



146, 14982/2013-14

BNG(0)-KNGR 14982/2013-2014



**- :: ABSOLUTE SALE DEED :: -**

THIS DEED OF **ABSOLUTE SALE** is made and executed on this **22<sup>nd</sup>** day of July, Two Thousand Thirteen [22-07-2013], at Bangalore by: -

[1] **Sri. PARVEEN KUMAR NAHAR,**  
Aged about 34 years,  
S/o. Sri. Goutham Chand Nahar,  
PAN No: AFRPP1236P.

ಈ ತಯಾರಾದ ಸಿ.ಎ. ಬೆರಾಲ್ ಪ್ರತಿಯು

.....12..... ಪಾಲಿಸಿನ್ನು

ಪೂರೈಸಿದುದಕ್ಕೆ ಪರಿಶೀಲನೆ ಮಾಡಿದ ಸಿ.ಎ. ಬೆರಾಲ್

ಪ್ರತಿ ಸಂಖ್ಯೆ...1441.../20162017

[2] **Sri. LALITH KUMAR BOKADIA,**  
Aged about 35 years,  
S/o. Sri. Gajraj Bokadia,  
PAN No: AAEB5697J.

[3] **Sri. M.S. ANANTH PADMANABHA,**  
Aged about 47 years,  
S/o. Sri. M.V. Satyanarayana Setty,

All are Residing at No. 001, IHFD Apartment,  
Vasavi Temple Road, V.V. Puram  
BANGALORE - 560 004.

Hereinafter called the '**VENDORS**', which term shall mean and include all their legal heirs, executors, administrators, legal representatives, successors-in-title and assigns of the **ONE PART**:

Page 1 of 8

*Proven van*  
  
M.S. Ananth Padmanabha

**KODUTHI & CO.**  
  
Partner

BNG(U)-KNGR/ 4982/2013-2014 2-12  
4



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಮೊದಲನೇ ಹಂತದ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

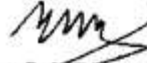
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಂಚೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯೆ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Pitthwi & Co., rep by its Partners:- Mr. Goutham Rajendra Mehta . ಇವರು  
1304365.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಕೆಳಕಂಡು ಪಾವತಿಯನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1292815.00	DD.No. 237447, Dt 22/07/2013, Drawn on Union Bank of India, Rajarajeshwari Nagar, Bangalore
ನಗದು ರೂಪ	11550.00	Paid by cash
ಒಟ್ಟು :	1304365.00	

2 ಸೇ. ಜಯನಗರ ಸಿ.ಎ/ಕೆ.ಎ.ಎ.  
ಕ್ರಮ ಸಂಖ್ಯೆ 1441/2016 2/17

ಸ್ಥಳ : ಕೆಂಗೇರಿ  
ದಿನಾಂಕ : 22/07/2013

  
Jayanagar (Kengeri)  
Bangalore



BNG(U)-KNGR/24982/2013-2014 3-12

**IN FAVOUR OF :-**

**M/s. PRITHVI & CO,**  
Having its office at # 9 & 10, 3<sup>rd</sup> Floor,  
Sri Puttannachetty Complex, Bull Temple Road,  
Basavanagudi, Bangalore - 560 004.  
PAN : AAQFP8202D.

**Represented by its Partners: -**

[1] **Mr. Goutham Rajendra Mehta,**  
S/o. Late. Sri. Rajendra Kumar Mehta,  
Aged about 19 years,  
Residing at No. 25, Pattanagere Main Road,  
Rajarajeshwari Nagar, Bangalore - 560 098.

PAN NJ

[2] **Mr. N. Bimal Kumar,**  
S/o. Late. Sri. Nathmal Sankhla,  
Aged about 50 years,  
Residing at No. 98/8,  
Diagonal Road, V.V. Puram,  
Bangalore - 560 004.

Hereinafter called the '**PURCHASERS**', which term shall mean and include his/their/its legal heirs, executors, administrators, legal representatives, successors-in-title and assigns of the **OTHER PART: -**

**WITNESSETH AS FOLLOWS:**

WHEREAS, the vendors are the sole and absolute owners and in peaceful possession and enjoyment of the **portion of Converted Land bearing Sy. No. 212** (duly converted from agricultural to non-agricultural residential purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore, vide order No: B.DIS.ALN.SR(S)278/92-93, Dated: 9/3/1993), situated at **Kengeri Village, Kengeri Hobli, Bangalore South Taluk**, measuring an **Extent of 1 Acre 9 $\frac{1}{4}$  Guntas, out of total land measuring 5-00 Acres**, which is more fully and particularly described in the Schedule hereunder, hereinafter referred to as the '**SCHEDULE PROPERTY**'.

Page 2 of 8

*Prasanna*  
*[Signature]*  
Mr. S. Goutham Rajendra Mehta

For PRITHVI & Co.  
*[Signature]*  
Partner

BNG(U)-KNCR/ 4982/2013-2014 4-12

Print Date & Time : 22-07-2013 12:55:51 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4982

ಕೆಂಗೇರಿ ದಲ್ಲಿರುವ ಉಪನೋದಾಧಿಕಾರಿ ಕಾರ್ಯಾಲಯದ ರವರ ಕೆಂಗೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-07-2013 ರಂದು 12:40:01 PM ಸಂಖ್ಯೆ ಈ ಕೆಂಗೇರಿ ವರದಿಯಲ್ಲಿ ಕುಲಕರ್ಣಿಯಾಗಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊದಲಿನ ಕುಲಕರ್ಣಿ	230860.00
2	ಪ್ರಾ. ಸಂಖ್ಯೆ 4982	455.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	231355.00







ಶ್ರೀ M/s. Prithvi & Co. rep by its Partners: Mr. Goutham Rajendra Mehta ಇವರಿಂದ ಜಾಣರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಕೆಂಗೇರಿ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
ಶ್ರೀ M/s. Prithvi & Co. rep by its Partners: Mr. Goutham Rajendra Mehta			

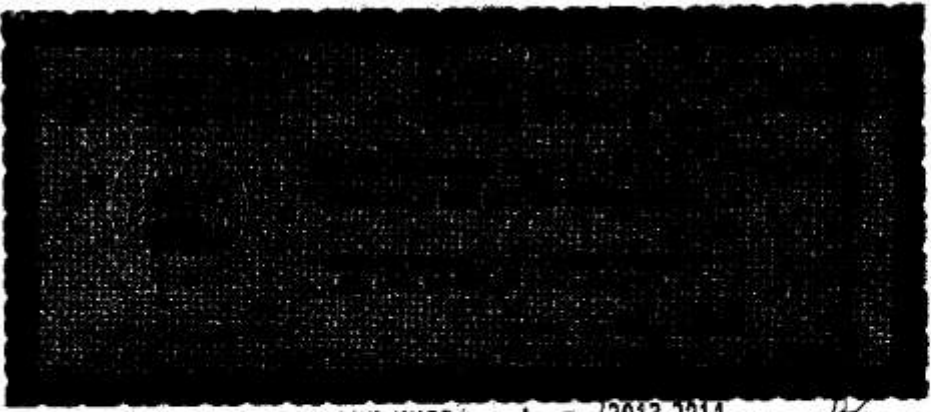
4 ಸೇ. ವರದಿಯು ಸಿ.ಆ. ಬೆಂಗಳೂರು 1441/2016 ಬಿ.ಆ.

  
Senior Sub-Registrar  
Jayanagar (Kengeri)  
Bangalore

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಕೆಂಗೇರಿ	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
1	M/s. Prithvi & Co. rep by its Partners: Mr. Goutham Rajendra Mehta . (ಬರೆದುಕೊಂಡವರು)			
2	M/s. Prithvi & Co. rep by its Partners: Mr. N. Bimal Kumar . (ಬರೆದುಕೊಂಡವರು)			

  
Senior Sub-Registrar  
Jayanagar (Kengeri)  
Bangalore



BNG(U)-KNGR/ : 34982/2013-2014 5-13-14  
1441/2016/7

WHEREAS, the Schedule Property is previously purchased by M/s. R. Arunachalam Property Consultant and Promoters Pvt Ltd., represented by its Chairman Sri. R. Arunachalam, from its previous owner Sri. Chetan P. Tayal, through a registered Sale Deed, vide document No. **19714/2003-04** of Book - I, Dated: 13/10/2003, duly registered in the office of the Sub-Registrar, Kengeri, Bangalore, for a valuable sale consideration. Ever since from that date he was in possession and enjoyment of the schedule property and he has paid upto date property tax to the concerned authorities regularly.

Whereas, the Schedule Property is vendor's self-acquired property, having purchased the same from M/s. R. Arunachalam Property Consultant and Promoters Pvt Ltd., represented by its Chairman Sri. R. Arunachalam, through a registered Sale Deed, vide document No. **KEN-1-04157-2006-07** of Book - I, Stored in CD No. KEND 285, dated: 4/5/2006, duly registered in the office of the Sub-Registrar, Kengeri, Bangalore, for a valuable sale consideration.








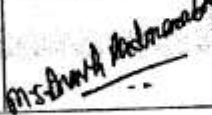
Ever since from that date, the **VENDORS** are in peaceful possession and enjoyment of the schedule property and they got transferred the Khata of the same to their names jointly and they have paid up-to-date property tax to the concerned authorities regularly.

WHEREAS, the **VENDORS** are exercising all acts and lawful ownership over the schedule property with unimpeachable right, title and interest therein, without any kind of let or hindrance from anybody whomsoever and in any manner whatsoever and the **VENDORS** hereby declares that except them none have any manner of right, title, claim, ownership whatsoever the schedule property.

AND WHEREAS, the **VENDORS** are in need of money to meet their family necessities and other beneficial purposes, desires to sell the Schedule Property to the **PURCHASER** for a valuable total Sale Consideration of **Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)**, and the **PURCHASER** has duly agreed to purchase the same for the said sum of **Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)**, free from all kinds of Encumbrances.

*Prasanna*  
*[Signature]*  
M/s. Prithvi & Co.

For PRITHVI & Co.  
*[Signature]*  
Partner

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಚಿತ್ರ	ಹೆಚ್ಚುವರಿ ವಿವರ	ಹೆಸರು
3	Sri. Praveen Kumar Nahar (ಸಂಶೋಧಕರು)			Praveen Kumar
4	Sri. Lalith Kumar Bokadia (ಸಂಶೋಧಕರು)			
5	Sri. M.S. Ananth Padmanabha (ಸಂಶೋಧಕರು)			

BNG(U)-KNGR/ 4982/2013-2014

6-12 Senior Sub-Registrar  
Jayanagar (Kengeri)  
Bangalore

6ನೇ ಜುಲೈ 2014 ರಲ್ಲಿ  
ಕ್ರಮ ಸಂಖ್ಯೆ 1441/2014

BNG(U)-KMC:4:

2013-2014-7

NOW THEREFORE THIS SALE DEED WITNESSETH AS FOLLOWS:

12.08.2013  
1441/2016/17

1. That in pursuance of the foregoing the purchaser has paid the full sale consideration amount of **Rs. 1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)** to the vendors in the following manner :-
  - [a] **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** by way of Cheque bearing No. 035404, dated: 22/07/2013, in favour of 1<sup>st</sup> Vendor herein.
  - [b] **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** by way of Cheque bearing No. 035405, dated: 22/07/2013, in favour of 1<sup>st</sup> Vendor herein.
  - [c] **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** by way of Cheque bearing No. 035406, dated: 22/07/2013, in favour of 1<sup>st</sup> Vendor herein.
  - [d] **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** by way of Cheque bearing No. 035407, dated: 22/07/2013, in favour of 1<sup>st</sup> Vendor herein.
  - [e] **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** by way of Cheque bearing No. 035408, dated: 22/07/2013, in favour of 1<sup>st</sup> Vendor herein.
  - [f] **Rs. 18,80,000/- (Rupees Eighteen Lakhs Eighty Thousand Only)** by way of Cheque bearing No. 035409, dated: 22/07/2013, in favour of 1<sup>st</sup> Vendor herein.
  - [g] **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** by way of Cheque bearing No. 035410, dated: 22/07/2013, in favour of 2<sup>nd</sup> Vendor herein.
  - [h] **Rs. 20,00,000/- (Rupees Twenty Lakhs Only)** by way of Cheque bearing No. 035411, dated: 22/07/2013, in favour of 2<sup>nd</sup> Vendor herein.
  - [i] **Rs. 19,40,000/- (Rupees Nineteen Lakhs Forty Thousand Only)** by way of Cheque bearing No. 035412, dated: 22/07/2013, in favour of 2<sup>nd</sup> Vendor herein, all cheques are drawn on Union Bank of India, Rajarajeshwari Nagar Branch, Bangalore.
  - [j] Whereas, the remaining amount of **Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand Only)** out of total sale consideration, is paid directly to vendor by the purchaser herein, towards **Income Tax TDS returns** (1% on the total amount, as per Government Rule).

For PRITHVI & Co.

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Partner

*Prasanna*  
*M S Branth Radharaman*

BNG(U)-KNGR/ 4982/2013-2014 8-12

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿವರ	ಹೆಸರು
1	Suresh BEML Layout, R.R.Nagar, Bangalore-98	<i>[Signature]</i>
2	Ramesh BEML Layout, R.R.Nagar, Bangalore-98	<i>[Signature]</i>

*[Signature]*  
Senior Sub-Registrar  
Jayanagar (Kengeri)  
Bangalore

8

1441/16 17

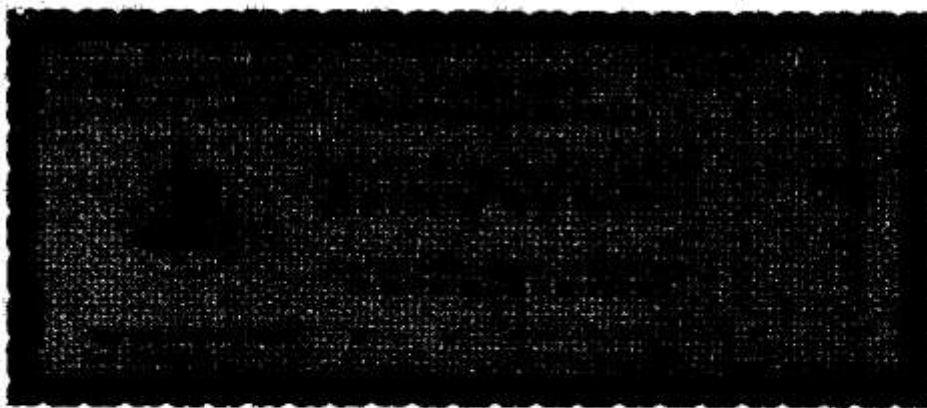
  
 1 ನೇ ಸ್ಥಳೀಯ ದಾಖಲೆ  
 ಸಂಖ್ಯೆ KEN-1-04982-2013-14 ನೇ  
 ಕ.ಸ. ಸಂಖ್ಯೆ KEND637 ನೇ ಸ್ಥಳೀಯ  
 ದಿನಾಂಕ 22-07-2013 ರಂದು ಹೊರಡಿಸಲಾಗಿದೆ

*[Signature]*  
 ಮುಖ್ಯಸ್ಥ, ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ (ಕೆಂಗರಿ)  
 Jayanagar (Kengeri)  
 Bangalore



Designed and Developed by C.DAC, ACIS, Pune





BNG(U)-KNOR/ 4982/2013-2014

The **VENDORS** hereby acknowledges for having received the **1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)**, in full and final settlement of the sale consideration of the Schedule Property from the **PURCHASER**.

2. The **VENDORS** hereby sells, conveys, transfers, grants and assigns to the **PURCHASER** by way of absolute sale, the Schedule Property, together with all lawful rights, privileges, easements, liberties, advantages and appurtenances, **TO HAVE and TO HOLD** the same for ever and absolutely as full and beneficial owner thereof, free from all encumbrances, charges, claims or interruptions by the **VENDORS** or by any person claiming through or under them.
3. The **VENDORS** have on this day put the **PURCHASER** in actual possession of the Schedule Property and the **PURCHASER** hereby confirm of having taken the Possession of the Schedule Property.
4. The **VENDORS** have handed over to the **PURCHASER** the entire original documents in their possession relating to the title of the Schedule Property.
5. The **VENDORS** hereby covenants and declares that they are the absolute owners of the Schedule Property and that they have an absolute and valid title to sell and convey the Schedule Property, that no other person has any right, title and interest in the said property and the **VENDORS** have not done or knowingly suffered any act, deed or thing by which their title to the said property has been or can be in any way affected.
6. The **VENDORS** further declares and assures unto the **PURCHASER** that the Schedule Property hereby conveyed to the **PURCHASER** through this Sale Deed, has not been previously alienated by the **VENDORS** to any one by way of Sale/Mortgage/Gift/ or otherwise and there are no charges for maintenance or otherwise on the said Schedule Property.

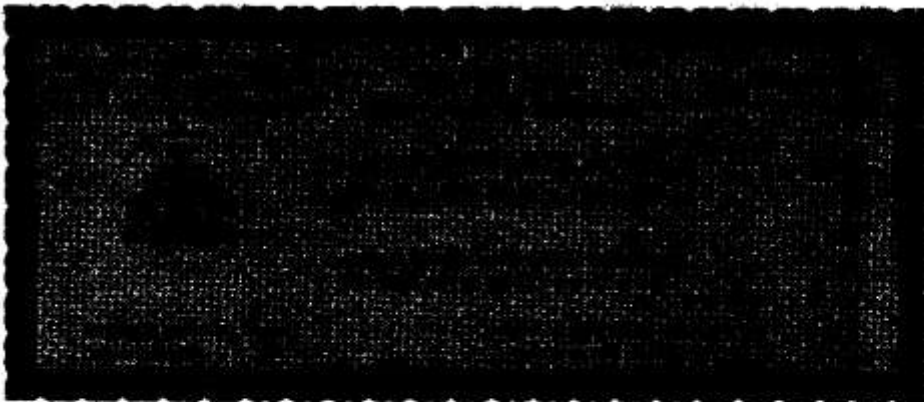
Page 5 of 8

Pranav

M-S Ananth Kumar

For PRITHVI & Co.

Partner



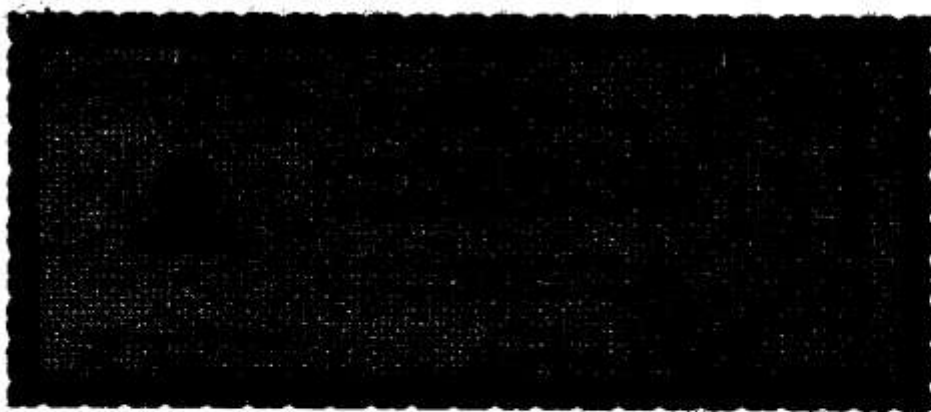
BNG(U)-KNER: 4982/2013-2014 10-12

7. The **VENDORS** further covenants that the Schedule Property hereby conveyed is free from all encumbrances, such as court claims, minor claims, stridhan claims, decree attachments, acquisition, proceedings, prohibitory orders, easements, bank debts, liens, mortgages, charges or demands and that **VENDORS** shall indemnify and keep indemnified the **PURCHASER** against any claim in respect of the said property or any part thereof.
8. The **VENDORS** hereby covenants that the **PURCHASER** shall from this day onwards quietly possesses and peacefully enjoys the schedule property as its absolute owner without any hindrance, interruptions, claim or demand by or from the **VENDORS** or any one claiming through or under them. 10th Nov 2016/2017 441/2016 20/7
9. The **VENDORS** and all persons claiming under their shall from time to time, upon the request of the **PURCHASER** do and execute or cause to be done and executed all such acts, deeds and things whatsoever for the purpose of more fully and effectively securing to the **PURCHASER** good and proper title in the property hereby sold and conveyed as shall or may be reasonably required.
10. The **VENDORS** have paid all taxes, charges, etc., in respect of the Schedule Property upto date and the **VENDORS** have no objection for transfer of Khata of the Schedule Property to the name of the **PURCHASER**.
11. The **VENDORS** hereby indemnifies to save harmless and keep indemnified the **PURCHASER** from and against all losses, damages, costs or expenses which he may sustain or incur by reason of any claim being made by anybody whatsoever to the said property or in respect of any arrears of taxes or cesses due thereon.
12. Hereinafter the **VENDORS** or any of their successors, predecessors, or assigns etc., shall not have any right, title or interest of whatsoever manner over the Schedule Property and hereafter the **PURCHASER** shall enjoy the Schedule Property as absolute beneficial owner and the **PURCHASER** shall hold, posses and enjoy the absolute ownership right, title, interest and possession in the Schedule Property.

Page 6 of 8

*Prithvi & Co.*  
  
M. S. Ananth Padmanabha

For PRITHVI & Co.  
  
Partner



BNG(U)-KNGR/ 4982/2013-2014 11-18

13. Hereinafter the **PURCHASER** shall exercise his all ownership rights over the Schedule Property, and the **PURCHASER** shall enjoy the Schedule Property in whatsoever manner as he likes and deems fit.

**- :: SCHEDULE PROPERTY :: -**


11 ಸೀ ಸಾಕಾಯಿ ಸಿ.ಎ/ಬರಾಳು  
ಈ ಸಂಖ್ಯೆ 144/12016 ಸಿ/7

ALL THAT PIECE AND PARCEL of the **portion of Converted Land bearing Sy. No. 212** (duly converted from agricultural to non-agricultural residential purposes, issued by the Deputy Commissioner, Bangalore District, Bangalore, vide order No. B.DIS.ALN.SR(S)278/92-93, Dated: 9/3/1993), situated at **Kengeri Village**, Kengeri Hobli, Bangalore South Taluk, measuring an **Extent of 1 Acre 9% Guntas**, out of total land measuring **5-00 Acres**, the Schedule Property bounded on:

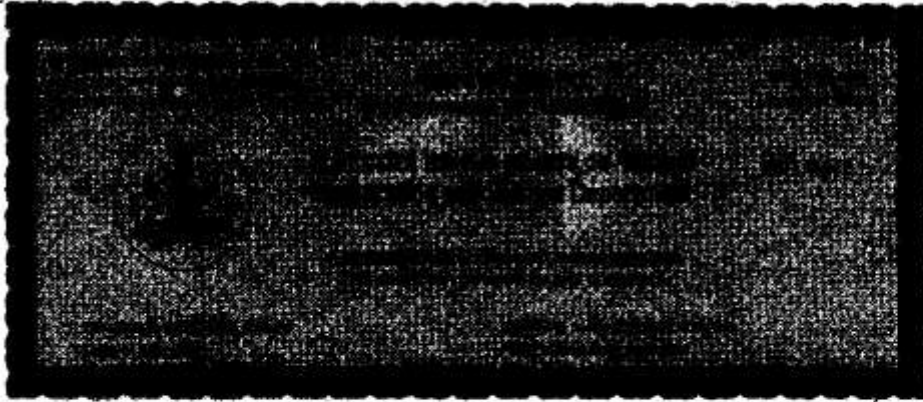
EAST BY :: Private Property,  
WEST BY :: Road,  
NORTH BY :: Remaining portion of same property,  
SOUTH BY :: Site No. 202 and Private Property.

~~The property is situated in the Bangalore District, Bangalore, vide order No. B.DIS.ALN.SR(S)278/92-93, Dated: 9/3/1993, situated at Kengeri Village, Kengeri Hobli, Bangalore South Taluk, measuring an Extent of 1 Acre 9% Guntas, out of total land measuring 5-00 Acres, the Schedule Property bounded on:~~  
The Present Market Value of the Schedule Property is **Rs. 1,80,00,000/-** (Rupees One Crore Eighty Lakhs Only).

In between **1 Acre 9% Guntas** of Converted land comes with purview of this Sale Deed. This converted land is not developed in any manner i.e., formations of Sites or erected any building.

For **PURTHVI & Co.**  
  
M. S. Ananth Kumar

For **PURTHVI & Co.**  
  
Partner



BNG(U)-KNGR/ 4982/2013-2014) 2-12

IN WITNESS WHEREOF, the VENDORS and the PURCHASER here in above have affixed their respective signature to this DEED OF ABSOLUTE SALE on the day, month and year first above written at Bangalore, in the presence of the following witnesses.

**WITNESSES:-**

1.   
R.R. Nagar  
R.R. Nagar-98  
2.   
No. 425, N.R.O.D.  
R.R. Nagar  
Bachchan-98

**CERTIFICATE UNDER RULE 10-A**

The Proper Stamp Duty of Rs. 10/-  
(Rs. Ten only)  
has been collected vide Rpt. No. 11/05/16

Sub-Registrar  
Kengeri

In the copy corrections are made

ಸರಿಗಾಗಿ ಅರ್ಜಿ ಪರಿಶೀಲಿಸಿ   
ಸರಿಗಾಗಿ ಅರ್ಜಿ ಪರಿಶೀಲಿಸಿ 11/05/16  
ಸರಿಯಾದ ದಿನಾಂಕ 11/05/16  
ಸರಿಯಾದ ದಿನಾಂಕ 11/05/16

**VENDORS**

1.   
[PARVEEN KUMAR NAHAR]
2.   
[LALITH KUMAR BOKADIA]
3.   
[M.S. ANANTH PADMANABHA]

**PURCHASERS**

M/s. PRITHVI & CO  
[Represented by its partners]

1.   
[Goutham Rajendra Mehta]
2.   
[N. Binai Kumar]

DRAFTED BY  
DRAFTED BY:

L. PUTTARAJI B.A.L.L. Page 8 of 8  
ADVOCATE

No. 2, House No. 40/41,  
8th Main Road, Appaiahawatty  
Layout, Subramanya Nagar, 6th  
Cross, Bangalore-61.

**TRUE COPY**

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು  
Bengaluru

