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BNG (U) BGR 1 5.7. 9.2 ... 2011-2012

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:SALE DEED:

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE 8th DAY OF AUGUST, YEAR TWO THOUSAND ELEVEN (08/08/2011):

:BY:

1. Sri.M.KRISHNAPPA,

Son of late Sri.Chikkamuniswamy Aged about 60 years, PAN No.AJPPK7956D

1A. Smt.K.SHILPA,

Daughter of Sri.M.Krishnappa, Aged about 30 years, Represented by her Power of Attorney Holder: Sri.M.KRISHNAPPA

1B. Kum.K.SWETHA,

Daughter of Sri.M.Krishnappa, Ayed about 26 years,

1C. Sri.K.SANDEEP,

Son of Sri.M.Krishnappa, Aged about 23 years,

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FOR WINDSOR GARDENS PRIVATE LIMITED

Print Date & Time: 08-08-2011 03:00:21 (Ш) BGR / 37.9.2.2011-2017 до отправления поряд: 3792

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಬೇಗೂರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-08-2011 ರಂದು 02:48:27 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪ್ರ
1	ನೋಂದಣಿ ಶುಲ್ಕ	180000.00
2	ಸೇವಾ ಶುಲ್ಕ	690.00
3	ಚತರೆ	40.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
5	ಕನ್ನೇತೀಂಗ ಲ್ಕ್ವೀ	100.00
	ఒట్ను :	180865.00

ಶ್ರೀ M/s.Windsor Gardens Pvt. Ltd Rep by its Managing Director M.Srinivasa Rao ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹಸರು	ಫೋಟೊ	ಹಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
કુંc M/s.Windsor Gardens Pvt. Ltd Rep by its Managing Director M.Srinivasa Rao		FOR	WINDSOR GARDENS PRIVATE LIMITE

ಹಿರಿಯ ಉಪನೋಂದ ಕಾಧಿಕಾರಿ ್ಷಿಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s,Windsor Gardens Pvt. Ltd Rep by its Managing Director M.Srinivasa Rao . (ಬರೆಸಿಕೊಂಡವೆರು)	and the state of t	FOR WIL	IDSOR GARDENS PRIVATE LIM T TYPE MANAGING DIRECTOR
2	M.Krishnappa S/o Late. Chikkamuniswamy . (ಬರೆದುಕೊಡುವವರು)			My

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೇಗೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ. BNG (U) BGR 1...3792.2011-2017

2. Sri.M.SURESH, Son of late Sri.Chikkamuniswamy Aged about 46 years,

2A. Master TANUSH, Son of Sri.M.Suresh Aged about 15 years,

2B. Master. MANISH, Son of Sri.M.Suresh Aged about 13 years,

> Vendors 2A & 2B are minors, Represented by their Father and Natural Guardian: Sri.M.SURESH

3. Smt.PRABHA, Daughter of late Sri.Chikkamuniswamy Aged about 62 years, W/o.Sri Ramaiah

4. Smt.PUSHPA, Daughter of late Sri.Chikkamuniswamy Aged about 41 years, W/o.Late Sri. Byrappa

5. Smt.VIJAYALAKSHMI, Daughter of late Sri.Chikkamuniswamy Aged about 39 years, W/o.Sri.Venkatesh

FOR WINDSOR GARDENS PRIVATE LIMITED

MANAGING DIDECTOD

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	K.Shilpa Rep by her GPA holder M.Krishnappa . (ಬರೆದುಕೊಡುವವರು)	1		My
4	K.Swetha D/o M.Krishnappa . (ಬರೆದುಕೊಡುವವರು)			Que il
5	K.Sandeep S/o M.Krishnappa . (ಬರೆದುಕೊಡುವವರು)		3.2	62:
6	M.Suresh S/o Late. Chikkamuniswamy . (ಬರೆದುಕೊಡುವವರು)			Enfu, · M
7	Tanush & Manish Rep by their Minor guardian & Father M.Suresh . (ಬರೆದುಕೊಡುವವರು)			Sulph In
8	Prabha D/o Late. Chikkamuniswamy . (ಬರೆದುಕೊಡುವವರು)			<u>a</u> 47
9	Pushpa D/o late. Chikkamuniswamy . (ಬರೆದುಕೊಡುವವರು)	P		PUSHPA
10	Vijayalakshmi D/o Late. Chikkamuniswamy . (ಬರೆದುಕೊಡುವವರು)			vijnyalakeshii

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ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೇಗೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ:

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6. Smt.SUJATHA,

Daughter of late Sri.Chikkamuniswamy Aged about 37 years W/o.Srl.Gunashekar (Babu)

SI No.1 to 6 All are residing at:

21/B, 26th Main road, 36th A Cross, 9th Block Jayanagar, Bangalore – 560 069.

hereinafter called the "VENDORS"

(which expression wherever it so requires shall mean and include their respective heirs, legal representatives, administrators, executors and assigns etc.) **OF THE ONE PART:**

:IN FAVOUR OF:

M/s.WINDSOR GARDENS PVT. LTD.,

A Company Incorporated under the Companies Act 1956 Having its registered office at No.81, 36th cross, 6th main, 5th block, Jayanagar, Bangalore-560 041 Represented by its Managing Director, **Sri M. SRINIVASA RAO. PAN No.AAACW3001E**

hereinafter called the "PURCHASERS"

(which expression wherever it so requires shall mean and include all its successors in interest and assigns etc.,) OF THE OTHER PART:

2. Sulp. M 2A Sulp. II 4 PUSHPA 5 Virjangalangem 1 B. Buthell 2B GMBJ. NI 6 Sulpangalangem 1. C. B. FOR WINDSOR GARDENS PRIVATE LIMITED

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬೆಟ್ಟನ ಗುರುತು	ಸಹಿ
11	Sujatha D/o Late. Chikkamuniswamy ((ಬರೆದುಕೊಡುವವರು)			Sujatus
12	Manjula W/o M.Krishnappa . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			s. K. Manjula
13	Leela W/o M.Suresh . (ಒಪ್ಪಿಗೆ ಸಾಕ್ಷಿ)			Lea

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ಸ್ಥಾಗ್ ರಷ್ಟ್ರಕ್ಟ್ನಿಕ್ಟ ಹಿರಿಯ ಉಪನೋಂದ ಕಾಧಿಕಾರಿ ಬೇಗೂರು, ಬೆಂಗಳೂರು ನಗತ ಚಿತ್ತ

WITNESSETH:

WHEREAS the Vendors herein represents that they are the full and absolute owners by title and in actual possession and enjoyment of all that Property measuring 00 Acres 36 Guntas in Sy.No.1/4 of Kammanahalli Village, Begur Hobli, Bangalore South Taluk and duly converted for non-agricultural residential purposes vide Order of The Special Deputy Commissioner, Bangalore District bearing No.ALN.(SB)SR:90/2010-11 dated 20/11/2010 and presently comes within the jurisdiction of Bruhat Bangalore Mahanagara Palike and bearing Municipal No.1/4 and morefully described in Schedule herein and hereinafter referred to as 'Schedule Property' for convenience.

WHEREAS the Vendors further represents that the Schedule Property was possessed Sri.Chikkamunishami originally owned and by Chikkamuniswamy, (father of Vendors 1, 2, 3 to 6 and grand father of Vendors 1A to 1C, 2A & 2B herein), who had acquired the same by virtue of a re-grant made in his favour by The Special Deputy Commissioner for Abolition of Inams, Bangalore, Kolar and Turnkur Districts vide Order dated 12/12/1958 in Case No.41/99. Pursuant thereto an Endorsement to that effect came to be issued in favour of Sri.Chikkamunishami alias Chikkamuniswamy on 18/03/1959 and from the date of grant in his favour, he started enjoying the Schedule Property as absolute owner and all revenue records disclosed the name of Sri.Chikkamunishami alias Chikkamuniswamy as owner in possession and enjoyment of the Schedule Property.

FOR WINDSOR GARDENS PRIVATE LIMITED

ಗುರುತಿಸುವವರ<u>ು</u>

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	No. 81, 30th closs, off fridin, off block, sayarragair, barrig	2avalle
2	Gunashekar No. 44, KR Puram, Bangalore-36	Generales

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಹಿರಿಯ ಉಪನೋಂದಕ್ಕಾಧಿಕಾರಿ ಬೇಗೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



1 ನೇ ಪ್ರಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BGR-1-03792-2011-12 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BGRD100 ನೇ ದ್ದರಲ್ಲಿ ದಿನಾಂಕ 08-08-2011 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

್ಯಾಕ್ಟ್ರಿಕ್ ಕ್ಷಾಕ್ಟ್ರಿಕ್ ಬೇಗೂರ)

Designed and Developed by C-DAC, ACTS, Pune

ಕ.ಎಂ. ಮೇಘರಾಜ ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬೇಗೂರು.

WHEREAS the said Sri. Chikkamunishami alias Chikkamuniswamy and his wife Smt. Venkatamma died intestate leaving behind them, their two sons namely (1) Sri.M.Krishnappa (Vendor No.1) and his children namely Smt.K.Shilpa (Vendor No.1A), Smt.K.Swetha (Vendor No.1B) and Sri.K.Sandeep (Vendor No.1C) and (2) Sri.M.Suresh (Vendor No.2) and his children namely Master Tanush (Vendor No.2A) and Master Munish (Vendor No.2B) and four daughters namely Smt.Prabha (Vendor No.3), Smt.Pushpa (Vendor No.4), Smt.Vijayalakshmi (Vendor No5) and Smt.Sujatha (Vendor No.6) who succeeded to the estate of Sri.Chikkamunishami alias Chikkamuniswamy as his only legal heirs and khatha was registered in the names of his two sons Viz., Sri.M.Krishnappa(Vendor No.1) and Sri.M.Suresh (Vendor No.2) in the revenue records as per Mutation Register Extract bearing MR No.4/2009-10 and thus the Vendors started enjoying the Schedule Property as absolute owners.

WHEREAS the Vendors secured conversion of the Schedule Property for nonagricultural residential purposes from The Special Deputy Commissioner, Bangalore District vide his Order bearing No.ALN.(SB)SR:90/2010-11 dated 20/11/2010 and thereby the Schedule Property ceased to be an agricultural land and became fit for residential use and enjoyment.

WHEREAS the Schedule Property later came within the administrative jurisdiction of Bruhat Bangalore Mahanagara Palike and was assessed for municipal property taxes and Betterment Charges was paid vide receipt dated 04/06/2011 bearing No. 162337 and the Schedule Property was assigned with Municipal No.1/4 and the names of Vendors 1 & 2 came to, be registered as

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FOR WINDSOR GARDENS PRIVATE LIMITED Scejallic

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಆಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s.Windsor Gardens Pvt. Ltd Rep by its Managing Diroctor M.Srinivasa Rao . ಇವರು 1209700.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಡಿಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	100.00	By Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1209600.00	DD No. 877872, Dt- 08/08/2011, Drawn on Syndicate Bank Bangalore
ఒట్న :	1209700.00	

: ಬೇಗೂರ

ದಿನಾಂಕ : 08/08/2011

ಉಪ ಸೋಂದಣಿ ಮತ್ತು ಯುಕ್ತಿ ಆಧಿಕಾರಿ

ಹಿರಿಯ ಉಪಟಿತೀಂದ ನಾಧಕಾರ ಬೇಗೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

Designed and Developed by C-DAC ,ACTS Pune.

owners and khatedars as per Khatha Certificate dated 07/06/2011 and municipal property taxes have been paid upto date.

WHEREAS in the manner stated above, the Vendors acquired absolute right, title, interest and ownership to the Schedule Property and they are fully seized and possessed of the Schedule Property with power and authority to sell or otherwise dispose of the same in favour of any persons of their choice.

WHEREAS the Vendors being in need of funds to meet their legal and family necessities and to purchase independent properties as it is difficult to divide the Schedule Property by metes and bounds and also for the education of Vendors 2A & 2B and hence the Vendors are desirous of disposing of the Schedule Property by making the following representations:

that the Vendors alone are the sole and absolute owners of the a) Schedule Property and their title to the Schedule Property is good, marketable and subsisting and that none else have any right, title, interest or share therein and that cost of good title shall be that of Vendors at all times both before and after sale and Schedule Property is free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, easement, lien or otherwise.

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FOR WINDSOR GARDENS PRIVATE LIMITED

- any agreement or b) that the Vendors have not entered into arrangement for sale of the Schedule Property with anyone else and have not executed any Power of Attorney to deal with the Schedule Property;
- that the Schedule Property is not subject matter of any proceedings c) and the same is not attached or sold or sought to be sold in whole or in portions in any Court or other Civil or Revenue or other proceedings and not subject to any attachment by the process of the courts or in the possession or custody by any Receiver, Judicial or Revenue Court or any officer thereof;
- that Vendors do not have any pending liabilities with regard to income d) tax, wealth tax, gift tax or any other tax which would affect his title to the Schedule Property;
- that there are no easements, quasi-easements, restrictive covenants e) or other rights or servitudes running with Schedule Property;

that the Vendors have not received any notice of acquisition or f) requisition from the Government or other authorities or from any other authorities and the Schedule Property is not being acquired under the provisions of any act and the Schedule Property is free from 28 Suff IN 6 Superty
WINDSOR CAPPENS

all such proceedings;

FOR WINDSOR GARDENS PRIVATE LIMITED

BNG (U) BGR /....3. 792...2011-2017

that there are no tenancy claims in respect of the Schedule g) Property under the Karnataka Land Reforms Act;

- that the Vendors do not hold land in excess of the Ceiling limit as h) prescribed under the Karnataka Land Reforms Act;
- that the Schedule Property is not a granted land to Schedule Caste i) and Schedule Tribes and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else;
 - J) that the Vendors are the only legal representatives of the deceased Sri.Chikkamunishami alias Chikkamuniswamy and other than them there are no other legal representatives left behind by him, in case of any claims made b any person claiming to be the legal heirs of deceased Sri.Chikkamunishami alias Chikkamuniswamy, the same shall be answered by the Vendors herein and accordingly offer indemnity to the Purchasers.

WHEREAS the Vendors for the reasons stated above have offered to sell the Schedule Property by making the aforesaid representations for a sum of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) free from all encumbrances and the Purchasers abovenamed who are in need of the Schedule Property and acting on the aforesaid representations agreed to the Schedule Property for the said sum of Rs.1,80,00,000/-

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

That in pursuance of the aforesaid Agreement and in consideration of the payment of the sale price of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) paid by the Purchasers to the Vendors as detailed below:

a) Rs. 90,00,000/-

(Rupees Ninety Lakhs only) Cheque no.018409, dated 08.08.2011 drawn on State Bank of Mysore, Indiranagar branch, Bangalore-38 in favour of Mr.M.Krishnappa, Vendor No.1 (as desired and directed by other Vendors).

b) **Rs.90,00,000**/-

(Rupees Ninety Lakhs only) Cheque no.018410, dated 08.08.2011 drawn on State Bank of Mysore, Indiranagar branch, Bangalore-38 in favour of Mr.M.Suresh Vendor No.2 (as desired and directed by other Vendors).

The above payments are made specifically on the directions given by all the Vendors.

thus totalling Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only)and payments (a) and (b) being made before the Sub-Registrar at the time of registration of this Sale Deed, which sum of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) the Vendors hereby admit and acknowledge the receipt of the same in full settlement and acquit the Purchasers of any further payment and in consideration thereof the Vendors hereby grant, convey, sell, transfer, assign and assure UNTO AND TO THE USE of the said interest, ownership and other rights in Purchasers all their right, title,

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FOR WINDSOR GARDENS PRIVATE LIMITED

BNG (U) BGR 1....3792.2011-2017

Schedule Property free from all encumbrances, court attachments, litigations, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water courses, drains, privileges, appurtenances, advantages whatsoever pertaining belonging to the Schedule Property, who shall hold, possess, use and enjoy all the right, title and interest claims, payments of the Vendors and all other rights, privileges and amenities belonging thereto TO HAVE AND TO HOLD the Schedule Property and every part thereof TO AND UNTO THE Purchasers absolutely and forever.

The Vendors hereby covenant with the Purchasers that notwithstanding any act, deed or thing heretofore done, excluded or knowingly suffered, the Vendors have full power and absolute authority and indefeasible title to sell the Schedule Property and the said property is free from all encumbrances and obligations whatsoever and the Purchasers hereafter peacefully and actually HOLD, POSSESS AND ENJOY Schedule Property without claim or demand, disturbance any interruption whatsoever from the Vendors and/or from persons claiming through or under them.

The Vendors have this day delivered to the Purchasers all the title deeds in their custody in respect of their title to the Schedule Property and declare that they have not retained any documents/title deeds with them.,

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FOR WINDSOR GARDENS PRIVATE LIMITED

The Vendors further covenant that they shall at their cost do or execute or cause to be done or executed all such lawful and useful acts, deeds and things and the Vendors shall execute at their cost deeds of assurances, confirmation deeds, rectification deeds and other things whatsoever for further and more perfectly and morefully conveying and assuring ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

The Vendors hereby assure and covenant with the Purchasers that there are no encumbrances or any settlement, will, charge, lien, mortgages, attachments, either by agreement, order or decree pending or threatened legal proceedings or land acquisition proceedings or notifications of any kind or any other security or claims on the Schedule Property that may in any manner derogate from the full and absolute ownership of the property hereby conveyed.

The Vendors assure that apart from them, there are no other person/s interested in the Schedule Property or portion thereof and the Vendors hereby agree to keep the Purchasers at all times fully indemnified and harmless against any loss or liability, action or proceedings, cost or claims which may arise against the Purchasers or the Schedule Property by reason of any defect in or want of title on the part of the Vendors and/or breach of the The Vendors agree and bind to defend the right, title, terms of this sale.

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FOR WINDSOR GARDENS PRIVATE LIMITED

interest and ownership of the Purchasers herein against all claims and demands and the expenses in this regard will be fully borne to by the Vendors.

The Vendors covenant that the sale of the Schedule Property is for the benefit of the Vendors and the members of their family including for Vendors 2A & 2B who are minors and in case of claims by the said minor either before they attaining majority or thereafter such claims will be answered by the other Vendors hereto and protect the Purchasers from their claims at all times and accordingly offer indemnity.

The executant of this Sale Deed Sri.M.KRISHNAPPA, who is the Power of Attorney Holder of the Vendor No.1A, assure and covenant with the Purchasers that the Power of Attorney dated 30/10/2010 registered as Document No.128/2010-11 in Book-IV and stored in CD No.BGRD55 in the Office of the Sub-Registrar, Begur, Bangalore appointing him as agent is still in force and subsisting and that he is empowered to sell the share of Vendor No.1A in the Schedule Property in terms of this Sale Deed and in case of claims by the Vendor No.1A abovenamed questioning the authority of the executant herein or any other claims made by her the same will be answered by the executant Sri.M.KRISHNAPPA and Purchasers are not liable to answer the same and further the Purchasers will be protected from such claims of the Vendor No.1A at all times.

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FOR WINDSOR GARDENS PRIVATE LIMITED

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The Vendors have paid municipal property taxes and other taxes and charges in respect of the Schedule Property to Bruhat Bangalore Mahanagara Palike upto date and the Purchasers can pay the same hereafter from this day and in case any taxes or charges are still due unpaid in respect of the Schedule Property, the same shall be paid by the Vendors.

The Vendors have signed and delivered to the Purchasers the requisite form for transfer of Khata of the Schedule Property in the records of Bruhat Bangalore Mahanagara Palike in favour of Purchasers and have no objection for transfer of Khata of Schedule Property as aforesaid.

The sale of Schedule Property is not in contravention of Karnataka Land Reforms Act, Karnataka Land Revenue Act, Karnataka Village Officers Abolition of Inam Act and any other statutes in force.

The Vendors have this day delivered and put the Purchasers in actual physical vacant possession of the Schedule Property. The Purchasers shall hereafter hold, possess and enjoy the Schedule Property as absolute owners and it shall be lawful for the Purchasers at all times to possess, occupy and enjoy the Schedule Property hereby conveyed and sold with all its interference from the Vendors and their predecessor-in-title.

2. Cauth 114 3 2 4

2A Stuffe-M + PUSHPA

1B 2B Stuffe-M S. rygnyarlandomic

6. Suy cette appurtenances together with all the rights for their benefit without any

FOR WINDSOR GARDENS PRIVATE LIMITED

ayo

The wife of the First Vendor Smt.MANJULA and the wife of the Second Vendor Smt.LEELA, declare that they have no manner of right, title or interest or ownership therein and have no objection for sale of the Schedule Property in terms of this Sale Deed in favour of the Purchasers and in token of their consent, they have signed this Sale Deed as Consenting Witnesses after going through the contents of this Deed and accepting the correctness thereof and they declare that Vendors alone held ownership to the Schedule Property hereby conveyed.

:SCHEDULE:

All that Property available within the four boundaries detailed below and Property measuring 00 Acres 36 Guntas in Sy.No.1/4 of Kammanahalli Village, Begur Hobli, Bangalore South Taluk and duly converted for nonagricultural residential purposes vide Order of The Special Deputy Commissioner, Bangalore District bearing No.ALN.(SB)SR:90/2010-11 dated 20/11/2010 and presently comes within the jurisdiction of Bruhat Bangalore Mahanagara Palike and bearing Municipal No.1/4 and bounded by:-

East:

Property bearing Sy No.2;

West:

Road;

North:

Property bearing Sy No.130/2; and

South:

Property bearing Sy No.1/3.

2. Sulfy. M 3 E Ty 2A Sulfy. M 4 PUSHPA 5 wyonynlowning 2B Sulfy. M 6. Significaning

FOR WINDSOR GARDENS PRIVATE LIMITED

BNG (U) BGR /....3. 292.2011-2012

IN WITNESS WHEREOF THE PARTIES ABOVENAMED HAVE SIGNED AND EXECUTED THIS SALE DEED ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

1. (M.KRISHNAPPA),

1B. (K.SWETHA),

1A. (K.SHILPA), 1
Represented by her Power of Attorney Holder: Sri.M.KRISHNAPPA

2. (M.SURESH),

1C.(K.SANDEEP),

2A.(Master TANUSH),

3.(PRABHA)

PUSHPA

2B.Master. MUNISH, Vendors 2A & 2B are minors, Represented by their Father and Natural Guardian:

Sri.M.SURESH

4.(PUSHPA),

5. (VIJAYALAKSHMI),

6.(SUJATHA),

VENDORS.

CONSENTING WITNESSES:

1.5. Kimanjula.

WITNESSES: PRASADRAHATH. B1,36% CREG CTMAIN CT BLOCK DAYANAGAR BLOCE FF.

For M/s.WINDSOR GARDENS PVT. LTD.,

Grenastilar

NO.44, Devasandraly ond. K.R. pmm. Br. 36.

Represented by its Managing Director, Sri M. SRINIVASA RAO PURCHASERS.

Drafted by:

Advocate, Bangalore.

Dug no actor Dug. Print Page No: 1 Vilisge-Pulburat Fo., 4 11/01/2010 15:16:00 10 lin Date 11. gad stepfing space absorbed at a property at a propert and a Sewalbah Sawo 13 10 क्यू बर्वाज क्रुव्यक्ष्म (Fr 13 quations material and utility and add and address as ener ಪುರ್ಕಿದ ಕೃಷ್ಣುವರ್ಷ : MR 4/2009-2010 203 ामामा मामामा मामामा मामामामामा රජන : නම් වූහේ, ෆ්හේ ක්රන්, නම්ති ක්ෂුද් : ා කරා බව නෙදෙවෙන්නේ, 1 2 2 5 1 8 8 3 8 3 නෙදෙවෙන්නේ 21/12/2009 11. 23,000 2033 100 0.36.00.00 n ಬೆಳೆಯ ತನರು on 9. ಕದ್ದ ಅಥವಾಸ್ತಾರೀಕವಾರಕ ಕಪರು ಕಂದೆಯ ಪದರು ಮತ್ತು ಬಳಾನ ಚಿಕ್ಕನವಿಸುತ್ತವನ್ನ 'ಸಿರ್ಗೆಶ್ ವಿಸ್ ಲೀಟ್ ಚಿಕ್ಕದುತ್ತಿವತ್ತ St.d. | Δετίου 2.536 | 4λολοπό ευδόλετει | 2λλη 370 | 2.54 | 2.54 | 2.54 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2.55 | 2. A.05 'हुनुद् ठिक्" टेन्स ut. 8 stekand a md hewalbuc as ens excession do. 1.40 disorate Lorents [0) the formal [u) the a [6) the 46 (u) hear ad 4. 2050 000 L. L. Sign Sign 12 P. S. क प्रथम व्यक्त ವೈಮಾರುಕಾರನ ಕೆಸರೆ ಮತ್ತು ಮನ್ನಲ್ಲಿ TOUS E. T. STOWED 036.00.00 036.00.00 12. zerlodik doks, Ardok addreda ಪೂರ್ಣ ಮಾಲ್ (೧) ಪೂರ್ಣ ತುಣವ್ (೧) 3. afrámes 7. And of days ಹೆದರು ended \$3.44 3500 2012-2013 Eduomo विश्वर विश्वर कर 5. संस्कृति सन्देशकते 2. 4.20 zades-colum 1. 1556 6. atta 23010

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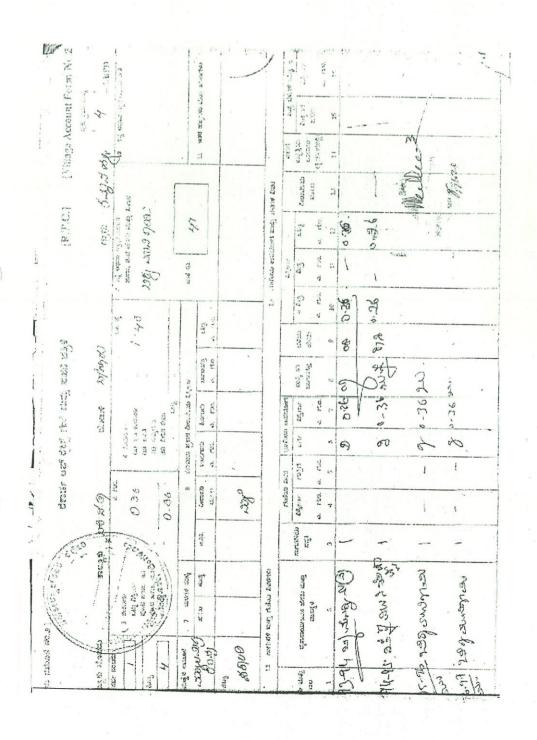
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ಮ್ಯುಟೇಶನ್ ರಿಜಿಸ್ಟರ್ ಪ್ರತಿ

ಮ್ಯುಟೇಶನ್ ನಕಲು ಮುದ್ರಿಸಿದ ದಿನಾಂಕ: 11/01/2010

ಪುಟ ಸಂಖ್ಯೆ : 1

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(41 ನೇ ಖಂಡಿಕೆ ನೋಡಿ)

: ವೈಯಕ್ತಿಕ ಪತ್ರ

ಬದಲಾವಣೆ ರೀತಿ : ಖಾತೆ ಬದಲಾವಣೆ

: ಬೆಂಗಳೂರು

ತಾಲ್ಲೂಕು : ಬೆಂಗಳೂರು ದಕ್ಷಿಣ

: 2009-2010 ವಹಿವಾಟಿನ ವರ್ಷ

***** ಅನುಮೋದಿಸಿದೆ*****

ಸ್ವಾಧೀನತೆ ರೀತಿ : ಪಾವತಿ

ಹೋಬಳಿ: ಬೇಗೂರು - 3 ಗ್ರಾಮ : ಕಮ್ಮನಹಳ್ಳಿ

: 4/2009-2010 M.R. ಸಂಖ್ಯೆ

ಅರ್ಜಿ ದಿನಾಂಕ

: 12/10/2009

(ವಿಸ್ತೀರ್ಣ ಎಕರೆ ಮತ್ತು ಗುಂಟೆಗಳಲ್ಲಿ)

ಬಾಧಿತವಾದ ಸರ್ವೆ - ಮತ್ತು ಹಿಸ್ಪಾ ನಂ.	ಹಕ್ಕು ಬದಲಾವಣೆ ಮಾಡಿದವರು	ವಿಸ್ತೀರ್ಣ	ಹಕ್ಕು ಬದಲಾವಣೆ ಪಡೆದವರು	ವಿಸ್ತೀರ್ಣ	ತಪಾಸಣೆ ಅಧಿಕಾರಿ ರುಜು/ಷರಾ
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			 ಸುರೇಶ್ ಬಿನ್ ಲೇಟ್ ಚಿಕ್ಕಮನಿಸ್ವಾಮಪ್ಪ ಸಂಬಂಧ : ಮಗ	ಮೇಲಿನ ಜಂಟಿ	

ಮ್ಯುಟೇಶನ್ ಆದೇಶದ ವಿವರ : ಗ್ರಾ ಲೆ ಷರಾ :- ಗ್ರಾಮದಲ್ಲಿ ಪಾರಂ ನಂಬರ್ 21 ನ್ನು ಪ್ರಚೂರ ಪಡಿಸಿರುತ್ತದೆ ನಿಗದಿತ ಅವದಿಯಲ್ಲಿ ತಕರಾರು ಬಂದಿಲ್ಲ ಚಿಕ್ಕಮುನಿಶಾಮಿ ಫವತಿ ಸಬೂಬು ಇವರ ಮಕ್ಕಳಾದ 1ನೇ ಕೃಷ್ಣಪ್ಪ ಮತ್ತು 2ನೇ ಸುರೇಶ್ ರವರ ಹೆಸರಿಗೆ ಜಂಟಿಯಾಗಿ ಫವತಿ ಖಾತೆ ಆಘಲು ಮುಂದಿನ ಆದೇಶಕ್ಕೆ ಮಂಡಿಸಿದೆ.ಸಹಿ 21/12/09.ng ಮಲ್ಯೊಧಿಕಾರಿ. ಹುಳಿಮಾವು ವೈತ್ತ.ಬೆರಗಳೂರು ದಕ್ಷ್ಮಣ ತಾಲ್ಲೂಕು. ಆಥೇಕ : IHC 4/09-10 ಕಂತೆ ಅಂಗೀಕೆಗಿಸಿದೆ.ಸಹಿ :- 21/12/09.ಹಕ್ಕುದಾಖಲೆ ಶಿರಸ್ತೇದಾರ್

. ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು.

ಮೊಕ್ಕಾಂ : ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ಮ್ಯುಟೀಶನ್ ಆದೇಶದ ದಿನಾಂಕ : 21/12/2009

ಸಹಿ/-ರಾಜಸ್ವ ನಿರೀಕ್ಷಕರು ಹೋಬಳಿ ಬೇಗೂರು - 3

(ರಶೀದಿ ಸಂಖ್ಯೆ: 49154 ದಿನಾಂಕ: 11/01/2010 ಮೊತ್ತ :

ಗಮನಿಸಿ: ಸ್ವಾಧೀನತೆ ಬದಲಾಗುವ ಎಲ್ಲಾ ವಹಿವಾಟಗಳಿಗೆ ನಕ್ಷ ಅತ್ಯವಶ್ಯಕೆ ಹಿಂಗಳೂರು ರಕ್ಷಿಣ ಸಾಲ್ಯೂ ಈ