

ABSOLUTE SALE DEED

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THIS ABSOLUTE DEED OF SALE is executed on this the 3rd Day of

March, 2004 at Bangalore.

BY

 Shri S.Ananda S/o.Late G.N.Srinivasan Aged about 52 years

La) Kumari A.Ranjitha

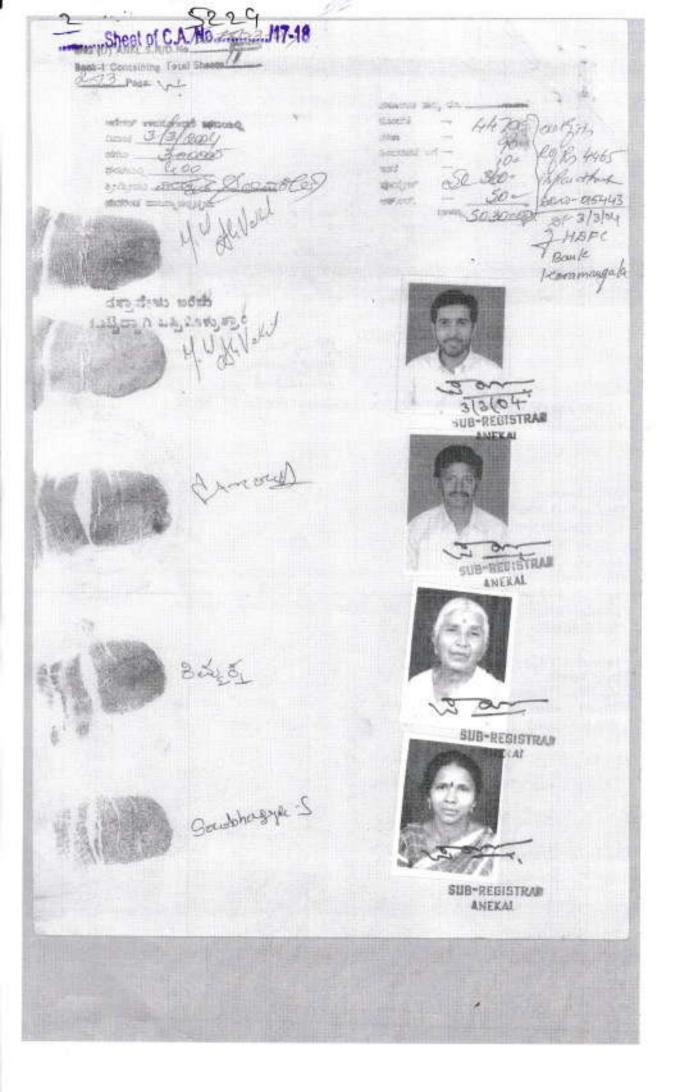
D/o.S.Ananda
Aged about 12 years
(Being minor represented by her father and natural guardian Shri.S.Ananda)

1.b) Master A.Vikas

S/o.S.Ananda
Aged about 10 years
(Being minor represented by his father and natural guardian Shri.S.Ananda)

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DESPET THE RUCE OF SER, U.S. Total stemp duty pard Fis.

Shrimati. Thimmakka 2.) W/o.Late G.N.Srinivas Reddy Aged about 58 years

Shrimati. S.Sowbbagya 3.) D/o.Late.G.N.Srinivas Reddy Aged about 38 years

Shrimati.S.Prabha-4.) D/o,Late G.N.Srinivas Reddy Aged about 35 years All are residing at Gopasandra Village, Sarjapura Hobli, Anckal Taluk.

Hereinafter called as "VENDORS" of the First Part (which term shall mean and include their heirs, legal representatives, administrators, executors, successors, assigns, etc.)

IN FAVOUR OF

Mr.Mohammed Ali Vakil S/o Shri. Mohsin Ali Vakil, Aged about 21 years, No.78, Koramangala Industrial Area, Jyothi Nivas College Road, Koramangala, Bangalore-560 095.

Hereinaster referred to as the "PURCHASER" of the Second Part (which term shall mean and include his heirs, legal representatives, administrators, executors, successors,

assigns, etc.)

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WITNESSETH AS FOLLOWS:

WHEREAS the Vendors are the absolute owners in possession of Dry land measuring an extent of 2 Acres and 20 Guntas in Survey No.47/1 and 0-29 1/2 Guntas in Survey No.47/2 Situated at Gopasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District. Being an ancestral property, having acquired by inheritance. According katha of the said properties having transferred in the revenue records in favour of the Vendors vide MR No.3/2003-04 and henceforth they are in peaceful physical possession and enjoyment of the said property.

WHEREAS the Vendors out of the above said lands (1) The agricultural land measuring an extent of I Acres in Survey No. 47/1,(2) Industrial converted land measuring an extent of 0-35 Guntas in Survey No.47/1 and (3) agricultural land measuring an extent of 0-15 Guntas in Survey No.47/2 Situated at Gopasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District. Which is more fully described in the schedule hereunder and hereinafter referred to as "SCHEDULE PROPERTY".

WHEREAS, an extent of 1 Acres 20 Guntas in Survey No. 47/1 is converted from agricultural to industrial purpose by the Assistant Commissioner Bangalore South Sub-Division, Bangalore, vide his orders No.ALN/SR(AN)160:96-97 dated 15.05.1996.

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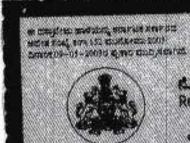
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WHEREAS the Vendors are in need of funds to meet their family and legal necessities and decided to dispose off the Schedule property i.e (a) 1 Acre of agricultural land in survey no 47/1 (b) 35 Guntas of industrial converted land in survey no 47/1 and (c) 15 Guntas of agricultural land in Survey no.47/2 which are more fully described in the Schedule mentioned hereunder and offer to sell the same to the Purchaser herein making the following representation

- a) The Vendors are the absolute owner of Schedule Property and its title thereto is good, marketable, subsisting and no one else has any right, title, interest or share therein,
- b) The Schedule Property is not subject to any encumbrance, attachment, claim, Court Decree, Acquisition Proceedings, charges of any kind whatsoever;
- c) That the Vendors have not entered into any agreement or arrangement for sale or transfer of Schedule Property with anyone else.

Based on the aforesaid representation, the Purchaser has agreed to purchase the property for a total consideration of Rs.4,46,200/- (Rupees Four Lakhs Forty Six Thousand Two Hundred only)

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NOW THIS DEED OF SALE WITHNESSETH AS FOLLOWS:

That in pursuance of the foregoing, the total sale consideration of Rs.4,46,200/- (Rupees Four Lakhs Forty Six Thousand Two Hundred only) being paid by the Purchaser Vide D.D No. 0\5447 dated 03-03-04drawn on HDFC Bank, Koramangala Branch, Bangalore, towards the total sale consideration before the Sub-Registrar, at the time of execution of this Sale Deed, the receipt of which the Vendors hereby accept and acknowledge towards full and final settlement and are satisfied of the entire sale price.

The Vendors hereby grant, transfer and convey UNTO the Purchaser by way of Sale all the portion of land described as Schedule Property HEREBY CONVEY all the rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same to the Purchaser as absolute owner.

The Vendors have this day delivered vacant possession of the Schedule Property to the Purchaser.

THE VENDORS HEREBY COVENANTS WITH THE PURCHASER AS FOLLOWS:

- That the Purchaser shall be entitled to enter upon, hold, possess and enjoy the Schedule Property hereby conveyed and receive the income and profits therefrom as absolute owner without any interference or disturbance by the Vendors or their predecessors-in-title or anybody claiming through/or under them or any person claiming any legal title thereto.
- That the title of the Vendors to the Schedule Property hereby conveyed is good, marketable and subsisting and that they have power to convey the same and there is no impediment for this sale under any law, order, decree or contract,

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- That the Vendors are the absolute owners of the Schedule Property and none else has any right, title, interest or share therein.
- That the Schedule Property conveyed is not subject to any encumbrances, court attachment, tenancy or acquisition proceedings or charge of any kind.
- The Vendors have paid all rates, taxes, cess and outgoing in respect of the Schedule Property up to the date of Sale.
- That the Vendors have delivered all the original documents and revenue records Vi. pertaining to the Schedule Property to the Purchaser.
- That the Vendors shall whenever so required, by the Purchaser do and execute VII. all such acts, deeds and things for more fully and perfectly assuring the title of the Vendors to the Purchaser being hereby conveyed.
- The Vendors shall keep the Purchaser fully indemnified and harmless at all viii times against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser of the Schedule Property hereby conveyed, by reason of any defect in or want of title and against any on the part of the Vendors or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser.
- The Vendors 1(a) and 1(b) are minors and are represented by their father 18 as legal guardian. The other Vendors represent and assure the Purchaser, that the minors share of sale amount shall be reserved & Utilised for the minors legal hencfit.

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SCHEDULE

ING (U) ANKL.S. ATO. NO. 9 Sock-I Containing Total Sheets

A.) ALL THAT PIECE AND PARCEL of Agricultural land bearing Survey No. 47/I, measuring an extent of 1 Acre situated at Gopasandra Village, Sarjapura Hobli, Anckal Taluk, Bangalore District, bounded on the

EAST

by Gowramma's land.

WEST

by Survey No.46 belonging to Shri Konda

Reddy.

NORTH

by Survey No.45 belonging to Vakil Satellite.

Township and Chandra Reddy's Land,

SOUTH

by Converted land in the same Survey i.e 47/1

Measuring an extent of 35 Guntas, sold to the

Purchaser.

B.) ALL THAT PIECE AND PARCEL of Industrial Converted land bearing Survey No. 47/1, measuring an extent of 35 Guntas situated at Gopasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, bounded on the

EAST

by Survey No.47/2.

WEST

by Survey No.46 belongs to Konda Reddy.

NORTH

by remaining portion of 1 Acre of Dry Land in

Survey No.47/1 now sold to the Purchaser.

SOUTH

by the remaining portion of Converted land of 15

Guntas retained by the Vendors.

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C.) ALL THAT PIECE AND PARCEL of Agricultural land bearing Survey No. 47/2, measuring an extent of 15 Guntas situated at Gopasandra Village, Sarjapura Hobli, Anekal Taluk, Bangalore District, bounded on the

EAST

by Remaining portion of Survey No.47/2.

WEST

by Industrial Converted land of 35 Guntas in Survey

No 47/1 now sold to the Purchaser.

NORTH

by Agricultural land bearing Survey No.47/1,

now sold to the Purchaser.

SOUTH

by Measuring 14 1/2 Guntas of remaining

Portion of land in the same Sy. No. Retained by

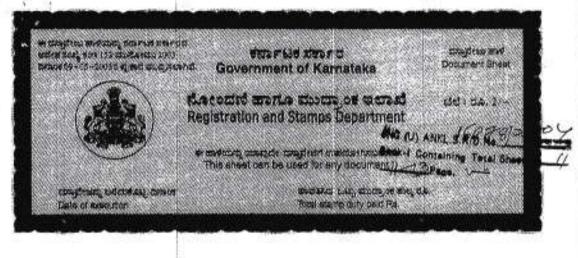
the Vendors.

The present Market Value of Schedule Property in total consideration is Rs.4,46,200/(Rupees Four Lakhs Forty Six Thousand Two Hundred only) for the purpose of Stamp Duty and Registration.

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Page 8 of 9

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IN WITNESS WHEREOF the Vendors have executed this Deed of Sale on the day month and year mentioned above.

1.) Shri S.Ananda

1.a) Kumari A.Rahjitha

1.b) Master A.Vikas
(Being minors represented

(Being minors represented by her father and natural guardian Shri.S.Ananda)

ار کی ا 2.) Shrimati.Thimmakka

3.) Shrimati. S. Sowbhagya S. Araba

Shrimati.S.Prabha

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