

BKI 5754/1516

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₹ 3/-

THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
BACSL

ENG(U)ANKL SRO No. 5754/1516
BOOK-1 CONTAINING TOTAL SHEETS. 16
OF 1-20 PAGE

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SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 10th day of March, Two Thousand and Sixteen (10/03/2016).

BY

Mr. CHANDRA REDDY. B. K.,
Aged about 56 Years,
S/o Late Kulla Reddy,
Residing at Ballur,
Attibele Hobli, Anekal Taluk,
Bangalore Urban District,
PAN No. ADOPC6678D

Hereinafter referred to as the "VENDOR" (which expression shall wherever the context so requires or admits, mean and include His Legal Heirs, Successors, Executors, Administrators, Representatives and Assigns etc.,) of the First Part;

Sri. K. R. SRIDHARA,
Aged about 48 years,
S/o Late K. Y. Rama Reddy,
Residing at No.62/5,
Konappana Agrahara







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 BOOK-1 CONTAINING TOTAL SHEETS. 16
 OF 2-20 PAGE

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ಆನ್‌ಲೈನ್ ದೃಢೀಕರಣ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಹುವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 10-03-2016 ರಂದು 04:26:18 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	300000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	700.00
	ಒಟ್ಟು :	300700.00

ಶ್ರೀ M/s. SRI NANDANA BUILDERS., Rep by its Authorized Partner M. SUDHAKAR, S/o. Late. M.Shankar Naidu ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. SRI NANDANA BUILDERS., Rep by its Authorized Partner M. SUDHAKAR, S/o. Late. M.Shankar Naidu			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

H. M. VENKATESH
 Senior Sub-Registrar
 ANEKAL

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1	M/s. SRI NANDANA BUILDERS., Rep by its Authorized Partner M. SUDHAKAR, S/o. Late. M.Shankar Naidu (ಬರೆದುಕೊಂಡವರು)			
2	M/s. SRI NANDANA BUILDERS., Rep by its Authorized Partner M. PRAKASH, S/o. M.Doraswamy Naidu (ಬರೆದುಕೊಂಡವರು)			

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K-1 CONTAINING TOTAL SHEETS 6
3-20 PAGE

Electronic City Post,
Bangalore - 560 100.
PAN No. APIPS 4305 M

hereinafter referred to as "CONFIRMING PARTY"

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

IN FAVOUR OF

M/s SRI NANDANA BUILDERS

A Partnership Firm Having its Office at No.69B,
7th Main, 2nd Cross, (HHRWA Layout),
Nandakumar Layout, Arehalli,
Bangalore - 560 061
PAN No.ACZFS2529P

Represented by its Authorized Partners

1. Mr. M. SUDHAKAR, aged about 38years,
S/o Late M. Shankar Naidu,

2. Mr. M. PRAKASH, aged about 39 years,
S/o Sri. M. Doraswamy Naidu,





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3	M/s. SRI NANDANA BUILDERS., Rep by its Authorized Partner M.S. BABU, S/o. Late, M.Shankar Naidu (ಬರೇಹೊಂದವರು)			<i>M.S. Babu</i>
4	M/s. SRI NANDANA BUILDERS., Rep by its Authorized Partner K. HEMADRI, S/o. Balakrishna Naidu (ಬರೇಹೊಂದವರು)			<i>K. Hemadri</i>
5	M/s. SRI NANDANA BUILDERS., Rep by its Authorized Partner V. GOVARDHANA CHETTY, S/o. Late, V.M. Jayaramaiah Chetty (ಬರೇಹೊಂದವರು)			<i>V. Govardhana Chetty</i>
6	M/s. SRI NANDANA BUILDERS., Rep by its Authorized Partner B. LAKSHMAIAH, S/o. Late. Narasimha Naidu (ಬರೇಹೊಂದವರು)			<i>B. Lakshmaiah</i>
7	M/s. SRI NANDANA BUILDERS., Rep by its Authorized Partner D. PRABHAKAR NAIDU, S/o. D.Venkatesulu Naidu (ಬರೇಹೊಂದವರು)			<i>D. Prabhakar Naidu</i>
8	CHANDRA REDDY, B. K. S/o. Late Kulla Reddy (ಬರೇಹೊಂದವರು)			<i>Chandra Reddy</i>
9	K.R. SRIDHARA, S/o. Late, K.Y. Rama Reddy (Confirming Party) (ಬರೇಹೊಂದವರು)			<i>K.R. Sridhara</i>

BNG(U)ANKL SRO No. 5754/15-86

BOOK-1 CONTAINING TOTAL SHEETS 16

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H. M. VENKATESH
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ANEKAL

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3. **Mr. M. S. BABU**, aged about 42 years,
S/o Late M. Shankar Naidu,

4. **Mr. K. HEMADRI**, aged about 30 years,
S/o K. Balakrishna Naidu,

5. **Mr. V. GOVARDHANA CHETTY**, aged about 52 years,
S/o Late: V. M. Jayaramaiah Chetty,

6. **Mr. B. LAKSHMAIAH**, aged about 43 years,
S/o Late Narasimha Naidu,

7. **Mr. D. PRABHAKAR NAIDU**, aged about 30 years,
S/o D. Venkatesulu Naidu,

Hereinafter referred to as the "PURCHASERS" (which expression shall wherever the context so requires or admits, mean and include its, Successors, Executors, Administrators, Representatives and Assigns etc.) **OF THE THIRD PART :**

WHEREAS, the Vendor is the absolute owner of all that piece and parcel of the immovable Property bearing undeveloped Residential converted **Sy No.5/4**, measuring **2(Two)Acres 5(Five) Guntas** vide {conversion order bearing No.ALN(A)(A) CR247/2014-15, dated 27/05/2015, issued by the District Commissioner, Bangalore Dist}, situated at ANDAPURA

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Dhanajaya Reddy S/o. Papareddy Doddathogur, Electronic City Post, Bengaluru	P. Dhanajaya
2	Lokesh S/o. Late. Ramareddy Attibele Village, Attibele Hobli, Anekal Taluk, Bengaluru Urban Dist.	Lokesh

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

1 ನೇ ಪುಸ್ತಕದ ದೃಷ್ಟಾಂತ ನಂಬರ್ ANK-1-05754-2015-16 ಆಗಿ ಒ.ಡಿ. ನಂಬರ್ ANKD400 ನೇ ಪುಟದಲ್ಲಿ ದಿನಾಂಕ 10-03-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ	
ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಆನೇಕಲ್) H. M. VENKATESH Senior Sub-Registrar ANEKAL	

Designed and Developed by C-DAC, ACTS, Pune

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CONTAINING TOTAL SHEETS

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Village, Attibele Hobli, Anekal Taluk Bangalore Urban District, which is hereinafter referred to as the "SCHEDULE PROPERTY" for brevity.

AND WHEREAS, The Vendor had acquired the land bearing **Sy No.5/4**, measuring **2(Two) Acres 5(Five)Guntas**, situated at ANDAPURA Village and bounded on East by Property of Shivanna, West by Property of Rajagopala Reddy, North by Road and South by Property of Ramaswamy Reddy under Sale Deed dated 27/12/2004, registered on 30/12/2004, as Document No.ANK-1-21037/2004-05, Stored in CD No. ANKD46, before the Office of The Sub-Registrar, Anekal, Bangalore Urban District from its erstwhile owner Smt. Gowramma W/o R. M. Pilla Reddy. The Vendor had applied for get enter his name in to RTCs and all other revenue records by paying up-to-date Taxes to the concerned Authority. In the mean time one C. H. Lakshman Kumar@C.H.Lohith S/o P. Harish and Grandson of Smt. Gowramma w/o R. M. Pilla Reddy, who is minor represented by his natural Guardian and Mother Smt. Manjula Devi w/o P. Harish filed objection for katha transfer stating that Suit for Partition filed by them in O. S. No.649/2003 new

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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. SRI NANDANA BUILDERS.. Rep by its Authorized Partner M. SUDHAKAR, S/o. Late. M.Shankar Naidu , ಇವರು 1695020.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid by Cash
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	1545000.00	ANDHRA BANK, Poorna Pragna Layout, Bengaluru P.o. No.908705 dt: 10-03-2016
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	150000.00	ANDHRA BANK, Poorna Pragna Layout, Bengaluru P.o. No.908704 dt: 10-03-2016
ಒಟ್ಟು :	1695020.00	

ಸ್ಥಳ : ಅನೇಕಲ್

ದಿನಾಂಕ : 10/03/2016

H. M. VENKATESH
Senior Sub-Registrar
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No.658/2006, which is still pending before the court of Civil Judge(Sr.Dn) at Anekal. Therefore said objections is considered as dispute and referred to Deputy Tahsildar in Case No. ANK RRT(D)CR04/05-06 which is ended with the Order passed by Deputy Tahsildar, Nada Kacheri, Attibele, Anekal Taluk, on 11/10/2005 in favour of said B. K. Chandra Reddy for transfer of katha and RTCs, accordingly mutated his name in to RTCs vide MR 11/2005-06, however, The said C. H. Lakshman Kumar@C.H.Lohith represented by his natural Guardian and Mother Smt. Manjula Devi challenged the order passed by Deputy Tahsildar above said before the court of Assistant Commissioner, Bangalore South Taluk in R.A.(A)341/2005-06 and obtained Stay Order on 07/11/2005 and accordingly M. R. 12/2005-06. Later, said R.A.(A)341/2005-06 was dismissed on 11/09/2013 by accepting the said M. R. 11/2005-06 and upheld the order dated 11/10/2005 passed by Deputy Tahsildar in Case No. ANK RRT(D)CR04/05-06. Since then vendor is in actual peaceful possession and enjoying the same as his absolute property. When the matter stood thus the Vendor get the confirmation Deed from said C. H. Lakshman

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Kumar@C.H.Lohith represented by his natural Guardian and Mother Smt. Manjula Devi to end the dispute raised between them over Schedule property, said confirmation deed dated 05/02/2016, registered as document No.ANK-1-05133-2015-16, CD No. ANKD399, Office of Senior Sub-Registrar, Basavanagudi(Anekal).

WHEREAS, since then the vendor acquired the 'SCHEDULE PROPERTY' in the manner referred herein above enjoying the same as its absolute owner without any let or hindrance from any one and is exercising acts of ownership and possession over the same and the Vendor has converted the said **2 (Two) Acres 05 (Five) Guntas** of land in Sy No.5/4 of ANDAPURA Village, {conversion order bearing No.ALN(A)(A) CR247/2014-15, dated 27/05/2015, issued by the District Commissioner, Bangalore Dist}, and also paid conversion fee to the concerned Authority in respect of said property.

Thus ever since from the date of acquisition the Vendor is in peaceful possession and better enjoyment of the Schedule Property by exercising all the rights of ownership without any let or hindrance from any quarter whatsoever. The Vendor has got subsisting right, title and interest in respect of the

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Schedule Property and as such he has agreed to execute this deed of Absolute Sale in favour of the Purchaser/s along with the Confirming Party who is the Agreement holder, so as to convey better right, title, interest and also to avoid future complications and litigations and unscrupulous claims both Vendor and Confirming Party together executed this deed of Absolute Sale in favour of the Purchaser.

WHEREAS the Vendor was in need of funds to meet his legal necessities and for family benefit sold the Schedule Property to the Confirming Party for Rs. 2,38,00,000/- (Rupees Two Crore Thirty Eight Lakhs Only) and entered into an Agreement of sale on 18.12.2014 with the Confirming party and Confirming party paid an advance sale consideration of Rs. 10,00,000/- (Rupees Ten Lakhs Only) by way of Cash.

WHEREAS the Vendor and Confirming party are in need of funds to meet their legal necessities and family benefits have agreed to sell the schedule property jointly for a total sale consideration of Rs. 3,00,00,000/- (Rupees Three Crore only) free from all encumbrances, liens, charges, proclamations, claims, demands, attachments,

[Signature]

7 K. R. Sridhar

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Will/Last Testament, Major/minor claims or maintenance claims and with clear and marketable title and the purchaser above named who is in need of property and acting on the aforesaid representation and after having satisfied with marketable title of the Vendors to the Suit Schedule Property agreed to purchase the Schedule Property for the said sum of Rs. 3,00,00,000/- (Rupees Three Crore only)

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH

AS FOLLOWS:

That in consideration of the foregoing and the sale consideration hereby reserved, the Vendor and Confirming Party hereby sold to the purchaser all that schedule property for a valuable sale consideration of Rs. 3,00,00,000/- (Rupees Three Crore only) free from all Kinds of encumbrances.

1. The purchaser has paid the sale consideration of Rs. 3,00,00,000/- (Rupees Three Crore only) in the following manner.

- (i) Rs. 50,00,000/- (Rupees Fifty Lakhs Only) by way of RTGS through Andhra Bank, PP Layout Branch,

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Bangalore -560021 on 22.2.2016 to the vendor's Account bearing No 07310530000468 South Indian Bank, Ballur Branch, with the consent of Confirming party.

- (ii) Rs. 1,75,62,000/- (Rupees One Crore Seventy Five Lakhs Sixty Two Thousands Only) by way of Demand Draft bearing No. 908702 dated 10.3.2016 drawn on Andhra Bank, PP Layout Branch, Bangalore-560021 to the vendor with the consent of Confirming party.
- (iii) Rs. 61,38,000/- (Rupees Sixty One Lakhs Thirty Eight Thousand Only) by way of Cheque bearing No. 087169 dated 10.3.2016 drawn on Andhra Bank, PP Branch, Bangalore-560021 to the Confirming party with the consent of vendor.
- (iv) Rs. 10,00,000/- (Rupees Ten Lakhs Thirty Eight Thousand Only) by way of Cheque bearing No. 087170 dated 10.3.2016 drawn on Andhra Bank, PP Branch, Bangalore-560021 to the Confirming party with the consent of vendor.

The Purchaser has deducted the Income-Tax at Source of Rs.2,38,000/- (Rupees Two Lakhs Thirty Eight Thousand

27/3/16

K.R. Sridhar

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Only) as 1% on Rs.2,38,00,000/- (Rupees Two Crore Thirty Eight Lakhs Only) and same has been remitted through internet tax payment reference No. 275047596, Challan No. 10498, dated 10.3.2016 vide BSR Code.CIN No. 6360218, Axis Bank, Bangalore to the vendor's PAN Account No. ADOPC6678D.

The Purchaser has deducted the Income-Tax at Source of Rs. 62,000/- (Rupees Sixty Two Thousand Only) as 1% on Rs. 62,00,000/- (Rupees Sixty Two Lakhs Only) and same has been remitted through internet tax payment reference No. 275048173, Challan No. 10597, dated 10.3.2016, vide BSR Code.CIN No. 6360218, Axis Bank, Bangalore to the Confirming Party's PAN Account No. APIPS 4305 M.

Thus the receipt of which sum of Rs. 2,28,00,000/- (Rupees Two Crores Twenty Eight Lakhs Only) is acknowledged by the Vendor and the amount of Rs. 72,00,000/- (Rupees Seventy Two Lakhs Only) is acknowledge from the Confirming Party. In all Vendor and confirming party acknowledges totally a sum of Rs. 3,00,00,000/- (Rupees Three Crores only) from the purchaser and the Confirming party assigns his right under the Agreement to the Purchaser

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K. R. Sridhar

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and as such the purchaser purchasing the Schedule Property and the Vendor and the Confirming party acquits the purchaser from any further payment.

2. The Vendor herein has put the purchaser into actual, physical possession of the schedule property on this day.
3. The Vendor hereby grants, conveys, transfers and assigns and sell absolutely his right, title and interest in the schedule property together with all easements and the purchaser is at liberty to enjoy the schedule property without any let or hindrance either by the Vendor or anybody claiming under him.

THE VENDOR COVENENTS WITH THE PURCHASER AS UNDER:

1. The Vendor assures that he is the absolute owner of the schedule property and having good, marketable title and interest in the schedule property, that there is none other who has got any kind of right, title or interest over the same and further assures that he has no further right, title or interest whatsoever in the schedule

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K. R. Prasad

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property herein afterwards and the purchaser can enjoy the same without any let or hindrance by any one and interruption whatsoever nature and from whomsoever either equitably or in trust for the Vendor or any of his predecessors-in-title. The Schedule property is a self acquired property of the Vendor. Hence any other persons are not entitled for any claim, share, interest or whatsoever over the Schedule property.

2. The Vendor does hereby further assures the purchaser that there is no encumbrances, attachments, charges, maintenance decrees, court proceeding, minor claims, clogs, pending litigations etc., on the schedule property and further assures that if there is any defect or encumbrance in respect of the schedule property the said Vendor hereby expressly undertakes that he will set right the same.

3. The Vendor and all other persons claiming under him shall and will from and upon the request of the purchaser, his heirs, representatives, undertake to execute or cause to be executed all such assurances, deeds and things as may be legally required or

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[Handwritten signature: K. R. Sridhar]

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necessary to complete the transfer of right, title and interest and for better enjoyment of the schedule property at the cost of the purchaser and further undertake to indemnify the purchaser against all losses, damages that it may sustain or that it may be compelled to pay legally on account of the breach of covenants and assurances contain herein.

4. The Vendor assures the purchaser that he has paid all the taxes up to date and the purchaser may pay the future taxes. In addition to the foregoing covenants and assurances the Vendor specifically covenants and assures the purchaser as follows.

a) That the Vendor has not alienated the schedule property or encumbered it in any way to anybody at any point of time.

b) That the Vendor has a subsisting good, unchallengeable absolute right and marketable title over the schedule property for conveyance in favor of the purchaser.

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- c) The Vendor willfully indemnify the purchaser of any loss incurred or sustained by the purchaser through any fault of the Vendor in not disclosing any material facts relating to the title of the schedule property. The Vendor has delivered some of the documents in original and some certified copies of title pertaining to the schedule property in his possession to the purchaser along with physical possession of the schedule property.
- d) The schedule property does not form the subject matter of any court litigation or land acquisition proceedings. In future, if any litigations were arises with respect to the schedule property, the Vendor herein undertakes and indemnifies that he shall set-right the same.
5. All the expenses for registration of this deed such as Stamp Duty, registration fees, Advocate fees etc., are borne by the PURCHASER.

K. R. Sudam

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THE BANGALORE ADVOCATES' CO-OPERATIVE SOCIETY LTD.
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BANGALURU ANKL SRO No. 575A/1576
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SCHEDULE PROPERTY

All that piece and parcel of the immovable Property bearing undeveloped Residential converted Sy No.5/4, measuring 2(Two)Acre 5(Five)Guntas {conversion order bearing No.ALN(A)(A) CR247/2014-15, dated 27/05/2015, issued by the District Commissioner, Bangalore Dist}, situated at ANDAPURA Village, Attibele Hobli, Anekal Taluk Bangalore Urban District and bounded on;

East by : Old Sy. No. 5/5, New Sy.No. 5/17

West by : Sy.No. 5/2 and Sy.No.5/3;

North by : Road;

South by : Sy.No.4

IN WITNESS WHEREOF the parties have set their respective hands to this deed in the presence of the Witnesses attesting hereunder.

(Chandra Reddy B.K.)

Vendor

(K.R. Sridhara)

Confirming

party

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Document Sheet

₹ 3/-



BNG(U)ANKL SRO No. 5754/1586

BOOK-1 CONTAINING TOTAL SHEETS 16
OF 20-20 PAGE

೨೦ :

1. M. Sudhakar
(M. SUDHAKAR)

2. M. Prakash
(M. PRAKASH)

3. M. S. Babu
(M. S. BABU)

4. K. Hemadri
(K. HEMADRI)

5. V. Govardhana Chetty
(V. GOVARDHANA CHETTY)

6. B. Lakshmaiah
(B. Lakshmaiah)

7. D. Prabhakar Naidu
(D. PRABHAKAR NAIDU)

Partners of M/s SRI NANDANA
BUILDERS

PURCHASERS

① P. Dhanu Jayaraj
S/o Pap. Reddy
Dabbathogur,
Electronic City
Bangalore - 560 0100

② Lokesh. S/o Ramaraj
Attibele Anekal
(Ta) -

Drafted by:

A.M. Srinivasa Reddy
Advocate
Vijay Kumar Layout, Anekal