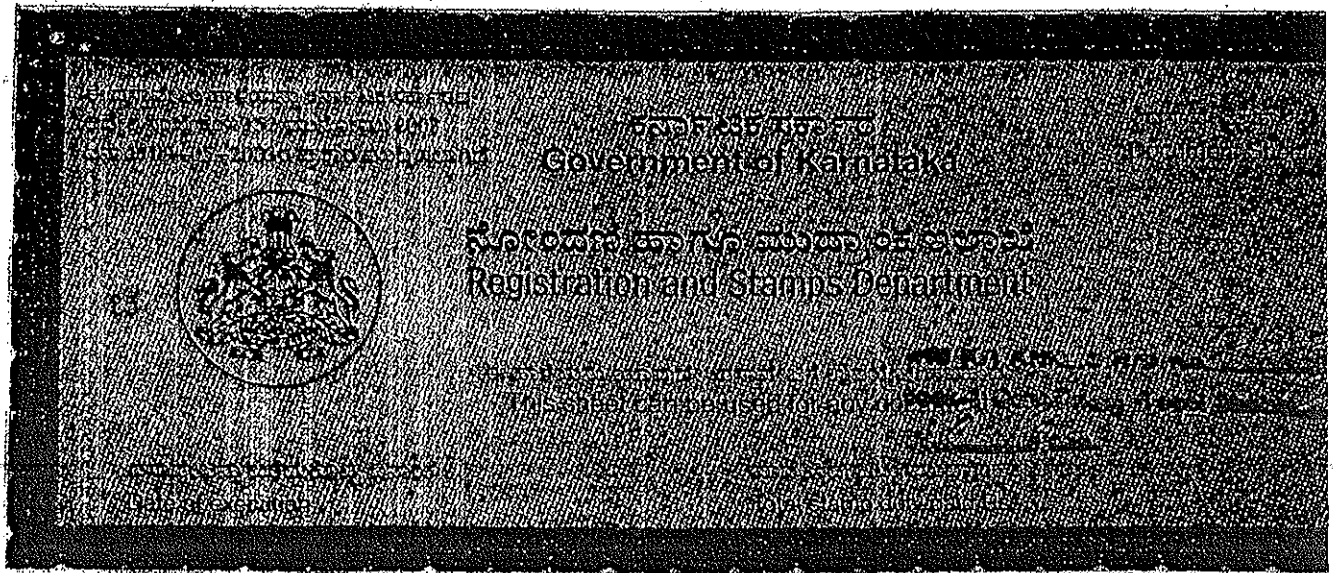
V Andeary

AK Gummady



7. That the Purchaser shall hereafter be absolute owner of the Schedule Property, TO HAVE HOLD AND TO ENJOY the same peacefully, without any let or hindrance or claim from anybody or through the Vendors.
8. The Vendors do hereby assure and covenant with the Purchaser that there is no encumbrances, liens, charges, claim by way of inheritance or otherwise, attachment, tenancy, claims from minors, occupancy claims, defect in title or acquisition, etc., whatsoever now subsisting against the Schedule Property or any part thereof and that the Schedule Property is not the subject matter of any suit or litigation or acquisition proceedings and has not been offered as security or charge otherwise to any Bank or court or revenue or other Authorities.
9. The Vendors hereby declare that in the event of any assurances held out above, being found to be false or become invalid or insufficient or in the event any person claiming through or under the Vendors or, any member of the family of the Vendors were to make any claim, in respect of the Schedule Property or interfere with the ownership or possession of the Schedule Property, the Vendors hereby agree and undertake to indemnify and keep indemnified the Purchaser against any loss or damage or injuries, which the Purchaser may sustain on account of such falsehood, invalidity or insufficiency on account of such claim or interference and the Vendors hereby further undertake to take all such steps and to all such acts, deeds or things as may be necessary, at their costs, expenses and effort to clear and perfect the title to the Schedule Property, so as to ensure the same to the Purchaser and keep the Purchaser free of all such claims or interference.

✓ *Andree* *A. Kumar*



10. The Schedule Property is residentially converted land that are under developed, and not approved to form layouts by the concerned authority.

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of a Residentially converted Land in Sy.No.99, (vide Official Memorandum bearing No.ALN (A) (K & A) : SR : 82/2005-2006 by the Special Deputy Commissioner, Bangalore District) situated at Indlabele Village, Athubele Hobli, Anekal Taluk, Bangalore District, measuring to an extent of 02 acres (out of 02 acres 06 guntas, inclusive of 06 guntas of Kharab) and bounded as follows:

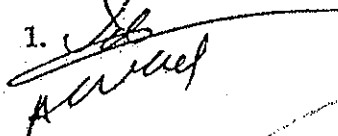
East by Remaining portion of Sy.No.99 owned by
Munivellakka
West by Land bearing Sy.No.84
North by Land bearing Sy.No.100
South by Land bearing Sy.No.85 & 86



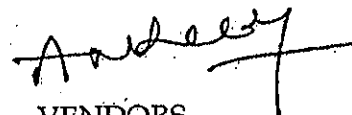
IN WITNESS WHEREOF the Vendors and confirming party herein have signed this Instrument of Absolute Sale Deed, on this day, month and year first above written, in the presence of the attesting witnesses:

Witnesses:

1.



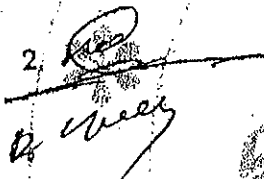
X



VENDORS

Represented by their GPA Holder

2.




CONFIRMING PARTY


PURCHASER

Drafted by

B. ARUN KUMAR, B.A., LL.B.

Advocate,

#22, 4th C Cross, Koramangala V Block Indl. Layout, Bangalore-560 095

98

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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

Documental Sheet

23ನೇ ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document Book-I Containing Total Sheets 2

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಫಲಾನುಗ್ರಹಿಸಿದ ಮುದ್ರಾಂಕ/ಶುಲ್ಕದ ರೂ.
Total stamp duty paid Rs.

DEED OF SALE

THIS DEED OF SALE OF PROPERTY (hereinafter referred to as the "Deed") is executed on the 21/4/07 day of August 2006 by:

Smt. LAKSHMIDEVAMMA, wife of Sri.Nanjundappa, aged about 49 years, residing at Athibele Village, Athibele Hobli, Anekal Taluk, and represented by her Power of Attorney Holder Sri. A. NARSIMHA REDDY, son of Sri. A. Narayan Reddy, who has executed the Sale Deed and the Sale Deed is being presented / the execution is being admitted by his PA holder Sri.Pritesh Jhaveri and hereinafter referred to as the 'GROUP I VENDOR', (which expression shall unless repugnant to the context, shall mean and include her heirs, successors, representatives, administrators and assigns) OF THE FIRST PART

AND

Sri. A. VENKAT RAMA REDDY, son of Sri. A. Laxma Reddy, aged about 57 years, resident of Plot No. 13, Road No. 14, B. N. Reddy Colony, Banjara Hills, Hyderabad - 500 034, PAN : ACCPA8888L, who has executed the Sale Deed and the Sale Deed is being presented / the execution is being admitted by his PA holder Sri.Pritesh Jhaveri, hereinafter referred to as the 'GROUP II VENDOR', (which expression shall unless repugnant to the context, shall mean and include, his heirs, successors, representatives, administrators and assigns) OF THE SECOND PART

The Group I Vendor and the Group II Vendor unless specifically mentioned shall for the sake of brevity collectively referred to as the VENDORS

IN FAVOUR OF:

Sri.SANJAY RAJ, son of Sri. Devraj, aged about 28 years, residing at Cavalcad Apartment, No.4, Benson Cross Road, Benson Town, Bangalore, hereinafter referred to as "PURCHASER" (which term unless repugnant to the context, shall mean and include his legal representative, successors, executors, administrators, nominees, agents, assigns) OF THE THIRD PART, witnesseth as follows; PAN No APW PS 7940-C

Smt. Lakshmiddevamma s/o Late Venkatarappa
S/o Narsimha Reddy s/o Nanjundappa
S/o Narsimha Reddy s/o Nanjundappa
S/o Narsimha Reddy s/o Nanjundappa

[Signature]
21/4/07

[Signature]

11111111111111111111

Print Date & Time : 21-04-2007 06:22:58 PM




ONG (U) ABL.S.R/D.No. 3001029
Book-I Containing Total Sheets 19
Page 1 of 19 page.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-407

ಸೂಕ್ತ ರಜಸ್ವಾರ್ಥಿ ಅಕ್ಷಿಣೀಕರಣದ ಕಡತೀಯವು ದಿನಾಂಕ 21-04-2007 ರಂದು 04:51:26 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಘಟನೆಯಿಂದಾಗಿ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ.
1	ಮೊಂಡಲೆ ಶುಲ್ಕ	158000.00
2	ಸೇವಾ ಶುಲ್ಕ	450.00
3	ಪರಿವರ್ತನಾ ಶುಲ್ಕ	50.00
	ಒಟ್ಟು :	158500.00

ಶ್ರೀ Sanjay Raj ಇವರಿಂದ ಜಾಚರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sanjay Raj			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಸೂಕ್ತ ರಜಸ್ವಾರ್ಥಿ
ಉಪನೋದಜಾಧಿಕಾರಿ
ಅಧ್ಯಕ್ಷರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	Sanjay Raj . (ಬರೆದುಕೊಂಡವರು)			
2	LakshmiDevamma, Nanjundappa, Nethravathi, Aniltha & Satish Rep By their GPA Holder A. Narsimha Reddy Rep By P A Holder Prithesh Jhaveri .			

ಉಪನೋದಜಾಧಿಕಾರಿ
ಅಧ್ಯಕ್ಷರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರ ಸಂಖ್ಯೆ ಕಂ-152 ಮುನ್ಸೂಚನೆ 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
33	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಚೀಟಿ : ರೂ. 2/-
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	DNB (U) ABLSP/D.No. 3241/10 Book-I Containing Total Sheet 12 01.12.2010 page	
ದಸ್ತಾವೇಜನ್ನು ಜಾರಿಮಾಡಿದ ದಿನಾಂಕ Date of execution:	ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ Total stamp duty paid:	

WHEREAS the Group I Vendor is the absolute owner in peaceful possession and enjoyment of the agricultural lands bearing survey No. 98, measuring 3 acres 38 guntas situated at Indlabele Village, Athibele Hobli, Anekal Taluk, which is morefully mentioned and described in the Schedule hereunder and hereinafter referred to as the 'SCHEDULE PROPERTY'.



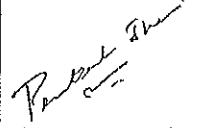
AND WHEREAS the Schedule Property originally was an Inam land and one Smt.Kempamma, the mother in law of the Group I Vendor herein, was in possession and enjoyment of the same. The Inams were abolished by the enactment of the Karnataka (Religious and Charitable) Inams Abolition Act and Smt.Kempamma who was in possession and enjoyment of the Schedule Property applied to the Land Tribunal, Anekal Taluk, Anekal to register her as an Occupant of the Schedule Property. An enquiry was conducted by the Land Tribunal, Anekal Taluk, Anekal in case No.LRF:INM:211/79-80 and it was found that Smt.Kempamma was in possession and accordingly she was registered as an Occupant of the Schedule Property by its Orders dated 19-09-1980.

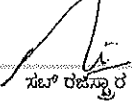
AND WHEREAS Smt.Kempamma, bequeathed the Schedule property in favor of the Group I Vendor herein by virtue of her last Will and Testament dated 30-11-1998, registered as document No.152/98-99 of Book III, in the office of the Sub-Registrar, Anekal. Smt. Kempamma died on 28-08-2000 and on her death the Group I Vendor herein became the absolute owner of the Schedule property and eversince the date of death of Smt.Kempamma, Group I Vendor is in possession of the Schedule Property without any let or hindrance from any one.


[Signature]
21/11/17

[Signature]

PNG (U) ABL.S.R/D.No. 344107 of
Book-I Containing Total Sheets 12
01.11.19 page.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
3	A. Venkat Rama Reddy Rep By GPA Holder Pritesh Jhaveri . (ಬರೆದುಕೊಡುವವರು)			


ಸಹಿ ರಜಸ್ವಾಲ್
ಅಧ್ಯಕ್ಷನೊಂದಿಗಾಗಿ
ಅಧಿಕಾರಿ
ಅಧಿಕಾರಿ ಕಾರ್ಯಾಲಯ

ಈ ದಸ್ತಾವೇಜು ಹಾಕಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೪/152 ಮುನ್ಸೂಚನಾ 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.		ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಕಿ (Document Sheet)
೬೩		ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಪುಟ: ೧೫/೨
ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document.		BHG (U) ABL/SLD/N Packet Containing Total Sheets: 2 ೧೫/೨೦೦೫	೨೦೦೫
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ Date of execution.		ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶೇಖರಣೆ Total stamp duty paid Rs.	

AND WHEREAS the khatha/mutations in respect of the Schedule Property is registered in the name of the Group I Vendor herein, in the revenue records of the Revenue Authorities. The Group I Vendor is paying the taxes regularly in respect of the Schedule Property to the Revenue Authorities.

AND WHEREAS the Group I Vendor to meet her urgent family and legal necessities offered to sell the Schedule Property and entered into an Agreement of Sale dated 21-04-2005 with the Group II Vendor herein for sale and purchase of the Schedule Property for a valuable sale consideration. The Group II Vendor has paid the entire sale consideration to the Group I Vendor and the said Agreement is still valid and subsisting. Under the said Agreement of Sale it was agreed between the Vendors that the Group II Vendor shall purchase the Schedule Property either in his name or in the name of his nominee/s. Accordingly the Group II Vendor has nominated the Purchaser herein as his nominee for the purchase of the Schedule Property. Further the Vendors have agreed to execute the Sale Deed in favour of the Purchaser herein.

The Vendors have offered to sell the Schedule Property and have made the following representations and warranties:

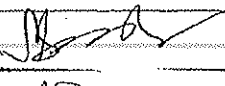
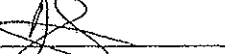
- That the Schedule property was the absolute property of Late Kempamma and that she has not cancelled or modified her Will dated 30-11-1998 and that said Kempamma died on 28-08-2000 and that there no suits filed by any persons disputing the said Will of Smt. Kempamma.

Kempamma
21/4/7

2 *Arul*

ಗುಣಿಸಲ್ಪಡುವವರು

BNG (U) ABL.S.R/D.No. 344/07-08
Book-I Containing Total Sheets 12
Of 6-12 pages.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sheshagiri Babu Koramangala Bangalore	
2	Anji Koramangala Bangalore	

ಸಿಬಿ ರಜಪ್ಪ ರ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆಸ್ತಿಪದ

ಆನ್‌ಲೈನ್ ತಾಲ್ಲೂಕು

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 158000/- has been paid thereon. GPA No 31/05-06 Dt 21/04/05

Designed and Developed by C-DAC, ACTS, Pune

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಆಸ್ತಿಪದ
ಆನ್‌ಲೈನ್ ತಾಲ್ಲೂಕು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ ಸಂಖ್ಯೆ ೪೦೧/152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಪಂದಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬಿಡಿ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಬಡ್ತಿ ರೂ.
Total stamp duty paid Ru.

ಪುಟ (U) APL/ST/REG No. 344
Book 1 Containing Total Sheets 12
01/05/2017 page

- (b) At the date hereof, the Vendors are in vacant physical possession and enjoyment of the Schedule Property and that their title to the Schedule Property is good, marketable and subsisting and no one else has any right, title, interest or share therein
- (c) That except the Agreement with the Group II Vendor there are no other previous Sale and Purchase Agreement/s for the sale of the Schedule Property or part thereof, and that the Vendors have not entered into any agreement for lease or development or arrangement for the transfer of the Schedule Property or any part thereof of which is still subsisting and there is no encumbrance(s) and/or mortgage(s), claim(s) and/or interest(s) by any other person(s) against the Schedule Property or any part thereof;
- (d) That there are no tenancy claims in regard to the Schedule Property under the Karnataka Land Reforms Act and that there are no restrictions in any other law enacted or violation of the provisions of any law;
- (e) The Vendors have the full power and legal authority to execute, deliver and perform the terms and conditions of this Deed
- (f) At the date hereof all the quit rents and other outgoings due and payable on the Schedule Property have been duly paid and that all conditions affecting the Schedule Property, whether expressed or implied, have been duly complied with by the Vendors and the Vendors have not done or suffered to be done or omitted any act, matter or thing in or respecting the Schedule Property which may render the same liable to forfeiture or which may contravene the provisions of any legislation now or hereinafter in force affecting the Schedule Property;
- (g) The Vendors do not have any pending liabilities with regard to income tax, wealth tax, gift tax or any other tax, which would affect their title to the Schedule Property;
- (h) There are no pending suits, legal proceedings or claims against the Vendors that may affect in any way the Vendors title to or right to dispose of the Schedule Property and there is no impediment relating to the sale of the Schedule Property under any law, order, decree or contract or arbitration award.

[Signature]
21/4/17

2 *[Signature]*

NO (U) ABL.S.R/D.No. 300008
Book-I Containing Total Sheets 12
Of 12 page.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sanjay Raj , ಇವರು 1185050.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕುಳ್ಳಿವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	50000.00	Bank Of Maharashtra, Basavanagudi, DD No 316958 Dt 10/04/07
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	425000.00	Bank Of Maharashtra, Basavanagudi, DD No 316549 Dt 10/04/07
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	20000.00	Bank Of Maharashtra, Basavanagudi, DD No 316956 Dt 10/04/07
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	394500.00	Bank Of Maharashtra, Basavanagudi, DD No 316951 Dt 10/04/07
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	287000.00	Bank Of Maharashtra, Basavanagudi, DD No 316550 Dt 10/04/07
ನಗದು ರೂಪ	8550.00	Paid in Cash
ಒಟ್ಟು :	1185050.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

ದಿನಾಂಕ : 21/04/2007

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಅತ್ತಿಬೆಲೆ)

Designed and Developed by C-DAC ,ACTS Pune.

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಅತ್ತಿಬೆಲೆ
ಇನ್‌ಫೋಮೇಷನ್ ತಾಂತ್ರಿಕರು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕಾರ ಸಂಖ್ಯೆ 152 ಮುನ್ಸೂಚನೆಯ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ:

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲ. ಶಾ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಅಂಚಯೋಗ್ಯವಾಗಿ (i) ABL No. 31/05-06 of Book IV, stored in CD No. 58, in the office of the Sub-Registrar, Anekal, empowering him to sell and deal with the Schedule Property.

This sheet can be used for any document (i) ABL No. 31/05-06 of Book IV, stored in CD No. 58, in the office of the Sub-Registrar, Anekal, empowering him to sell and deal with the Schedule Property.

ದಸ್ತಾವೇಜನ್ನು ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

ಮಾನ್ಯತೆ ದಿನಾಂಕ/ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

- (i) No notice from the Government or any local planning authority, local body, B.D.A, B.M.R.D.A, K.I.A.D.B, Town Planning Act or under any legislative enactment, Government ordinances, order or notification or any erstwhile authority that was in existence (including any notice for acquisition or requisition of the Schedule Property hereby agreed to be sold or any part thereof) has been received by or served upon the Vendors or any person intended or any predecessor in title in the Schedule Property;
- (j) That there are no easements, quasi-easements, rights, exceptions or other similar matters, whether or not apparent on inspections or disclosed in any of the documents referred to in this Deed;
- (k) That the Power of Attorney dated 21-04-2005, executed by the Group I Vendor and the consenting witnesses in favor of Sri.A. Narsimha Reddy is still valid and subsisting.

The Purchaser acting upon the representations and warranties of the Vendors to be true and correct has agreed to purchase the Schedule Property free from all encumbrances and with vacant possession for the purchase price upon the terms and subject to the conditions set forth below.

The Group I Vendor and the Consenting witnesses herein have executed a Power of Attorney dated 21-04-2005 in favor of Group II Vendor, registered as document No.31/05-06 of Book IV, stored in CD No.58, in the office of the Sub-Registrar, Anekal, empowering him to sell and deal with the Schedule Property.

[Signature]

[Signature]

[Signature]
21/4/7

-5-

[Signature]

DNG (U) ABL/S.R/D.No. 30010208
Book-I Containing Total Sheets 12
Of 100 pages.


ಗುಣೀಕರಣವಿವರ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Anji Koramangala Bangalore	
2	Sheshagiri Babu Koramangala Bangalore	


ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
ಬಾಂಬೆ ನೋಂದಣಾಧಿಕಾರಿ
ಅತಿಥಿ

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 158000/- has been paid thereon. GPA No 31/05-06 Dt 21/04/05

ಅನೇಕಲ್ ತಾಲ್ಲೂಕು
ಅತಿಥಿ

<p style="text-align: center;"></p> <p style="text-align: center;">1 ನೇ ವೃತ್ತದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ABL-1-00344-2007-08 ಆಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ ABLD2 ನೇ ದೃಢೀಕರಣ ದಿನಾಂಕ 24-04-2007 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;">ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಅತಿಥಿ)</p>	<p style="text-align: center;">ಬಾಂಬೆ ನೋಂದಣಾಧಿಕಾರಿ, ಅತಿಥಿ The Seal of the Sub Registrar, Anji Bangalore Urban Dist ಬಾಂಬೆ ನೋಂದಣಾಧಿಕಾರಿ</p>
---	--

Designed and Developed by C-DAC, ACTS, Pune
T.V. JAYAPRAKASH
ಬಾಂಬೆ ನೋಂದಣಾಧಿಕಾರಿ
ಅತಿಥಿ
ಅನೇಕಲ್ ತಾಲ್ಲೂಕು

ಈ ದಸ್ತಾವೇಜು/ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ ಅಧೀನ ಸಂಖ್ಯೆ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-03-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು Document Sheet
	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಪುಟ: ೨೨ / -
ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವ ದಿನಾಂಕ Date of execution	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಲು This sheet can be used for any document Book I. Containing Total Sheets	ಪುಟ: ೨೨ / - ಪುಟ: ೨೨ / -
	ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ Total stamp duty paid Rs.	

NOW THIS DEED WITNESSETH AS FOLLOWS:-

1.0 PURCHASE PRICE

1.1 That in pursuance of an agreement for a consideration of the purchase price of Rs. 65,00,000/- (Rupees Sixty Five Lakhs only) paid by the Purchaser to the Vendors, the receipt of which the Vendors hereby accept and acknowledge, and the Vendors hereby grant, transfer and convey UNTO the Purchaser, BY WAY OF SALE, the Schedule Property, with all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, as the absolute owner thereof.

1.2 The Purchaser has paid the purchase price of Rs. 65,00,000/- (Rupees Sixty Five Lakhs only) in following manner

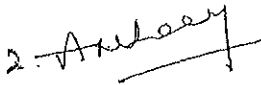
TO THE GROUP I VENDOR:


The Group II Vendor has already paid the sale consideration to the Group I Vendor and as such no sale consideration is paid to them by the Purchaser and the Group I Vendor doth hereby admits and acknowledges the receipt of the full consideration.

TO THE GROUP II VENDOR:

The Purchaser has paid the sale consideration of Rs. 65,00,000/- (Rupees Sixty Five Lakhs only) to the Group II Vendor, from and out of cheque/DD dated 03-08-2006, bearing No.130732, drawn on Corporation Bank, Badi Chivadi, Hyderabad, A.P., towards the reimbursement of the sale consideration paid by him to the Group I Vendor &

1. 
21/4/17

2. 

<p>ಈ ದಸ್ತಾವೇಜು ಘಾಳಿಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುಮೂಯು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>		<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಪುಟ Document sheet</p>
<p>೬೩</p>		<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	<p>ಚಲಿ - ರೂ. 2/-</p>
<p>ದಸ್ತಾವೇಜನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>		<p>ಈ ಪುಟದಲ್ಲಿ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. 2/- Total stamp duty paid Rs. 2/-</p>	
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದು ದಿನಾಂಕ Date of execution</p>		<p>ಘಾಳಿಯನ್ನು ಬರೆದದ್ದು ದಿನಾಂಕ Total stamp duty paid Rs.</p>	

consideration for assignment and relinquishment of his rights under the said Agreement in favour of the purchaser herein. The Vendors hereby admit and acknowledge the receipt of the same.

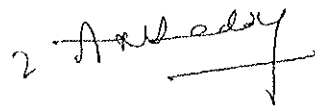
2.0 FURTHER ASSURANCE

2.1 The Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Schedule Property hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust of them, the Vendors shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser assuring the Schedule Property and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser in the manner aforesaid.

2.2 The Vendors doth so far as relates to their own acts and deeds doth hereby covenants with the Purchaser that the Vendors have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the Schedule Property in the manner

-7-

1. 
21/4/17

2. 

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಶ್ರೀಕಾರ ಮುನ್ಸಿಲ್‌ಲಾಗಿವೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p>
<p>೬೩</p>	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	<p>ಪರಿಶೀಲನೆ : ಮೂ. 2/-</p>

2. Answer

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಡಳಿತ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p>
	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	<p>ಬೆಲೆ - ರೂ. 2/-</p>
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು (U) ABL/S/R/P No. 34/1/8 This sheet can be used for any document Book-1 Containing Serial Sheets ಫಾಸ್ಟ್‌ದ ಬಟ್ಟೆ ಮುದ್ರಾಂಕ/ಸಂ. ರೂ. Total stamp duty paid Rs.</p>	<p>8</p>

5.0 INDEMNITY

5.1 The Group I Vendors shall at all times indemnify and keep indemnified the Purchaser against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the clear, free and subsisting title of the Vendors or by breach of the covenants herein above contained or if any proceedings commenced by any person or persons or by any statutory authorities.

6.0 PROPERTY TAX AND KHATHA

6.1 The Vendors hereby assure the Purchaser that all taxes, fees, cess due to the Revenue Authorities has been paid by the Vendors. The Vendors have also paid property taxes in respect of the Schedule Property. However, if any such are found to be due as on the date of this Deed, the same to be paid by the Group I Vendors to the concerned Revenue Authorities.


6.2 The Purchaser shall pay all charges from this day in respect of the Schedule Property to the Revenue Authorities, Bangalore and from this day get the khatha of the Schedule Property registered in his name at his cost and expenses with the Revenue Authorities.

7.0 CONSENTING WITNESS:

(1) Sri. Nanjundappa, the son of Late Kempamma and the husband of Group I Vendor herein, (2) Nethravathi, (3) Anitha and (4) Satish, the children of Group I Vendor herein, as

[Signature]
21/4/17
1.

[Signature]
2.

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಗ 152 ಮುಮೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ Document/Sheet</p>
<p>೬೩</p> 	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	<p>ಬೆಲೆ : ರೂ. 2/-</p>
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಈ ಹಾಲೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>	<p>ಶುಲ್ಕದ ವಿವರ Book (U) ABLSR/DAN Book-1 Containing Total Stamps ೦೧/೦೫/೨೦೦೩</p>
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ವಾಪಸಿಡು : ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ Total stamp duty paid Rs</p>	

an abundant caution have joined in the execution of this Deed of Sale to confirm and affirm the sale of the Schedule property in favor of the Purchaser herein. The said persons hereby covenant and declare that the Schedule Property is the absolute property of Late Kempamma and that the Schedule Property was never a joint family property. Further they hereby declare that Late Kempamma neither cancelled nor modified her Last Will and Testament dated 30-11-1998 and that after the death of Smt. Kempamma, as per the Last Will and Testament, the Group I Vendor herein has become the absolute owner of the Schedule Property and that they do not have any objections for the Group I Vendor herein selling the Schedule property in favor of the Purchaser.

8.1 The Sale Deed has been executed by the Group I Vendors and the Consenting witnesses represented by their Power of Attorney holder **Sri. A. NARSIMHA REDDY** and the Sale Deed is being presented and or the execution is being admitted by his Power of Attorney Holder **Sri. Pritesh A. Jhaveri**, son of **Sri. Ashok Jhaveri** under Power of Attorney dated 11/08/06, registered vide document No. 345, in the office of the Sub-Registrar, _____, Hyderabad;

8.2 Further the Sale Deed has been executed by the Group II Vendor and the execution is being admitted by the Power of Attorney Holder Sri.Pritesh A. Jhaveri, son of Sri.Ashok Jhaveri under Power of Attorney dated 11/08/06, registered vide document No. 345, in the office of the Sub-Registrar, _____, Hyderabad;

1. Ramman
21/4/17

2. ~~Arad elp~~

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೧೫೭ ಮುನ್ಸೂಚನಾ ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. ೨/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
This sheet can be used for any document.

PHS/UD/AB/S/S/No. 200/03
Controlling Total Sheets
01/01/2003

ದಸ್ತಾವೇಜನ್ನು ಖರೆಡುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution.

ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ. ೨೦೦/-
Total stamp duty paid is

9.0 STAMP DUTY, REGISTRATION CHARGES AND ADVOCATE'S FEES

9.1 The stamp duty and registration charges relating to registration of the Sale Deed is borne and paid by the Purchaser. The Purchaser shall bear the cost of his advocate.

10.0 MARKET VALUE

10.1 The market value of the Schedule Property is Rs.

(Sixty Five lakh only) (65,00,000)

SCHEDULE

ALL THAT PIECE AND PARCEL of agricultural dry land bearing survey No. 98, measuring 3 acres 38 guntas, situated at Indlabele Village, Athibele Hobli, Anekal Taluk, Bangalore District and bounded on the:

East by : Land bearing survey No.90
West by : Land bearing survey No.100
North by : Land bearing survey No. 97
South by : Land bearing survey No.99

IN WITNESS WHEREOF, the parties hereto have set their respective hands on this Deed

[Signature] 21/4/17 *[Signature]*

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದಾಗಿದೆ
This sheet can be used for any document.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಾಗಿ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕದ ಮೊತ್ತ
Total stamp duty paid Rs.

01/12/2017
Book 1 Containing Total Sheet

of Sale on the day, month and year first hereinabove written before the following
witnesses:

CONSENTING WITNESSES:

Andeey

Nanjundappa, Nethravathi, Anitha and Satish
by their PA Holder Sri.A.Narsimha Reddy

Witnesses:-

1.

S. SESHARAJU
Karamangala

B'lore

2.

Sanjiah
Karamangala
B'lore

N.R. Andeey

Group I Vendor
(by PA Holder)

A.V.R. Ramnath
21/4/17
Group II Vendor

AB
PURCHASER

Drafted by :

Jayanth M. Pattanshetti

JAYANTH M. PATTANSHETTI
ADVOCATE
102, Ground Floor,
"Rams Infantry Manor"
No. 70, Infantry Road, BANGALORE - 01.

