BKIBNG-EMH 441 /2014-15 1-13 X

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದ This sheet can be used for any document and show

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BK-P 441

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made and executed at Bangalore on this Twenty Second Day of April Two Thousand Fourteen (22/04/2014) is

BY:

Sri K.MadhusudhanaRao, Aged about 35 years, S/o.Sri K.Subramanya Naidu, r/at No.674/26, 12th Cross, Jayanagar, Bangalore - 560 082.

who is hereinafter called the 'VENDOR' which term wherever the context requires shall mean and include all his heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the first part;

IN FAVOUR OF:

M/s Greenfinch Projects Private Limited., No. 18/2A and 2B, Kempapura, Yamalur Kempapura Main Road, Bangalore 560 037 PAN No. AAECG7404K Represented by its Managing Director Sri P Anjinaya Reddy

who is hereinafter called the 'PURCHASER' which term wherever the context requires shall mean and include all its Directors, his respective heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the other part;

For GREENFINCH PROJECTS PVT. LTD.

Ic trading Sudna ho

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ತ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy . ಇವರು 346120.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕೆ ಶುಲ್ಮವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	346120.00	No 391507 Dt: 22.4.2014 Karur Vysya Bank , Halasuru, Bangalore
ఒట్ను :	346120.00	

경령

: ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ: 22/04/2014

ಉಪ-ಸೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ ಉಪನೋಂದ ಕಾಂದಿಕಾರಿ (ಟೊಮ್ಮನಹಳ್ಳಿ) ಬೊಮ್ಮನಹಳ್ಳಿ.

Designed and Developed by C-DAC ,ACTS Pune.

2 2 APR 2014





ಈ ದಸ್ಕಾನೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆರ್ದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಶ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ಕಾವೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department ಚರ: ರೂ. 2/-

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

ದಸ್ಕಾರೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

WITNESSETH AS FOLLOWS:-

- I. WHEREAS, the Tahsildar, Bangalore South Taluk by an order dt.28-10-1985 passed in Case No.HOA/CR/128/79-80 on his file, re-granted land measuring 0 Acre 3 & ¾ Guntas forming part of land in Sy.No.36 of Beretana Agrahara Village, Begur Hobli, Bangalore South Taluk, in favour of Sri Narayanappa and Sri Ramakrishnappa both sons of Sri Yellappa and placed them in possession of the same.
- II. WHEREAS, the Tahsildar, Bangalore South Taluk by an order dt.28-10-1985 passed in Case No HOA/CR/128/79-80 on his file, re-granted land measuring 0 Acre 3 & ¾ Guntas forming part of land in Sy.No.36 of BeretanaAgrahara Village, BegurHobli, Bangalore South Taluk, in favour of Sri Abbaiahappa S/o SriBajjappa and placed him in possession of the same.
- III. WHEREAS, the said two land, i.e. 0 Acre 03 & ¾ Guntas granted in favour of Sri Narayanappa and Sri Ramakrishnappa and another portion measuring 0 Acre 03 & ¾ Guntas granted in favour of Sri Abbaiahppa, in all measuring 0 Acre 07 & ½ Guntas is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule land.
- IV. WHEREAS, the said Sri Narayanappa and Sri Ramakrishnappa, so also Sri Abbaiahappa, under a Deed of Sale dt.28-10-2005 registered as Document No.9407/2005-06 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, conveyed by way of sale the item No.1 and 2 of the schedule land in favour of Sri K.MadhusudhanaRao, the first of the Vendor herein and placed him in possession of the same.

For GREENFINCH PROJECTS PVT, LTD.

Managing Director

16. Madiny Side A

Print Date & Time: 22-04-2014 01-48-42 BMG-EMH. 441.../2014-15-4

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: 441

ಬೊಮ್ಮ ನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು 01:37:06 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	61300,00
2	MA SOUTH BE	455.00
3	ಪರಿಕೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕನ್ನಂಟಿಂಗ್ ಹೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	went	61930,00

ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy ಇವರಿಂದ ಹಾಜರೆ ಮೊಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಪ್ರೋಟೊ	ಹೆಚ್ಚೆಟ್ಟನ ಗುರುತು	ಸಹಿ
By M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy			P. Catholine

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ ಉಪನೋಂದ ನಾಧಿಕಾರಿ `ಬೊಮ್ಮನಹಳ್ಳಿ. /



ಉಪನೋಂದಣಾಧಿಕಾರಿ `ಬೊಮ್ಮನಹಳ್ಳಿ.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution ಶಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

- V. WHEREAS, on an application dt.12-7-2011 filed by Sri Subramanya Naidu and Sri K.MadhusudhanaRao, the Vendor herein, permission has been granted for diversion of user of land measuring 0 Acre 22.08 Guntas in Sy.No.36/1 and land measuring 0 Acre 7.08 Guntas in Sy.No.36/2 from agricultural purposes to non-agricultural purposes vide Official Memorandum bearing No.ALN.SR (BH)/SR 55/2011-12 dt.16-1-2014 issued from the Office of the Deputy Commissioner, Bangalore Urban District.
- V. WHEREAS, the Vendor herein having come into possession of the schedule land got the Katha of the schedule land mutated in his name in the revenue records vide M.R.No.5/2006-07and being in physical possession and cultivation got his name also entered in the cultivator column of RTC and has been in possession and enjoyment of the schedule land as absolute Owner with full power of disposal over the same.
- VI. WHEREAS, the Vendor having realized that the Schedule land has not been yielding any income much less a good income and having realized that it is not feasible to profitably enjoy the Schedule land and also having realized that it is preferable to acquire alternate property which is in the best interest of the members of his family, has decided to sell the Schedule land and having so decided to sell the Schedule land, while looking around for a purchaser to sell the same has come in contact with the Purchaser herein who has offered to purchase the Schedule land for a total sale consideration of Rs.22,50,000./- (Rupees Twenty Two Lakhs Fifty Thousand Only) and the Vendor herein has agreed and accepted the said offer being the best offer which he has received so far for the schedule land and accordingly, has, having agreed to sell the Schedule land and accordingly have executed this Deed of Sale, conveying the Schedule land in favour of the Purchaser herein.

For GREENFINCH PROJECTS PVT. LTD.

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೆಂ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	zih.
3	Sri P Anjaneya Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)	0		Mer Roberts.

್ರಾಸ್ಟ್ ರಜಿಸ್ಟ್ರಾರ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊಪ್ಪುನಹಳ್ಳಿ.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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VII. WHEREAS, in the meanwhile in the year 2008, Sri P.Anjaneya Reddy, the Managing Director of the Purchaser herein had negotiated with the Vendor herein for the purchase of the Schedule land with the condition that he would secure conversion for diversion of user of the said land from agricultural to non-agricultural purposes and having so negotiated had on 29-4-2008 paid a sum of Rs.50,000/- in cash to the Vendor herein as advance of sale consideration. Thereafter, the said Sri P.Anjaneya Reddy has secured permission for diversion of user of the said land from agricultural to residential purposes in the name of the Vendor herein and in the meanwhile nominated the Purchaser herein, as his nominee to purchase the schedule land from the Vendor herein while at the same time consenting for treating the advance of Rs.50,000/- paid by him on 29-4-2008, as part of the sale consideration payable by the Purchaser herein being his nominee and accordingly, the Vendor has agreed to sell the schedule land to the Purchaser herein as nominee of the said Sri P.Anjaneya Reddy and to confirm the

VIII. WHEREAS, accordingly, the Purchaser has paid the total sale consideration of Rs.22,50,000./- (Rupees Twenty Two Lakhs Fifty Thousand Only) only in the following manner.

same, the said Sri P.Anjaneya Reddy has signed this Deed of Sale as a

- a) A sum of Rs. 50,000/- (Rupees Fifty Thousand Only) by way of cash on 29/04/2008.
- b) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000031 dt. 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.
- c) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000032 dt. 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.

For GREENFINCH PROJECTS PVT. LTD.

10 Hadrin Sudned

consenting witness.

ಗುರುತಿಸುವವರು

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹಿಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Krishna Murthy No.674/26, 12th Cross, 7th block , Jayanagar, Bangalore -82	M. Kein
2	Narayanappa No.250, 7th Cross, Whitefield, Bangalore	+ 5300000000

ಉಪನೋಂದಣೆಟ್ಟೆಕೆತರೆ ` ಬೊಮ್ಮನಹಳ್ಳಿ.

2 2 APR 2014



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BMH-1-00441-2014-15 ಆಗ

೩.ಡಿ. ನೆಂಬರೆ BMHD671 ನೇ ದ್ವರಲ್ಲಿ

ದಿನಾಂಕ 22-04-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ग**्कृतका कार्यात्राक्षका व्याप्तात्राक्षका तस**्

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಬೊಮ್ಮಬಹಳ್ಳ.

2 2 APR 2014



Designed and Developed by C-DAC, ACIS, Pune

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಟೆ: ರೂ. 2/-

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

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- d) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000033 dt. 22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.
- e) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No. 000034 dt. 22- 04 - 2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.
- f) A sum of Rs.2,00,000/- (Rupees Two Lakhs only) by way of Cheque bearing No. 000035 dt. 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.

favouringSriK.MadhusudhanaRao being the Vendor at the time of execution of this Deed of Sale and the Vendor hereby acknowledges the receipt of the entire sale consideration of Rs.22,50,000./- (Rupees Twenty Two Lakhs Fifty Thousand Only) only from the Purchaser for the Schedule land.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the aforesaid offer and acceptance and in consideration of the payment of the entire Sale Consideration of Rs.22,50,000/-(Rupees Twenty Two Lakhs Fifty Thousand Only)by the Purchaser to the Vendor as stated above, the receipt of which amount the Vendor hereby jointly and severally acknowledge from the Purchaser and from the payment of which total sale consideration, the Vendor hereby acquit the Purchaser, and the Vendor as absolute owner hereby sells, grants, releases, conveys and assures UNTO the said Purchaser, all that piece and parcel of immovable properties being the Schedule land, together with all and singular areas, sewers, ditches, fences, ways paths, rights, liberties, easements, profits, advantages, members and appurtenances whatsoever to the said Property or any part thereof, belonging to

For GREENFINCH PROJECTS PVT. LTD.

1c. Hadny Sudner An

P. Canada Director Land

BKIBNG-EMH. 441 /2014-15 10 -13

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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

> ಶಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ತತ್ತುರಿತಿ. Total stamp duty paid Rs.

ದಸ್ತಾರೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

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or in any way appertaining to or with the same held, used, occupied or enjoyed therewith or reputed or known as part or member thereof, or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the Schedule land or ground hereditaments, or any part thereof and all the estates, rights, title, interest, uses, inheritances, benefits, claims and demands whatsoever at law and in equity of the said Vendor, into or upon the Schedule land or any part thereof TO ENTER UPON AND TO HAVE, HOLD, OWN and POSSESS, all and singular the Schedule land hereby granted, released, conveyed, intended and assured or expressed to, so to be with and every of its rights, members and appurtenances unto and to the use and benefit of the said Purchaser absolutely and forever.

- 2. The Vendor do hereby covenant with the Purchaser that notwithstanding any acts, deeds matters or things whatsoever done by the Vendor or any person lawfully or equitably claiming by or in trust for him, the Vendor is now lawfully seized and possessed of the Schedule land free from all encumbrances, defects in title whatsoever and the Vendor now has in himself good right, full power and absolute authority to sell, grant, release or assure the Schedule land UNTO AND TO the use of the Purchaser in the manner herein written.
- 3. And that free and clear and freely and clearly and absolutely acquitted and exonerated, released and forever discharged or otherwise by and at the cost and expense of the Vendor, the said Vendor has sufficiently saved, kept harmless and indemnified of, from and against all former and other estates, title charges and encumbrances whatsoever with them already or to be suffered by the said Vendor or by any person or persons lawfully or equitably claiming or to claim from, under or in trust for him.

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

1c. Madhy Sady de

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾರೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಟಿಟಿ: ರೂ. 2/

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

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

- 4. And further that the said Vendor and the persons having or tawfully or equitably claiming or to claim from, under, or in trust for him, any estate, right, title or interest in the said premises or any part thereof, hereby granted by, the Vendor shall and from time to time and at all times hereafter at the request and the cost of the Purchaser do or execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters, conveyances and assurances in law whatsoever for better and more fully, perfectly and absolutely granting and assuring the Schedule land and every part thereof hereby granted UNTO AND TO the use of the said Purchaser in the manner aforesaid shall or may be reasonably be required by the Purchaser and the Vendor doth hereby covenant with the Purchaser, that the Vendor has not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby he is prevented from granting and conveying the Schedule land in the manner aforesaid or whereby the same or any part thereof is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.
- 5. And it shall be lawful for the Purchaser from time to time and at all times hereafter, peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the Schedule land hereby granted with its appurtenances without any ruse, lawful eviction, interruption, claims and demands whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for him or any of them.
- The Vendor has assured the Purchaser that the Schedule land is the absolute Property of the Vendor and there are no minor claims or maintenance charges over the same and he has got absolute right of disposal over the same.

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

K. Hadus Sadan de

BKIBNG-ENH. 441 /2014-15 12-13

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ಕಾವೇಜು ಹಾಳ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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

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Document Sheet

- And furthermore that the Vendor shall at all times, hereafter indemnify and 7. keep indemnified the Purchaser against any losses, damages, costs, charges and expenses if any suffered or incurred by it by reason of any defect in title of the Vendor or due to breach of any of the covenants herein contained.
- The Vendor has no objection and hereby expressly consent for the Purchaser to obtain the transfer of the Pahani and Mutation entries and other records of the Schedule land to the name of the Purchaser.
- 9. The Vendor has today delivered the available original documents pertaining to the title of the Vendor to the Schedule land and also the vacant physical possession of the Schedule land to the Purchaser.
- The value of the Schedule land is Rs.22,50,000./- (Rupees Twenty Two Lakhs Fifty Thousand Only).

SCHEDULE LAND

All that piece and parcel of immovable property being undeveloped Residential converted land vide Official Memorandum bearing No.ALN.SR (BH)/SR 55/2011-12 dt.16-1-2014 issued from the Office of the Deputy Commissioner, Bangalore Urban District, in all measuring 0 Acre 07 & 1/2 Guntas, forming man of land in Sy.No.36/1 measuring 0 Acre 22.08 Guntas of Beretana Agrahara, Begur Hobli, Bangalore South Taluk, and bounded on the

For GREENFINCH

Managing Director

10. Haden Sides

6. Haden Side R.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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East by

Boundary of Dodda Thoguru Village and thereafter

PESIT South Campus

West by

Land in Sy.No36/2 and Sy No.37

North by

Land in Sy No. 35 and Sy. No. 36/2

South by

Remaining Portion of the same Sy. No. 36/1

IN WITNESS WHEREOF, the parties above named have signed this Deed of Absolute Sale on the date, month and year aforementioned in the presence of the following consenting witness and witnesses.

CONSENTING WITNESSES:

(Sri P.Anjaneya Reddy)

WITNESSES:

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consoligations of the waterwater

Managing Director

Purchaser.

Sri K. Madhusudhanarao,

For GREENFINCH PROJECTS PVT. LTD.

Vendor

Drafted by me.

10 we 03)05-06

1c. Harden Sudu R

BKIBNG-EINH 446 /2014-15 1-12 X

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಚಲೆ: ರೂ. 2/-

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2014-

DEED OF ABSOLUTE SALE

BK-I WUG THIS DEED OF ABSOLUTE SALE made and executed at Bangalore on this Twenty Second Day of April Two Thousand Fourteen (22/04/2014) is

BY:

Sri C.SUBRAMANYAM NAIDU, Aged about 65 years, S/o.late Sri C.Kuppaiah Naidu, r/at No.153, Raghavendra Layout, Padmanabhanagar, Bangalore-560 070.

who is hereinafter called the 'VENDOR' which term wherever the context requires shall mean and include all his heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the first part;

IN FAVOUR OF:

M/s Greenfinch Projects Private Limited. No. 18/2A and 2B, Kempapura, Yamalur Kempapura Main Road, Bangalore 560 037 PAN No. AAECG7404K Represented by its Managing Director Sri P Anjinaya Reddy

who is hereinafter called the 'PURCHASER' which term wherever the context requires shall mean and include all its Directors, their respective heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the

other part;

For GREENFINCH PROJECTS PVT, LTD.

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 Greenfinch Projects Private Limited rep by Its Managing Director Sri P Anjinaya Reddy . ಇವರು 346120.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ನೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	346120.00	No 391522 Dt: 22.4.2014 The Karur Vysya Bank, Halasur, Bangalore
ಒಟ್ಟು :	346120.00	

ಸ್ಥಳ - ಬೊಮ್ಮ ನಹಳ್ಳಿ

ದಿನಾಂಕ : 22/04/2014

ಉಪನೋಂದಣೆ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ ಉಪನೋಂದ್ಯಣವಾದ್ಯಕ್ಕಾರಿ ಬೊವುನಹಳ್ಳಿ.

Designed and Developed by C. DAC .ACTS Pune.

2 2 APR 2014





BKIBNG-EME 446 /2014-15 3-12-X

ಈ ದಸ್ಕಾವೇಯ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾರಕ 09-05-2003ರ ಶೃಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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

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WITNESSETH AS FOLLOWS:-

- I. WHEREAS, the Tahsildar, Bangalore South Taluk by an order dt.28-10-1985 passed in Case No.HOA/CR/128/79-80 on his file, re-granted land measuring 0 Acre 3 & ¾ Guntas forming part of land in Sy.No.36 of BeretanaAgrahara Village, BegurHobli, Bangalore South Taluk, appearing at item No.8 in the Annexure to the said order, which land is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule land, in favour of one Sri Venkatappa son of Sri Chikkamuniyappaand placed him in possession of the same.
- II. WHEREAS, the said Sri Venkatappa along with his sons namely Sri Munikrishnappa and Sri Muniraju, under a Deed of Sale dt.27-12-2006 registered as Document No.24946/2006-07 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, conveyed by way of sale the schedule land in favour of Sri C.Subramanyam Naidu, the Vendor herein and placed him in possession of the same.
- III. WHEREAS, on an application dt.12-7-2011 filed by Sri Subramanyam Naidu, the Vendor herein and Sri K.MadhusudhanaRao, permission has been granted for diversion of user of land measuring 0 Acre 22.08 Guntas in Sy.No.36/1 and land measuring 0 Acre 7.08 Guntas in Sy.No.36/2 from agricultural purposes to non-agricultural purposes vide Official Memorandum bearing No.ALN.SR (BH)/SR 55/2011-12 dt.16-1-2014 issued from the Office of the Deputy Commissioner, Bangalore Urban District.
- IV. WHEREAS, the Vendor herein having come into possession of the schedule land got the Katha of the schedule land mutated in his name in the revenue records vide M.R.No.23/2006-2007 and being in physical possession and cultivation got his name also entered in the cultivator column of RTC and has been in possession and

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For GREENFINCH PROJECTS PVT, LTD.

BKIBNG-EMH 446 /2014-15

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ಬೊಮ್ಮ ನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು 02:11:50 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ರದೊಂದಿಗೆ

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5	ಹಿಂದತೆ ಮುದ್ರಾಂಕ ಶುಣ್ಯ	40.00
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ತ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy ಇವರಿಂದೆ ಹಾಜರೆ ಮೊಡಲ್ಪಟ್ಟಿದೆ

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2 2 APR 2014

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

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2	Sri C Subramanyam Naldu . (ಬರೆದುಕೊಡುವವರು)			Donnix.



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಚಲೆ: ರೂ. 2/-

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enjoyment of the schedule land as absolute Owner with full power of disposal over the same.

V. WHEREAS, the Vendor having realized that the Schedule land has not been yielding any income much less a good income and having realized that it is not feasible to profitably enjoy the Schedule land and also having realized that it is preferable to acquire alternate property which is in the best interest of the members of his family, has decided to sell the Schedule land and having so decided to sell the Schedule land, while looking around for a purchaser to sell the same has come in contact with the Purchaser herein who has offered to purchase the Schedule land for a total sale consideration of Rs.9,75,000/- (Rupees Nine Lakh Seventy Five Thousand only) and the Vendor herein has agreed and accepted the said offer being the best offer which he has received so far for the schedule land and accordingly, has, having agreed to sell the Schedule land and accordingly have executed this Deed of Sale, conveying the Schedule land in favour of the Purchaser herein.

VI. WHEREAS, in the meanwhile in the year 2008, Sri P.Anjaneya Reddy, the Managing Director of the Purchaser herein had negotiated with the Vendor herein for the purchase of the Schedule land with the condition that he would secure conversion for diversion of user of the said land from agricultural to non-agricultural purposes and having so negotiated had on 29-4-2008 paid a sum of Rs.75,000/- in cash to the Vendor herein as advance of sale consideration. Thereafter, the said Sri P.Anjaneya Reddy has secured permission for diversion of user of the said land from agricultural to residential purposes in the name of the Vendor herein and in the meanwhile nominated the Purchaser herein, as his nominee to purchase the schedule land from the Vendor herein while at the same time consenting for treating the advance of Rs.75,000/- paid by him on 29-4-2008, as part of the sale consideration payable by the Purchaser herein being his nominee and accordingly, the Vendor has agreed to sell the schedule land to the Purchaser herein as nominee

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For GREENFINCH PROJECTS PVT. LTD.

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ಸಚ್ ರಜಿಸ್ಟ್ರಾರ ಉಪನೋಂದಣಾಧಿಕಾರಿ ುಚೊಮ್ಮನಹಳ್ಳಿ.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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of the said Sri P. Anjaneya Reddy and to confirm the same, the said Sri P.Anjaneya Reddy has signed this Deed of Sale as a consenting witness.

VII. WHEREAS, accordingly, the Purchaser has paid the total sale consideration of Rs.9,75,000/- (Rupees Nine Lakh Seventy Five Thousand only) only in the following manner.

 a) A sum of Rs. 75,000/- (Rupees Seventy Five Thousand Only) by way of cash on 29/04/2008.

b) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000042 dt. 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.

c) A sum of Rs.4,00,000/- (Rupees Four Lakhs only) by way of Cheque bearing No.000043 dt. 22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.

Favouring Sri C.Subramanyam Naidu being Vendor at the time of execution of this Deed of Sale and the Vendor hereby acknowledge the receipt of the entire sale consideration of Rs.9,75,000/- (Rupees Nine Lakh Seventy Five Thousand only) only from the Purchaser for the Schedule land.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the aforesaid offer and acceptance and in consideration of the payment of the entire Sale Consideration of Rs.9,75,000/- (Rupees Nine Lakh Seventy Five Thousand only) by the Purchaser to the Vendor as stated above, the receipt of which amount the Vendor hereby acknowledges from the Purchaser and from the payment of which total sale consideration, the Vendor hereby acquit the Purchaser, and the Vendor as absolute owner hereby sells, grants, releases, conveys and assures UNTO the said Purchaser, all that piece and parcel of

Deer

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

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ಕ್ರಮ ಸಂತ್ಯ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Krishna Murthy No.674/26, 12th Cross, 7th block , Jayanagar, Bangalore -82	17.6-
2	Narayanappa No. 250, 7th Cross, Whitefield, Bangalore	

ಉಪನೋರದೇಶವರ್ವಾರಿ ಬೊಮ್ಮನಹಳ್ಳ.

2 2 APR 2014



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನೆಂಬರೆ BMH-1-00446-2014-15 ಆಗ

ಸಿ.ಡಿ. ನಂಬರ BMHD671 ನೇ ಧರತ್ನು 14 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ದಿನಾಂಕ 22-04-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಬೊಮ್ಮನಹಳ್ಳಿ

ಕೆ.ಎಂ. ನಾಗಭೂಷಣ

ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಟೊಮ್ನನಹಳ್ಳಿ. 2 2 APR 2014



Designed and Developed by C-DAC, ACTS, Pune

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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

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immovable properties being the Schedule land, together with all and singular areas, sewers, ditches, fences, ways paths, rights, liberties, easements, profits, advantages, members and appurtenances whatsoever to the said Property or any part thereof, belonging to or in any way appertaining to or with the same held, used, occupied or enjoyed therewith or reputed or known as part or member thereof, or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the Schedule land or ground hereditaments, or any part thereof and all the estates, rights, title, interest, uses, inheritances, benefits, claims and demands whatsoever at law and in equity of the said Vendor, into or upon the Schedule land or any part thereof TO ENTER UPON AND TO HAVE, HOLD, OWN and POSSESS, all and singular the Schedule land hereby granted, released, conveyed, intended and assured or expressed to, so to be with and every of its rights, members and appurtenances unto and to the use and benefit of the said Purchaser absolutely and forever.

- 2. The Vendor do hereby covenant with the Purchaser that notwithstanding any acts, deeds matters or things whatsoever done by the Vendor or any person lawfully or equitably claiming by or in trust for him, the Vendor is now lawfully seized and possessed of the Schedule land free from all encumbrances, defects in title whatsoever and the Vendor now has in himself good right, full power and absolute authority to sell, grant, release or assure the Schedule land UNTO AND TO the use of the Purchaser in the manner herein written.
- 3. And that free and clear and freely and clearly and absolutely acquitted and exonerated, released and forever discharged or otherwise by and at the cost and expense of the Vendor, the said Vendor has sufficiently saved, kept harmless and indemnified of, from and against all former and other estates, title charges and encumbrances whatsoever with him already or to be suffered by the said Vendor or by any person or persons lawfully or equitably claiming or to claim from, under or in trust for him.

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For GREENFINCH PROJECTS PVT, LTD.

Managing Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka ದಸ್ಕಾವೇಜು ಹಾಳ Document Sheet

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Date of execution

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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- And further that the said Vendor and the persons having or lawfully or 4 equitably claiming or to claim from, under, or in trust for him, any estate, right, title or interest in the said premises or any part thereof, hereby granted by, the Vendor shall and from time to time and at all times hereafter at the request and the cost of the Purchaser do or execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters, conveyances and assurances in law whatsoever for better and more fully, perfectly and absolutely granting and assuring the Schedule land and every part thereof hereby granted UNTO AND TO the use of the said Purchaser in the manner aforesaid shall or may be reasonably be required by the Purchaser and the Vendor doth hereby covenant with the Purchaser, that the Vendor has not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby he is prevented from granting and conveying the Schedule land in the manner aforesaid or whereby the same or any part thereof is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.
- 5. And it shall be lawful for the Purchaser from time to time and at all times hereafter, peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the Schedule land hereby granted with its appurtenances without any ruse, lawful eviction, interruption, claims and demands whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for him or any of them.
- 6. The Vendor has assured the Purchaser that the Schedule land is the absolute Property of the Vendor and there are no minor claims or maintenance charges over the same and he has got absolute right of disposal over the same.

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For GREENFINCH PROJECTS PVT. LTD.

Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುರ್ವಿಯು 2003 ದಿನಾಂಕ 09–05–2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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- 7. And furthermore that the Vendor shall at all times, hereafter indemnify and keep indemnified the Purchaser against any losses, damages, costs, charges and expenses if any suffered or incurred by it by reason of any defect in title of the Vendor or due to breach of any of the covenants herein contained.
- The Vendor has no objection and hereby expressly consent for the Purchaser to obtain the transfer of the Pahani and Mutation entries and other records of the Schedule land to the name of the Purchaser.
- The Vendor has today delivered the available original documents pertaining to the title of the Vendor to the Schedule land and also the vacant physical possession of the Schedule land to the Purchaser.
- 10. The value of the Schedule land is Rs.9,75,000/- (Rupees Nine Lakh Seventy Five Thousand only)

SCHEDULE LAND

All that piece and parcel of immovable property being undeveloped Residential converted land vide Official Memorandum bearing No.ALN.SR (BH)/SR 55/2011-12 dt.16-1-2014 issued from the Office of the Deputy Commissioner, Bangalore Urban District. measuring 0 Acre 03 & 3/4th Guntas forming and of land measuring 0 Acre 22.08 Guntas in Sy.No.36/1, of Beretana Agrahara Village, Begur Hobli Bangalore South Taluk and bounded on the

East by

Boundary of Dodda Thogur Village & Thereafter

PESIT South campus

West by -

Remaining land in Sy.No.36/1,

North by

Remaining land in Sy.No.36/1,

South by

Remaining land in Sy.No.36/1,

Deeny!

FOR GREENFINCH PROJECTS PVT. LTD.

BKIBNG-EMH. 446 /2014-15

ಈ ದಸ್ಕಾರೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುಗೋಮು 2003 ದಿಪಾರಕ 09--05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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IN WITNESS WHEREOF, the parties above named have signed this Deed of Absolute Sale on the date, month and year aforementioned in the presence of the following consenting witness and witnesses.

CONSENTING WITNESSES:

(Sri P.Anjaneya Reddy)

Sri C.Subramanyam Naidu, Vendor

WITNESSES:

1. M.Kon 674/26 12th over The Block sources

FOR GREENFINCH PRIMED IS MYT, LICE

Purchaser.

Managing Direct

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ಸಾಂಕ ಇಲಾಖೆ Registration and Stamps Department ಚೆಲೆ: ರೂ. 2/-

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

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BK-9 448

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made and executed at Bangalore on this Twenty Second Day of April Two Thousand Fourteen (22/04/2014) is

BY:

Sri C. SUBRAMANYAM NAIDU, Aged about 65 years, S/o.late Sri C.Kuppaiah Naidu, r/at No.153, Raghavendra Layout, Padmanabhanagar, Bangalore-560 070.

who is hereinafter called the 'VENDOR' which term wherever the context requires shall mean and include all his heirs, legal representatives, successors-in-interest. executors, administrators and assigns of the first part;

IN FAVOUR OF:

M/s Greenfinch Projects Private Limited., No. 18/2A and 2B, Kempapura, Yamalur Kempapura Main Road. Bangalore 560 037 PAN No. AAECG7404K Represented by its Managing Director Sri P Anjinaya Reddy

who is hereinafter called the 'PURCHASER' which term wherever the context requires shall mean and include all its Directors, their respective heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the other part;

For GREENFINCH PROJECTS PVT. LTD.

BKIBNG-EMH. 448 /2014-15-4



ಕರ್ನಾಟಕ ಸರ್ಕಾರ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

he M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy . . . ಇವರು 496100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿಕ ಮುದ್ರಾಂಕ ಶುಲ್ಯವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ನೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	496100.00	NO 391523 Dt; 22.4.2014 Karur Vysya Bank , Halasur, Bangalore
અહ્યું :	496100.00	

ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ : 22/04/2014

ಉಪಬಹಣೆ ತಿಲ್ಲಾಗ್ ಕ್ರಾಫ್ ಕ್ರಾಫ್ ಬೆಡವ್ಯಾಹಫಳ್ಳಿ.

Designed and Developed by C-DAC ACTS Pune.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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Subard)



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಚರ: ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution ಶಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ನ ರೂ. Total stamp duty paid Rs.

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WITNESSETH AS FOLLOWS:-

- I. WHEREAS, the Tahsildar, Bangalore South Taluk by an order dt.28-10-1985 passed in Case No.HOA/CR/128/79-80 on his file, re-granted land measuring 0 Acre 3 & 3/4 Guntas forming part of land in Sy.No.36 of Beretana Agrahara Village, Begur Hobli, Bangalore South Taluk, appearing at Sl.No.2 in the Annexure to the said order, in favour of one Sri Kakappa son of Sri Muniga and placed him in possession of the same.
- II. WHEREAS, the Tahsildar, Bangalore South Taluk by an order dt.28-10-1985 passed in Case No.HOA/CR/128/79-80 on his file, re-granted land measuring 0 Acre 3 & 3/4 Guntas forming part of land in Sy.No.36 of BeretanaAgrahara Village, BegurHobli, Bangalore South Taluk, appearing at SI.10 in the Annexure to the said order, in favour of one Sri Pullappa, Sri Yellappa and Sri Chikkamuniyappa and placed them in possession of the same.
- III. WHEREAS, the Tahsildar, Bangalore South Taluk by an order dt.28-10-1985 passed in Case No.HOA/CR/128/79-80 on his file, re-granted land measuring 0 Acre 3 & ¾ Guntas forming part of land in Sy.No.36 of BeretanaAgrahara Village, BegurHobli, Bangalore South Taluk, appearing at SI.No.11 in the Annexure to the said order, in favour of one Sri Munishamy who is also called Chikkamunishamyand placed him in possession of the same. That after the death of SriMunishami @ Chikkamunishami, the said land was succeeded to by his three sons namely Sri Yellappa, late Sri Muniramappa and Sri Muniyellappa.
- IV. WHEREAS, under a Deed of Sale dt.28-10-2005 registered as Document No.9410/05-06 of Book I in the Office of the Sub-Registrar, Sub-Registrar, Bangalore South Taluk, Smt.Munivenkatamma, daughter of Sri Kakappa, being one of the heirs of Sri Kakappa, in whose favour item No.1 of the schedule lands (item No.2

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For GREENFINCH PROJECTS PVT. LTD.

MATTER DADINGS

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ತ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy . ಇವರಿಂದ ಹಾಟರೆ ಮಾಡಲ್ಪಟ್ಟಿದೆ

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I.	M/s Greenfinch Projects Private Limited rep by Its Managing Director Sri P Anjinaya Reddy (wdhlaodiddi)	2		1. March of the
2	Sri C Subramanyam Naidu . (ಬರೆದುಕೊಡುವವರು)			Shert



ಉಪನೋಂದಣಾಧಿಕಾರಿ `ಬೊಮ್ಮನಹಳ್ಳಿ,

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಚಲೆ: ರೂ. 2/-

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in the Re-Grant Order), was granted, Sri Narayana and Sri Shankara both sons of late Sri Pullappa, Smt.Kaveri, Sri Ramaswamy, Sri Krishna, Sri Jayappa, being children of Sri Yellappa, and Sri Chikkamuniyappa S/o.SriKakappa, (being the Grantees of land at SI.No.10 in the Re-Grant Order namely Sri Pullappa, Sri Yellappa and Sri Chikkamuniyappa), so also Sri Venkatesh, Sri Venkataramana, sons of said Sri Chikkamuniyappa, (being the Grantee of land in Sl.No.10 of Re-Grant Order), so also Sri M.Muniyellappa son of late Sri Munishamappa @ Chikkamunishamy, (being one of the grantee of Sl.No.11 in the Re-Grant Order) conveyed item No.1, (being Sl.No.2 in the Re-Grant Order), item No.2, (being Sl.No.10 in the Re-Grant Order) and item No.3 (being Sl. No.11 in the Re-Grant Order), in all actually measuring 0 Acre 10 & 3/4 Guntas in Sy.No.36 of BeretenaAgrahara Village, forming part of land measuring 0 Acre 22.08 Guntas in Sy.no.36/1, which earlier formed part of land measuring 0 Acre 30 Guntas in Sy.No.36 of BeretenaAgrahara Village, which land is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule land, in favour of Sri C.Subramanya Naidu, the Vendor herein and placed him in possession of the same.

V. WHEREAS, thereafter, under a Confirmation Deed dt.23-9-2006 registered as Document No.16698/06-07 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, Sri Yellappa, first son of Sri Munishamappa, (Grantee of land at SI.No.11 of Re-Grant order), his daughter Smt.Munirathna, his son Sri Nagaraju, so also Sri Poojaga @ Poojappa, Smt.Manjula, Sri Muniraju, being the children of late Sri Muniramappa, second son of said Sri Munishamappa, (Grantee of land at SI.No.11), so also Sri Gopinath, son of late Sri Muniyellappa, who is the third son of Sri Munishamappa (Grantee of land at SI.No.11), so also Sri Kumar, son of late Sri Kaverappa, who was the last son of Sri Chikkamuniyappa (Grantee of land at SI.No.10 of the Re-Grant Order), so also Sri Chikkamuniyappa, (Grantee of land at SI.No.10 of the Re-Grant Order), so also Smt. Yellamma wife of late Sri Kaverappa, Sri RenukaRaju, son of late Sri Kaverappa who is the first son of late Sri Yellappa (Grantee of land at SI.No.10 of

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For GREENFINCH PROJECTS PVT. LTD.

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3	Sri P Anjineya Reddy , (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			1 her by head

ಗ್ರಹ್ಮ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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Re-Grant Order), so also Sri Narayana and Sri Devaraj, both sons of late Sri Yellappa, (Grantee of land at Sl.No.10 of Re-Grant Order), confirmed the sale made in favour of Sri C.Subramanya under the afore said Deed of Sale dt.28-10-2005 registered as Document No.9410/05-06.

VI. WHEREAS, thereafter, under a Confirmation Deed dt.28-9-2006 registered as Document No.17292/06-07 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, Sri Yellappa, Smt.Papamma, Sri Sampangi, Sri Ramappa, Smt.Ramakka, Smt.Lakshmamma, Sri Chikkanarayana, Sri Amaranarayana being the children of Sri Kakappa son of Sri Muniga (Grantee of land at Sl.No.2 of the Re-Grant Order), so also Sri Gajendra, son of said Sri Sampangi, Kum.Rathna, daughter of Sri Ramappa, so also Kum.Nethra, daughter of Sri Chikkanarayana, Master Mohan son of Sri Amaranarayana, confirmed the sale made in favour of Sri C.Subramanya under the afore said Deed of Sale dt.28-10-2005 registered as Document No.9410/05-06 of the Schedule land.

VII. WHEREAS, the Vendor herein having come into possession of the schedule land got the Katha of the schedule land mutated in his name in the revenue records vide M.R.No.5/2006-2007 and being in physical possession and cultivation got his name also entered in the cultivator column of RTC and has been in possession and enjoyment of the schedule land as absolute Owner with full power of disposal over the same.

VIII. WHEREAS, the Vendor having realized that the Schedule land has not been yielding any income much less a good income and having realized that it is not feasible to profitably enjoy the Schedule land and also having realized that it is preferable to acquire alternate property which is in the best interest of the members of his family, has decided to sell the Schedule land and having so decided to sell the Schedule land, while looking around for a purchaser to sell the same has come in contact with the Purchaser herein who has offered to purchase the Schedule land for

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For GREENFINCH PROJECTS PVT, LTD.

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ಪಿಳಾಸ	があ
1	Krishnamurthy No 674/26, 12th Cross, 7th Block , Jayanagar, Bangalore	M.Kan
2	Narayanappa No 250, 7th Cross, Whitefield , Bangalore	· ·

ಉಪನೋಂಘ್ಷಣ್ಣಾಧಿಕಾಡಿ ಬೊಮ್ಮನಹಳ್ಳ.

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ಉಪನೋಂದಗಾಧಿಕಾರಿ ಜಯನಗರ (ಬೊಮ್ಮನಹಳ್ಳಿ)

ಕೆ.ಎಂ. ನಾಗಭೂಷಣ

ಉಪನೋಂದನಾಧಿಕಾರಿ

ಬೊವ್ಯಾನಹಳ್ಳಿ

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Designed and Developed by C-DAC, ACTS, Pune

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

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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a total sale consideration of Rs.32,25,000./- (Rupees Thirty Two Lakhs Twenty Five Thousand Only) and the Vendor herein has agreed and accepted the said offer being the best offer which he has received so far for the schedule land and accordingly, has, having agreed to sell the Schedule land and accordingly have executed this Deed of Sale, conveying the Schedule land in favour of the Purchaser herein.

- IX. WHEREAS, in the meanwhile in the year 2008, Sri P.Anjaneya Reddy, the Managing Director of the Purchaser herein had negotiated with the Vendor herein for the purchase of the Schedule land with the condition that he would secure conversion for diversion of user of the said land from agricultural to non-agricultural purposes and having so negotiated had on 29-4-2008 paid a sum of Rs.2, 25,000/in cash to the Vendor herein as advance of sale consideration. Thereafter, the said Sri P. Anjaneya Reddy has secured permission for diversion of user of the said land from agricultural to residential purposes in the name of the Vendor herein and in the meanwhile nominated the Purchaser herein, as his nominee to purchase the schedule land from the Vendor herein while at the same time consenting for treating the advance of Rs.2,25,000/- paid by him on 29-4-2008, as part of the sale consideration payable by the Purchaser herein being his nominee and accordingly, the Vendor has agreed to sell the schedule land to the Purchaser herein as nominee of the said Sri P. Anjaneya Reddy and to confirm the same, the said Sri P. Anjaneya Reddy has signed this Deed of Sale as a consenting witness.
- X. WHEREAS, accordingly, the Purchaser has paid the total sale consideration of Rs.32,25,000/-(Rupees Thirty Two Lakhs Twenty Five Thousand Only), in the following manner.
 - a) A sum of Rs. 2,25,000/- (Rupees Two Lakh Twenty Five Thousand Only) by way of cash on 29/04/2008,

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For GREENFINCH PROJECTS PVT, LTD.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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- b) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000036 dt 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.
- c) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000037 dt. 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.
- d) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000038 dt. 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.
- e) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000039 dt. 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.
- f) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000040 dt. 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.
- g) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000041 dt. 22-04-2014 drawn on KarurVysya Bank, Halasuru Branch, Bangalore.

favouringSri C.Subramanyam Naidu being Vendor at the time of execution of this Deed of Sale and the Vendor hereby acknowledges the receipt of the entire sale consideration of Rs.32,25,000/-(Rupees Thirty Two Lakhs Twenty Five Thousand Only), only from the Purchaser for the Schedule land.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

 That in pursuance of the aforesaid offer and acceptance and in consideration of the payment of the entire Sale Consideration of Rs.32,25,000/-(Rupees Thirty Two Lakhs Twenty Five Thousand Only). by the Purchaser to the Vendor as stated

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FOR GREENFINCH PROJECTS PVT, LTD.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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above, the receipt of which amount the Vendor hereby jointly and severally from the Purchaser and from the payment of which total sale consideration, the Vendor hereby acquit the Purchaser, and the Vendor as absolute owner hereby sells, grants, releases, conveys and assures UNTO the said Purchaser, all that piece and parcel of immovable properties being the Schedule land, together with all and singular areas, sewers, ditches, fences, ways paths, rights, liberties, easements, profits, advantages, members and appurtenances whatsoever to the said Property or any part, thereof, belonging to or in any way appertaining to or with the same held, used, occupied or enjoyed therewith or reputed or known as part or member thereof, or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the Schedule land or ground hereditaments, or any part thereof and all the estates, rights, title, interest, uses, inheritances, benefits, claims and demands whatsoever at law and in equity of the said Vendor, into or upon the Schedule land or any part thereof TO ENTER UPON AND TO HAVE, HOLD, OWN POSSESS, all and singular the Schedule land hereby granted, released, conveyed, intended and assured or expressed to, so to be with and every of its rights, members and appurtenances unto and to the use and benefit of the said Purchaser absolutely and forever.

2. The Vendor do hereby covenant with the Purchaser that notwithstanding any acts, deeds matters or things whatsoever done by the Vendor or any person lawfully or equitably claiming by or in trust for him, the Vendoris now lawfully seized and possessed of the Schedule land free from all encumbrances, defects in title whatsoever and the Vendor now has in himself good right, full power and absolute authority to sell, grant, release or assure the Schedule land UNTO AND TO the use of the Purchaser in the manner herein written.

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For GREENFINCH PROJECTS PVT. LTD.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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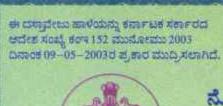
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- 3. And that free and clear and freely and clearly and absolutely acquitted and exonerated, released and forever discharged or otherwise by and at the cost and expense of the Vendor, the said Vendor has sufficiently saved, kept harmless and indemnified of, from and against all former and other estates, title charges and encumbrances whatsoever with him already or to be suffered by the said Vendor or by any person or persons lawfully or equitably claiming or to claim from, under or in trust for him.
- And further that the said Vendor and the persons having or lawfully or 4. equitably claiming or to claim from, under, or in trust for him, any estate, right, title or interest in the said premises or any part thereof, hereby granted by, the Vendor shall and from time to time and at all times hereafter at the request and the cost of the Purchaser do or execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters, conveyances and assurances in law whatsoever for better and more fully, perfectly and absolutely granting and assuring the Schedule land and every part thereof hereby granted UNTO AND TO the use of the said Purchaser in the manner aforesaid shall or may be reasonably be required by the Purchaser and the Vendor doth hereby covenant with the Purchaser, that the Vendor has not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby he is prevented from granting and conveying the Schedule land in the manner aforesaid or whereby the same or any part thereof is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.
- 5. And it shall be lawful for the Purchaser from time to time and at all times hereafter, peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the Schedule land hereby granted with its appurtenances without any ruse, lawful eviction, interruption, claims and demands whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for him or any of them.

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For GREENFINCH PROJECTS PVT, LTD.



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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- The Vendor have assured the Purchaser that the Schedule land is the absolute Property of the Vendor and there are no minor claims or maintenance charges over the same and he has got absolute right of disposal over the same.
- 7. And furthermore that the Vendor shall at all times, hereafter indemnify and keep indemnified the Purchaser against any losses, damages, costs, charges and expenses if any suffered or incurred by it by reason of any defect in title of the Vendor or due to breach of any of the covenants herein contained.
- The Vendor has no objection and hereby expressly consent for the Purchaser to obtain the transfer of the Pahani and Mutation entries and other records of the Schedule land to the name of the Purchaser.
- The Vendor has today delivered the available original documents pertaining to the title of the Vendor to the Schedule land and also the vacant physical possession of the Schedule land to the Purchaser.
- The value of the Schedule land is Rs.32,25,000/-(Rupees Thirty Two Lakhs Twenty Five Thousand Only).

SCHEDULE LAND

All that piece and parcel of immovable property being undeveloped Residential converted land vide Official Memorandum bearing No.ALN.SR (BH)/SR 55/2011-12 dt.16-1-2014 issued from the Office of the Deputy Commissioner, Bangalore Urban District, measuring 0 Acre 10 & 3/4thGuntas forming of land measuring 0 Acre 22.08 Guntas in Sy.no.36/1, of Beretana Agrahara Village, Begur Hobli Bangalore South Taluk, and bounded on the

FOR GREENFINCH PROJECTS PVT. LTD.

Managing Director

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BK I BNG-EMH. 448 /2014-15 14-14

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ **Document Sheet**



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ಯಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಚಲೆ: ರೂ. 2/-

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

ಮಾರ್ವಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಲ ರಡೆ Total stamp duty paid Rs.

East by

Boundary of Dodda Thoguru Village there after

PESIT South campus.

West by

Sy. No. 37

North by

Remaining land in Sy.No.36,

South by

Sy. No. 37

IN WITNESS WHEREOF, the parties above named have signed this Deed of Absolute Sale on the date, month and year aforementioned in the presence of the following consenting witness and witnesses.

CONSENTING WITNESSES:

(Sri P.Anjaneya Reddy)

Sri C.Subramanyam Naidu,

Vendor

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

WITNESSES:

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to Block organis

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Purchaser.

Drafted by me,

Wheno 03/05-06

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BKIBNG-PMH 443 /2014-15 1-13 x

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ಯಾವೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department ಬೆಲೆ: ರೂ. 2/-

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BX-2 443

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made and executed at Bangalore on this Twenty Second Day of April Two Thousand Fourteen (22/04/2014) is

BY:

Sri K.MadhusudhanaRao, Aged about 35 years, S/o.SriK.Subramanya Naidu, r/at No.674/26, 12th Cross, Jayanagar,Bangalore-560 082.

who is hereinafter called the 'VENDOR' which term wherever the context requires shall mean and include all his heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the first part;

IN FAVOUR OF:

M/s Greenfinch Projects Private Limited., No. 18/2A and 2B, Kempapura, Yamalur Kempapura Main Road, Bangalore 560 037 PAN No. AAECG7404K Represented by its Managing Director Sri P Anjinaya Reddy

who is hereinafter called the 'PURCHASER' which term wherever the context requires shall mean and include all its Directors, their respective heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the other part;

For GREENFINCH PROJECTS PVT. LTD.

10 trading Sudna Ro

BKIBNG-EMH 443 /2014-15->



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ ನೋಂದಣೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy . ಇವರು 346120.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ನೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿನರ
ಇತೆರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	346120,00	No 391508 Dt; 22.4.2014 Karur Vysya Bank , Halasuru , Bangalore
ఒట్ను :	346120.00	

ಪ್ರಭ

: ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ: 22/04/2014

CONTRACTOR CONTRACTOR

Designed and Developed by C-DAC ,ACTS Pune.

2 2 APR 2014



BKIBNG-EMH 443 /2014-15

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ಈ ದಸ್ಕಾರ್ನೆಯ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆರೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುರ್ನೊಮು 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 ಮ್ಯಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution ಶಾಪಹಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

WITNESSETH AS FOLLOWS:-

- I. WHEREAS, the Tahsildar, Bangalore South Taluk by an order dt. 28-10-1985 passed in Case No. HOA/CR/128/79-80 on his file, re-granted land measuring 0 Acre 7 and ½ Guntas forming part of land in Sy. No. 36 of Beretana Agrahara Village, Begur Hobli, Bangalore South Taluk, which land is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule land, in favour of one Smt. Yellamma wife of Sri Muniyappa and placed her in possession of the same.
- II. WHEREAS, the said Smt.Yellammahaving come into possession of the schedule land got the Katha of the schedule land mutated in her name and was in possession and enjoyment of the same. She had thereafter under a WILL dt 2-11-1986 registered as Document No.43/89-90 of Book III in the Office of the Sub-Registrar, Gandhinagar, Bangalore, bequeathed the schedule land in favour of her only son Sri Ramappa. The said Sri Ramappa having thereafter inherited the schedule land, under a Deed of Sale dt.6-1-2006 registered as Document No.12162/2005-06 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, conveyed by way of sale the schedule land in favour of one Sri K. Venkataswamy son of Sri Kakappa and placed him in possession of the same.
- III. WHEREAS, the said Sri K.Venkataswamy along with his sons namely Master Nikhil and Master Jeril, (then minors so represented by their father) under a Deed of Sale dt.13-10-2006 registered as Document No.18493/2006-07 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, conveyed by way of sale the schedule land in favour of Sri K.MadhusudhanaRao, the Vendor herein and placed him in possession of the same.

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

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Print Date & Time: 22-04-2014 02:00:08 PM

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ಬೊಮ್ಮ ನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು 01:52:20 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಪದೊಂದಿಗೆ

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ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy ಇವರಿಂದ ಹಾಜರೆ ಮಾಡಲ್ಪಟ್ಟಿದೆ

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8 M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy	0		1. Windy

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

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L	M/s Greenfinch Projects Private Limited rep by Its Managing Director Sri P Anjinaya Reddy (wahanadids)			8. Mortan 18
2	Sri K Madhusudhana Rao . (ಬರೆದುಕೊಡುವವರು)			K. Madny Sudin P



BK I BNG-EINH 443 /2014-15 5-13

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department ಚಟ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಮಾವುದೇ 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.

- IV. WHEREAS, on an application dt.12-7-2011 filed by Sri Subramanya Naidu and Sri K.MadhusudhanaRao, the Vendor herein permission has been granted for diversion of user of land measuring 0 Acre 22.08 Guntas in Sy.No.36/1 and land measuring 0 Acre 7.08 Guntas in Sy.No.36/2 from agricultural purposes to non-agricultural purposes vide Official Memorandum bearing No.ALN.SR (BH)/SR 55/2011-12 dt.16-1-2014 issued from the Office of the Deputy Commissioner, Bangalore Urban District.
- V. WHEREAS, the Vendor herein having come into possession of the schedule land got the Katha of the schedule land mutated in his name in the revenue records vide M.R.No.18/2006-07and being in physical possession and cultivation got his name also entered in the cultivator column of RTC and has been in possession and enjoyment of the schedule land as absolute Owner with full power of disposal over the same.
- VI. WHEREAS, the Vendor having realized that the Schedule land has not been yielding any income much less a good income and having realized that it is not feasible to profitably enjoy the Schedule land and also having realized that it is preferable to acquire alternate property which is in the best interest of the members of his family, has decided to sell the Schedule land and having so decided to sell the Schedule land, while looking around for a purchaser to sell the same have come in contact with the Purchaser herein who has offered to purchase the Schedule land for a total sale consideration of Rs.22,50,000./-(Rupees Twenty Two Lakhs Fifty Thousand Only)and the Vendor herein has agreed and accepted the said offer being the best offer which he has received so far for the schedule land and accordingly, has, having agreed to sell the Schedule land and has executed this Deed of Sale, conveying the Schedule land in favour of the Purchaser herein.

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For GREENFINCH PROJECTS PVT, LTD.

Managing Director

K. Madhy Sudhahu

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ಉಪನೋಂದಣಾಧಿಕಾರಿ ಚೂಪ್ಮುನಹಳ್ಳಿ.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department ಬೆಲೆ: ರೂ. 2/-

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VII. WHEREAS, in the meanwhile in the year 2008, Sri P Anjaneva Reddy, the Managing Director of the Purchaser herein had negotiated with the Vendor herein for the purchase of the Schedule land with the condition that he would secure conversion for diversion of user of the said land from agricultural to nonagricultural purposes and having so negotiated had on 29-4-2008 paid a sum of Rs.50,000/- in cash to the Vendor herein as advance of sale consideration. Thereafter, the said Sri P. Anjaneya Reddy has secured permission for diversion of user of the said land from agricultural to residential purposes in the name of the Vendor herein and in the meanwhile nominated the Purchaser herein, as his nominee to purchase the schedule land from the Vendor herein while at the same time consenting for treating the advance of Rs.50,000/- paid by him on 29-4-2008, as part of the sale consideration payable by the Purchaser herein being his nominee and accordingly, the Vendor has agreed to sell the schedule land to the Purchaser herein as nominee of the said Sri P.Anjaneya Reddy and to confirm the same, the said Sri P.Anjaneya Reddy has signed this Deed of Sale as a consenting witness.

VIII. WHEREAS, accordingly, the Purchaser has paid the total sale consideration of Rs.22,50,000./- (Rupees Twenty Two Lakhs Fifty Thousand Only) only in the following manner.

- a) A sum of Rs. 50,000/- (Rupees Fifty Thousand Only) by way of cash on 29/04/2008.
- b) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000026 dt 22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.
- c) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000027 dt. 22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.

For GREENFINCH PROJECTS PVT, LTD.

Managing Director

K. Hadhu Sudne A

BKIBNG-EMH 443 /2014-15+

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t	Krishna Murthy No.674/26, 12th Cross, 7th block , Jayanagar, Bangalore -82	M.Kon
2	Narayanappa No.250, 7th Cross, Whitefield, Bangalore	(1 2) (Marcana)

ಉಪನೋಂದ ಹಾಫಿಹ್ಯಾರಿ ಬೊಪ್ಪುನಹಳ್ಳಿ.

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1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BMH-1-00443-2014-15 ಆಗಿ

೩.ಡಿ. ನಂಬರ BMHD671 ನೇ ದ್ವರಲ್ಲಿ

ದಿನಾಂಕ 22-04-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಷ್ಟರಕಾರಿ ಜಯನ್ನರಲ್ಲಿ (ಬ್ಲೊಮ್ಮನಕ್ಕಳ್ಳಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಉಪನೋಂದ ಕಾಧಿ**ಕಾರಿ**

2 2 APR 2014

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department ಚರ: ರೂ. 2/-

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

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- d) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000028 dt.22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.
- e) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000029 dt.22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.
- f) A sum of Rs.2,00,000/- (Rupees Two Lakhs only) by way of Cheque bearing No. 000030 dt. 22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.

Favouring Sri K. MadhusudhanaRao being the Vendor at the time of execution of this Deed of Sale and the Vendor hereby acknowledges the receipt of the entire sale consideration of Rs.22,50,000./- (Rupees Twenty Two Lakhs Fifty Thousand Only) only from the Purchaser for the Schedule land.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the aforesaid offer and acceptance and in consideration of the payment of the entire Sale Consideration of Rs.22,50,000/-(Rupees Twenty Two Lakhs Fifty Thousand Only) by the Purchaser to the Vendor as stated above, the receipt of which amount the Vendor hereby acknowledges from the Purchaser and from the payment of which total sale consideration, the Vendor hereby acquit the Purchaser, and the Vendor as absolute owner hereby sells, grants, releases, conveys and assures UNTO the said Purchaser, all that piece and parcel of immovable properties being the Schedule land, together with all and singular areas, sewers, ditches, fences, ways paths, rights, liberties, easements, profits, advantages, members and appurtenances whatsoever to the said Property or any part thereof, belonging to or in any way appertaining to or

For GREENFINCH PROJECTS PVT, LTD.

Managing Director

K. Hadhy Sudue A

BKIBNG-PMH 443 /2014-15 × 10-13

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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

> ಶಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಕೆಟ್ಟು ರತ್ನ Total stamp duty paid Rs.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

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with the same held, used, occupied or enjoyed therewith or reputed or known as part or member thereof, or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the Schedule land or ground hereditaments, or any part thereof and all the estates, rights, title, interest, uses, inheritances, benefits, claims and demands whatsoever at law and in equity of the said Vendor, into or upon the Schedule land or any part thereof TO ENTER UPON AND TO HAVE, HOLD, OWN and POSSESS, all and singular the Schedule land hereby granted, released, conveyed, intended and assured or expressed to, so to be with and every of its rights, members and appurtenances unto and to the use and benefit of the said Purchaser absolutely and forever.

- 2. The Vendor do hereby covenant with the Purchaser that notwithstanding any acts, deeds matters or things whatsoever done by the Vendor or any person lawfully or equitably claiming by or in trust for him, the Vendor is now lawfully seized and possessed of the Schedule land free from all encumbrances, defects in title whatsoever and the Vendor now has in themselves good right, full power and absolute authority to sell, grant, release or assure the Schedule land UNTO AND TO the use of the Purchaser in the manner herein written.
- 3. And that free and clear and freely and clearly and absolutely acquitted and exonerated, released and forever discharged or otherwise by and at the cost and expense of the Vendor, the said Vendor has sufficiently saved, kept harmless and indemnified of, from and against all former and other estates, title charges and encumbrances whatsoever with him already or to be suffered by the said Vendor or by any person or persons lawfully or equitably claiming or to claim from, under or in trust for him.

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

K. Hadhy Sudna P-

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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- And further that the said Vendor and the persons having or lawfully or 4 equitably claiming or to claim from, under, or in trust for him, any estate, right, title or interest in the said premises or any part thereof, hereby granted by, the Vendor shall and from time to time and at all times hereafter at the request and the cost of the Purchaser do or execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters, conveyances and assurances in law whatsoever for better and more fully, perfectly and absolutely granting and assuring the Schedule land and every part thereof hereby granted UNTO AND TO the use of the said Purchaser in the manner aforesaid shall or may be reasonably be required by the Purchaser and the Vendor doth hereby covenant with the Purchaser, that the Vendor has not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby he is prevented from granting and conveying the Schedule land in the manner aforesaid or whereby the same or any part thereof is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.
- 5. And it shall be lawful for the Purchaser from time to time and at all times hereafter, peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the Schedule land hereby granted with its appurtenances without any ruse, lawful eviction, interruption, claims and demands whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for him or any of them.
- The Vendor has assured the Purchaser that the Schedule land is the absolute Property of the Vendor and there are no minor claims or maintenance charges over the same and he has got absolute right of disposal over the same.

FOR GREENFINCH PROJECTS PVT. LTD

Managing Director

K. Hadny Sudne A

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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Total stamp duty paid Rs.

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- 7. And furthermore that the Vendor shall at all times, hereafter indemnify and keep indemnified the Purchaser against any losses, damages, costs, charges and expenses if any suffered or incurred by it by reason of any defect in title of the Vendor or due to breach of any of the covenants herein contained.
- The Vendor has no objection and hereby expressly consent for the Purchaser to obtain the transfer of the Pahani and Mutation entries and other records of the Schedule land to the name of the Purchaser.
- 9. The Vendor has today delivered the available original documents pertaining to the title of the Vendor to the Schedule land and also the vacant physical possession of the Schedule land to the Purchaser.
- The value of the Schedule land is Rs.22.50.000./- (Rupees Twenty Two Lakhs Fifty Thousand Only).

SCHEDULE LAND

All that piece and parcel of immovable property being undeveloped Residential converted land vide Official Memorandum bearing No.ALN.SR (BH)/SR 55/2011-12 dt.16-1-2014 issued from the Office of the Deputy Commissioner, Bangalore Urban District, measuring 0Acre 7 & 1/2 Guntas in Sy.No.36/2 of Beretana Agrahara, Begur Hobli, Bangalore South Taluk, and bounded on the

East by

IC. Modery Sudes Plan

Boundary of Bodda Thoguru Village and thereafter

RESIT South Campus SYNO

West by

Sy. No. 30 and Sy. No. 37,

North by

Sy.No.35.

South by

Sv.No.36/1,

1c. Madny Sudno A

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

C Hadny Sudm R

d 13-13 BKIBNG-EMH. 443 /2014-15

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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> IN WITNESS WHEREOF, the parties above named have signed this Deed of Absolute Sale on the date, month and year aforementioned in the presence of the following consenting witness and witnesses.

CONSENTING WITNESSES:

(Sri P. Anjaneya Reddy)

K. Haden Sudraller

Sri K.Madhusudhanarao, Vendor

WITNESSES:

1. M.Koley 674/26 12th cross - the alook gayagan BRUPE PY

For GREENFINCH PROJECTS PVT 1 TO

Managing Director

Purchaser.

MARRYNNAPPA

(Des) TT 025.000

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Duc no 03/05-06

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka ದಸ್ತಾವೇಜು ಹಾಳ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE is made and executed on this Seventh Day of April Two Thousand Fifteen (07/04/2015) is

BY:

M/s MAHABIR BEVERAGES (P) LTD.,

No. 22, Bannerghatta Road Bangalore – 560034 PAN No. AADCM7298N Represented by its Director Mr. Ravindra Kumar Goenka

who is hereinafter called the 'VENDOR' which term wherever the context requires shall mean and include all his heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the first part;

IN FAVOUR OF:

M/s Greenfinch Projects Private Limited.,

No. 18/2A and 2B, Kempapura, Yamalur-Kempapura Main Road, Bangalore - 560 037 PAN No. AAECG7404K Represented by its Director Mr. Harsha Vardhan Anjaneyareddy

who is hereinafter called the 'PURCHASER' which term wherever the context requires shall mean and include all its Directors, their respective heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the other part;

For Manabir Beverages (P) Ltd.

director

FOR GREENFINCH PROJECTS PVT. LTD.

Page 1 of 11

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ಕರ್ನಾಟಕೆ ಸರ್ಕಾರ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕೆ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Greenfinch Projects Private Limited Rep by its Director Mr. Harsha Vardhan Anjaneyareddy , ಇವರು 628560.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ನೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	628560.00	DD No.237464, Dtd. 06/04/2015, Issued by The Karur Vysya Bank Ltd., Bangalore.
ಒಟ್ಟು :	628560.00	

ಸ್ಥಳ : ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕೆ: 07/04/2015

ಉಪ-ನೋಂದಣೆ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಉಪನೆಚೀನ್ನು ಹಳಾಧಿಕಾರಿ

ಬೊಮ್ಮನಹಳ್ಳಿ.

0 7 APR 2015





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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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ದಸ್ಕಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕರೂ. Total stamp duty paid Rs.

WITNESSETH AS FOLLOWS:-

- I. WHEREAS, under a Deed of Sale dt.15-12-1954 registered as Document No.4338 of Book I in the Office of the Sub-Registrar, Bangalore Taluk, one Sri Gundappa and others being the Owners of land measuring OAcre 15Guntas in Sy.No. 35 of Beretena Agrahara Village, Begur Hobli, Bangalore South Taluk, which is hereinafter referred to as the Said Property, conveyed by way of sale in favor of one Sri K. Narayana Reddy, son of Sri Thimma Reddy and placed him in possession of the same.
- II. WHEREAS, after the death of said Sri K. Narayana Reddy, his wife Smt. Nanjamma having succeeded to the Said Property, along with her two daughters namely Smt. Jayalakshmamma and Smt. Indiramma, under a Deed of Settlement dt. 27-7-1963 registered as Document No.2190/63-64 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, settled the Said Property in favor of her first daughter Smt. Jayalakshmamma and placed her in possession of the same.
- WHEREAS, the said Smt. Jayalakshmamma thereafter under a Deed of Sale III. dt.15-9-1971 registered as Document No.3363/71-72 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, sold the Said Property in favor of one Smt. Sarojamma and her brother Sri B. Chinnappa Reddy and placed them in possession of the same.

Por Mahabir Beverages (P) Ltd. For GREENFINCH PROJECTS PVT. LTD.

Page 2 of 11

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4	ಪರಿಶೋಧನಾ ಶುಲ್ಯ	35.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಯ	40.00
	શ્રહ્યુ _:	112940.00

శ్రీr M/s. Greenfinch Projects Private Limited Rep by its Director Mr. Harsha Vardhan Anjaneyareddy ఇవరింద ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಪೋಟ <u>ಿ</u>	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
कु M/s, Greenfinch Projects Private Limited Rep by its Director Mr, Harsha Vardhan Anjaneyareddy	R		thereby finding

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಬೊವ್ಮುನಹಳ್ಳಿ. Bath ಹೆಸರು រដ្ឋិត្រស៊ីត ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು zios. M/s. Greenfinch Projects Private Limited Rep by its Director Mr. Harsha Vardhan Anjaneyareddy 1 (ಬರೆಸಿಕೊಂಡವರು) M/s. Mahabir Beverages (P) Ltd., Rep by its Director Mr. Ravindra Kumar Goenka 2 Septembolish Park (ಬರೆದುಕೊಡುವವರು)

ಸಬ್ ರಜಿಸ್ಟಾರ ಉಪನೋಂದಣಾಧಿ**ಕಾ**ರಿ ೆ ಇವು ನಪ್ಪು

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

- IV. WHEREAS, the said Smt.Sarojamma having got the Katha of Said Property mutated in her name vide M.R.No.1/71-72, along with the said Sri B.Chinnappa Reddy referred to as Sri Chinnappa, under a Power of Attorney dt.28-9-1994 registered as Document No.751/94-95 of Book IV in the Office of the Sub-Registrar, Bangalore South Taluk, appointed one Sri J. Devarajulu as their General Power of Attorney to deal with and dispose of the Said Property.
- V. WHEREAS, the said Smt. Sarojamma and Sri B. Chinnappa Reddy secured diversion of user of the Said Property from agricultural to non agriculture purposes vide Official Memorandum bearing No.BDS/ALN/SR(S)/62/95-96 dt.23-11-1995 issued from the Office of the Deputy Commissioner, Bangalore District.
- VI. WHEREAS, the said Sri J. Devarajulu acting on the powers so conferred on him under the said GPA dt.28-9-1994 under a Deed of Sale dt.9-11-2005 registered as Document No.9667/2005-06 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, conveyed the Said Property, the user of which had by then been permitted to be diverted from agricultural to non agricultural purposes for and on behalf of the said Smt. Sarojamma and Sri B. Chinnappa Reddy in favor of Sri C. S. Niranjan Kumar and placed him in possession of the same.

For Mahabir Beverages (P) Ltd.

Director

For GREENFINCH PROJECTS PVT. LTD.

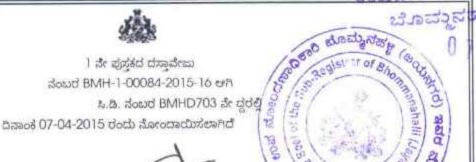
Page 3 of 11



ಗುರುತಿಸುವವರು

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2	Narayanappa # 250, 7th Cross, White Field, Bangalore-66.	1 20000

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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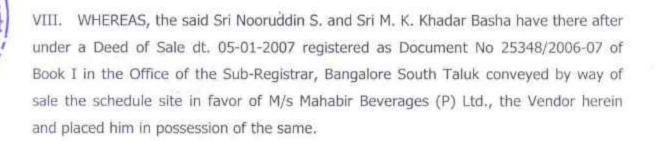


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department ಬೆಲೆ: ರೂ. 2/-

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VII. WHEREAS, the said Sri C. S. Niranjan Kumar, thereafter under a Deed of Sale dt.10-10-2006 registered as Document No.18090/2006-07 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, conveyed by way of sale, a portion of the Said Property measuring East to West 92 feet, North to South 61 feet, in all measuring 5612Sq.ft. identified as site No. 8 and 9 forming part of and situate on the said property measuring 0 Acre 15 Guntas in Sy. No.35 of Beretena Agrahara Village, being western portion of the Said Property, which site is more fully described in the Schedule hereunder and hereinafter referred to as the Schedule Site, in favor of Sri Nooruddin S. and Sri M. K. Khadar Basha, and placed them in possession of the same.



X. WHEREAS, the Vendor having realized that the Schedule site has not been yielding any income much less a good income and having realized that it is not feasible to profitably enjoy the Schedule site and also having realized that it is preferable to acquire alternate property which is in the best interest of the members of his family, has decided to sell the Schedule site and having so decided to sell the Schedule site, while he was so looking around for a purchaser to sell the same has

For Mahabir Beverages (P) Ltd.

Director

For GREENFINCH PROJECTS PVT. LTD.

Director

Page 4 of 11

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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> come in contact with the Purchaser herein who has offered to purchase the Schedule site for a total sale consideration of Rs.85,30,000/- (Rupees Eighty Five Lakhs Thirty thousand only) and the Vendor herein has agreed and accepted the said offer being the best offer which he has received so far for the schedule site and accordingly, having agreed to sell the Schedule site has executed this Deed of Sale, conveying the Schedule site in favor of the Purchaser herein.

> WHEREAS, accordingly, the Purchaser has paid the total sale consideration of XI. Rs.85,30,000/- (Rupees Eighty Five Lakhs Thirty thousand only) in the following manner:-

- A sum of Rs.20,00,000/- (Rupees Twenty Lakhs only) through cheque i) bearing No.000064 dt. 26/12/2014 drawn on Karur Vysya Bank, Ulsoor Branch, Bangalore, favoring the Vendor,
- A sum of Rs.10,00,000/- (Rupees Ten Lakhs only) through cheque bearing ii) No.000070 dt. 19/01/2015 drawn on Karur Vysya Bank, Ulsoor Branch, Bangalore, favoring the Vendor,
- A sum of Rs.29,40,000/- (Rupees Twenty Nine Lakhs Forty thousand only) iii) through cheque bearing No. 000077 dt. 13/02/2015 drawn on Karur Vysya Bank, Ulsoor Branch, Bangalore, favoring the Vendor,

For Maliabir Beverages (P) Ltd.

For GREENFINCH PROJECTS PVT. LTD.

Page 5 of 11

BKIBNG-BMH 84 12015-16 9-14 ORIGINAL ಈ ದಸ್ಕಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ದಣ್ಣವೇಜು ಹಾಳೆ ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಣ 152 ಮುನೋಮು 2003 **Document Sheet** ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. Government of Karnataka ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ अक्रकेश (क्रांकर Registration and Stamps Department ತಃ of of Bloom ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ಕಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document ಶಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಕರ್ಮ ರಕ್ಷ ದಸ್ಕಾರ್ವಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Total stamp duty paid Rs. Date of execution

- iv) A sum of Rs.4,95,000/- (Rupees Four Lakhs Ninety Five thousand only) through cheque bearing No.000081 dt. 20/02/2015 drawn on Karur Vysya Bank, Ulsoor Branch, Bangalore, favoring the Vendor,
- v) A sum of Rs.20,09,700/- (Rupees Twenty Lakhs Nine thousand Seven Hundred only) through cheque bearing No. 000090 dt. 13/04/2015 drawn on Karur Vysya Bank, Ulsoor Branch, Bangalore, favoring the Vendor,
- vi) A sum of Rs.85,300/- (Rupees Eighty Five thousand three hundred only) is deducted by way of TDS @ 1% of the sale consideration in terms of the recent Government order under Section 194-IA and the same is credited to the account of the Govt. of India through Electronic Transfer to the Pan Account No. AADCM7298N of the Vendor through Karur Vysya Bank, Halasuru Branch, Bangalore vide TDS Challan / Certificate Seq No. 06993 dtd. 06-04-2015, copy of which has been handed over to the Vendor.

In presence of the witnesses at the time of execution and registration of this Deed of Sale and the Vendor hereby acknowledges the receipt of the entire sale consideration from the Purchaser.

In presence of the witnesses at the time of execution and registration of this Deed of Sale and the Vendor hereby acknowledges the receipt of the entire sale consideration from the Purchaser.

Por Mahabir Beverages (P) Ltd.

For GREENFINCH PROJECTS PVT. LTD.

Page 6 of 11

BKIBNG-BMH 84 12015-16 10-14 XORIGINAL ಈ ದಸಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ದಸ್ತಾವೇಜು ಹಾಳೆ ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 Document Sheet ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ. Government of Karnataka ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department Star of Shommanana 38 ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದ This sheet can be used for any document the ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ಯಾಂಕ ರಾಜ್ಯ ದಸ್ಕಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ವಿನಾಂಕ Total stamp duty paid Rs.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

1. That in pursuance of the aforesaid offer and acceptance and in consideration of the payment of the entire Sale Consideration of Rs.85,30,000/- (Rupees Eighty Five Lakhs Thirty thousand only) by the Purchaser to the Vendor as stated above, the receipt of which amount the Vendor hereby acknowledges from the Purchaser and from the payment of which total sale consideration, the Vendor hereby acquits the Purchaser, and the Vendor as absolute owner hereby sells, grants, releases, conveys and assures UNTO the said Purchaser, all that piece and parcel of immovable properties being the Schedule site, together with all and singular areas, sewers, ditches, fences, paths, rights, liberties, easements, profits, advantages, members and appurtenances whatsoever to the said Property or any part thereof, belonging to or in any way appertaining to or with the same held, used, occupied or enjoyed therewith or reputed or known as part or member thereof, or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the Schedule site or ground here determents, or any part thereof and all the estates, rights, title, interest, uses, inheritances, benefits, claims and demands whatsoever at law and in equity of the said Vendor, into or upon the Schedule site or any part thereof TO ENTER UPON AND TO HAVE, HOLD, OWN and POSSESS, all and singular the Schedule site hereby granted, released, conveyed, intended and assured or expressed to, so to be with and every of its rights, members and appurtenances unto and to the use and benefit of the said Purchaser absolutely and forever.

For Manabir Beverages (P) Ltd.

Date of execution

Page 7 of 11

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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> ಶಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶಿತ್ರೀ Total stamp duty paid Rs.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

- 2. The Vendor do hereby covenant with the Purchaser that notwithstanding any acts, deeds matters or things whatsoever done by the Vendor or any person lawfully or equitably claiming by or in trust for him, the Vendor is now lawfully seized and possessed of the Schedule site free from all encumbrances, defects in title whatsoever and the Vendor now has in himself good right, full power and absolute authority to sell, grant, release or assure the Schedule site UNTO AND TO the use of the Purchaser in the manner herein written.
- 3. And that free and clear and freely and clearly and absolutely acquitted and exonerated, released and forever discharged or otherwise by and at the cost and expense of the Vendor, the said Vendor has sufficiently saved, kept harmless and indemnified of, from and against all former and other estates, title charges and encumbrances whatsoever with him already or to be suffered by the said Vendor or by any person or persons lawfully or equitably claiming or to claim from, under or in trust for him.
- 4. And further that the said Vendor and the persons having or lawfully or equitably claiming or to claim from, under, or in trust for him, any estate, right, title or interest in the said premises or any part thereof, hereby granted by, the Vendor shall and from time to time and at all times hereafter at the request and the cost of the Purchaser do or execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters, conveyances and assurances in law whatsoever for

For Mahabir Beverages (P) Ltd

For GREENFINCH PROJECTS PVT. LTD.

Director

Page 8 of 11

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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> better and more fully, perfectly and absolutely granting and assuring the Schedule site and every part thereof hereby granted UNTO AND TO the use of the said Purchaser in the manner aforesaid shall or may be reasonably be required by the Purchaser and the Vendor doth hereby covenant with the Purchaser, that the Vendor has not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby he is prevented from granting and conveying the Schedule site in the manner aforesaid or whereby the same or any part thereof is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.

- And it shall be lawful for the Purchaser from time to time and at all times 5. hereafter, peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the Schedule site hereby granted with its appurtenances without any ruse, lawful eviction, interruption, claims and demands whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for him or any of them.
- The Vendor has assured the Purchaser that the Schedule site is the absolute 6. Property of the Vendor and there are no minor claims or maintenance charges over the same and he has got absolute right of disposal over the same.
- 7. And furthermore that the Vendor shall at all times, hereafter indemnify and keep indemnified the Purchaser against any losses, damages, costs, charges and expenses if

Por Mahabir Beverages (P) Ltd.

For GREENFINCH PROJECTS PVT. LTD.

Director

Page 9 of 11

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ಬೆಲೆ: ರೂ. 2/-

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Total stamp duty paid Rs. 12

ವಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ವಿನಾಂಕ Date of execution

> any suffered or incurred by him by reason of any defect in title of the Vendor or due to breach of any of the covenants herein contained.

- The Vendor has no objection and hereby expressly consent for the Purchaser to obtain the transfer of the Katha entries and other records of the Schedule site to the name of the Purchaser.
- The Vendor has today delivered the available original documents pertaining to the title of the Vendor to the Schedule site and also the vacant physical possession of the Schedule site to the Purchaser.
- 10. The market value of the Schedule site is Rs.1,12,24,000/- (Rupees One Crore Twelve Lakhs Twenty Four Thousand only).

SCHEDULE SITE

All that piece and parcel of immovable property being vacant site Nos. 8 and 9, formed in Survey No.35 presently falls under the limit of Bruhat Bangalore Mahanagara Palike situated at Beretena Agrahara Village, Begur Hobli, Bangalore South Taluk, Bangalore measuring East to West 92feet and North to South 61feet in all measuring 5612Square feet, Carved out of land measuring 0 Acre 15Guntas of converted land vide Conversion Order No. ALN. SR (S) / 62 / 1995-96 dt. 23-11-1995 issued from the Office of the Deputy Commissioner, Bangalore District, and bounded on the

Page 10 of 11

For Malabir Beverages (P) Ltd.

For GREENFINCH PROJECTS PVT. LTD.

BKIBNG-BMH. S. C. 12015-16 /U-14 ORIGINAL

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಚೆಲೆ: ರೂ. 2/-

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East by

Remaining portion of land in Sy.No.35,

West by

Private Property,

North by

Road,

South by

land in Sy.No.36,

IN WITNESS WHEREOF, the parties above named have signed this Deed of Absolute Sale on the date, month and year aforementioned in the presence of the following witnesses.

WITNESSES

1. /

For Manabir Beverages (P) Ltd.

NO 22 BOA

(Vendor)

For GREENFINCH PROJECTS PVT. LTD

2. - -

Director

ASSAMAPARAM

(Purchaser)

Make Lield

Drafted by me,

Bandopher . 66

GANESH GOWDA M.V. Advocate & Notary Public # 3/309, N.G. Palya, BANGALORE - 560 029.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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ದಸ್ಕಾರ್ವಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ

ಶಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ಯಾಡಿ ಶುಲ್ಪ ರೂ Total stamp duty paid As

Date of execution

DEED OF ABSOLUTE SALE

THIS DEED OF ABSOLUTE SALE made and executed at Bangalore on this Twenty Second Day of April Two Thousand Fourteen (22/04/2014) is

BY:

Sri C.S. Niranjan Kumar, Aged about 30 years, S/o. Sri C. Subramanyam Naidu. r/at No.153, Raghavendra Layout, Padmanabhanagar, Bangalore-560 070,

who is hereinafter called the 'VENDOR' which term wherever the context requires shall mean and include all his heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the first part;

IN FAVOUR OF:

M/s Greenfinch Projects Private Limited... No. 18/2A and 2B, Kempapura, Yamalur Kempapura Main Road. Bangalore 560 037 PAN No. AAECG7404K Represented by its Managing Director Sri P Anjinaya Reddy

who is hereinafter called the 'PURCHASER' which term wherever the context requires shall mean and include all its Directors, their respective heirs, legal representatives, successors-in-interest, executors, administrators and assigns of the other part;

For GREENFINCH PROJECTS PVT. LTD.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಮೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy , ಇವರು 336860.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ನೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	336860.00	No 391506 Dt: 22.4.2014 Karur Vysya Bank, Halasuru, Bangalore
ఒకెప్ట :	336860.00	

굯阜

ಬೊಮ್ಮ ನಹಳ್ಳಿ

ದಿನಾಂಕೆ: 22/04/2014

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Designed and Developed by C-DAC ,ACTS Pune.





BKIBNG-BMH...445.../2014-15 3-/3

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ವಸ್ತಾನೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

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

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WITNESSETH AS FOLLOWS:-

- I. WHEREAS, under a Deed of Sale dt.15-12-1954 registered as Document No.4338 of Book I in the Office of the Sub-Registrar, Bangalore Taluk, one Sri Gundappa and others being the Owners of land measuring 0 Acre 15 Guntas in Sy.No.35 of BeretenaAgrahara Village, BegurHobli, Bangalore South Taluk, which land is hereinafter referred to as Said 15 Guntas of land, conveyed by way of sale the said land in favour of one Sri K.Narayana Reddy son of Sri Thimma Reddy and placed him in possession of the same.
- II. WHEREAS, after the death of said Sri K.Narayana Reddy, his wife Smt.Nanjamma having succeeded to the Said Land, along with her two daughters namely Smt.Jayalakshmamma and Smt.Indiramma, under a Deed of Settlement dt. 27-7-1963 registered as Document No.2190/63-74 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, settled the Said Land in favour of her first daughter Smt.Jayalakshmamma and placed her in possession of the same.
- III. WHEREAS, the said Smt.Jayalakshmamma thereafter under a Deed of Sale dt.15-9-1971 registered as Document No.3363/71-72 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, sold Said Land in favour of one Smt.Sarojamma and her brother Sri B.Chinnappa Reddy and placed them in possession of the same.
- IV. WHEREAS, the said Smt.Sarojamma having got the Katha of Said Land mutated in her name vide M.R.No.1/71-72, along with the said Sri B.Chinnappa Reddy referred to as Sri Chinnappa, under a Power of Attorney dt.28-9-1994 registered as Document No.751/94-95 of Book IV in the Office of the Sub-Registrar, Bangalore South Taluk, appointed one Sri J.Devarajulu as their General Power of Attorney to deal with and dispose of the Said Land.

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

A SAME SAME

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Print Date & Time: 22-04-2014 02:18:00 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: 445

ಬೊಮ್ಮನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ಬಿನಾಂಕ 22-04-2014 ರಂದು 02:05:13 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣೆ ಶುಲ್ಯ	59620.00
2	ಸ್ವಾವಿಂಗ್ ಫೀ	455.00
3	ಪರಿಕೋಧನಾ ಕುಲ್ಯ	35.00
4	ಕನ್ನೆಂಟರ್ಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಕುಲ್ನ	40.00
	क्षा :	60250.00

ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy ಇವೆರಿಂದೆ ಹಾಟರೆ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಎಟಾವು	ಹೆಬ್ಬೆಟ್ಟನ ಗುರುತು	ಸಹಿ
कुर M/s Greenfinch Projects Private Umlted rep by its Managing Director Sri P Anjinaya Reddy			J. L. L. J.

ರುಪನೋಂದ**ಾಭಿತ್ಯಾ**ತಿ

ಚೂಪ್ಪುನಹಳ್ಳಿ. ? ? APR 2014

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಣೆ	ಹೆಸರು	ಭೋಷಣ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	siā.
1	M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reday . (ಬರೆಸಿಕೊಂಡವೆರು)	P		A Control of the Cont
2	Sri C S Niranjan Kumar . (ಬರೆದುಕೊಡುವವರು)			CS. Lji L



ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊಮ್ಮನಪಳ್ಳಿ. 2 2 APR 2014 ಈ ದಸ್ತಾವೇಯ ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಶ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department ಚೆಲೆ: ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಯ ರೂ. Total stamp duty paid As.

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- V. WHEREAS, the said Smt.Sarojamma and Sri B.Chinnappa Reddy secured diversion of user of the Said Land from agricultural to residential purposes vide Official Memorandum bearing No.BDS.ALN/SR/(S)/62/95-96 dt.23-11-1995 issued from the Office of the Deputy Commissioner, Bangalore District.
- VI. WHEREAS, the said Sri J.Devarajulu acting on the powers so conferred on him under the said GPA dt.28-9-1994, under a Deed of Sale dt.9-11-2005 registered as Document No.9667/05-06 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, conveyed the Said Land, the user of which had by then been permitted to be diverted from agricultural to residential purposes for and on behalf of the said Smt.Sarojamma and Sri B.Chinnappa Reddy in favour of Sri C.S.Niranjan Kumar, the first of the Vendor herein and placed him in possession of the same.
- WHEREAS, the said Sri C.S.Niranjan Kumar, thereafter under a Deed of VII. Sale dt.10-10-2006 registered as Document No.18090/06-07 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk, conveyed by way of sale, a portion measuring East to West 92 feet, North to South 61 feet, in all measuring 5612 sq.ft. identified as sites No.8 and 9 forming part and situate on land measuring 0 Acre 15 Guntas in Sy.No.35 of BeretenaAgrahara Village, being Said Land, being the Western portion of the said land, in favour of one Sri Nooruddin S. and Sri M.K.KhaderBasha and placed them in possession of the same and as such, the said Sri C.S.Niranjan Kumar the Vendor herein who was left with the remaining portion of Said Land, which remaining portion excluding the 30 feet wide road formed on Northern side of Said Land, and Southern side of the Sy. No. 29 which belongs to Sri C. Subramanyam Naidu, and to confirm the same the said Sri C. Subramanyam Naidu has signed this Deed of Sale as a Consenting witness No. 1, running East to West, all along the Northern portion of Said Land, measuring East to West 194feet 4inches, North to South 30feet 6inches, and bounded on the

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For GREENFINCH PROJECTS PVT. LTD.

Managing Director ..

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3	Sri C Subramonyam Naidu . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)	0		Deens.
4	Sri P Anjineya Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ತಿ)	0		All Shop he by

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ಉಪನೋಂದಣಾಭಿಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

ಚರೆ: ರೂ. 2/-

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

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East by

Dodda Thoguru Village Boundary and thereafter

PESIT South Campus,

West by

Remaining portion sold in favour of Sri Nooruddin S and

presently owned by Mahabir Beverages Pvt Ltd,

North by

- 30 feet wide road carved in Sy No.29 and 35

South by

land in Sy.No.36/1.

now assigned with Sy.No 35 which Eastern portion is more fully described in the schedule hereunder and hereinafter referred to as the Schedule land.

VIII. WHEREAS, the Vendor having realized that the Schedule land has not been yielding any income much less a good income and having realized that it is not feasible to profitably enjoy the Schedule land and also having realized that it is preferable to acquire alternate property which is in the best interest of the members of his family, has decided to sell the Schedule land and having so decided to sell the Schedule land, while looking around for a purchaser to sell the same have come in contact with the Purchaser herein who has offered to purchase the Schedule land for a total sale consideration of Rs 19,50,000/- (Rupees Nineteen Lakhs Fifty thousand only) for the Schedule land and the Vendor herein has agreed and accepted the said offer being the best offer which he has received so far for the schedule land and accordingly, has, having agreed to sell the Schedule land has executed this Deed of Sale, conveying the Schedule land in favour of the Purchaser herein.

IX. WHEREAS, in the meanwhile in the year 2008, Sri P.Anjaneya Reddy, the Managing Director of the Purchaser herein had negotiated with the Vendor herein for the purchase of the Schedule land with the condition that he would secure conversion for diversion of user of the said land from agricultural to non-agricultural purposes and having so negotiated had on 29-4-2008 paid a sum of Rs.50,000/- in cash to the Vendor herein as advance of sale consideration. Thereafter, the said Sri P.Anjaneya Reddy has secured permission for diversion of user of the said land from agricultural to residential purposes in the name of the Vendor herein and in the

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For GREENFINCH PROJECTS PVT. LTD.

Managing Director

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ţ/	Krishna Murthy No.674/26, 12th Cross, 7th block , Jayanagar, Bangalore -82	n.t
2	Narayanappa Na.250, 7th Cross, Whitefield, Bangalore	+ 538444447

ಉಪನೋಂದೇಕ್ಷಾಕ್ರಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ. 2 2 APR 2014



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BMH-1-00445-2014-15 ಆಗಿ

ಬ.ಡಿ. ನಂಬರ BMHD671 ಸೇ ದೃರಲ್ಲಿ

ದಿನಾಂಕ 22-04-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಕನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಬೊಮ್ಮ ನಹಳ್ಳಿ)

Designed and Developed by C-DAC, ACTS, Pune

ಕೆ.ಎಂ. ನಾಗಭೂಷಣ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊವ್ಮಾನಹಳ್ಳಿ.

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BK I BNG-BMH. 445.../2014-15 9-13

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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meanwhile nominated the Purchaser herein, as his nominee to purchase the schedule land from the Vendor herein while at the same time consenting for treating the advance of Rs.50,000/- paid by him on 29-4-2008, as part of the sale consideration payable by the Purchaser herein being his nominee and accordingly, the Vendor has agreed to sell the schedule land to the Purchaser herein as nominee of the said Sri P.Anjaneya Reddy and to confirm the same, the said Sri P.Anjaneya Reddy has signed this Deed of Sale as a consenting witness.

- X. WHEREAS, accordingly, the Purchaser has paid the total sale consideration of Rs.19,50,000./- (Rupees Nineteen Lakhs Fifty Thousand Only) only in the following manner.
 - a) A sum of Rs. 50,000/- (Rupees Fifty Thousand Only) by way of cash on 29/04/2008.
 - b) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000044 dt 22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.
 - c) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000045 dt. 22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.
 - d) A sum of Rs.5,00,000/- (Rupees Five Lakhs only) by way of Cheque bearing No.000046 dt.22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.
 - e) A sum of Rs.4,00,000/- (Rupees Four Lakhs only) by way of Cheque bearing No.000047 dt.22-04-2014 drawn on Karur Vysya Bank, Halasuru Branch, Bangalore.

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For GREENFINCH PROJECTS PVT. LTD.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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> ಶಾಪತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಪಡೆಯ Total stamp duty paid Rs.

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

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favouring Sri C.S. Niranjan Kumar being the Vendor at the time of execution of this Deed of Sale and the Vendor hereby acknowledges the receipt of the entire sale consideration of Rs.19,50,000./- (Rupees Nineteen Lakhs Fifty Thousand Only) only from the Purchaser for the Schedule land.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the aforesaid offer and acceptance and in consideration of the payment of the entire Sale Consideration of Rs 19,50,000/- (Rupees Nineteen Lakhs Fifty thousand only) by the Purchaser to the Vendor as stated above, the receipt of which amount the Vendor hereby acknowledges from the Purchaser and from the payment of which total sale consideration, the Vendor hereby acquits the Purchaser, and the Vendor as absolute owner hereby sells, grants, releases, conveys and assures UNTO the said Purchaser, all that piece and parcel of immovable property being the Schedule land, together with all and singular areas, sewers, ditches, fences, ways paths, rights, liberties, easements, profits, advantages, members and appurtenances whatsoever to the said Property or any part thereof, belonging to or in any way appertaining to or with the same held, used, occupied or enjoyed therewith or reputed or known as part or member thereof, or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the Schedule land hereditaments, or any part thereof and all the estates, rights, title, interest, uses, inheritances, benefits, claims and demands whatsoever at law and in equity of the said Vendor, into or upon the Schedule land or any part thereof TO ENTER UPON AND TO HAVE, HOLD, OWN and POSSESS, all and singular the Schedule land hereby granted, released, conveyed, intended and assured or expressed to, so to be with and every of its rights, members and appurtenances unto and to the use and benefit of the said Purchaser absolutely and forever.

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For GREENFINCH PROJECTS PVT. LTD.

BK I BNG-BMH. 445 /2014-15 11-13

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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Date of execution

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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

> ಪಾಪತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ನ Total stamp duty paid Rs.

- The Vendor do hereby covenant with the Purchaser that notwithstanding any acts, deeds matters or things whatsoever done by the Vendor lawfully or equitably claiming by or in trust for him, the Vendor is now lawfully seized and possessed of the Schedule land free from all encumbrances, defects in title whatsoever and the Vendor now has in himself good right, full power and absolute authority to sell, grant, release or assure the Schedule land UNTO AND TO the use of the Purchaser in the manner herein written.
- 3. And that free and clear and freely and clearly and absolutely acquitted and exonerated, released and forever discharged or otherwise by and at the cost and expense of the Vendor, the said Vendor has sufficiently saved, kept harmless and indemnified of, from and against all former and other estates, title charges and encumbrances whatsoever with him already or to be suffered by the said Vendor or by any person or persons lawfully or equitably claiming or to claim from, under or in trust for him.
- And further that the said Vendor and the persons having or lawfully or equitably claiming or to claim from, under, or in trust for him, any estate, right, title or interest in the said premises or any part thereof, hereby granted by, the Vendor shall and from time to time and at all times hereafter at the request and the cost of the Purchaser do or execute or cause to be done or executed all such further and other lawful and reasonable acts, deeds, matters, conveyances and assurances in law whatsoever for better and more fully, perfectly and absolutely granting and assuring the Schedule land and every part thereof hereby granted UNTO AND TO the use of the said Purchaser in the manner aforesaid shall or may be reasonably be required by the Purchaser and the Vendor doth hereby covenant with the Purchaser, that the Vendor has not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby he is prevented from granting and conveying the Schedule land in the manner aforesaid or whereby the same or any part thereof

For GREENFINCH PROJECTS PVT. LTD.

BK I BNG-BMH 445 /2014-15 12-13

ಈ ದಸ್ತಾರೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖೆ, ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳ Document Sheet



ದಸ್ಕಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ

Date of execution

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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

> ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಪ ರೂಪಿ Total stamp duty paid Rs.

is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howspever.

- And it shall be lawful for the Purchaser from time to time and at all times hereafter, peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the Schedule land hereby granted with its appurtenances without any ruse, lawful eviction, interruption, claims and demands whatsoever from or by the said Vendor or any person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for him or any of them.
- The Vendor has assured the Purchaser that the Schedule land is the absolute Property of the Vendor and there are no minor claims or maintenance charges over the same andhe has got absolute right of disposal over the same.
- 7. And furthermore that the Vendor shall at all times, hereafter indemnify and keep indemnified the Purchaser against any losses, damages, costs, charges and expenses if any suffered or incurred by it by reason of any defect in title of the Vendor or due to breach of any of the covenants herein contained.
- The Vendor has no objection and hereby expressly consent for the Purchaser to obtain the transfer of the Katha of the Schedule land to the name of the Purchaser.
- The Vendor has today delivered the available original documents pertaining to the title of the Vendor to the Schedule land and also the vacant physical possession of the Schedule land to the Purchaser.

The value of the Schedule land is Rs 19,50,000/-(Rupees Nineteen Lakhs Fifty thousand only).

For GREENFINCH PROJECTS PVT. LTD.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department

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> ಪಾಪತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ತ ರಡಿ Total stamp duty paid Rs.



ದಸ್ಕಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution

SCHEDULE LAND

All that piece and parcel of immovable property being undeveloped converted land vide Official Memorandum bearing No.BDS.ALN/SR/(S)/62/95-96 dt.23-11-1995 issued from the Office of the Deputy Commissioner, Bangalore District, in Sy.No.35 of Beretena Agrahara Village, Begur Hobli, Bangalore South Taluk, 6.44 Guntas, and bounded on the

East by

Dodda Thoguru Village Boundary and thereafter

PESIT South Campus.

West by

Remaining portion sold in favour of Sri Nooruddin S

and presently owned by Mahabir Beverages Pvt Ltd.

North by

30 feet wide road carved in Sy.No.29 and 35,

South by

land in Sy.No.36/1.

IN WITNESS WHEREOF, the parties above named have signed this Deed of Absolute Sale on the date, month and year aforementioned in the presence of the following consenting witness and witnesses.

CONSENTING WITNESSES:

No. 1. (Sri C. Subramanyam Naidu)

No.2. (Sri P. Anjaneya Reddy)

Sri C.S.Niranjankumar, Vendor

For GREENFINCH PROJECTS PVT, LTD.

Managing Director

Purchaser.

Drafted by me,

(grand os) or ob

WITNESSES:

Bouganha. 66

In the first of th " ರಕಾರ್ಡ್ ಆಫ್ ರೈಟರ್, ಗೇಣೆ ಮತ್ತು ಪಹಣೆ ಪತ್ರಿಕೆ (R.T.C) ಘಾಗಾರ್ಗಾಹ್Aa/ನಿಸಿಂದ ಗ್ರಾಗಾಂ To Till Date Village Account Form No. 2 ಕರ್ನಾರ್ ಬೇಸೂರು 2 ಗ್ರಾಮ ಬೆರಬೇಕ ಅಗ್ರಹಾರ ಪೂಟಕ ಕ್ರಮನಮ್ಮ 99

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