

### ABSOLUTE SALE DEED

This DEED OF ABSOLUTE SALE is made & executed on this the 19<sup>TH</sup> Day of October 2016 (19.10.2016) at Bengalooru

#### BETWEEN

1. SHRI. M. SANDEEP CHOWDARY, AGED ABOUT 34 YEARS, S/o M.CHANDRASHEKAR CHOWDARY, FLAT 811, BLOCK-1, WING-A, SUNCITY GLORIA APARTMENTS, CARMELARAM POST, SARJAPURA MAIN ROAD, BENGALURU-560 035. (PAN No. ASJPM277K)
2. SHRI. JAYESH THAKER, AGED ABOUT 47 YEARS, S/o. SHRI. AMRITLAL THAKER, # 620/20, 5<sup>TH</sup> MAIN, 4<sup>TH</sup> BLOCK, RAJAJINAGAR, BENGALURU-560 010. (PAN No. ABUPT2074Q)
3. SHRI. A.V.SRIKANTH, AGED ABOUT 35 YEARS, S/o. SHRI. A. VENKATESHWARALU, # VIDHYA GAYTHRI HOMES, # FLAT-F-1, GREEN GARDEN LAYOUT, 7<sup>TH</sup> CROSS, KUNDHANAHALLI GATE, MUNIKULLALU, MARTHALI, BENGALURU-560 035. (PAN No. AHFPA5258G)
4. SHRI. M.SRINIVASULU, AGED ABOUT 39 YEARS, S/o. SHRI. M. SANJAPPA, # PLOT No. 823 B/C. WARD No. 30. BEST SCHOOL CAMPUS ALLIPURA, HOSPET ROAD, BELLARY-583 104. (PAN No. APRPS2746H)
5. SHRI. V.R.CHOWDARY, AGED ABOUT 28 YEARS, S/o. SHRI. BENARJEE, # 120, WARD No. 35, ASHOKA NAGAR, HAVAMBHAVI BELLARY, PRESENTLY AT BENGALURU. (PAN No. AMEPC1529Q)

*[Signature]*  
A. Srinivasulu

*[Signature]*  
V.R. Chowdary  
T. Poly

For SASHANK CONSTRUCTIONS  
M. Ramesh  
Proprietor 1



24352  
24352  
4352

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

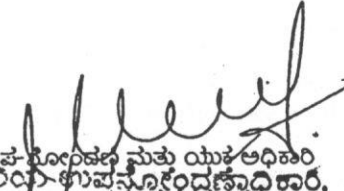
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Ramesh. M, S/o Lakshmi Narayan. M., Proprietor of M/s. SASHANK CONSTRUCTIONS ,  
ಇವರು 689300.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

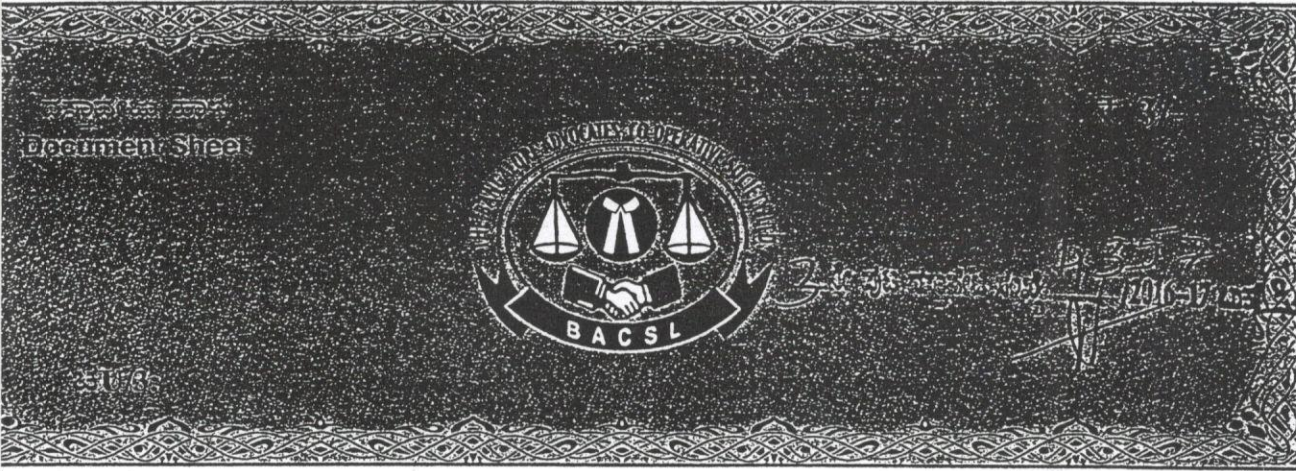
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	628300.00	DD-No 900416, Dated: 14/10/2016, Drawn on Andhra Bank., Bangalore.
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	61000.00	DD No 900417, Dated: 14/10/2016, Drawn on Andhra Bank., Bangalore.
ಒಟ್ಟು :	689300.00	

ಸ್ಥಳ : ಬಸವನಗುಡಿ

ದಿನಾಂಕ : 19/10/2016

  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ,  
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ,  
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು.





6. SHRI. T.PAVAN KUMAR, AGED ABOUT 38 YEARS, S/o. SHRI. T. SRIRAMULU, # FLAT No. FT1, 4<sup>TH</sup> FLOOR, MALIBU GRANDE, GREEN GLEN LAYOUT, BELLANDUR, BENGALURU. (PAN No. AOZPP1351A)

Hereinafter referred to as VENDORS (which term whenever the context so require, shall mean & include their heir, representative, successor-in-interest, assign, etc) of the ONE PART

AND

SHRI RAMESH. M  
AGED ABOUT 40 YEARS  
S/o. LAKSHMI NARAYAN M  
PROPRIETOR OF M/S. SASHANK CONSTRUCTIONS  
HAVING OFFICE ADDRESS AT # 52, BHEL LAYOUT,  
1<sup>ST</sup> MAIN, CHIKKABETTAHALLI, VIDYARANYAPURA,  
BENGALURU-560 097(PAN: AFYPR0276E)

Hereinafter called as PURCHASER (which term shall mean & include whenever the context so require his heirs, legal representatives, successors, administrators, assigns, etc) of the SECOND PART.

WHEREAS the VENDORS are the absolute owners in possession & enjoyment of converted undeveloped land in bearing Sy. No. 85/1, measuring 10.04 Guntas and Sy. No. 85/3 measuring 9.12 Guntas, total measuring 2023.42 sqmts. and presently bearing V.P. Khatha No. 150200100500220693 and as per the Grama Panchayat Record property No. 288/85/1 & 85/3, situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, both converted from agricultural to non-agricultural residential purpose vide conversion order bearing No. B.DIS.ALN(ASH)SR-211/2014-15 Dt. 21.05.2015, and the same is morefully described in the Schedule hereunder & hereinafter referred to as SCHEDULE PROPERTY.

WHEREAS the Schedule Property was purchased by the VENDORS from Smt. Pachamma under a registered sale deed Dt. 20.06.2015 bearing Document No. ABL-

*[Signature]*

2 *[Signature]*  
V.R. Choudhary

SASHANK CONSTRUCTIONS  
M. Ramesh



Print Date & Time : 19-10-2016 12:48:40 PM



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4357

4357

ಬಸವನಗುಡಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-10-2016 ರಂದು 11:27:10 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ





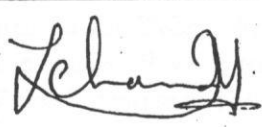
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	122000.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	122495.00

ಶ್ರೀ Ramesh. M, S/o Lakshmi Narayan. M., Proprietor of M/s. SASHANK CONSTRUCTIONS ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Ramesh. M, S/o Lakshmi Narayan. M., Proprietor of M/s. SASHANK CONSTRUCTIONS			For SASHANK CONSTRUCTION M. Ramesh Proprietor

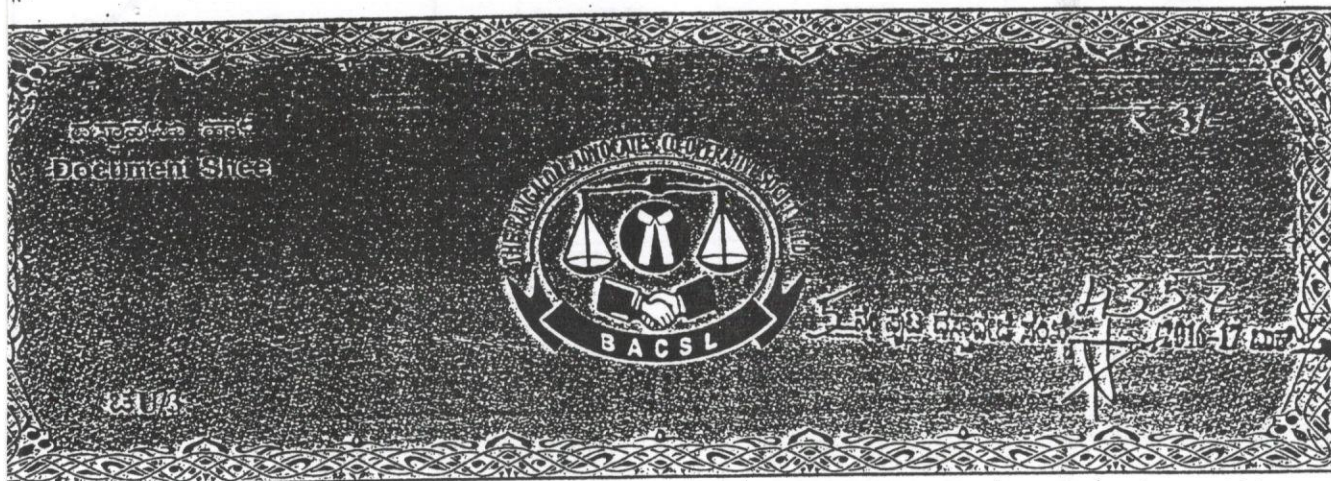
ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	Ramesh. M, S/o Lakshmi Narayan. M., Proprietor of M/s. SASHANK CONSTRUCTIONS . (ಬರೆಸಿಕೊಂಡವರು)			For SASHANK CONSTRUCTIONS M. Ramesh Proprietor
2	Sri M. Sandeep Chowdary S/o M. Chandrashekar Chowdary . (ಬರೆದುಕೊಂಡವರು)			

ಬಸವನಗುಡಿ, ಬೆಂಗಳೂರು





1-01689-2015-16, CD No. ABLD240 Dt. 20.06.2015 before the Sub-Registrar, Attibele, Anekal Taluk, Bengalooru, and thereafter the VENDORS got their names mutated in the revenue records, and have been paying upto date taxes, and have absolute right to deal with the same.

WHEREAS the VENDORS, in order to meet their legal & family necessities, are desirous of selling the Schedule Property for a sale price of ₹. 1,22,00,000/- (Rupees One Crore Twenty Two Lakh Only), and the PURCHASER, who is in search of suitable property for the purpose of development, has agreed to purchase the same for the said sale price, and accordingly this absolute deed of sale is executed by the VENDOR in favour of the PURCHASER as follows:

**NOW THIS ABSOLUTE SALE DEED WITNESSETH**

- 1) The VENDOR under this absolute sale deed sells the Schedule Property for the sale price of ₹. 1,22,00,000/- (Rupees One Crore Twenty Two Lakh Only), in favour of the PURCHASER.
- 2) The PURCHASER, out of the HUF funds, has paid the abovesaid sale consideration amount to the VENDORS in the following manner:
  - a) ₹. 24,15,600/- (Rupees Twenty Four Lakh Fifteen Thousand Six hundred Only) by way of Cheque/DD No. 036555 Dt. 15.09.2016 issued by Bank of India, Vidyanarayana Branch, Bengaluru in favour of the FIRST VENDOR
  - b) TDS @ 1% on the consideration amount i.e., ₹. 24,400/- (Rupees Twenty Four Thousand Four Hundred Only) has been remitted bearing Challans bearing No. AD3868863 Dt. 08.09.2016 (E-Tax Acknowledgement). TDS Receipt handed over to the FIRST VENDOR.
  - c) ₹. 24,15,600/- (Rupees Twenty Four Lakh Fifteen Thousand Six hundred Only) by way of Cheque/DD No. 036556 Dt. 15.09.2016



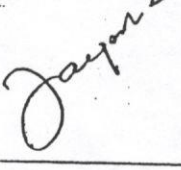








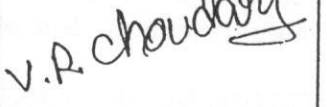



For SASHANK CONSTRUCTION

M. Ramesh  
Proprietor

V.R. choudary

T. P. J.

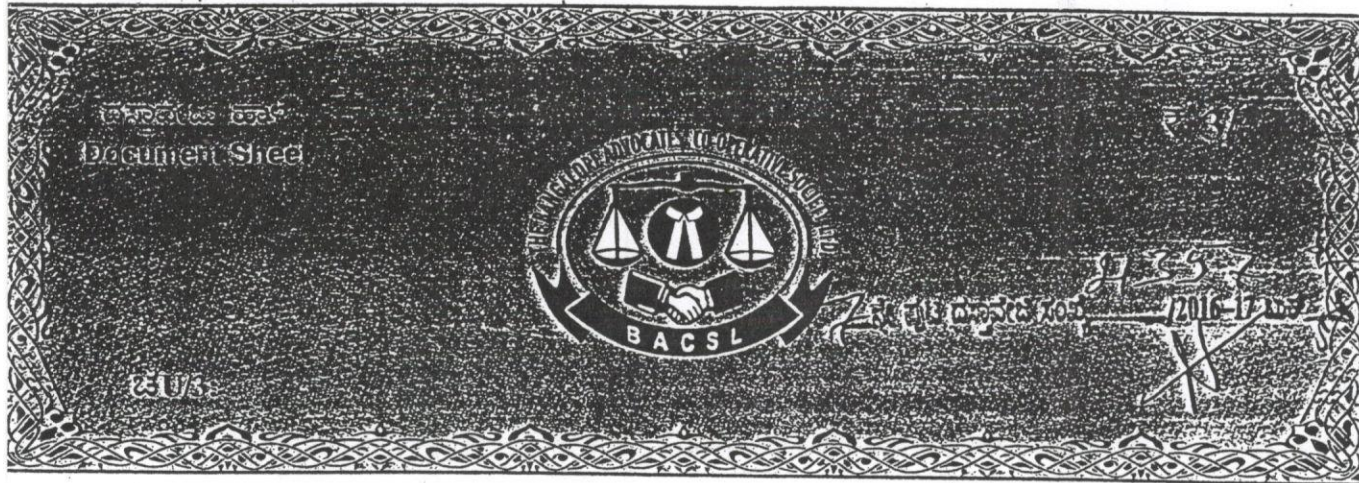


ಕ್ರ. ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Mr. Jayesh Thaker S/o Amritlal Thaker . (ಬರೆದುಕೊಡುವವರು)			
4	Sri A. V. Srikanth S/o A Venkateshwaralu . (ಬರೆದುಕೊಡುವವರು)			
5	Sri M. Srinivasulu S/o M. Sanjappa . (ಬರೆದುಕೊಡುವವರು)			
6	Sri V.R. Choudary S/o Benarjee . (ಬರೆದುಕೊಡುವವರು)			
7	Mr. T. Pavan Kumar S/o T. Srilamulu . (ಬರೆದುಕೊಡುವವರು)			

6ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 41357 /2016-17 ಬಾಕಿ 2

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ಬಸ್ತುಸಂಗ್ರಹ. ಬೆಂಗಳೂರು





issued by Bank of India, Vidyaranyapura Branch, Bengaluru of the  
SECOND VENDOR

- d) TDS @ 1% on the consideration amount i.e., ₹. 24,400/- (Rupees Twenty Four Thousand Four Hundred Only) has been remitted bearing Challans bearing No. AD3870031 Dt. 08.09.2016 (E-Tax Acknowledgement). TDS Receipt handed over to the SECOND VENDOR.
- e) ₹.36,23,400/- (Rupees Thirty Six Lakh Twenty Three Thousand Four hundred Only) by way of Cheque/DD No. 036554 Dt. 08.09.2016 issued by Bank of India, Vidyaranyapura Branch Bengaluru in favour of the SECOND THIRD VENDOR
- f) TDS @ 1% on the consideration amount i.e., ₹. 36,600/- (Rupees Thirty Six Thousand Six Hundred Only) has been remitted bearing Challans bearing No. AD3869504 Dt. 08.09.2016 (E-Tax Acknowledgement). TDS Receipt handed over to the THIRD VENDOR.
- g) ₹. 12,07,800/- (Rupees Twelve Lakh Seven Thousand Eight hundred Only) by way of Cheque/DD 036557 Dt. 15.09.2016 issued by Bank of India, Vidyaranyapura Branch, Bengaluru of the FOURTH VENDOR
- h) TDS @ 1% on the consideration amount i.e., ₹. 12,200/- (Rupees Twelve Thousand Two Hundred Only) has been remitted bearing Challans bearing No. AD3872013 Dt. 08.09.2016 (E-Tax Acknowledgement). TDS Receipt handed over to the FORUTH VENDOR.
- i) ₹. 12,07,800/- (Rupees Twelve Lakh Seven Thousand Eight hundred Only) by way of Cheque/DD 036558 Dt. 15.09.2016 issued by Bank of India, Vidyaranyapura Branch, Bengaluru of the FIFTH VENDOR

*[Handwritten signatures]*  
A. Srinivas V.R. choudary

For SASHANK CONSTRUCTIONS  
M. Ramesh  
Proprietor

ಗುರುತಿರುವವರು

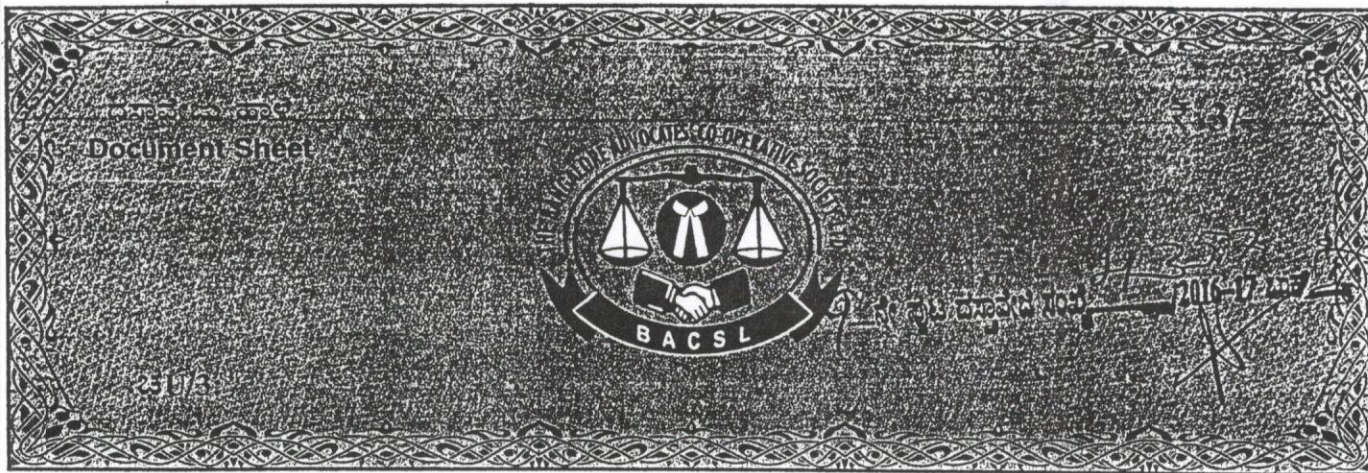
1357  
2016-17

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	P. Dadakhalandhar No 403, DS Max Silver Nest, Best County, 2nd phase, Chikka Bettahalli, Vidyaranyapura, Bangalore -97	
2	S. Kalyan Kumar No 24, Best County, 2nd phase, Chikka Bettahalli, Vidyaranyapura, Bangalore -97	S. Kalyan.

ಉಪನಿರ್ದೇಶಕರು,  
ಬೆಂಗಳೂರು.

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ BSG-1-04357-2016-17 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BSGD301 ನೇ ದೃಢೀಕರಣ ದಿನಾಂಕ 19-10-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;">ಉಪನಿರ್ದೇಶಕರು, ಬೆಂಗಳೂರು.</p>	<p style="text-align: center;">ಉಪನಿರ್ದೇಶಕರು, ಬೆಂಗಳೂರು.</p> <p style="text-align: center;">THE SEAL OF THE SUB-REGISTRAR, BANGALURU</p>
---	--





- j) TDS @ 1% on the consideration amount i.e., ₹ 12,200/- (Rupees Twelve Thousand Two Hundred Only) has been remitted bearing Challans bearing No. AD3871556 Dt. 08.09.2016 (E-Tax Acknowledgement). TDS Receipt handed over to the FIFTH VENDOR.
- k) ₹. 12,07,800/- (Rupees Twelve Lakh Seven Thousand Eight hundred Only) by way of Cheque/DD No036559 Dt. 15.09.2016 issued by Bank of India, Vidyanarayana Branch, Bengaluru of the SIXTH VENDOR
- l) TDS @ 1% on the consideration amount i.e., ₹ 12,200/- (Rupees Twelve Thousand Two Hundred Only) has been remitted bearing Challans bearing No. AD3870775 Dt. 08.09.2016 (E-Tax Acknowledgement). TDS Receipt handed over to the SIXTH VENDOR.

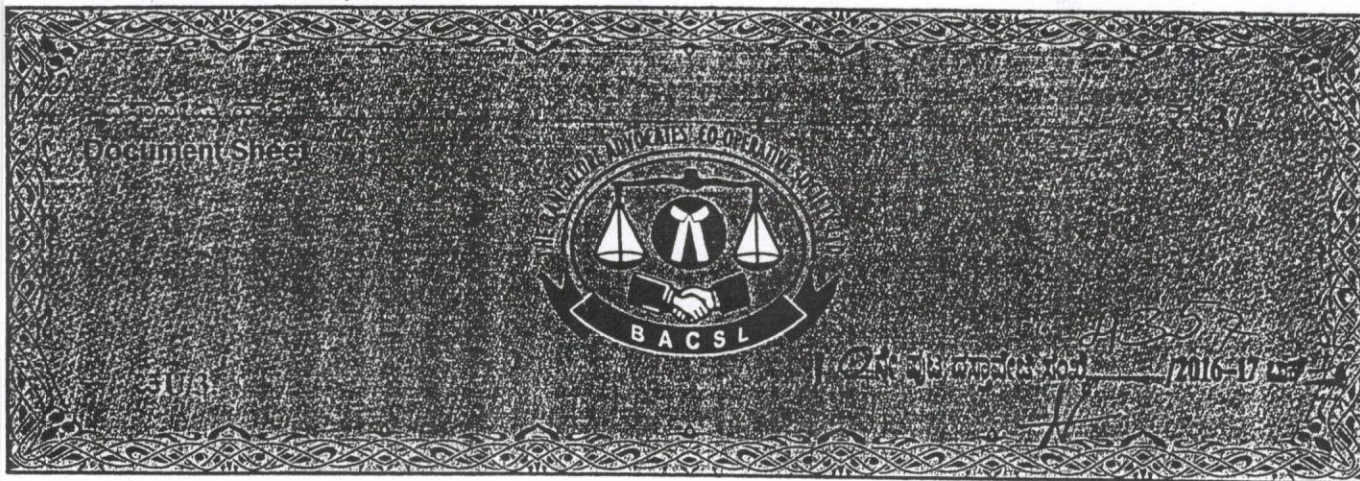
The VENDORS hereby acknowledge, admit & confirm receipt of the full & final sale price/consideration towards the Schedule Property in the aforesaid manner and in consideration of the same, the VENDORS hereby sell, convey, assign, grant & transfer all their ownership, right, title, interest & possession over the Schedule Property to the PURCHASER to have and to hold the same as absolute owner thereof with all rights, easements, privileges & appurtenances whatsoever to the Schedule Property.

- 3) The VENDORS have this day placed the PURCHASER in actual, physical, peaceful & vacant possession of the Schedule Property.
- 4) The VENDORS has no objection for the PURCHASER to obtain Khatha and also such revenue entries and electricity, water & sewage connections with respect to the Schedule Property transferred in his name on the basis of this absolute sale deed.
- 5) The VENDORS assure & declare that there are no claims of whatsoever nature or charges, mortgage, lease, lien, claim such as maintenance from

*Handwritten signatures and names:*  
 Jayaram  
 V.R. Choudary  
 T. R. Choudary

For SASHANK CONSTRUCTIONS  
 M. Ramesh  
 Proprietor





minors and the like against the Schedule Property and that it is free from all encumbrances.

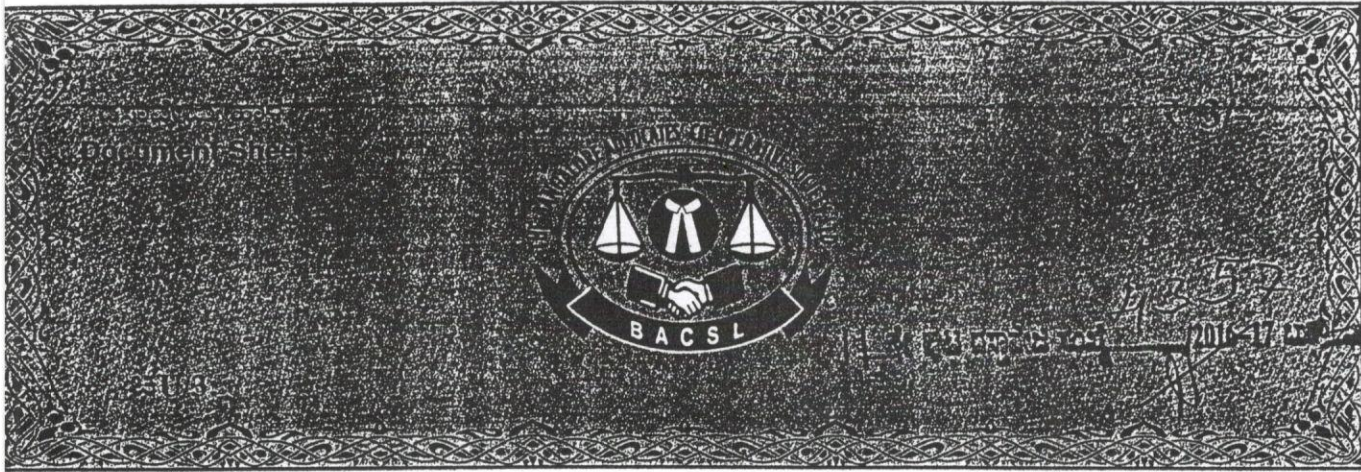
- 6) The VENDORS hereby covenant that notwithstanding any act or deed or thing whatsoever done or executed by them, the VENDORS had at all times before and now good & marketable right, title, absolute authority to sell, grant, convey, transfer & assign the Schedule Property.
- 7) The VENDORS thus covenant that the PURCHASER in consequence of execution of this absolute sale deed, shall & may at all times hereafter peacefully & quietly enter into and hold, possess & enjoy the Schedule Property as absolute owner with all rights without any intervention whatsoever.
- 8) The VENDORS covenant to indemnify and keep indemnified the PURCHASER from or against all suits, proceedings, charges, court claims, costs, minors' claims, or any attachments in respect of the Schedule Property.
- 9) The VENDORS covenant that the Schedule Property is not subject matter of any acquisition or requisition either by any authority or body corporate. If in course of searches & investigation of title, the property is found to be affected by any notice of acquisition or requisition by the Government or any statutory body or authority or injunction or prohibitory order from any Court, the PURCHASER shall be entitled to be indemnified by the VENDORS.
- 10) The VENDORS assure the PURCHASER that they are fully seized & possessed of the Schedule Property and apart from them, there are no other person/s having any interest or claims in the Schedule Property.
- 11) The VENDORS have furnished all the documents pertaining to them title to the Schedule Property, in their custody, to the PURCHASER.

*Handwritten signatures:*  
 Ramesh  
 Jaipal  
 A. Suresh

*Handwritten signatures:*  
 M. S. Ind  
 V.R. chadaga  
 6  
 T. P. S.

For SASHANK CONSTRUCTIONS  
*M. Ramesh*  
 Proprietor





- 12) The VENDORS further covenants that all property taxes, levies and other statutory assessment, etc in respect of the Schedule Property have been duly paid and that there are no arrears whatsoever.
- 13) The stamp duty, registration charges & legal fee is to be borne and paid by the PURCHASER.

#### SCHEDULE PROPERTY

All that piece & parcel of converted undeveloped land in bearing Sy. No. 85/1, measuring 10.04 Guntas and Sy. No. 85/3 measuring 9.12 Guntas, total measuring 2023.42 sqmts. and presently the V.P. Khata No. 150200100500220693 and as per the Grama Panchayat Record property No. 288/85/1 & 85/3, situated at Choodasandra Village, Sarjapura Hobli, Anekal Taluk, both converted from agricultural to non-agricultural residential purpose vide conversion order bearing No. B.DIS.ALN(ASH)SR-211/2014-15 Dt. 21.05.2015,, bounded on the:

EAST BY	Land in Sy.No. 85/4
WEST BY	Road
NORTH BY	Remaining Portion of land in Sy.No. 85/1 & 85/3
SOUTH BY	Remaining Portion of land in Sy.No. 85/1 & 85/3

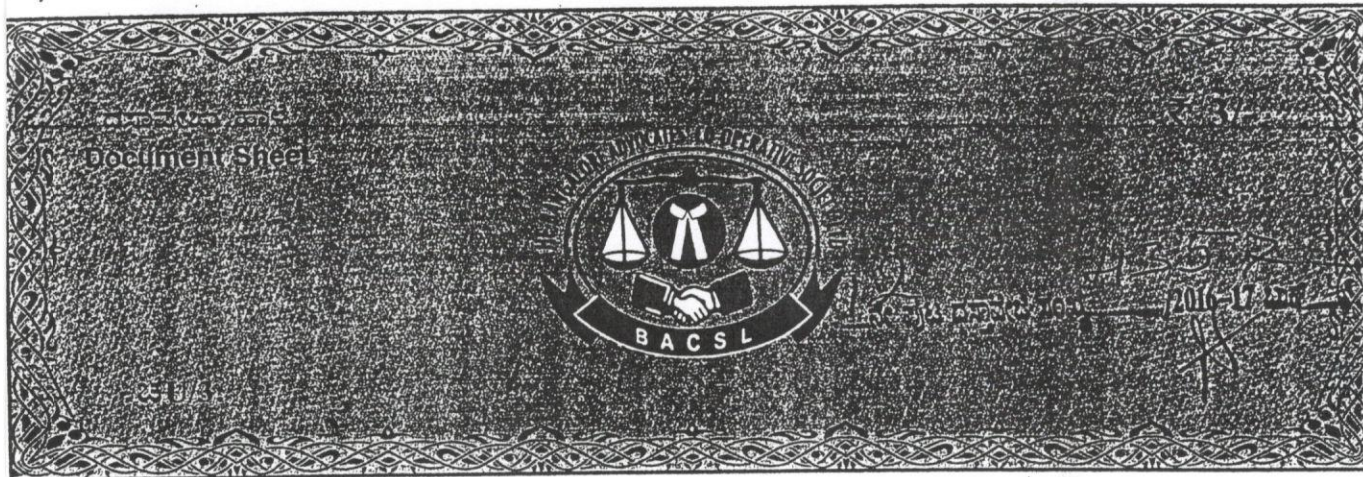
IN TESTIMONY WHEREOF THE PARTIES HAVE PUT THEIR HANDS, SEALS & SIGNATURE TO THIS ABSOLUTE SALE DEED.

IN TESTIMONY WHEREOF THE VENDORS ACKNOWLEDGING THE CONSIDERATION, BINDING THEMSELVES AND BINDING & OBLIGATING ALL PERSONS WHO MAY HAVE EVEN A SEMBLANCE OF RIGHT IN THE SCHEDULE PROPERTY, EXECUTE THIS ABSOLUTE SALE DEED IN PRESENCE OF THE WITNESSES.

*[Handwritten signatures]*  
 A. D. Srinivas  
 V.R. Chaudhary  
 T. P. Srinivas

For SASHANK CONSTRUCTIONS  
 M. Ramesh  
 Proprietor





IN TESTIMONY WHEREOF THE PURCHASER ACCEPTING THE CONVEYANCE HAS PUT HIS HANDS, SEALS & SIGNATURES TO THIS ABSOLUTE SALE DEED IN PRESENCE OF THE WITNESSES.

WITNESSES

1) *[Signature]*

P. DADAKHALANDHAR  
#403, DS-Max, Silvernest,  
Bell County II<sup>nd</sup> phase, Chikkabettahalli,  
Vidyanagar, Bangalore-97.

S. Kalpana.

S. Kalpana Kumar.  
#24, Bell County II<sup>nd</sup> phase  
Chikkabettahalli, Vidyanagar,  
Bangalore-97

*[Signature]*  
(M. SANDEEP CHOWDARY)

*[Signature]*  
(JAYESH THAKER)

A. *[Signature]*  
(A.V. SRIKANTH)

*[Signature]*  
(M. SRINIVASULU)

V.R. *[Signature]*  
(V.R. CHOWDARY)

*[Signature]*  
(T. PAVAN KUMAR)  
For SASHANK CONSTRUCTIONS VENDORS

M-Ramesh  
Proprietor (M. RAMESH)

PROPRIETOR OF  
M/s. SASHANK CONSTRUCTIONS  
PURCHASER

Drafted by: *[Signature]*  
M/s Linc & Co., Advocates, #18, I Floor, Srikantiah Layout  
Crescent Road, High Grounds, Bengalooru - 560 001