



DEED OF AMALGAMATION AND CONSOLIDATION

This Deed of Amalgamation, clubbing and consolidation of right, title and interest is made and executed on this the 19th day of May, 2016, at Bangalore, by M/S.UNITED ESTATES BUILDERS PVT. LTD., having its office at No.16, Railway Parallel Road, Kumara Park East, Bangalore.560001, represented by its Managing Director Mr.K.J.Purushotham, PAN No.AABCU1164D, witnesseth:

1. Whereas the company is the absolute owner of the property bearing survey No.19/14 (Portion of old Survey No.19/5), measuring 10 guntas duly converted for non agricultural residential purposes vide Official Memorandum No.ALN (EVH) SR . 311, 313, 314/2007-08 dated 4.10.2008, issued by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, BBMP Khatha No.2062/19/14, situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore under the jurisdiction of BBMP, Marathahalli Sub Division, Ward No.150, more fully detailed in item No.1 in the schedule hereunder having acquired the same through registered sale deed No.6077/2015-16 of book I, dated 23.3.2016 and stored in CD No.HLSD129, registered in the office of the Sub Registrar, Halasuru, Bangalore.

2. Whereas Sri.Singapur Sannaiah Setty and C.L.Santhosh Kumar represented by the company as the General Power of Attorney Holder and Joint Development Agreement holder for the property bearing Sy.No.17/11A, 17/10, 17/12, and 19/5, measuring jointly 3 acres 34 guntas, duly converted for non agricultural residential purposes vide Official Memorandum No.ALN (EVH) SR . 311, 313, 314/2007-08 dated 4.10.2008, issued by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, vide BBMP Khatha No.4/17/10/17/12/17/11A/19/5, situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore under the jurisdiction of BBMP, Marathahalli Sub Division, Ward No.150, more fully detailed in item No.2 in the schedule hereunder having acquired the same through registered Joint Development Agreement Registered as document No.8666/2010-11 of book I, dated 28.3.2011 and General Power of Attorney registered as document No.610/2010-11 of book IV, dated 28.3.2011 and both stored in CD No.VRTD104, registered in the office of the Sub Registrar, Varthur, Bangalore.

K.S. Setty

PAGE NO-1



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Print Date & Time : 19-05-2016 04:27:49 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1264

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-05-2016 ರಂದು 04:22:06 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	500.00
2	ಸೇವಾ ಶುಲ್ಕ	280.00
	ಒಟ್ಟು	780.00

ಶ್ರೀ M/s.United Estates Builders Pvt Ltd Rep by its Managing Director Mr.K.J.Purushotham ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.United Estates Builders Pvt Ltd Rep by its Managing Director Mr.K.J.Purushotham			K.J. Purushotham

K.J. Purushotham
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು
(ಮುಖ್ಯಸ್ಥರು)

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ).....
ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s.United Estates Builders Pvt Ltd Rep by its Managing Director Mr.K.J.Purushotham . (ಬರೆದುಕೊಂಡವರು)			K.J. Purushotham
2	M/s.United Estates Builders Pvt Ltd Rep by its Managing Director Mr.K.J.Purushotham . (ಬರೆದುಕೊಡುವವರು)			K.J. Purushotham

K.J. Purushotham
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು



2 Sheet Of Doc. No. 1264 of Book E
2016-17

2

3. I submit that the above said item No.1 and 2 situate side by side within one boundary as detailed in the composite schedule hereunder and jointly measuring 4 acres 04 guntas as fully detailed as Composite Schedule Property. Whereas it has become incumbent and necessary to Amalgamate the above properties to get one Khatha for the total composite schedule property as detailed in the composite schedule below and single sanctioned plan for residential/commercial buildings, in the name of the Company M/s.United Estates Builders Pvt. Ltd.

Whereas it is specifically agreed that this Amalgamation is only for the purpose of single Khatha and single sanctioned plan for development of the said properties.

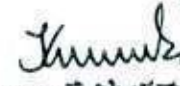
NOW THEREFORE I HEREBY DECLARE AND STATE AS FOLLOWS:

1. That the schedule properties are the absolute property and that I have not encumbered or alienated our rights, title and interest in the schedule property in favour of any person/s.
2. I hereby undertakes to pay any other levy or charges or fees if any in respect of above property being into one unit and one single Khatha in the concerned office.
3. That I have no objection for clubbing and issue the single Khatha and single sanctioned plan of the composite schedule property in the name of M/s.United Estates Builders Pvt. Ltd., by clubbing the properties.
4. This Amalgamation Deed is only for amalgamation of Katha and Plan purpose and there is no transfer of rights, title, interest over the schedule property to each other.

K. J. Sreed

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	
1	Prithvi Reddy No.312, 1st Block, Koramangala Bangalore	
2	G.Santhosh No.11, Domlur Bangalore	


ಕೆ. ರಮೇಶ್
ಉಪನಿರ್ದೇಶಕರು, ಇಂಜಿನಿಯರಿಂಗ್
ಇಂಡಸ್ಟ್ರೀಸ್, ಬೆಂಗಳೂರು

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ INR-1-01264-2016-17 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ INRD169 ನೇ ಧರಣಿ ದಿನಾಂಕ 19-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನಿರ್ದೇಶಕರು, ಶಿವಮೊಗ್ಗ (ಇಂಜಿನಿಯರಿಂಗ್) ಇವರ ಮೊದಲ ಉಪನಿರ್ದೇಶಕರು, ಶಿವಮೊಗ್ಗ (ಇಂಜಿನಿಯರಿಂಗ್) ಇವರ ಮೊದಲ ಇಂಡಸ್ಟ್ರೀಸ್, ಬೆಂಗಳೂರು	
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3
SCHEDULE

3 Sheet Of Doc. No. 1264 of 2001 -I
2018-17

Item No.1:

1. All that piece and parcel of property bearing survey No.19/14 (Portion of old Survey No.19/5), measuring 10 guntas duly converted for non agricultural residential purposes vide Official Memorandum No.ALN (EVH) SR 311, 313, 314/2007-08 dated 4.10.2008, issued by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, BBMP Khatha No.2062/19/14, situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore under the jurisdiction of BBMP, Marathahalli Sub Division, Ward No.150, and bounded:

East by:	Land in Sy.No.19/4,
West by:	Land in Sy.No.21,
North by:	Portion of land in Sy.No.19/5,
South by:	Land in Sy.No.19/6.

2. All that piece and parcel of property bearing Sy.No.17/11A, 17/10, 17/12, and 19/5, measuring jointly 3 acres 34 guntas, duly converted for non agricultural residential purposes vide Official Memorandum No.ALN (EVH) SR . 311, 313, 314/2007-08 dated 4.10.2008, issued by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, vide BBMP Khatha No.4/17/10/17/12/17/11A/19/5, situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore under the jurisdiction of BBMP, Marathahalli Sub Division, Ward No.150, and bounded:

East by:	Karmelaram Road,
West by:	Land in Sy.No.21,
North by:	Land in Sy.No.17/9,
South by:	Land in Sy.No.19/14.

K. J. J. J.



2.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

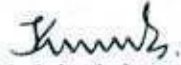
ಶ್ರೀ M/s.United Estates Builders Pvt Ltd Rep by its Managing Director Mr.K.J.Purushotham

ಇವರು 1000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	1000.00	Paid By cash
ಒಟ್ಟು :	1000.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 19/05/2016


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ಇಂದಿರಾನಗರ)
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.



4

COMPOSITE SCHEDULE PROPERTY

All that piece and parcel of property bearing Sy.No. No.19/14 (Portion of old Survey No.19/5) and Sy.No.17/11A, 17/10, 17/12, and 19/5, measuring jointly 4 acres 04 guntas, duly converted for non agricultural residential purposes vide Official Memorandum No.ALN (EVH) SR . 311, 313, 314/2007-08 dated 4.10.2008, issued by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, vide BBMP Khatha No. No.2062/19/14, and 4/17/10/17/12/17/11A/19/5, situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore under the jurisdiction of BBMP, Marathahalli Sub Division, Ward No.150, and bounded:

East by: Karmelaram Road,
West by: Land in Sy.No.21,
North by: Land in Sy.No.17/9,
South by: Land in Sy.No.19/6 and 19/4.

WITNESSES:

1. PRITHVI REDDY.P
No.312, I Block
KORANANGALA
B'LORE 102

K.J. Patel
EXECUTANT

2. SANTHOSH M.L
SANTHOSH M.L
21, Mannakala
Bangalore-57.

Drafted by

(NARAYAN)
DWNOS/2008-4

This Document Consists of 10 sheets ORIGINAL

First Sheet Of Doc. No. 5179 of Book 1
2016-17

ABSOLUTE SALE DEED

THIS ABSOLUTE SALE DEED IS MADE AND EXECUTED ON THIS THE SIXTH
DAY OF OCTOBER TWO THOUSAND AND SIXTEEN (06.10.2016) AT
BANGALORE:

By:

Sri. SANTHOSH KUMAR. C. L.

S/o. Sri. C. Lakshmi Narasimha Murthy

Aged about 42 years

No. 16. Railway Parallel Road.

Kumara Park East. Bangalore - 560 001.

PAN: ANAPS2700E

*Represented by his wife, a duly constituted General Power of Attorney Holder
Dr. Smt. N. Vanishree*

(Hereinafter referred to as "**VENDOR**" which term shall mean and include his heirs,
successors-in-interest, administrators, executors, nominee/s, assigns etc.,)

And:

M/s. CHAMUNDI INDUSTRIAL ESTATE

Being registered Partnership Firm

Having its Registered Office at

No. 26, Hongasandra Village,

Hosur Main Road. Begur Hobli,

Bangalore - 560 068.

Represented by its Managing Partner:

Mr. K. J. PURUSHOTHAM

(Hereinafter referred to as the "**CONFIRMING PARTY**" which term unless repugnant to the
context, shall mean and include its successors-in-office, representatives executors, administrators,
nominees, agents, assigns, etc. of the **FIRST PARTY**)

For United Estates Builders Pvt. Ltd.

S. R. Narasimha
Managing Director

Vanishree
PAGE NO - 1



Print Date & Time: 06-10-2016 12:31:23 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: 5179

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪಮೊಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 06-10-2016 ರಂದು 11:54:52 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

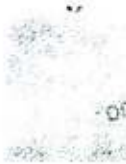
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದರಿ ಶುಲ್ಕ	907500.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ದೃಢೀಕೃತ ಶುಲ್ಕ	100.00
4	ಇತರೆ	40.00
	ಒಟ್ಟು:	908130.00

ಶ್ರೀ M/s. United Estates Builders Pvt Ltd Rep by its Director Mr.S.R.Nagaraj ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. United Estates Builders Pvt Ltd Rep by its Director Mr.S.R.Nagaraj			 Managing Director

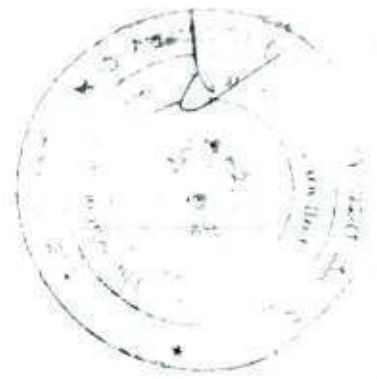
ಬರೆಯು ಉಪಮೊಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ

ಬರೆಯು ಹೊಟ್ಟೆದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/s. United Estates Builders Pvt Ltd Rep by its Director Mr.S.R.Nagaraj (ಬರೆಯು ಹೊಟ್ಟೆದರು)			 Managing Director
2	Sri.Santhosh Kumar C.I. S/o Sri.C.Lakshmi Narasimha Murthy Rep by his Wife a duly Constituted GPA Holder Dr.Smt.N.Vanishree			 Vanishree

PAGE NO-2

ಬರೆಯು ಉಪಮೊಂದಣಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ



In favour of:

M/s. UNITED ESTATES BUILDERS PVT. LTD.,

having its Office at No. 37/4,13/1, Madivala.

Koramangala 2nd Block, Bangalore-560034

Represented by its Director

Mr. S. R. NAGARAJ

PAN: AABCU1164D

(Hereinafter referred to as "**PURCHASER**" which term unless repugnant to the context, shall mean and include its successors-in-office, representatives executors, administrators, nominees, agents, assigns, etc. of the **SECOND PART**.)

Whereas

A. The **VENDOR** is the absolute owner in possession and enjoyment of the converted land bearing Survey No.17/11A and 17/10, measuring in all 2 Acres situated at Doddakannelli Village, VarthurHobli, Bangalore East Taluk , which is more fully mentioned and described the Schedule hereunder and hereinafter referred to as "**Schedule Property**".

B. The Schedule Property bearing Survey No. 17/11A & 17/10 measuring in all 2 Acres situated at Doddakannelli Village, VarthurHobli, Bangalore East Taluk , Bangalore was earlier absolutely owned and possessed by Smt. B. N. Venkatalakshmi W/o Sri. C. Lakshmi Narasimha Murthy (the mother of Vendor herein), she having acquired the same by virtue of two different Sale Deeds which are as follows:

- i) Sale Deed dated 10-02-2006 executed by Mrs. Thressiamma Mathew & others, registered vide document No.BAS-1-15469/2005-06 of Book I, stored in C. D. No. BASD 214, in the office of the Sub-Registrar, Bangalore South, Bangalore South Taluk with respect to land in Survey No.17/11A measuring 37Guntas.

or United Estates Builders

S. R. Nagaraj

Managing Director

Venkataraman



Variant 2.

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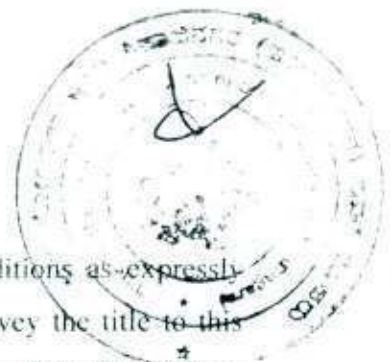
PAGE NO - 4

- ii) Sale Deed dated 10-02-2006 executed by Mr. H. Pilla Reddy & Mr. V. Subba Reddy, registered vide document No. BAS-1-15460/2005-06 of Book I, stored in C. D. No. BASD 214, in the office of the Sub-Registrar, Bangalore South, Bangalore South Taluk with respect to land in Survey No. 17/10 measuring 01 Acre 03 Guntas.

- C. Thereafter, the Schedule Property was converted from agricultural use to non-agricultural commercial use under Section 95 of the Karnataka Land Reforms Act, 1964 vide Official Memorandum dated 04/10/2008 in No. ALN(EVH)SR:311,313,314/2007-08 issued by the Special Deputy Commissioner, Bangalore District, Bangalore.
- D. Thereafter, the Schedule Property was Newly changed as Conversion converted from commercial use to Residential purposes vide Official Memorandum dated 06.02.2016 in No. ALN(EVH)SR:311,313,314/2007-08 issued by the Special Deputy Commissioner, Bangalore District, Bangalore.
- E. The Smt. B. N. Venkatalakshmi W/o. Sri. C. Lakshmi Narasimha Murthy gifted the Schedule Property to her son Sri. Santhosh Kumar. C. L. the vendor herein and the said Gift Deed dated 28.03.2011 registered as Document No. VRT-1-08660/2010-11 of Book-I, stored in CD No. VRTD 104, in the office of the Sub-Registrar, Varthur, Bangalore. The Vendor has accepted the gift and ever since the date of gift has been in peaceful possession and enjoyment of the Schedule Property as the absolute owner thereof.
- F. The Katha of the Schedule Property is registered in the name of the VENDOR in the revenue records and the VENDOR has been paying taxes regularly to the concerned authorities with respect to the Schedule Property.
- G. Whereas the VENDOR had entered into a registered Agreement to Sale with M/s. Chamundi Industrial Estate, a registered Partnership Firm Represented by its Managing Partner Mr. K. J. Purushotham for Sale of the Schedule Property dated 14.08.2015 registered as Document No. INR-1-03707/2015-16 of Book I, stored in CD No. INRD 149, in the Office of the Sub-Registrar, Indiranagar, Bangalore, and in furtherance and reference to the above Sale Agreement, this Sale deed is being executed in favour of its nominee M/s. United Estates Builders Private Limited Represented by its Managing

ಕ್ರಮ ಸಂಖ್ಯೆ	ಕೆರೆ	ಚಿತ್ರ	ಕೆರೆ/ಕೆರೆ	ತಾ.
3	M/s Chamundi Industrial Estate Rep by its Managing Partner Mr K.J. Purushothan (Confirming Party) (ಬರಹಗೊಳಿಸಿದ)			M/s Chamundi Industrial Estate K.J. Purush Partner

ಹಿರಿಯ ಕಾರ್ಯದರ್ಶಿ/ಕಾರ್ಯದರ್ಶಿ
ಇಲಾಖೆ/ಕೆರೆ



Director Mr. S. R. Nagaraj along with all rights, terms and conditions as expressly stated in the Sale Agreement and in order to more effectively convey the title to this effect M/s. Chamundi Industrial Estates Represented by its Managing Partner Mr. K. J. Purushotham will sign as a Confirming Party to this Sale Deed.

- H. The VENDOR in order to meet his necessities offered to sell now the Schedule Property to the PURCHASER for a valuable sale consideration of Rs. 9,07,50,000/- (Rupees Nine Crores Seven Lakhs Fifty Thousand only) and the PURCHASER having accepted the offer, the VENDOR has agreed to hereby execute this Deed of Sale. After settlement of the account the Purchaser is to remit Rs. 9,07,500/- (Rupees Nine Lakhs Seven Thousand Five Hundred only) to the I.T. Department towards TDS on behalf of the Vendor and no further consideration is payable to the Vendor and accordingly the total sale price for sale of the Schedule Property is fixed at Rs. 9,07,50,000/- (Rupees Nine Crores Seven Lakhs Fifty Thousand only).
- I. The VENDOR has executed the General Power of Attorney dated 07th April 2016 in favour of his Wife Dr. Mrs. N. Vanishree, authorizing and empowering her to sell and deal with the Schedule Property on his behalf and the said General Power of Attorney is valid and subsisting as on the date of execution of this Deed of Sale.
- J. The VENDOR has made the following representations:
- The VENDOR has the full power and legal authority to execute, deliver and perform the terms and conditions of this Deed;
 - That the Schedule Property is the absolute property of the VENDOR and at the date hereof, the VENDOR is the absolute, legal and beneficial owner of the Schedule Property that his title to the Schedule Property is good, marketable and subsisting and no one else have any right, title, interest or share therein;
 - The VENDOR has not entered into any other agreement for sale, lease other than the registered development agreement entered with the Purchaser Company wherein the Purchaser confirms to that effect and is in knowledge of the same for the Schedule Property which is still subsisting and there are no encumbrance(s) and/or claim(s) and/or interest(s) by any other person(s) against the Schedule Property or any part thereof; other than as stated herein above.

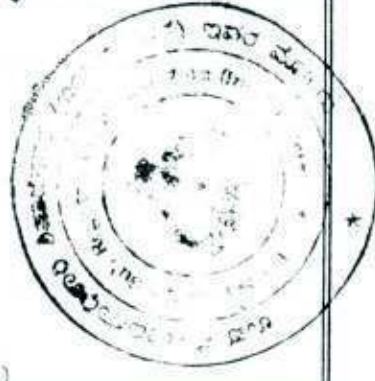
ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಹೆಸರು
1	Gangadhar Koramangala, Bangalore	Gangadhar
2	Santhosh Koramangala, Bangalore	Santhosh

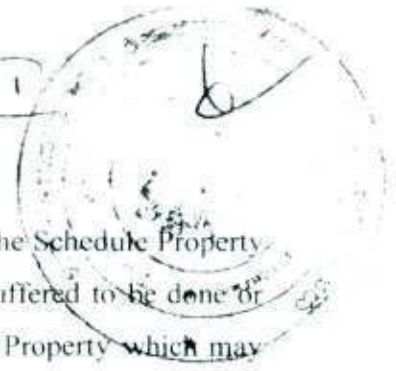
ಹೆಚ್.ಆರ್.ಎಸ್. ಶಿವಶಂಕರ್
ಉಪನಿರ್ದೇಶಕರು
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

There is No Difference Between Original and Duplicate

ಹೆಚ್.ಆರ್.ಎಸ್. ಶಿವಶಂಕರ್
ಉಪನಿರ್ದೇಶಕರು
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

 1 ನೇ ಪ್ರಸ್ತುತದ ಯಾವಳಿ ನಂಬರ INR-1-05179-2016-17 ಅನ್ ಪಿ.ಡಿ. ನಂಬರ INRD177 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 06-10-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನಿರ್ದೇಶಕರು ಶಿವಶಂಕರ್ (ಇಂದಿರಾನಗರ) ಹೆಚ್.ಆರ್.ಎಸ್. ಶಿವಶಂಕರ್ ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು
--

Designed and Developed by C-DAC ACTS Pune



- d. At the date hereof all the taxes, outgoings due and payable on the Schedule Property have been duly paid and that the VENDOR has not done or suffered to be done or omitted any act, matter or thing in or respecting the Schedule Property which may render the same liable to forfeiture;
- e. That there are no pending suits, legal proceedings or claims against the VENDOR that may affect in any way the Vendor's title to or right to dispose of the Schedule Property and there are no impediments relating to the sale of the Schedule Property under any law, order, decree or contract or arbitration award;
- f. That there are no easements, quasi-easements, rights, exceptions or other similar matters, whether or not apparent on inspections or disclosed in any of the documents referred to in this Deed
- g. The PURCHASER being Satisfied & desirous to purchase the Schedule Property on as-is-where-is basis has agreed to purchase the same on terms and conditions mutually agreed to between the parties.

Now this Deed of Sale witnesseth as follows:

1. Conveyance

- 1.1 That in pursuance for a sale consideration paid by the PURCHASER to the VENDOR, the receipt of which the VENDOR hereby accept and acknowledge, the VENDOR hereby grant, sell, assign, convey, transfer and assure unto the PURCHASER forever the Schedule Property TOGETHER WITH all areas, ways, wells, compounds, paths, passages, waters, water courses, sewers, ditches, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights and appurtenances whatsoever to the said piece or parcel of land or ground belonging or in any way appertaining thereto now or at any time hereafter usually held, used, occupied or enjoyed and known as part thereof or be appurtenant thereto AND ALL THE ESTATE right, title interest claim and demand whatsoever at law and in equity of the VENDOR into and out of or upon the Schedule Property or any part thereof.

United Estates Builders Pvt. Ltd.

S. R. Naras

Managing Director

Vandana N



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. United Estates Builders Pvt Ltd Rep by its Director Mr S.R Nagaraj ಇವರು
5127380.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	4628250.00	DD No. 100120 Dt 6/10/2016 Drawn on HDFC Bank Limited Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	453750.00	DD No. 100121 Dt 6/10/2016 Drawn on HDFC bank Ltd
ನಗದು ರೂಪ	45380.00	Paid By Cash
ಒಟ್ಟು :	5127380.00	

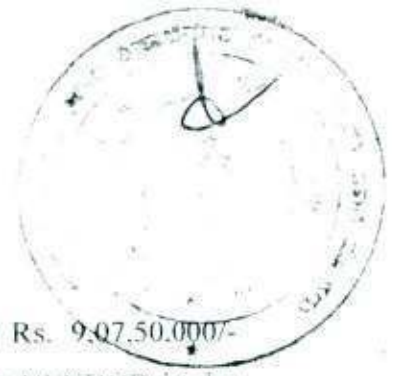
ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 06/10/2016.

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

ಹಿರಿಯ (ಅತಿರೇಕದ) ನೋಂದಣಿ ಅಧಿಕಾರಿ
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ACTS Pune.



2. Consideration

2.1 The PURCHASER has paid the total sale consideration of Rs. 9,07,50,000/- (Rupees Nine Crores Seven Lakhs Fifty Thousand only) to the VENDOR in the following manner:

2.1.1 Rs.1,45,77,125/- (Rupees One Crore Forty Five Lakhs Seventy Seven Thousand One Hundred Twenty Five only) paid on dated 15.06.2014 vide D.D./ Bankers Cheque on behalf of the Vendor;

2.1.2 Rs.1,45,77,125/- (Rupees One Crore Forty Five Lakhs Seventy Seven Thousand One Hundred Twenty Five only) paid on dated 15.07.2014 vide D.D./ Bankers Cheque on behalf of the Vendor;

2.1.3 Rs.1,45,77,125/- (Rupees One Crore Forty Five Lakhs Seventy Seven Thousand One Hundred Twenty Five only) paid on dated 15.08.2014 vide D.D./ Bankers Cheque on behalf of the Vendor;

2.1.4 Rs.60,41,500/- (Rupees Sixty Lakhs Forty One Thousand Five Hundred only) paid on Advance vide D.D./ Bankers Cheque on behalf of the Vendor;

2.1.5 Rs.1,45,77,125/- (Rupees One Crore Forty Five Lakhs Seventy Seven Thousand One Hundred Twenty Five only) paid on dated 15.09.2014 vide D.D./ Bankers Cheque on behalf of the Vendor;

2.1.6 Rs.1,65,00,000/- (Rupees One Crore Sixty Five Lakhs only) paid on vide D.D./ Bankers Cheque on behalf of the Vendor;

2.1.7 Rs.50,00,000/- (Rupees Fifty Lakhs only) paid on vide D.D./ Bankers Cheque on behalf of the Vendor;

2.1.8 Rs.39,92,500/- (Rupees Thirty Nine Lakhs Ninety Two Thousand Five Hundred only) paid on vide D.D./ Bankers Cheque and Cash on behalf of the Vendor;

2.1.9 Rs.9,07,500/- (Rupees Nine Lakhs Seven Thousand Five Hundred only), being the Tax Deducted at Source, remitted online to the Income Tax Department vide

or United Estates
S. Anas
Managing Director

Vaniya N.

Acknowledgement No. AD4561992, on 06.10.2016 through HDFC BANK, Koramangala Branch, Bangalore, by the Purchaser on behalf of the Vendor.

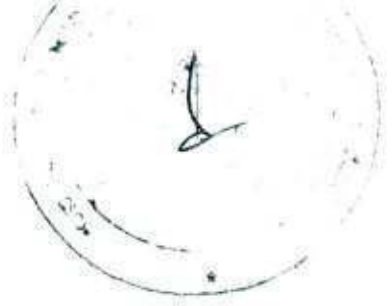
The VENDOR and the CONFIRMING PARTY hereby admits and acknowledges the receipt of the entire sale consideration paid by the PURCHASER in the aforementioned manner and acquits the PURCHASER from paying any further consideration for sale of the Schedule Property.

3. Further Assurance

- 3.1 The VENDOR and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Schedule Property hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for him, shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required by the PURCHASER, its successors or assigns or its Counsel in law for assuring the Schedule Property and every part thereof hereby granted, conveyed transferred and assured unto and to the use of the PURCHASER in the manner aforesaid.
- 3.2 The VENDOR doth so far as relate to his own acts and deeds hereby covenants with the PURCHASER that the VENDOR has not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof he is prevented from conveying, transferring and assuring the Schedule Property in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof are/is can, shall or may be charged encumbered, impeached or prejudicial affected in estate title.

For United Estates Builders Pvt. Ltd.
S. R. Narasimhan
Managing Director

V. S. Narasimhan



4. Vacant Possession

- 4.1 The VENDOR has this day delivered physical vacant possession of the Schedule Property to the PURCHASER and the PURCHASER does hereby admit and acknowledge for having taken physical vacant possession of the Schedule Property.
- 4.2 It shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold under upon occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured with their appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the VENDOR or his successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for him.

5. Title Deeds

The VENDOR has this day hereby delivered all the original title deeds pertaining to the Schedule Property to the PURCHASER and the PURCHASER acknowledges full receipt of the same.

6. Indemnity

The VENDOR shall at all times indemnify and keep indemnified the PURCHASER against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the clear, free and subsisting title of the VENDOR or by breach of the covenants, representation and warranties herein above contained or if any proceedings commenced by any person or persons or by any statutory authorities.

7. Property Tax and Katha

- 7.1 The VENDOR hereby assure the PURCHASER that all fees, property taxes, cess etc., with respect to the Schedule Property, due to the authorities have been paid by the Vendor. However, if any dues are found as on the date of this Deed, the same shall be paid by the VENDOR.

For United Estates Builders Pvt Ltd

S. R. Naras

Managing Director

V. Narasimhan



7.2 The PURCHASER shall pay all charges from this day in respect of the Schedule Property to the to the concerned authorities and from this day get the Katha of the Schedule Property registered in its name at its cost and expenses with the authorities.

7.3 The VENDOR has NO OBJECTION for the PURCHASER to get the Khata and other revenue records changed to the name of the PURCHASER in respect of the Schedule Property and agree to do all acts, deeds and things that are necessary in this regard.

8. Market Value

8.1 The market value of the Schedule Property is Rs.9,07,50,000/- (Rupees Nine Crores Seven Lakhs Fifty Thousand only).

SCHEDULE PROPERTY

All that piece and parcel of the converted lands bearing Survey No.17/11A & 17/10, measuring 2 (Two) Acres, duly converted for non-agricultural commercial purposes, vide Official Memorandum No. ALN.(EVH) SR.311,313,314/2007-08 dated 04/10/2008, issued by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, Newly Changed the Conversion for residential purposes vide Official Memorandum dated 06.02.2016 bearing No. . ALN.(EVH) SR.311,313,314/2007-08 issued by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, situated at Doddakannelli Village, VarthurHobli, Bangalore East Taluk, Bangalore under the jurisdiction of BBMP, Marathalli Sub-Division, ward No.150, and is bounded on the ;

East by : Carmelaram Road,
West by : Land in Survey No. 17/12,
North by : Land in Survey No. 17/9,
South by : Land in Survey No. 17/11 B and Survey No. 19/4.

United Estates Builders Pvt. Ltd.
S. Anwar
Managing Director

V. Anwar

10 Sheet Of Doc. No. 5179 of Bo-1
2016-17



In witness whereof, the VENDOR and CONFIRMING PARTY and the PURCHASER hereto have set their respective signatures to this Deed of Sale on the day, month and year first hereinabove written before the following witnesses.

Witnesses:

1. Gurish
[GANGADHAR]
Koramangala
Bangalore.

Vanishree N

[Santhosh Kumar, C. L.]

Rep. by his GPA Holder Dr. Mrs. Vanishree.N

VENDOR

2. Santhosh
[SANTHOSH]
Koramangala
Bangalore

For Chamundi Industrial Estate
K. J. Purushotham

M/s. Chamundi Industrial Estate
Partner

Rep. by its Managing Partner Mr. K. J. Purushotham

CONFIRMING PARTY

For United Estates Builders Pvt. Ltd.
S. R. Nagaraj

M/s. United Estates Builders Pvt. Ltd.,

(Rep. by its Director Mr. S. R. Nagaraj)

PURCHASER

Drafted by:

Suresh
SURESH
Advocate

PAGE NO - 15

BK-6077
2015-16

This Deed is for
First Sheet of Deed No. 6077 of Book
2015 - 16

ORIGINAL

DEED OF SALE

This Deed of Sale is made and executed on this the 23rd day of March 2016
(23/03/2016) at Bangalore

By:

Sri. P. V. VENKATESH ACHARYA
S/o. Late . Sri. P. B. Venkatakrishnaiah
Aged about 74 years
No.3003, Anriya Greinberg Apartment,
Judicial Layout, G.K.V.K. Post,
Bangalore - 560 065.
PAN: ARWPA9691C

(Hereinafter referred to as "VENDOR" which term shall mean and include
his heirs, successors-in-interest, administrators, executors, nominee/s,
assigns etc.,)

And:

1. Mr. M. S. RAJESH
S/o. Late. Sri.M.N.Sriramachandra,
Aged about 40 Years,
No.133/3-4, Lakkur Complex
(old A.S.K. Market)
Avenue Road, Bangalore - 560 002.
PAN: ABAPR0183J
2. RAJARATHNAM NARAYAN SETTY INDIRAMMA TRUST
Rep. by its Trustee Secretary
Sri. RAJESH B. CHAND
Aged about 48 Years
S/o. Sri. B. N. Chandrashekar
#7, Vani Vilas Road,
Basavangudi, Bangalore - 560 004
PAN:AACTR3670B

P.V.V. Acharya

For United Estates Builders Pvt. Ltd.

K.J. Jeeva
Managing Director



Print Date & Time : 23-03-2016 04:10:16 PM

ದಸ್ತಾವೇಶ ಸಂಖ್ಯೆ: 6077

ಹಲಸೂರು ರಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-03-2016 ರಂದು 02:12:11 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	136150.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
3	ದೃಢೀಕೃತ ಶುಲ್ಕ	100.00
4	ಇತರೆ	40.00
	ಒಟ್ಟು :	136745.00

ಶ್ರೀ M/s United Estates Builders Pvt., Ltd., Rep by its Managing Director Mr K.J. Purushotham, ಇವರಿಂದ ಹಾಜರಾದುದರಿಂದ

ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s United Estates Builders Pvt. Ltd. Rep by its Managing Director Mr K.J. Purushotham			For United Estates Builders K.J. Purushotham Managing Director

ಹಿರಿಯ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ ಗುರುತು	ಸಹಿ
1	M/s United Estates Builders Pvt. Ltd. Rep by its Managing Director Mr K.J. Purushotham (ಬರೆದುಕೊಂಡವರು)			For United Estates Builders Pvt. Ltd. K.J. Purushotham Managing Director
2	Sri P.V. Venkatesh Acharya (ಬರೆದುಕೊಂಡವರು)			P.V.V. Acharya

By

(Hereinafter referred to as the "CONFIRMING PARTIES" which expression shall , wherever the context so requires or admits, mean & include, their heirs,executors, administrators, successors-in-interest and assigns of the FIRST PART.)

In favour of:

M/s. UNITED ESTATES BUILDERS PVT. LTD.,
having its Office at No. 16, Railway Parallel Road,
Kumara Park East, Bangalore-560 001
Rep: by its Managing Director Mr.K.J.Purushotham
PAN:AABCU1164D

(Hereinafter referred to as "PURCHASER" which term unless repugnant to the context, shall mean and include its successors-in-office, representatives executors, administrators, nominees, agents, assigns, etc. of the SECOND PART.)

Whereas

- A. The Vendor is the absolute owner in possession and enjoyment of the converted land bearing Survey No.19/14, (portion of Old Sy.No.19/5) measuring in all 10 (Ten) Guntas situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk , Bangalore presently under BBMP Ward No.150, Marathalli Sub-Division which is more fully mentioned and described the Schedule hereunder and hereinafter referred to as "Schedule Property".
- B. The Schedule Property bearing Survey No.19/14, (portion of Old Sy.No.19/5) measuring in all 10 (Ten) Guntas situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk , Bangalore is absolutely owned and possessed by the Vendor Sri.P.V.VENKATESH ACHARYA S/o. Late. Sri. P. B. Venkatakrishnaiah, he having acquired the same by virtue of a registered Sale Deed as follows ;
- i) Sale Deed dated 10-04-2006 executed by Mrs. Akkayamma , registered vide document No.BAS-1-01200/2006-07 of Book 1, stored in C. D. No. BASD 234, in the office of the Sub-Registrar, Bangalore South, Bangalore South Taluk with respect to land in Survey No.19/14 measuring 10 (Ten) Guntas.

P.V.V. Acharya

For United Estates Builders Pvt. Ltd

K. J. Purushotham
Managing Director

DEED No. 3

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವಿವರಣೆ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
3	Mr M S Rajesh (Confirming Party) (ಬರೆಯುತಿದ್ದವರು)			
4	Rajaratnam Narayana Setty Indiromma Trust Rep by its Trustee Secretary Sri. Rajesh B Chand (Confirming Party) (ಬರೆಯುತಿದ್ದವರು)			FOR R. N. S. TRUST INDIROMMA TRUST  M. Chand

ಹರಿದುರಾಜ್ ಸಹಿ
ಸಹಿ
ಸಹಿ

File No.

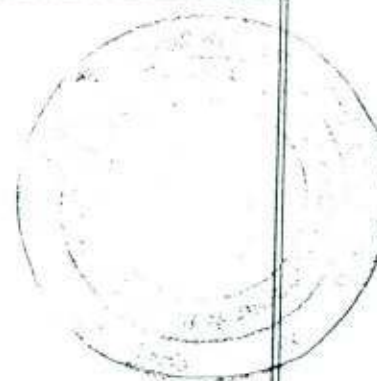
ಗುರುತಿಪವನರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಹೆಸರು
1	Goverdhan S/o Shammurthy No. 16, Railway Parallel Road, Kumara Park East Bangalore -560001	G. Goverdhan
2	Raghavendra P.V. S/o P V V Acharya No. 3003 Anriya Grinberg Apts, Judicial Layout, GKVK Post, Bangalore 560005	R. Raghavendra P.V.

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು/ಪ್ರಾಧಿಕಾರಿಗಳು
ಹಲಸೂರು, ಬೆಂಗಳೂರು

There is no difference between Original & Duplicate. Registered along with one Duplicate Copy.

ಪ್ರತಿ ಸಹಿ
ಪ್ರತಿ ಸಹಿ

 1 ನೇ ಪ್ರಸ್ತುತದ ದೃಷ್ಟಿಪತ್ರ ಸಂಖ್ಯೆ HLS-1-06077-2015-16-ಎಂ ಒಡಿ ಸಂಖ್ಯೆ HLSD129 ನೇ ಪ್ರಕೃತಿ ದಿನಾಂಕ 23-03-2016 ರಂದು ಮೊಂಡೂರಾಯನವರಿಗೆ ಉಪನಿರ್ದೇಶಕರು/ಪ್ರಾಧಿಕಾರಿಗಳು (ಹಲಸೂರು) ಶಿವರಾಜ್	
---	---

Designed and Developed by C. DAC, ACJS, Pupe.

ಶಿವರಾಜ್

ಶಿವರಾಜ್

6

Rs. 1,36,125/- (Rupees One Lakh Thirty Six Thousand One Hundred and Twenty Five only) to the I. T. Department towards T. D. S. on behalf of the Vendor and no further consideration is payable to the Vendor and accordingly the total sale price for sale of the Schedule Property is fixed at Rs.1,36,12,500/- (Rupees One Crore Thirty Six Lakhs Twelve Thousand Five Hundred only).

H. The Vendor has made the following representations:

- a. The Vendor has the full power and legal authority to execute, deliver and perform the terms and conditions of this Deed;
- b. That the Schedule Property is the absolute property of the Vendor and at the date hereof, the Vendor is the absolute, legal and beneficial owner of the Schedule Property that his title to the Schedule Property is good, marketable and subsisting and no one else have any right, title, interest or share therein;
- c. The Vendor has not entered into any other agreement for sale, lease or development or arrangement for the transfer of the Schedule Property or any part thereof of which is still subsisting and there are no encumbrance(s) and/or claim(s) and/or interest(s) by any other person(s) against the Schedule Property or any part thereof;
- d. At the date hereof all the taxes, outgoings due and payable on the Schedule Property have been duly paid and that the Vendor has not done or suffered to be done or omitted any act, matter or thing in or respecting the Schedule Property which may render the same liable to forfeiture;
- e. That there are no pending suits, legal proceedings or claims against the Vendor that may affect in any way the Vendor's title to or right to dispose of the Schedule Property and there are no impediments relating to the sale of the Schedule Property under any law, order, decree or contract or arbitration award;
- f. That there are no easements, quasi-easements, rights, exceptions or other similar matters, whether or not apparent on inspections or disclosed in any of the documents referred to in this Deed

P.V.V. Ahangar

For United Estates Builders Pvt. Ltd.

K.S. Jellal

6/10/2015

Page No. 7



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 United Estates Builders Pvt., Ltd. Rep by its Managing Director Mr.K.J. Purushotham .. ಇವರು 762400.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	694300.00	DD No. 097833 Dt 23.3.2016, HDFC bank Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	68100.00	DD No. 097834 Dt 23.3.2016, HDFC bank Bangalore
ಒಟ್ಟು :	762400.00	

ಸ್ಥಳ : ಹೆಚ್.ನೋಂದಣಿ

ದಿನಾಂಕ : 23/03/2016


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹುದ್ದೆಯಲ್ಲಿ ನಿಲುವಲ್ಲ (ಹೆಚ್.ನೋಂದಣಿ) ಬಾಲ್ಕನ್ ಮೆ
ಪ್ರಮಾಣಪತ್ರ, 23/03/2016

Designed and Developed by C. DAC, ACIS Pune

ಇಲಾಖೆ No. 8

- g. The Purchaser acting upon the representations and warranties of the Vendor has agreed to purchase the same on certain terms and conditions mutually agreed to between the parties.

Now this Deed of Sale witnesseth as follows:

1. Conveyance

- 1.1 That in pursuance for a sale consideration paid by the Purchaser to the Vendor and the confirming parties in the following manner, the receipt of which the Vendor and the Confirming Parties hereby accept and acknowledge, the Vendor hereby grant, transfer and convey unto the Purchaser, by way of sale, the Schedule Property, with all rights, easements and privileges appurtenant thereto, to have and to hold the same, as the absolute owner thereof.

2. Consideration

- 2.1 The Purchaser has paid the total sale consideration of **Rs.1,36,12,500/- (Rupees One Crore Thirty Six Lakhs Twelve Thousand Five Hundred only)** to the Vendor in the following manner:
- 2.1.1 Rs.50,71,250/- (Rupees Fifty Lakhs Seventy One Thousand Two Hundred Fifty only) paid vide D.D./ Bankers Cheque No. 097827 dated 23.03.2016, drawn on HDFC Bank, Koramangala Branch, Bangalore favoring the Vendor;
- 2.1.2 Rs.20,00,000/- (Rupees Twenty Lakhs only) paid vide D.D./ Bankers Cheque No. 097831, dated 23.03.2016, drawn on HDFC Bank, Koramangala Branch, Bangalore favouring Mr.M.S.Rajesh as requested by the vendor & for & on behalf of the Vendor;
- 2.1.3 Rs.2,55,000/- (Rupees Two Lakhs Fifty Five Thousand only) paid vide D.D./ Bankers Cheque No. 097828, dated 23.03.2016, drawn on HDFC Bank, Koramangala Branch, Bangalore favouring Mr.M.S.Rajesh, the Confirming Party, as requested by the vendor & for & on behalf of the Vendor;

P.V.V. *[Signature]*

For United Estates Builders Pvt. Ltd.

[Signature]
Managing Director

- 2.1.4 Rs.45,00,000/- (Rupees Forty Five Lakhs only) paid vide D.D./ Bankers Cheque No. 097830 dated 23.03.2016, drawn on HDFC Bank, Koramangala Branch, Bangalore favouring M/s. Rajarathnam Narayan Setty Indiramma Trust, the Confirming Party, as requested by the vendor & for & on behalf of the Vendor;
- 2.1.5 Rs.5,73,750/- (Rupees Five Lakhs Seventy Three Thousand Seven Hundred and Fifty Only) paid vide D.D./ Bankers Cheque No. 097829, dated 23.03.2016 drawn on HDFC Bank, Koramangala Branch, Bangalore favouring M/s. Rajarathnam Narayan Setty Indiramma Trust, the Confirming Party, as requested by the vendor & for & on behalf of the Vendor;
- 2.1.6 Rs.10,76,375/- (Rupees Ten Lakhs Seventy Six Thousand Three Hundred Seventy Five only) paid by Way of Cash favoring the Vendor;
- 2.1.7 Rs.1,36,125/- (Rupees One Lakh Thirty Six Thousand One Hundred and Twenty Five only), being the Tax Deducted at Source remitted online to the Income Tax Department vide e-Tax Acknowledgement No. AC8168230, on 23.03.2016 through HDFC BANK, Koramangala Branch, Bangalore, by the Purchaser on behalf of the Vendor.

The Vendor and the Confirming Parties hereby admits and acknowledges the receipt of the entire sale consideration paid by the Purchaser in the aforementioned manner and acquits the Purchaser from paying any further consideration for sale of the Schedule Property.

3. Further Assurance

- 3.1 The Vendor and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the Schedule Property hereby granted, conveyed, transferred and assured or any part thereof by from under or in trust for him, shall and will from time to time and at all times hereafter at the request of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, conveyances and assurances in law whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchaser in the

P.V.V. Ahang

For United Estates Builders Pvt. Ltd.

No

10- K. S. Sreedhar

Manager

manner aforesaid as shall or may be reasonably required by the Purchaser, its successors or assigns or its Counsel in law for assuring the Schedule Property and every part thereof hereby granted, conveyed transferred and assured unto and to the use of the Purchaser in the manner aforesaid.

- 3.2 The Vendor doth so far as relate to his own acts and deeds hereby covenants with the Purchaser that the Vendor has not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof he is prevented from conveying, transferring and assuring the Schedule Property in the manner aforesaid or whereby or by reason or means whereof the same or any part thereof are/is can, shall or may be charged encumbered, impeached or prejudicial affected in estate title.

4. Vacant Possession

- 4.1 The Vendor has this day delivered physical vacant possession of the Schedule Property to the Purchaser and the Purchaser does hereby admit and acknowledge for having taken physical vacant possession of the Schedule Property.
- 4.2 It shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold under upon occupy, possess and enjoy the Schedule Property hereby granted, conveyed, transferred and assured with their appurtenances and receive the rents, issues and profit thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the Vendor or his successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for him.

5. Title Deeds

- 5.1 The Vendor has this day hereby delivered all the original title deeds pertaining to the Schedule Property to the Purchaser.

P.V.V. Acharya

For United Estates Builders Pvt. Ltd.

K. J. Pulech
Managing Director

Page No. // -

6. Indemnity

6.1 The Vendor shall at all times indemnify and keep indemnified the Purchaser against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the clear, free and subsisting title of the Vendor or by breach of the covenants, representation and warranties herein above contained or if any proceedings commenced by any person or persons or by any statutory authorities.

7. Property Tax and Katha

7.1 The Vendor hereby assure the Purchaser that all fees, property taxes, cess etc., with respect to the Schedule Property, due to the BBMP have been paid by the Vendor. However, if any dues are found as on the date of this Deed, the same shall be paid by the Vendor.

7.2 The Purchaser shall pay all charges from this day in respect of the Schedule Property to the BBMP and from this day get the Katha of the Schedule Property registered in its name at its cost and expenses with the BBMP.

8. Market Value

8.1 The market value of the Schedule Property is Rs.1,36,12,500/- (Rupees One Crore Thirty Six Lakhs Twelve Thousand Five Hundred only).

SCHEDULE

All that piece and parcel of the converted land bearing Survey No.19/14, (portion of Old Survey No 19/5), measuring 10 (TEN) Guntas, duly converted for non-agricultural residential purposes, vide Official Memorandum No. ALN.(EVH) SR.311,313,314/2007-08 dated 04/10/2008, issued by the Special Deputy Commissioner, Bangalore Urban District, Bangalore, situated at Doddakannelli Village, Varthur Hobli, Bangalore East Taluk, Bangalore under the jurisdiction of BBMP, Marathalli Sub-Division, Ward No.150, and is bounded on the ;

P.V.U. Ahayya

Estates Builders P. L. C.

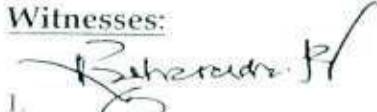
K. S. Subb

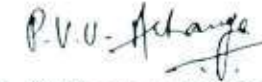
Page No. 12-

East by : Land in Sy.No.19/4,
 West by : Land in Sy.No.21,
 North by : Portion of Land in Sy.No.19/5,
 South by : Land in Sy.No.19/6.

In witness whereof, the VENDOR and CONFIRMING PARTIES and the PURCHASER hereto have set their respective signatures to this Deed of Sale on-the day, month and year first hereinabove written before the following witnesses.

Witnesses:

1. 
 RAGHAVENDRA P.V.
 #3003, Ananya Greenberg Apts,
 Judicial Layout,
 GKVK Post, Bangalore - 65


 P. V. Venkatesh Acharya
 VENDOR

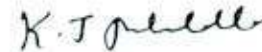

 1. Mr. M. S. Rajesh

For R. at ...
 INDIAN TRUST

2. 
 #16, Railway Road
 Tumara post Cari
 B'lore - 01

2. RAJARATHI NARAYAN
 SETTY INDIRAMMA TRUST
 Rep. by its Trustee Secretary
 Sri. Rajesh B. Chand
 CONFIRMING PARTIES

For United Estates Builders Pvt. Ltd.


 Managing Director
 M/s. United Estates Builders Pvt. Ltd.,
 (Rep. by its Managing Director
 Mr. K.J. Purushotham)
 PURCHASER

Drafted by:


 Sube SH
 Advocate



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದಕ್ಕಿಲ್ಲ ದಿನಾಂಕ
Date of execution

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

This Document Consist of.....7.....Pages

APPENDIX-V Page of Doc. No.....1290.....of Book.....

[Rule 9(6)]

2017-18

SALE CERTIFICATE

(For Immovable Property)

Whereas,

the undersigned being the Authorized Officer of the State Bank of India, Stressed Assets Management Branch, Bengaluru under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred under section 13 read with Rules 8 and 9 of the Security Interest (Enforcement) Rules, 2002 sold through e-auction under Tender No.SBI/SAMB/EA/GW/CLO-1/57 on 'As is where is' & 'As is what is' condition on 27.04.2017 on behalf of

State Bank of India,

Stressed Assets Management Branch,

2nd Floor, Office Complex Building, Local Head Office Compound,
No. 65, St. Mark's Road, Bengaluru -560 001

In Favour of

M/s United Estates Builders (P) Ltd.,

No.37/4, 13/1, Madivala, Koramanagala, 2nd Block,
Bengaluru -560034. (PAN No.AABCU1164D)

the immovable properties shown in the schedule below which are secured in favour of the State Bank of India by the mortgagor/guarantor **Sri Singapur Sannayya Setty**, S/o. Late Sri Rukmaiah, Villa No.166, 'Palm Meadows' Phase I, Whitefield Road, Ramagondanahalli, Bengaluru-560 066, towards credit facilities offered to **M/s Shan Solar Private Limited**, # 2005, Anand Bhavan II Floor, 100 Feet Road, Indira Nagar, HAL II Stage, BENGALURU-560 038 by the Bank.

For United Estates Builders Pvt. Ltd.

S. Ramesh

Director

B. Ramesh

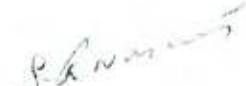
ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋದಕಾಧಿಕಾರಿ ತಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 16-05-2017 ರಂದು 12:38:34 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	869000.00
2	ಸೇವಾ ಶುಲ್ಕ	245.00
	ಒಟ್ಟು :	869245.00

ಶ್ರೀ M/s United Estates Builders (P) Ltd Rep by its Authorised Director Mr.S.R.Nagaraj ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s United Estates Builders (P) Ltd Rep by its Authorised Director Mr.S.R.Nagaraj			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ (ಮತ್ತು ಫೋಟಾ / ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....
ಒಪ್ಪಿರುತ್ತಾರೆ..... (ಮುಖ್ಯಸ್ಥರು)

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟಿರುವ ಗುರುತು	ಸಹಿ
1	M/s United Estates Builders (P) Ltd Rep by its Authorised Director Mr.S.R.Nagaraj (ಬರೆಸಿಕೊಂಡವರು)			

ರಜಿಸ್ಟ್ರೇಷನ್ ಕಾಯ್ದೆ ಕೆಲಂ 88(I) ಪ್ರಕಾರ ಹಾಜರಾಗಲು ವಿನಾಯ್ತಿಯಿರುವ State Bank of India Rep by its Chief Manager & Authorised Officer, (SARFAESI) Stressed Assets Managment Branch, Bangalore . ಇವರು ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟಿರುವುದನ್ನು ನಾನು ಒಪ್ಪಿರುತ್ತೇನೆ.

16/5/17
ಉಪನೋದಕಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

16/5/17
ಉಪನೋದಕಾಧಿಕಾರಿ
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಕುವುದು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನೀಷಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖ್ಯಸ್ಥರಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕು
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಪುಟ : ರೂ. 2 --

ಈ ಹಾಕುವುದು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

Page of Doc. No. 1210 of 2017-18

The Auction Purchaser, has deducted TDS of Rs.8,69,000/- (Rupees Eight Lakh Sixty Nine Thousand Only) as per Section 194IA of Income Tax Act, being 1% of the Sale Price and deposited the same to Income Tax Account in the name of **Sri Singapur Sannayya Setty [PAN No.ALJPS3816N]**, owner of the property, as detailed hereunder:

Deposited in the name of	Sri Singapur Sannayya Setty
PAN Number	ALJPS3816N
Form 26QB Ack Number	AE0523202
Challan Number	280
Date of Deposit	05.05.2017
Amount (Rs.)	Rs.8,69,000/-

The undersigned acknowledge receipt of the remaining 99% of sale price amounting to Rs.8,60,31,000/- (Rupees Eight Crore Sixty Lakh Thirty One Thousand Only) out of sale consideration of Rs.8,69,00,000/- (Rupees Eight Crore Sixty Nine Lakh Only) being highest bid against the Reserve Price of Rs.8,60,00,000/- (Rupees Eight Crore Sixty Lakh Only) and handed over the delivery and possession of the Scheduled property. The sale of the scheduled property was made free from all encumbrances known to the Secured Creditor listed below :

List of Encumbrances

-----NIL-----

For United Estates Builders Pvt. Ltd.

[Signature]

[Signature]

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಮಹಿ
1	Chandra Mouli V2-Nirvak, Apt No 402, No 53, 13th Main, venkatapura 1st Block, Koramangal Bangalore-95	Chandra Mouli K
2	Satyanarayana Reddy No 50, Indiranagar 1st Stage Bangalore	Ab

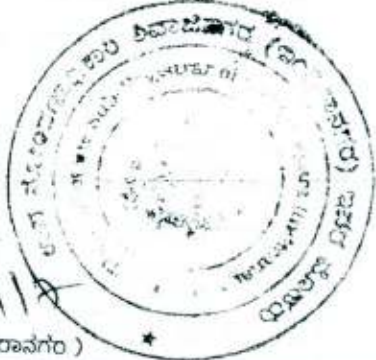
16/5/17
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು



1 ನೇ ಪುರಸಕದ ದಸ್ತಾವೇಜು
ಸಂಖ್ಯೆ INR-1-01290-2017-18 ಅಗಿ
ಪಿ.ಡಿ. ಸಂಖ್ಯೆ INRD190 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 16-05-2017 ರಂದು ಪೋಂದಾಯಿಸಲಾಗಿದೆ

16/5/17

ಉಪನಿರ್ದೇಶಕರು ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು



ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
ಅದರಲ್ಲಿ ಕನಿಷ್ಠ 152 ಮುಷೋಮು 2000
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಹೆಲಿ : ರೂ. 1/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಾಗಿ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

Page of Doc. No. 1290 of Book 1

2017-18

SCHEDULE OF THE IMMOVABLE PROPERTY

i) All that piece and parcel of converted land being portion of survey number 17/10 re-survey numbered as 17/12 of Doddakannelli village, Varthur Hobli, Bangalore East Taluk, Bangalore District, measuring 1 (One) Acre standing in the name of Sri Singapur Sannayya Setty registered vide doc. No.15477/2005-06 dated 10.02.2006 and bounded as follows:

East by : Property in Sy.No.17/10 sold to Mrs B N Venkatalakshmi,
West by : Property in Sy. No.21,
North by : Property bearing Sy. No.17/9 and
South by : Property in Sy. No.19/5.

ii) All that piece and parcel of converted land being northern portion of survey number 19/5 measuring an extent of 34 (Thirty Four) guntas situated at Doddakannelli village, Varthur Hobli, Bangalore East Taluk, Bangalore District, standing in the name of Sri Singapur Sannayya Setty registered vide doc. No.1202/2006-07 dated 10.04.2006 and bounded as follows:

East by : Survey No.19/4,
West by : Survey No.21,
North by : Survey No.17/10 and
South by : Balance portion of Survey No.19/5.

Place: Bengaluru
& Chief Manager
Date: 05.05.2017

For United Estates Builders Pvt. Ltd.

Authorised Officer

State Bank of India

Designed and Developed by C- DAC ACTS Pune.