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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



BK-2 441
2014-15

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;

K. Madhusudhana Rao

For GREENFINCH PROJECTS PVT. LTD.

P. Anjinaya Reddy
Managing Director

BK I BNG-EMH.....441...../2014-15A

2-13



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ 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 ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

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

ಸ್ಥಳ : ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ : 22/04/2014


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ಬೊಮ್ಮನಹಳ್ಳಿ)
ಬೊಮ್ಮನಹಳ್ಳಿ.

Designed and Developed by C- DAC ,ACTS Pune.

22 APR 2014



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003
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Government of Karnataka

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Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

2

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 & $\frac{3}{4}$ Guntas forming part of land in Sy.No.36 of BeretanaAgrahara Village, BegurHobli, 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 & $\frac{3}{4}$ 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 & $\frac{3}{4}$ Guntas granted in favour of Sri Narayanappa and Sri Ramakrishnappa and another portion measuring 0 Acre 03 & $\frac{3}{4}$ Guntas granted in favour of Sri Abbaiahappa, in all measuring 0 Acre 07 & $\frac{1}{2}$ 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.

[Signature]
Managing Director

K. Madhu Sude A



Print Date & Time : 22-04-2014 01:48:42 PM

441.../2014-15
4-13

ಬೆಂಗಳೂರು ಸಂಖ್ಯೆ : 441

ಬೊಮ್ಮನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ 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	ಸ್ಟ್ಯಾಂಪ್ ಫೀ	455.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕನ್ಸಲ್ಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	61930.00

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

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಎತ್ತಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy (ಬರೆದುಕೊಂಡವರು)			
2	Sri K Madhusudhana Rao (ಬರೆದುಕೊಂಡವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ

22 APR 2014



ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ

22 APR 2014

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

3

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.5/2006-07 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.

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.

K. Madhu Sudhan

[Signature]
Managing Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Sri P Anjaneya Reddy (ಹಿತ್ತಿಗೇ ಸಾಕ್ಷಿ)			


 ಸಹಿ ರಾಜ್ಯದ
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Total stamp duty paid Rs.

4

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 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 sum of Rs. 50,000/- (Rupees Fifty Thousand Only) by way of cash on 29/04/2008,
- 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.
- 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.

IC. Madhu Sudha

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

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

[Signature]
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

 1 ನೇ ಪುಸ್ತಕದ ದೃಷ್ಟಿ ಸಂಖ್ಯೆ BMH-1-00441-2014-15 ಆಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ BMHD671 ನೇ ದರಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ <i>[Signature]</i> ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಬೊಮ್ಮನಹಳ್ಳಿ) ಬೊಮ್ಮನಹಳ್ಳಿ.	
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Government of Karnataka

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Registration and Stamps Department

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Total stamp duty paid Rs.

5

- 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.

favouring Sri K. Madhusudhana Rao 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.

P. Anantha Kumar
Managing Director

K. Madhusudhana Rao

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೧೦೪ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
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Total stamp duty paid Rs.



6

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.

[Signature]
Managing Director

[Signature]

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೂಲಿ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



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 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.

For GREENFINCH PROJECTS PVT. LTD.

K. Radha Sathi

[Signature]
Managing Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧರ್ಮ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



8

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.
8. 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.
10. 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 & ½ Guntas, forming part 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

K. Madhu Sudha R.

For GREENFINCH PROJECTS PVT.

[Signature]
Managing Director

K. Madhu Sudha R.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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



9

- 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:

S. P. Anjaneya Reddy
(Sri P. Anjaneya Reddy)

K. Madhusudhan Rao

Sri K. Madhusudhanarao,
Vendor

WITNESSES:

1. *M. K. ...*
674/26 1st floor
The Block ...
Block 82

For GREENFINCH PROJECTS PVT. LTD.

S. P. Anjaneya Reddy
Managing Director

Purchaser.

NARAYANAPPA
no. 2nd floor
...
Bengaluru. 66.

Drafted by me,

...
03/05-06
...

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧರ್ಮ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid



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;

(Signature)

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director

BKI BNG-EMH.....446...../2014-15

2.12



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ


1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by Its Managing Director Sri P Anjinaya Reddy . ಇವರು 346120.00 ರೂಪಾಯಿಗಳನ್ನು ವಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ.

ಪ್ರಕಾರ	ಮೊತ್ತ (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 : ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ : 22/04/2014


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ಬೊಮ್ಮನಹಳ್ಳಿ)
ಬೊಮ್ಮನಹಳ್ಳಿ.

Designed and Developed by C- DAC ,ACTS Pune.

22 APR 2014



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

2

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 Chikkamuniyappa and 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

For GREENFINCH PROJECTS PVT. LTD.

Managing Director



BK I BNG-EMH.....446.../2014-15

Print Date & Time : 22-04-2014 02:24:35 PM

4-12

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 446

ಬೋಮ್ಮನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು 02:11:50 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಕುಲ್ಕ	61260.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	420.00
3	ವರದಿಪೂರ್ವಕ ಕುಲ್ಕ	35.00
4	ಕೆಪ್ಪೆಂಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಕುಲ್ಕ	40.00
	ಒಟ್ಟು :	61855.00

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

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೋಮ್ಮನಹಳ್ಳಿ
22 APR 2014

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Sri C Subramanyam Naidu . (ಬರೆದುಕೊಂಡವರು)			



ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೋಮ್ಮನಹಳ್ಳಿ
22 APR 2014

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಮೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

3

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.

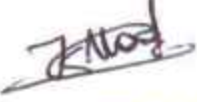
VI. WHEREAS, in the meanwhile in the year 2008, Sri P.Anjaneya Reddy, the Managing Director of the Purchaser herein had negotiated with the Vendor herein for the purchase of the Schedule land with the condition that he would secure conversion for diversion of user of the said land from agricultural to 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

(Signature)

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಪೋಟೊ	ಹೆಬ್ಬೆರಗು ಗುರುತು	ಸಹಿ
3	Sri P Anjineya Reddy (ಬುಕ್ಟಿಗೆ ಸಾಕ್ಷಿ)			


 ಸಹಿ ರಚಿಸ್ತಾರ
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

BK I BNG-EMH.....446...../2014-15

6-12



ಈ ದಸ್ತಾವೇಜು 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 ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

4

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

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

ಗುರುತಿಪುವವರು

BK I BNG-EMH.....446...../2014-15

8-12

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

ಉಪನೋದಕಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

<p style="text-align: center;"> 1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ನಂಟರ BMH-1-00446-2014-15 ಆಗಿ ಕ್ರ.ಡಿ. ನಂಟರ BMHD671 ನೇ ರೂಪ ದಿನಾಂಕ 22-04-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋದಕಾಧಿಕಾರಿ ಜಯನಗರ (ಬೊಮ್ಮನಹಳ್ಳಿ)</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಕೆ.ಎಂ. ನಾಗಭೂಷಣ
ಉಪನೋದಕಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದೋರ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

5

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.

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧರ್ಮ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



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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 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.

[Signature]

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಧರ್ಮ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.



7

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.

8. 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.

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 ~~part~~ ^{part 2} 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,

[Signature]

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.



8

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:

P. Anjaneya Reddy

(Sri P. Anjaneya Reddy)

Sri C. Subramanyam Naidu

Sri C. Subramanyam Naidu,
Vendor

WITNESSES:

1. *M. K.*

674/26 12th floor
7th Block 2nd floor
Block 02

For GREENFINCH PROJECTS PVT. LTD

P. Anjaneya Reddy

Managing Director

Purchaser.

2. *NARAYANAPPA*

no-207 7th floor
White Field
Bangalore 66.

Drafted by me,

Ansari

AWC no 3/2015-06

Almeida

BK I BNG-EMH.....448...../2014-15 1-14

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಡೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುಖೋಮು 2003
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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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Total stamp duty paid Rs.



1
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.

Managing Director

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

2-14



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 496100.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

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

ಸ್ಥಳ : ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ : 22/04/2014


ಉಪನಿರ್ದೇಶಕರು
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

Designed and Developed by C- DAC ,ACTS Pune.



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

2

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 & $\frac{3}{4}$ Guntas forming part of land in Sy.No.36 of BeretanaAgrahara Village, BegurHobli, 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 & $\frac{3}{4}$ Guntas forming part of land in Sy.No.36 of BeretanaAgrahara Village, BegurHobli, Bangalore South Taluk, appearing at Sl.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 & $\frac{3}{4}$ Guntas forming part of land in Sy.No.36 of BeretanaAgrahara Village, BegurHobli, Bangalore South Taluk, appearing at Sl.No.11 in the Annexure to the said order, in favour of one Sri Munishamy who is also called Chikkamunishamy and 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

(Signature)

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director



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

Print Date & Time : 22-04-2014 02:34:01 PM

4-14

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 448

ಬೊಮ್ಮನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು 02:27:27 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಕುಲ್ಕ	87810.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	490.00
3	ಪರಿಶೋಧನಾ ಕುಲ್ಕ	35.00
4	ರೆನ್ವೆಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಕುಲ್ಕ	40.00
	ಒಟ್ಟು :	88475.00

ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy , ಇವರಿಂದ ಹಾಬರ ಮೊದಲಿಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy .			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚೆತ್ತ ಗುರುತು	ಸಹಿ
1	M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Sri C Subramanyam Naidu . (ಬರೆದುಕೊಂಡವರು)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014



ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

3




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 Sl.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 & $\frac{3}{4}$ 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 Sl.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 Sl.No.11), so also Sri Gopinath, son of late Sri Muniyellappa, who is the third son of Sri Munishamappa (Grantee of land at Sl.No.11), so also Sri Kumar, son of late Sri Kaverappa, who was the last son of Sri Chikkamuniyappa (Grantee of land at Sl.No.10 of the Re-Grant Order), so also Sri Munikrishna, Sri Nagaraja both sons of Sri Chikkamuniyappa, (Grantee of land at Sl.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 Sl.No.10 of

(Signature)

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Sri P Anjineya Reddy , (ಬಿಟ್ಟಿಗೆ ಸಾಕ್ಷಿ)			


 ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಬೊಮ್ಮನಹಳ್ಳಿ.

CK I BNG-EMH.....448/2014-15

6-14

22 APR 2014



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

4

Re-Grant Order), so also Sri Narayana and Sri Devaraj, both sons of late Sri Yellappa, (Grantee of land at SI.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.Lakshamma, Sri Chikkanarayana, Sri Amaranarayana being the children of Sri Kakappa son of Sri Muniga (Grantee of land at SI.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

For GREENFINCH PROJECTS PVT. LTD.

Managing Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Krishnamurthy No 674/26, 12th Cross, 7th Block, Jayanagar, Bangalore	M. K.
2	Narayanappa No 250, 7th Cross, Whitefield, Bangalore	

[Signature]
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

 1 ನೇ ಪ್ರಸ್ತುತದ ದಸ್ತಾವೇಜು ನಂಬರ BMH-1-00448-2014-15 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BMHD671 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ <i>[Signature]</i> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ (ಬೊಮ್ಮನಹಳ್ಳಿ) ಕೆ.ಎಂ. ನಾಗಭೂಷಣ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೊಮ್ಮನಹಳ್ಳಿ.	
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

5

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,

(Signature)

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 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 ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.



6

- 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.

favouring Sri 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:-

1. 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

[Signature]

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುಖೇನೀಮು 2003
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



7

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 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 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.

[Signature]

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಎ 152 ಮುನ್ಸೀನಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ಧೂಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs



8

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 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.

[Signature]

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಮೋ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

9

6. 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.

8. 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.

10. 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 & 3/4th Guntas forming ~~part~~ 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

[Signature]

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

[Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೂಚನಾ 2003
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.

10

East by - Boundary of Dodda Thoguru Village there after
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:

(Signature)
(Sri P.Anjaneya Reddy)

(Signature)

Sri C.Subramanyam Naidu,
Vendor

WITNESSES:

1. *(Signature)*
674/26 12th cross
to Block 82
Block 82

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director

Purchaser.

Drafted by me,

2. *(Signature)*
NARAYANAPPA
no. 250 7th cross
unite tiled.
Bangalore 66.

(Signature)
BWL no 03/05-06
BWL

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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



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.

K. Madhu Sudha Rao

(Signature)
Managing Director

BK I BNG-ENH.....443.../2014-15



2-13

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡೇ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 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 ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	346120.00	No 391508 Dt: 22.4.2014 Karur Vysya Bank , Halasuru , Bangalore
ಒಟ್ಟು :	346120.00	

ಸ್ಥಳ : ಬೊಮ್ಮನಹಳ್ಳಿ

ದಿನಾಂಕ : 22/04/2014


ಉಪನಿರ್ದೇಶಕರು ಪ್ರಕಾರ್ಯಾಚಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ (ಬೊಮ್ಮನಹಳ್ಳಿ)

Designed and Developed by C- DAC ,ACTS Pune.

22 APR 2014



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

2

WITNESSETH AS FOLLOWS:-

I. WHEREAS, theTahsildar, 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 BeretanaAgrahara Village, BegurHobli, 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.

[Signature]
Managing Director

K. Madhu Sudha Rao



BK I BNG-EMH.....443...../2014-15

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

4-13

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 443

ಬೋಮ್ಮನಹಳ್ಳಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು 01:52:20 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	61300.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	455.00
3	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
4	ಕನ್ಸಲ್ಟೇಂಟ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	61930.00

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

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೋಮ್ಮನಹಳ್ಳಿ

22 APR 2014

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy (ಒಪ್ಪಿಕೊಂಡವರು)			
2	Sri K Madhusudhana Rao (ಬರೆದುಕೊಂಡವರು)			



ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೋಮ್ಮನಹಳ್ಳಿ

22 APR 2014

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

3

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.18/2006-07 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.

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.

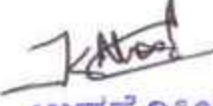


K. Madhu Sudhan Rao

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಿನ್ನೆಲೆ ಗುರುತು	ಸಹಿ
3	Sri P Anjineya Reddy (ಬಿಟ್ಟು ಸಾಕ್ಷಿ)			


 ಸಹಿ ರಚಿಸಿದ
 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಬೊಮ್ಮನಹಳ್ಳಿ.

BK I BNG-EMH.....443...../2014-15
 6-13

22 APR 2014



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

4

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 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 sum of Rs. 50,000/- (Rupees Fifty Thousand Only) by way of cash on 29/04/2008.
- 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.
- 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.

[Signature]
Managing Director

K. Madhu Sudhe A

BKI BNG-EMH.....443...../2014-15+
8-13

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

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BMH-1-00443-2014-15 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ BMHD671 ನೇ ದ್ವರಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಜಯನಗರ) ಬೊಮ್ಮನಹಳ್ಳಿ ಕೆ.ಎಂ. ಹೆಚ್.ಎಂ.	
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ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧೀನ 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

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

5

- 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

K. Madhu Sudha Rao

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೀಷಮು 2003
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದಾರೋಟು ದಿನಾಂಕ
Date of execution

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



6

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.

P. S. S. S. S. S.
Managing Director

K. Hadley Sudha R.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುತೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



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 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.

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

K. Madhu Sude

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೀಮು 2003
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದಾಳೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.



8

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.

8. 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.

10. 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 & ½ Guntas in Sy.No.36/2 of Beretana Agrahara, Begur Hobli, Bangalore South Taluk, and bounded on the

East by	-	Boundary of Doda Thogur Village and thereafter RESIT South Campus Sy no 36/1
West by	-	Sy.No.30 and Sy. No. 37,
North by	-	Sy.No.35,
South by	-	Sy.No.36/1,

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

K. Madhu Sudha R

K. Madhu Sudha R

K. Madhu Sudha R

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಾಖಲೆಯನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



9

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:

P. Anjaneya Reddy
(Sri P. Anjaneya Reddy)

K. Madhusudhanarao

Sri K. Madhusudhanarao,
Vendor

WITNESSES:

1. M. Kalyan
674/26 1st cross
7th Block Jayaganga
Block 82

For GREENFINCH PROJECTS PVT. LTD.

P. Anjaneya Reddy
Managing Director

Purchaser.

2. *NARAYANAPPA*
no. 250 7th cross
white filed.
Bangalore. 66.

Drafted by me,

Dr. Anand
DWC no 03/05-06
18 level

BK I BNG-BMH.....84...../2015-16 1-14

ORIGINAL

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



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 Mahabir Beverages (P) Ltd.

Director

For GREENFINCH PROJECTS PVT. LTD.

Director

ORIGINAL

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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 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 ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ 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

ದಿನಾಂಕ : 07/04/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಬೊಮ್ಮನಹಳ್ಳಿ

Designed and Developed by C- DAC ,ACTS Pune.

07 APR 2015



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/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
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 0Acre 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. Jayalakshamma 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. Jayalakshamma and placed her in possession of the same.

III. WHEREAS, the said Smt. Jayalakshamma 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 the Said Property in favor of one Smt. Sarojamma and her brother Sri B. Chinnappa Reddy and placed them in possession of the same.

For Mahabir Beverages (P) Ltd.

For GREENFINCH PROJECTS PVT. LTD.

Director

Director

ORIGINAL



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Print Date & Time : 07-04-2015 11:58:01 AM

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ಬೊಮ್ಮನಹಳ್ಳಿ ಭಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-04-2015 ರಂದು 11:43:59 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದಣಿ ಕುಲ್ಕ	112240.00
2	ಪ್ಯಾಕಿಂಗ್ ಫೀ	525.00
3	ದ್ವಿ ಪ್ರತಿ ಕುಲ್ಕ	100.00
4	ಪರಿಶೋಧನಾ ಕುಲ್ಕ	35.00
5	ಕೊರತೆ ಮುದ್ರಾಂಕ ಕುಲ್ಕ	40.00
	ಒಟ್ಟು :	112940.00

ಶ್ರೀ M/s. Greenfinch Projects Private Limited Rep by its Director Mr. Harsha Vardhan Anjaneyareddy ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Greenfinch Projects Private Limited Rep by its Director Mr. Harsha Vardhan Anjaneyareddy			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ
07 APR 2015

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. Greenfinch Projects Private Limited Rep by its Director Mr. Harsha Vardhan Anjaneyareddy (ಬರೆದುಕೊಂಡವರು)			
2	M/s. Mahabir Beverages (P) Ltd., Rep by its Director Mr. Ravindra Kumar Goenka (ಬರೆದುಕೊಂಡವರು)			



ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಹೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ 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.

Director

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ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Murali # 22, BDA Complex, Koramangala, Bangalore.	
2	Narayanappa # 250, 7th Cross, White Field, Bangalore-66.	

There is no difference between original and duplicate, registered along with one duplicate copy

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ

07 APR 2015

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ

ಬೊಮ್ಮನಹಳ್ಳಿ

07 APR 2015



1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು
ನಂಬರ BMH-1-00084-2015-16 ಅಗಿ
ಸಿ.ಡಿ. ನಂಬರ BMHD703 ನೇ ದ್ವರಲ್ಲಿ
ದಿನಾಂಕ 07-04-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಅಯನಗರ) ಬೊಮ್ಮನಹಳ್ಳಿ
ಕೆ.ಎಂ. ನಾಗರಾಜ್

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ

07 APR 2015

The Seal of the Sub-Registrar of Bhommahalli (Ayenagar) Bangalore
The Seal of the Sub-Registrar of Bhommahalli (Ayenagar) Bangalore

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಅ.ಸ.



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

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.

VIII. WHEREAS, the said Sri Nooruddin S. and Sri M. K. Khadar Basha have there after under a Deed of Sale dt. 05-01-2007 registered as Document No 25348/2006-07 of Book I in the Office of the Sub-Registrar, Bangalore South Taluk conveyed by way of sale the schedule site in favor of M/s Mahabir Beverages (P) Ltd., the Vendor herein and placed him 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

ಈ ದಸ್ತಾವೇಜು 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 ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶಾಖೆ
Total stamp duty paid Rs.



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.

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

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

For Malabar Beverages (P) Ltd.

Director

For GREENFINCH PROJECTS PVT. LTD.

Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid Rs.



- 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.

For Mahabir Beverages (P) Ltd.

Director

For GREENFINCH PROJECTS PVT. LTD.

Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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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, 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 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 Mahabir Beverages (P) Ltd.

Director

For GREENFINCH PROJECTS PVT. LTD.

Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

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Total stamp duty paid Rs.



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

Director

For GREENFINCH PROJECTS PVT. LTD.

Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

ಹಾವಳಿಕೆದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ
Total stamp duty paid Rs.



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.

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 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.

6. The Vendor has assured the Purchaser that the Schedule site 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

For Mahabir Beverages (P) Ltd.

For GREENFINCH PROJECTS PVT. LTD.

Page 9 of 11

Director

Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ
Total stamp duty paid Rs. 12



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.

8. 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.

9. 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 Mahabir Beverages (P) Ltd.

For GREENFINCH PROJECTS PVT. LTD.

Director

Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

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

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.

[Signature]
No 22 BSA Complex
Kannurpale St

For Mahabir Beverages (P) Ltd.,

Director
(Vendor)

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Director

(Purchaser)

2.

NARAYANAPPA
No 210 7th Cross
Whitefield
Bangalore - 66

Drafted by me,

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

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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



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.Niranjana 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;

(Signature)

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನ್ಸೂಚನಾ 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/-

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Date of execution

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

2

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.Jayalakshamma 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.Jayalakshamma and placed her in possession of the same.

III. WHEREAS, the said Smt.Jayalakshamma 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.

C. J. J. J.

For GREENFINCH PROJECTS PVT. LTD.

P. Anantha Kumar
Managing Director



BK I BNG-BMH...445.../2014-15 4-13

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

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 445

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

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	59620.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	455.00
3	ವರದಿಪೂರ್ವಕ ಶುಲ್ಕ	35.00
4	ಕನ್ಸಲ್ಟಿಂಗ್ ಫೀ	100.00
5	ಕೊರತೆ ಮುದ್ರಾಂಶ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	60250.00

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

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟು ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy			

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ
22 APR 2014

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟು ಗುರುತು	ಸಹಿ
1	M/s Greenfinch Projects Private Limited rep by its Managing Director Sri P Anjinaya Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Sri C S Niranjan Kumar . (ಬರೆದುಕೊಂಡವರು)			



ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ
22 APR 2014

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೂಚನಾ 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 ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

3

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.

VII. WHEREAS, the said Sri C.S.Niranjan Kumar, thereafter under a Deed of 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

(Signature)

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಹೆಸರು
3	Sri C Subramanyam Naidu . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			
4	Sri P Anjineya Reddy . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			

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 ಉಪನೋಂದಣಾಧಿಕಾರಿ
 ಬೊಮ್ಮನಹಳ್ಳಿ.
 22 APR 2014



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid Rs.

4

- 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

(Signature)

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director

BK I BNG-EMH...445...../2014-15 8-13

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಮಹಿ
1	Krishna Murthy No.674/26, 12th Cross, 7th block, Jayanagar, Bangalore -82	N.K.
2	Narayanappa No.250, 7th Cross, Whitefield, Bangalore	


ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ
22 APR 2014

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BMH-1-00445-2014-15 ಆಗಿ ಒ.ಡಿ. ನಂಬರ BMHD671 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 22-04-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಬೊಮ್ಮನಹಳ್ಳಿ)</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಕೆ.ಎಂ. ನಾಗಭೂಷಣ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೊಮ್ಮನಹಳ್ಳಿ.

22 APR 2014



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನ್ಸೀಮು 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/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

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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 sum of Rs. 50,000/- (Rupees Fifty Thousand Only) by way of cash on 29/04/2008.
- 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.
- 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.
- 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.
- 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.

(Signature)

For GREENFINCH PROJECTS PVT. LTD.

(Signature)
Managing Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ಚಿತ್ರ: ರಾ. 2/1/11

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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:-

1. 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 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.

C. Linga

For GREENFINCH PROJECTS PVT. LTD.

A. K. Srinivas
Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುಖೇಮು 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 ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



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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.

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 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

Ch. Jayar

For GREENFINCH PROJECTS PVT. LTD.

[Signature]
Managing Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬೆಲೆ: ರೂ. 2/-

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

Sub-Registrar of Bangalore

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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.

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.

8. 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.

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.

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

Es. Singh

For GREENFINCH PROJECTS PVT. LTD.

A. S. Srinivasan
Managing Director

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

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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, measuring 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.

WITNESSES:

1. M.H.
674/26/27th case
7th Bench Jayaram
Dated 8.12

2. NARAYANAPPA
ನಂ 250 7th Bench
undisputed
Bangalore. 66

Drafted by me,

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ಸರ್ವೆ ಸಂಖ್ಯೆ	3. ವಿಸ್ತೀರ್ಣ (ಎ) ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ದಿ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	4. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	5. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	6. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	7. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	8. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	9. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	10. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	11. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	12. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ
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36	0.22 00.00	1.24	0.07 00.00	0	0.07 00.00	0	0.07 00.00	0	0.07 00.00	0

ಸರ್ವೆ ಸಂಖ್ಯೆ	3. ವಿಸ್ತೀರ್ಣ (ಎ) ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	4. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	5. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	6. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	7. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	8. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	9. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	10. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	11. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ	12. ಬೇಟೆ (ಎ) ಬೇಟೆ (ಬಿ) ಬೇಟೆ (ಕ) ಬೇಟೆ (ಏ) ಬೇಟೆ (ಫ) ಬೇಟೆ
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36	0.22 00.00	1.24	0.07 00.00	0	0.07 00.00	0	0.07 00.00	0	0.07 00.00	0

ರೈಟ್ಸ್ ಸಂಖ್ಯೆ: 36

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
 ಗಣಿ ಮತ್ತು ಭೂ ವಿಜ್ಞಾನ ಇಲಾಖೆ
 ಬೆಂಗಳೂರು

