

I7243/156 ಈ ದಸ್ತಾವೇಜು... ಕರ್ನಾಟಕ ಸರ್ಕಾರ... ಪುಟಗಳು ಹೊಂದಿರುತ್ತವೆ... 243 T

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ತಂ



ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the First day of December, Two Thousand Fifteen (01.12.2015), at Bangalore

BY:

SRI. M.S.SREEDHAR

Son of Late. M.P.Somanna,
Aged about 53 years,
Residing at Door No.40-37, L/16,
River View Colony,
Kurnool District,
Andhra Pradesh.

PAN No.AALHS6556A

Hereinafter referred to as the "**VENDOR**", which expression shall wherever the context so requires or admits shall mean and include his heirs, executors, administrators and assigns **ON THE ONE PART;**

IN FAVOUR OF :

M/s.NIRMAN SHELTERS (B) PVT., LTD.,

A Private Limited Company incorporated under the Companies Act, 1956 having its registered Office at No.36/2, I Floor, Patalamma Temple Street, Basavanagudi, BANGALORE - 560 004.
Represented by its Managing Director

Sri.V.LAKSHMINARAYAN,

PAN NO. AAACN5731G

Hereinafter referred to as the "**PURCHASER**", which expression shall wherever the context so requires or admits shall mean and include its representatives, administrators, executors, successors in interest and title and assigns **ON THE OTHER PART**

WITNESSES AS FOLLOWS:

WHEREAS the VENDOR herein is the sole and absolute owner Land bearing Sy.No.109/2, present Sy.No.109/9, measuring 0-18 guntas, Sy.No.109/5, presently Sy.No.109/13, measuring 0-22 guntas, in all measuring

Page 1 of 9

For NIRMAN SHELTERS (B) PVT. LTD.

Managing Director

2ನೇ ಪುಟ ರದ್ದುಪಡಿಸಿದ ಸಂಖ್ಯೆ 1243/15-16



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. Nirman Shelters (B) Pvt Ltd Rep by its Managing Director V. Lakshminarayan ,
ಇವರು 847500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	75000.00	DD No 850964 Dated 30/11/2015 Karantaka Bank Ltd, Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	772500.00	DD No 850963 Dated 30/11/2015 Karantaka Bank Ltd, Bangalore
ಒಟ್ಟು :	847500.00	



ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 01/12/2015


ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
(ಚಾಮರಾಜಪೇಟೆ)
ಪಾವತಿಸಿದ (ಚಾಮರಾಜಪೇಟೆ).

Designed and Developed by C- DAC ,ACTS Pune.

3.....ನೇ ಪುಟ ದಾಖಲೆ ಸಂಖ್ಯೆ 243 T W

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ-152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p> 
<p>ತಂ</p>		<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>
<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>		
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>	

a total extent of 1-00 acre, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, which are more fully described in the schedule item Nos. 1 and 2, and hereinafter referred to as the **schedule properties**.

AND WHEREAS originally the schedule properties belonged to one Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga.

AND WHEREAS the said Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga have jointly sold and conveyed the entire lands bearing Sy.No.109/1, measuring 1 acre 33 guntas, Sy.No.109/2, measuring 0-36 guntas, Sy.No.109/3, measuring 0-37 guntas, Sy.No.109/4, measuring 1 acre 14 guntas and Sy.No.109/5, measuring 1 acre 06 guntas, all situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, for valuable consideration in favour of Sri. K.Appi Reddy, Son of Kondappa, under the registered sale deed dated 28.06.1943, which is registered as Document No.2181/1943-44 of Book-I, Volume 509 at pages 110 to 103, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS pursuant thereto, the said Mr. K.Appi Reddy and his wife Smt. Chinnamma and children, namely, Mr. Ramakrishna, Mrs. Shanthamma and Mr.Narasimhaiah, on the one part and the brother of K.Appi Reddy, namely, Sri. Munishamappa on the other, have entered into and executed a registered Deed of Partition dated 27.11.1963, which is registered as Document No.2096/1963-64 of Book-I, Volume 981 at pages 106 to 116, registered in the Office of the Sub-Registrar, Anekal, whereunder the aforesaid lands came to be partitioned amongst Mr. K.Appi Reddy and his family members and Sri Munishamappa.

AND WHEREAS thereafter, the said Munishamappa died leaving behind him his son Sri. Ramaswamy and a daughter Smt. Sharadamma, as his sole surviving class-I legal heirs under the Hindu Succession Act.

AND WHEREAS after the demise of Munishamappa, Sri Ramaswamy had got all the revenue records, transferred and made out in his name in the records of the concerned revenue department.

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For NIRMAL SHELTERS (B) PVT. LTD.

Managing Director



4ನೇ ಶುಭ ದಿನಾಂಕ 7243 ಬಾ. 15-16 T

Print Date & Time : 01-12-2015 03:47:34 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 7243

ಜಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-12-2015 ರಂದು 01:50:46 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	150000.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
3	ಇತರೆ	20.00
	ಒಟ್ಟು :	150475.00

ಶ್ರೀ M/s. Nirman Shelters (B) Pvt Ltd Rep by Its Managing Director V. Lakshminarayan ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Nirman Shelters (B) Pvt Ltd Rep by Its Managing Director V. Lakshminarayan			

ಹಿರಿಯ ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ)
ಬೆಂಗಳೂರು.

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

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. Nirman Shelters (B) Pvt Ltd Rep by Its Managing Director V. Lakshminarayan . (ಬರೆದುಕೊಂಡವರು)			
2	M.S. Sreedhar . (ಬರೆದುಕೊಂಡವರು)			

ಹಿರಿಯ ನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

5 ಸೇ ಪ್ರತಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 1243/2005 T J

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ತಂ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

AND WHEREAS pursuant thereto, the said Ramaswamy, sold and conveyed the item Nos. 1 and 2 of the schedule properties in favour of the Vendor herein, under the registered sale deed 15.12.2005, which is registered as Document No.ANK-1-12020-2005-06 of Book-I, stored in CD No.ANKD89, registered in the Office of the Sub-Registrar, Anekal, registered on 16.12.2005.

AND WHEREAS thereafter, the Vendor has got all the revenue records transferred and made out in his name in the records of the concerned revenue department.

AND WHEREAS the Vendor has applied for conversion of the above said Land from Agricultural to Non-Agricultural Residential purpose before the Deputy Commissioner, Bangalore District, Bangalore and whereas and after payment of conversion Fine and Podi Charges, the Special Deputy Commissioner has issued an Official Memorandum bearing No.ALN(AJ):SR:14/13-14, Dated 14.08.2013, revised order No. ALN(AJ):SR:14/13-14, Dated 06.08.2015.

AND WHEREAS ever since the date of purchase of the schedule properties by the VENDOR herein, the VENDOR herein is in lawful and peaceful possession and enjoyment of the schedule properties exercising all the acts of ownership over the same and he has been paying taxes in respect of the schedule properties to the concerned revenue department.

AND WHEREAS except the VENDOR herein there are no other person/s who has/have got any manner of right, title or interest in or over the Schedule properties.


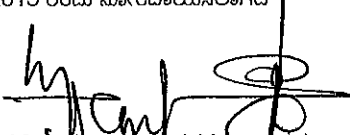

AND WHEREAS the VENDOR herein with a view to meet some of his financial commitments, family legal necessities, to invest the sale proceeds elsewhere, has offered to sell the schedule properties in favour of the Purchaser herein for a total sale consideration amount of Rs.1,50,00,000/- (Rupees one crore fifty lakhs only) at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, and whereas the Purchaser herein has agreed and come forward to purchase the schedule properties for the aforesaid sale consideration amount of Rs.1,50,00,000/- (Rupees one crore fifty lakhs only) at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per

6 ನೇ ತುಟ ದಸಾವೇಜು ಸಂಖ್ಯೆ 7243 ಬುಕ್ 15-16 T Jr

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	A.M. Chowda Reddy No 36/2, 1st Floor, Patalamma Temple Street, Basavanagudi, Bangalore 560 004	Chowdareddy A.M.
2	M. Mallikarjuna Flat No 804, 8th Floor, Uma Sree Drain World,, Hongasandra Off Hosur Road, Bangalore	M. Mallikarjuna



ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು ಸಿಬಿಆರ್‌ಡಿ
ಬಸವನಗುಡಿ (ಬಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

<p style="text-align: center;">  1 ನೇ ಪುಸ್ತಕದ ದಸಾವೇಜು ನಂಬರ್ CMP-1-07243-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ CMPD149 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 01-12-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನಿರ್ದೇಶಕರು ಬಸವನಗುಡಿ (ಬಾಮರಾಜಪೇಟೆ) </p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು ಸಿಬಿಆರ್‌ಡಿ
ಬಸವನಗುಡಿ (ಬಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

7ನೇ ಶುಭ ದಸಾವೇಜು ಸಂಖ್ಯೆ 1243/156

<p>ಈ ದಸಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸಾವೇಜು ಹಾಳೆ Document Sheet</p>
<p>ತಂ</p> 	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	<p>ಬೆಲೆ : ರೂ. 12/-</p> 
<p>ದಸಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>

gunta, free from all or any kinds of encumbrances. Hence, this Deed of Absolute Sale.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

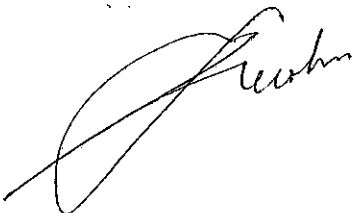
That in pursuance of the foregoing and in consideration of the price herein hereby reserved, the VENDOR hereby sell to the PURCHASER and the PURCHASER has therefore agreed to purchase the 'SCHEDULE PROPERTIES' for the total valuable sale consideration amount of Rs.1,50,00,000/- (Rupees one crore fifty lakhs only) at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, free from all kinds of encumbrances on the terms and conditions contained hereunder.

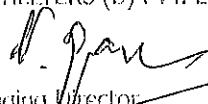
1. The PURCHASER as on this day, paid the entire sale consideration amount of **Rs.1,50,00,000/- (Rupees one crore fifty lakhs only)** at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, to the VENDOR herein in the following manner :-

- a. **Rs.1,00,00,000/- (Rupees One Crore Only)** paid by way Cheque bearing No.612005, Dated 03-10-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, to the Vendor herein;
- b. **Rs.48,50,000/- (Rupees forty eight lakhs fifty thousand Only)** paid by way Cheque bearing No.617954, Dated 30-11-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of the Vendor herein;
- c. **Rs.1,50,000/- (Rupees one lakh fifty thousand only)** paid by way of TDS on behalf of the Vendor to the Income-tax authorities, vide challan No.02846, dated 28.11.2015, in State Bank of India, Gandhinagar Branch, Bangalore,

For NIRMAL SHELTERS (U) PVT. LTD.

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Managing Director

8ನೇ ಸುತ್ತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7243 ಬಹು...
15/16

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p>
<p>ಅಂ</p>	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	
	<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>	
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>	

the VENDOR herein hereby acknowledges the receipt of the above said sum, being received in the presence of the attesting witnesses, in full and final settlement and satisfaction.


- The VENDOR has this day delivered the vacant physical possession of the SCHEDULE PROPERTIES to the custody of the PURCHASER herein and the PURCHASER herein hereby acknowledges having taken delivery of the same.
- The VENDOR hereby grants, conveys, transfers, assigns and sells absolutely all his right, claim, title and interest in the SCHEDULE PROPERTIES together with all hereditaments, appurtenances, rights of easements TO HAVE AND TO HOLD the same UNTO the use of the PURCHASER in its own right and the PURCHASER is at liberty to enjoy the SCHEDULE PROPERTIES without any hindrance either by the VENDOR or any one claiming through or under him.

THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:-

- The VENDOR assures that he is the full and absolute owner of the SCHEDULE PROPERTIES and that the VENDOR has got good, valid, subsisting and marketable title and interest in the SCHEDULE PROPERTIES and that there are no others, who have got any kind of right, title or interest whatsoever in the SCHEDULE PROPERTIES and the Vendor has absolute power to convey the same in favour of the PURCHASER herein, and none else other than the VENDOR has/have any manner of right, title, interest or share in the SCHEDULE PROPERTIES and that there is no legal impediment for this sale under any law, order, decree or contract and/or any prior contract, and that the PURCHASER can enjoy the same without any

Managing Director



.....9ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: 243.....

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	
<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	
<p>ತಂ</p>	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>
	<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>

let or hindrance either by the VENDOR or any one claiming through or under him.


2. The VENDOR assures the PURCHASER that there are no encumbrances, attachments, maintenance charges, acquisition proceedings either by the Government or of Income-tax authorities or likewise on the SCHEDULE PROPERTIES and further assures that if there be any defect in the title of the SCHEDULE PROPERTIES, then the VENDOR hereby expressly undertakes that he will set right the same at his own cost and expenses.
3. The VENDOR assures that kandayam in respect of the SCHEDULE PROPERTIES is paid to the concerned revenue department. The VENDOR has this day delivered all the originals/certified/Xerox copies of all the title deeds and documents of title and other documents/revenue records available with them to the custody of the PURCHASER and the PURCHASER herein hereby acknowledges having received the same.
4. The VENDOR has no objection for the PURCHASER getting the khata and other revenue records in respect of the SCHEDULE

10ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7243-16

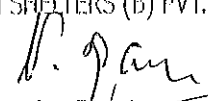
<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p> 
<p>ತಂ</p>		<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>
<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>		
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>	

sale of the SCHEDULE PROPERTIES in favour of the PURCHASER herein.


7. The VENDOR assures the PURCHASER that there are no encumbrances or charges over the SCHEDULE PROPERTIES and that the SCHEDULE PROPERTIES are free from all kinds of encumbrances such as court attachment, minor's claim, maintenance claim, charge, lien, etc., and that the schedule properties is not mortgaged in favour of any bank or financial institutions.
8. The VENDOR hereby undertakes to indemnify the PURCHASER, should the PURCHASER suffer any loss, monetary or otherwise due to any defect in the title, latent or patent of the VENDOR or any assurance made by the VENDOR in respect of the SCHEDULE PROPERTIES or any act of the VENDOR or through the VENDOR.
9. The VENDOR hereby assures the PURCHASER to take all steps and measures at his cost to see that the title of the PURCHASER to the SCHEDULE PROPERTIES is perfected in the event of there being any threat to the same by anybody claiming through or under the VENDOR.
10. The SCHEDULE PROPERTIES are not a granted land and/or belonged to any scheduled caste or scheduled tribe and is not prohibited under law to convey, sell or alienate the same in favour of the Purchaser.
11. The VENDOR assures the Purchaser that the SCHEDULE PROPERTIES does not fall under the provisions of Sections 79(a) and 79(b) and 80 of the Karnataka Land Revenue Act., and does not prevent the VENDOR from selling the SCHEDULE PROPERTIES in favour of the Purchaser herein.



For NIRMAL SHELTERS (B) PVT. LTD.


Managing Director

11ನೇ ಶ್ರವಣ ದಶಮಿ ಸಂಕ್ರಮಣ 2013

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕರ್-152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet ಬೆಲೆ: ರೂ. 2/-</p>
<p>ತಂ</p> 	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	
<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>		
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>	

12. The VENDOR assures the Purchaser that the sale of the schedule properties does not come under the provisions / orders passed by the Government of Karnataka, and that the holding of the SCHEDULE PROPERTIES by the VENDOR herein is within the ceiling limits of the Karnataka Land Reforms Act, and the schedule properties being not a granted land under the provisions of the PTCL Act, the same also does not fall under the relevant provisions of PTCL Act and that the sale of the SCHEDULE PROPERTIES does not contravene any of the provisions of the Karnataka Registration Act, as found in the order bearing No.RD56 MUNOSA 99, dated 20.05.1999 and the sale of the SCHEDULE PROPERTIES is in accordance with law of the land in force for the time being.

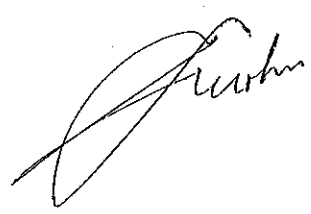
13. The VENDOR assures the Purchaser that the schedule properties have not been developed and they have also not obtained any sanctioned plan from any authority for the purpose of development of the schedule properties.

14. The PURCHASER alone has met the entire cost of stamp duty, registration charges, and other incidental expenses.

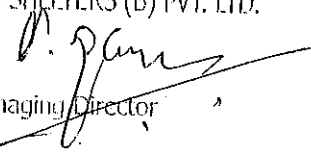
-: SCHEDULE PROPERTIES :-

ITEM NO.1 : All that piece and parcel of Land bearing Sy.No.109/2, presently Sy.No.109/9, measuring 0-18 (eighteen) Guntas, converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/14/13-14, Dated 14-08-2013, revised order No. ALN(AJ):SR:14/13-14, Dated 06.08.2015, issued by Special Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District and bounded on the :

East by	:	Land in Sy.No.109/3A,
West by	:	Land in Sy.No.109/1;
North by	:	Land in Sy.No.109/2;
South by	:	Land in Sy.No.109/1.



For NIRMAN SHELTERS (B) PVT. LTD.


Managing Director

12ನೇ ಪುಟ ದಾಖಲೆ ಸಂಖ್ಯೆ 7243/16

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ತಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ITEM NO.2 : All that piece and parcel of Land bearing Sy.No.109/5, Presently Sy.No.109/13, measuring 0-22 (twenty two) Guntas, converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/14/13-14, Dated 14-08-2013, revised order No. ALN(AJ):SR:14/13-14, Dated 06.08.2015, issued by Special Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District and bounded on the :

East by : Land in Sy.No.162;
West by : Land in Sy.No.109/4;
North by : Land in Sy.No.109/5;
South by : Land in Sy.No.161.

IN WITNESS WHEREOF, the VENDOR and the Purchaser have signed and executed this Deed of Absolute Sale on the day, month and year first above mentioned in the presence of the witnesses attesting hereunder.

WITNESSES:

1. *L. Hanikay*

(L. Hanikay)

Plot no: 804 8th Floor

Uma Sree chowdri World

Hangerbail off Hosur Road

2. *Chowdary A.M*

(CHOWDARY A.M)

No: 36/2, 1st Floor, Patalamma
- temple street, Banerjundi
Bangalore-04.

VENDOR

For NIRMAL SHELTERS (B) PVT. LTD.

Managing Director
PURCHASER

DRAFTED BY :

Shashi J. Patil

Advocate

Bangalore

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

5856

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ತೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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BKI 5856/15-16

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



5856/15-16

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the Fourteenth day of October, Two Thousand Fifteen (14.10.2015), at Bangalore
BY:

SRI. NATARAJA VAJRAGIRI,
Son of Sri V.Mallikarjuna,
Aged about 43 years,
Landlord, Sadashivanagar,
Siruguppa 583 121,
Bellary District.
PAN No.AEHPV5103L

Hereinafter referred to as the "**VENDOR**", which expression shall wherever the context so requires or admits shall mean and include his heirs, executors, administrators and assigns **ON THE ONE PART;**

IN FAVOUR OF :

M/s.NIRMAN SHELTERS (B) PVT., LTD.,
A Private Limited Company incorporated under the Companies Act, 1956 having its registered Office at No.36/2, I Floor, Patalamma Temple Street, Basavanagudi, BANGALORE - 560 004.
Represented by its Managing Director
Sri.V.LAKSHMINARAYAN,
PAN NO. AAACN5731G

Hereinafter referred to as the "**PURCHASER**", which expression shall wherever the context so requires or admits shall mean and include its representatives, administrators, executors, successors in interest and title and assigns **ON THE OTHER PART**

M/s. NIRMAN SHELTERS (B) PVT.LTD.
MANAGING DIRECTOR

Deputy. Conf. Sub.

.....ಎ.....ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856 ಬುಕ್I
15-16



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೋದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

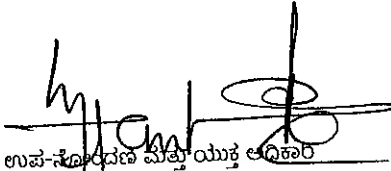
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s.NIRMAN SHELTERS (B) PVT LTD represented by Its Managing Director Sri
V.LAKSHMINARAYAN , ಇವರು 2542500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಪೇ ಆಡೇರ್	2317500.00	P.O.No. 009610 Dated 14/10/2015 Issued by THE KARNATAKA BANK LTD, Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಪೇ ಆಡೇರ್	225000.00	P.O.No.850304 dated 14/10/2015 Issued by KARNATAKA BANK LTD, Bangalore
ಒಟ್ಟು :	2542500.00	


ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 14/10/2015


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪನೋದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಬಳ್ಳಾರಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

3ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856/15-16

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.		ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	
	ತೂ	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	
		ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution		ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

WITNESSES AS FOLLOWS:

WHEREAS the Vendor herein is the sole and absolute owner of converted Land bearing Sy.No.109/1, present Sy.No.109/6, measuring 0-18 (Eighteen Guntas), Sy.No.109/2, present Sy.No.109/8, measuring 0-09 (Nine Guntas), Sy.No.109/3A, present Sy.No.109/3A2, measuring 0-08 (Eight Guntas), Sy.No.109/4, present Sy.No.109/10, measuring 0-13 (Thirteen Guntas), Sy.No.109/5, present Sy.No.109/12, measuring 0-12 (Twelve Guntas), Sy.No.165, present Sy.No.165/3, measuring 1 Acre 20 Guntas, in all measuring a total extent of 3 Acres, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, which are more fully described in the schedule item Nos. 1 to 6, and hereinafter referred to as the schedule properties).

AND WHEREAS originally the schedule properties belonged to one Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga.

AND WHEREAS the said Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga have jointly sold and conveyed the entire lands bearing Sy.No.109/1, measuring 1 acre 33 guntas, Sy.No.109/2, measuring 0-36 guntas, Sy.No.109/3, measuring 0-37 guntas, Sy.No.109/4, measuring 1 acre 14 guntas and Sy.No.109/5, measuring 1 acre 06 guntas, all situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, for valuable consideration in favour of Sri. K.Appi Reddy, Son of Kondappa, under the registered sale deed dated 28.06.1943, which is registered as Document No.2181/1943-44 of Book-I, Volume 509 at pages 110 to 103, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS the said Mr. K.Appi Reddy also purchased the land bearing Sy.No.165, measuring 3 acres, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, for valuable consideration from its previous owner Sri. Nanjachar, under the registered sale deed dated 25.11.1951, which is registered as Document No.1972/51-52 of Book-I, Volume 667 at pages 64 to 65, registered in the Office of the Sub-Registrar, Anekal.

M/s. NIRMAL SHETTERS (P)
MANAGING DIRECTOR



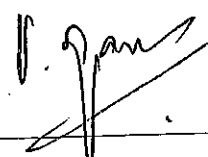
(Signature)

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5856...ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856...ಬುಕ್ 15-16

ಜಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 14-10-2015 ರಂದು 04:06:07 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ






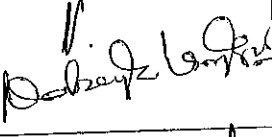
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	450000.00
2	ಸೇವಾ ಶುಲ್ಕ	525.00
3	ಇತರೆ	80.00
	ಒಟ್ಟು :	450605.00

ಶ್ರೀ M/s.NIRMAN SHELTERS (B) PVT LTD represented by Its Managing Director Sri V.LAKSHMINARAYAN ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.NIRMAN SHELTERS (B) PVT LTD represented by Its Managing Director Sri V.LAKSHMINARAYAN			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/s.NIRMAN SHELTERS (B) PVT LTD represented by Its Managing Director Sri V.LAKSHMINARAYAN . (ಬರೆದುಕೊಂಡವರು)			
2	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಕಾರ್ಜುನ (ಬರೆದುಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

5ನೇ ಪ್ರತಿ ಭೂವೇಳು ರೂ. 5856 T

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet
ಬಿಲೆ: ರೂ. 27

AND WHEREAS subsequent to the purchase of the aforesaid lands, the said K.Appi Reddy had got all the revenue records, such as RTC, Mutation in his favour in the records of the concerned Revenue Department.

AND WHEREAS pursuant thereto, the said Mr. K.Appi Reddy and his wife Smt. Chinnamma and children, namely, Mr. Ramakrishna, Mrs. Shanthamma and Mr. Narasimhaiah, on the one part and the brother of K.Appi Reddy, namely, Sri. Munishamappa on the other, have entered into and executed a registered Deed of Partition dated 27.11.1963, which is registered as Document No.2096/1963-64 of Book-I, Volume 981 at pages 106 to 116, registered in the Office of the Sub-Registrar, Anekal, whereunder the aforesaid lands came to be partitioned amongst Mr. K.Appi Reddy and his family members and Sri Munishamappa.

AND WHEREAS thereafter, the said K.Appi Reddy died leaving behind his wife 1) Smt. Chinnamma, and his children, namely, 2) A. Ramakrishna, 3) A. Narasimhaiah and 4) Smt. Shanthamma, as his sole surviving class-I legal heirs under the Hindu Succession Act, and the aforesaid lands came to be partitioned amongst them under registered Deed of Partition dated 26.03.1971, which is registered as Document No.3197/1970-71 of book-I, Volume 1150, registered in the Office of the Sub-Registrar, Anekal, whereunder the schedule properties have fallen to the share of Sri A. Narasimhaiah.

AND WHEREAS after the said partition, the said A. Narasimhaiah had got all the revenue records, transferred and made out in his name in the records of the concerned revenue department.



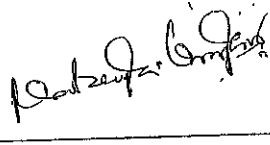


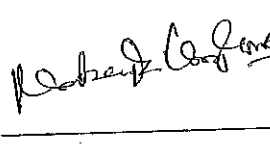


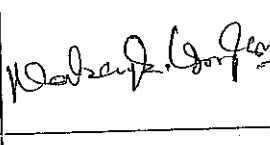


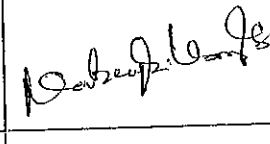


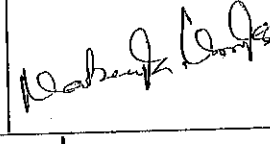
AND WHEREAS pursuant thereto, Sri A. Narasimhaiah sold and conveyed the schedule properties in favour of the Vendor herein under the registered sale deed 15.12.2005, which is registered as document No. ANK-1-12045-2005-06, Book-I, stored on CD No.89 dated 16.12.2005 registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS the Vendor herein has got all the revenue records, as such RTC, Mutation transferred and made out in his name in the records of the concerned Revenue Department.

M/s. NIRMAL SHETTERS (B) PVT. LTD.

MANAGING DIRECTOR

[Signature]

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಹಾರ್ಜುನ (ಬರೆದುಕೊಡುವವರು)			
4	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಹಾರ್ಜುನ (ಬರೆದುಕೊಡುವವರು)			
5	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಹಾರ್ಜುನ (ಬರೆದುಕೊಡುವವರು)			
6	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಹಾರ್ಜುನ (ಬರೆದುಕೊಡುವವರು)			
7	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಹಾರ್ಜುನ- ಭೂ.ಪ (ಬರೆದುಕೊಡುವವರು)			

6 ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856 ಬುಕ್ 15-16


ಹಿರಿಯ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಬಸವನಗುಡಿ (ಮಾತುರಾಬಾವೇವೆ).
ಚಿರಗೋಡು.

5856

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ತೋ 

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



AND WHEREAS the Vendor has applied for conversion of the above said Lands from Agricultural to Non-Agricultural Residential purpose before the Deputy Commissioner, Bangalore District, Bangalore and whereas and after payment of conversion Fine and Podi Charges, the Deputy Commissioner has issued an Official Memorandum bearing No.ALN(AJ):SR:14/13-14, Dated 14-08-2013 and Revised Official Memorandum bearing No.ALN(AJ):SR:14/13-14, Dated 06.08.2015, and Revised Official Memorandum bearing No.ALN(S.J)(Misc.)C.R/03/13-14, Dated 12.03.2014 sanctioned conversion of the above said lands in favour of the Vendor herein.

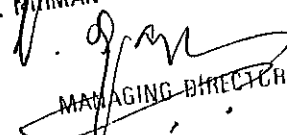
AND WHEREAS ever since the date of purchase of the schedule properties by the Vendor herein, is in peaceful possession and enjoyment of the schedule properties exercising all the acts of ownership over the same.

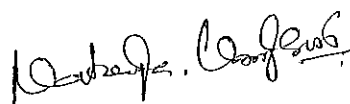
AND WHEREAS except the VENDOR herein there are no other person/s who has/have got any manner of right, title or interest in or over the Schedule Property.

AND WHEREAS the VENDOR herein with a view to meet some of his financial commitments, family legal necessities, to invest the sale proceeds elsewhere, has offered to sell the schedule properties in favour of the Purchaser herein for a total sale consideration amount of Rs.4,50,00,000/- (Rupees four crores fifty lakhs only) at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, and whereas Purchaser herein has agreed and come forward to purchase the schedule properties for the aforesaid sale consideration amount of Rs.4,50,00,000/- (Rupees four crores fifty lakhs only) at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta free from all or any kinds of encumbrances. Hence, this Deed of Absolute Sale.

**NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS
FOLLOWS:-**

That in pursuance of the foregoing and in consideration of the price herein hereby reserved, the VENDOR hereby sells to the PURCHASER and the PURCHASER has therefore agreed to purchase

M/s. PRAMAN SHETERS (B) PVT.LTD.

MANAGING DIRECTOR




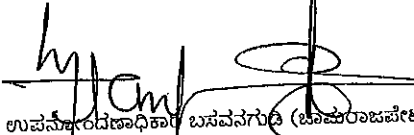

ಗುರುತಿಸುವವರು

8 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856-ಬುಕ್ T
15-16

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	N.G.Unganna Vidyanagar, siruguppa, Bellary Dist.	N.G.Unganna
2	M.Mallikarjuna #Kudlu village, Off Hosur Road, Bangalore	M.Mallikarjuna

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

<p style="text-align: center;"> 1 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ನಂಬರ್ CMP-1-05856-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ CMPD147 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 14-10-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನಿರ್ದೇಶಕರು ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)</p>	
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ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು

Designed and Developed by C-DAC, ACTS, Pune

ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),

ಬೆಂಗಳೂರು.

9ನೇ ತುಲಾ ದಶಮಿ 2015 5856 ಬುಕು T

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನಂ: 100/2015

the 'SCHEDULE PROPERTIES' for the total valuable sale consideration amount of Rs.4,50,00,000/- (Rupees four crores fifty lakhs only) at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta free from all kinds of encumbrances on the terms and conditions contained hereunder.

1. The PURCHASER as on this day, paid the entire sale consideration amount of Rs.4,50,00,000/- (Rupees four crores fifty lakhs only) at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta to the VENDOR herein in the following manner :-

- (a) Rs.3,00,00,000/- (Rupees three crores only) paid by means of a cheque bearing No.612003, dated 03.10.2015, drawn on The Karnataka Bank Ltd., Basavanagudi Branch, Bangalore 560 004,
- (b) Rs.1,45,50,000/- (Rupees one crore forty five lakhs fifty thousand only) paid by means of a cheque bearing No.613355, dated 14.10.2015, drawn on The Karnataka Bank Ltd., Basavanagudi Branch, Bangalore 560 004,
- (c) Rs. 4,50,000/- (Rupees four lakhs fifty thousand only) paid by way of TDS on behalf of the Vendor to the Income-tax authorities, vide challan No.01070, dated 14.10.2015, in State Bank of India, , Bangalore Focal Point Branch, Bangalore.

the VENDOR herein hereby acknowledges the receipt of the above said sum, being received in the presence of the attesting witnesses, in full and final settlement and satisfaction.

2. The VENDOR has this day delivered the vacant physical possession of the SCHEDULE PROPERTIES to the custody of the PURCHASER herein and the PURCHASER herein hereby acknowledges having taken delivery of the same.

M/s. NIRWAN SHETERS (B) PVT.LTD.

MANAGING DIRECTOR

Page 5 of 11

10 ಸೇತು ರಸ್ತೆ ಸಂಖ್ಯೆ 5856 ಬುಕ್ T

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೯ 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

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Document Sheet

ಬೆಲೆ: ರೂ. 2/-

3. The VENDOR hereby grants, conveys, transfers, assigns and sell absolutely all his right, claim, title and interest in the SCHEDULE PROPERTIES together with all hereditaments, appurtenances, rights of easements TO HAVE AND TO HOLD the same UNTO the use of the PURCHASER in his own right and the PURCHASER is at liberty to enjoy the SCHEDULE PROPERTIES without any hindrance either by the VENDOR or any one claiming through or under him.

THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:-

1. The VENDOR assures that he is the full and absolute owner of the SCHEDULE PROPERTIES and that the VENDOR has got good, valid, subsisting and marketable title and interest in the SCHEDULE PROPERTIES and that there are no others, who have got any kind of right, title or interest whatsoever in the SCHEDULE PROPERTIES and he has absolute power to convey the same in favour of the PURCHASER herein, and none else other than the VENDOR has/have any manner of right, title, interest or share in the SCHEDULE PROPERTIES and that there is no legal impediment for this sale under any law, order, decree or contract and/or any prior contract, and that the PURCHASER can enjoy the same without any let or hindrance either by the VENDOR or any one claiming through or under him.
2. The VENDOR assures the PURCHASER that there are no encumbrances, attachments, maintenance charges, acquisition proceedings either by the Government or of Income-tax authorities or likewise on the SCHEDULE PROPERTIES and further assures that if there be any defect in the title of the SCHEDULE PROPERTIES, then the VENDOR hereby expressly undertakes that he will set right the same at his own cost and expenses.

M/s. NIRMAL SHETTERS (B) PVT. LTD.

MANAGING DIRECTOR

[Signature]

Page 6 of 11

11ನೇ ಪಟ್ಟಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 5856/09 T

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet
ಬೆಲೆ : ರೂ. 1/-
(Char-ajee)

3. The VENDOR has paid uptodate kandayam / taxes in respect of the SCHEDULE PROPERTIES to the concerned revenue department. The VENDOR has this day delivered all the originals/certified/Xerox copies of all the title deeds and documents of title and other documents/revenue records available with him to the custody of the PURCHASER and the PURCHASER herein hereby acknowledges having received the same.
4. The VENDOR has no objection for the PURCHASER getting the khata and other revenue records in respect of the SCHEDULE PROPERTIES transferred and made out in his name in the records of the concerned revenue department and/or any other authority.
5. The VENDOR hereby assures the PURCHASER that the SCHEDULE PROPERTIES is his personal, absolute and self acquired properties and that none else other than the VENDOR has/have got any manner of claim, right, title or interest in the SCHEDULE PROPERTIES.
6. The VENDOR further assures the PURCHASER that he has got good, perfect, valid and marketable title to the SCHEDULE PROPERTIES and that there is no legal impediment for the absolute sale of the SCHEDULE PROPERTIES in favour of the PURCHASER herein.
7. The VENDOR assures the PURCHASER that there are no encumbrances or charges over the SCHEDULE PROPERTIES and that the SCHEDULE PROPERTIES are free from all kinds of encumbrances such as court attachment, minor's claim, maintenance claim, charge, lien, etc., and that he has not mortgaged the schedule properties in favour of any bank or financial institutions.

M/s. NIDHAN SHETERS (B) PVT. LTD.
MANAGING DIRECTOR

[Signature]

12ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856.ಬಿ.ಆರ್. I

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet
Sub-Registration
ಆಯ್ಕೆ : 12/1/24
ಇಲಾಖೆ : 12/1/24
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Karnataka Government

8. The VENDOR hereby undertakes to indemnify the PURCHASER, should the PURCHASER suffer any loss, monetary or otherwise due to any defect in the title, latent or patent of the VENDOR or any assurances made by the VENDOR in respect of the SCHEDULE PROPERTIES or any act of the VENDOR or through the VENDOR.
9. The VENDOR hereby assures the PURCHASER to take all steps and measures at his cost to see that the title of the PURCHASER to the SCHEDULE PROPERTIES is perfected in the event of there being any threat to the same by anybody claiming through or under the VENDOR.
10. The SCHEDULE PROPERTIES are not a granted land and/or belonged to any scheduled caste or scheduled tribe and is not prohibited under law to convey, sell or alienate the same in favour of the Purchaser.
11. The VENDOR assures the Purchaser that the SCHEDULE PROPERTIES does not fall under the provisions of Sections 79(a) and 79(b) and 80 of the Karnataka Land Revenue Act., and does not prevent the VENDOR from selling the SCHEDULE PROPERTIES in favour of the Purchaser herein.
12. The VENDOR assures the Purchaser that the sale of the schedule property does not come under the provisions / orders passed by the Government of Karnataka, and that the holding of the SCHEDULE PROPERTIES by the VENDOR herein is within the ceiling limits of the Karnataka Land Reforms Act, and the schedule properties being not a granted land under the provisions of the PTCL Act, the same also does not fall under the relevant provisions of PTCL Act and that the sale of the SCHEDULE PROPERTIES does not contravene any of the provisions of the Karnataka Registration Act, as found in the

M/s. NIRMAL SHERERS (B) PVT. LTD.
MANAGING DIRECTOR

Page 8 of 11

13ನೇ ಭಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856 ಬುಕ್ T

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

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet
ಬೆಲೆ : ರೂ. 2/-

order bearing No.RD56 MUNOSA 99, dated 20.05.1999 and the sale of the SCHEDULE PROPERTIES is in accordance with law of the land in force for the time being.

13. The Vendor assures the Purchaser that the schedule properties have not been developed and he has also not obtained any sanctioned plan from any authority for the purpose of development of the schedule properties.

14. The PURCHASER alone has met the entire cost of stamp duty, registration charges, and other incidental expenses.

-: SCHEDULE PROPERTIES :-

All that piece and parcel of Sy.No.109/1, present Sy.No.109/6, measuring 0-18 (Eighteen Guntas), Sy.No.109/2, present Sy.No.109/8, measuring 0-09 (Nine Guntas), Sy.No.109/3A, present Sy.No.109/3A2, measuring 0-08 (Eight Guntas), Sy.No.109/4, present Sy.No.109/10, measuring 0-13 (Thirteen Guntas), Sy.No.109/5, present Sy.No.109/12, measuring 0-12 (Twelve Guntas), Sy.No.165, present Sy.No.165/3, measuring 1 Acre 20 Guntas, in all measuring a total extent of 3 Acres, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ):SR:14/13-14, Dated 14-08-2013 and Revised Official Memorandum No.ALN(AJ):SR:14/13-14, Dated 06.08.2015, and Revised Official Memorandum bearing No.ALN(S.J)(Misc.,)C.R/03/13-14, Dated 12.03.2014 issued by Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District

1) Sy.No.109/1, present Sy.No.109/6, measuring 0-18 (Eighteen Guntas) is bounded on the :

East by	:	Land bearing Sy.No.109/2,
West by	:	Road,
North by	:	Remaining Land in Sy.No.109/1,
South by	:	Remaining Land in Sy.No.109/1.

M/s. NIRMAL PRETERS (B) PVT.LTD.

MANAGING DIRECTOR

14ನೇ ಭೂ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856 ಬುಕ್T
15-16

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet
ಬೆಲೆ: ರೂ. 2/-
(Char-2/-)

2) Sy.No.109/2, present Sy.No.109/8, measuring 0-09 (Nine Guntas) is bounded on the :

East by : Land bearing Sy.No.109/3A,
West by : Land bearing Sy.No.109/1,
North by : Remaining Land in Sy.No.109/2,
South by : Remaining Land in Sy.No.109/2.

3) Sy.No.109/3A, present Sy.No.109/3A2, measuring 0-08 (Eight Guntas) is bounded on the :

East by : Land bearing Sy.No.109/3B,
West by : Land bearing Sy.No.109/2,
North by : Remaining Land in Sy.No.109/3A,
South by : Remaining Land in Sy.No.109/3A.

4) Sy.No.109/4, present Sy.No.109/10, measuring 0-13 (Thirteen Guntas) and bounded on the :

East by : Land bearing Sy.No.109/5,
West by : Land bearing Sy.No.109/3B,
North by : Remaining Land in Sy.No.109/4,
South by : Remaining Land in Sy.No.109/4.

5) Sy.No.109/5, present Sy.No.109/12, measuring 0-12 (Twelve Guntas) and bounded on the :

East by : Land bearing Sy.No.162,
West by : Land bearing Sy.No.109/4,
North by : Remaining Land in Sy.No.109/5,
South by : Remaining Land in Sy.No.109/5

M/s. HIRMAH SHERERS (B) PVT.LTD.

MANAGING DIRECTOR

15-16

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

6) Sy.No.165, present Sy.No.165/3, measuring 1-20 (One Acre Twenty Guntas) is bounded on the :

East by : Land bearing Sy.No.110,
West by : Road,
North by : Land belongs to Nirman Shelters and Land bearing Sy.No.165/3,
South by : Remaining Land in Sy.No.165 (165/2).

IN WITNESSES WHEREOF, the Vendor and the Purchaser have signed and executed this Deed of Absolute Sale on the day, month and year first above mentioned in the presence of the witnesses attesting hereunder.

WITNESSES:

1. N. H. Henna
N. H. Henna
Wadgaon
Suryappa (Ballary H)
2. M. Manikarjunas
M. Manikarjunas
B1 Block - 804
Hengasandra off Hosur Road
B1002

[Signature]
VENDOR

M/s. NIRMAL SHELTERS (B) PVT.LTD.
[Signature]
PURCHASER
MANAGING DIRECTOR

DRAFTED BY :

[Signature]
Shashi S. Patil
Advocate
84

7189
2015-16

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

7189 / 15-16

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the Thirtieth day of November, Two Thousand Fifteen (30.11.2015), at Bangalore

BY:

- 1) **Dr. Y.GOWDAPPA GOUD,**
Son of Sri. Veerabhadra Yemmiganur
Aged about 59 years,
PAN No.AACPY5647D
 - 2) **SMT. UMA G.GOULD,**
Wife of Sri. Y.Gowdappa Goud,
Aged about 53 years,
PAN No.ABHPG8081H
 - 3) **SRI. Y.NAVEEN,**
Son of Sri. Y.Gowdappa Goud,
Aged about 25 years,
PAN No.AEUPY5224J
- All are residing at
'SRI SHAKTHI NURSING HOME',
Near A.P.S.R.T.C., Bus Stand,
Yemmiganur 518 360,
Kurnool District, Andhra Pradesh,

Hereinafter collectively referred to as the "**VENDORS**", which expression shall wherever the context so requires or admits shall mean and include their respective heirs, executors, administrators and assigns **ON THE ONE PART;**

IN FAVOUR OF :

M/s.NIRMAN SHELTERS (B) PVT., LTD.,
A Private Limited Company incorporated under the
Companies Act, 1956 having its registered Office at
No.36/2, I Floor, Patalamma Temple Street,
Basavanagudi, BANGALORE - 560 004.
Represented by its Managing Director
Sri.V.LAKSHMINARAYAN,
PAN NO. AAACN5731G

Page 1 of 10

For NIRMAN SHELTERS (B) PVT. LTD.

3/11/15

Umer G. Goud

Ravani

V. Narasimha
Managing Director

7189
15-16



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

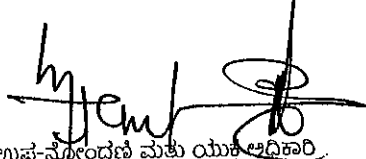
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Nirman Shelters (B) Pvt Ltd Rep by its Managing Director V. Lakshminarayan
ಇವರು 1356000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	120000.00	DD No 850961 Dated 30/11/2015 Karnataka Bank Ltd, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1236000.00	DD No 009634 Dated 30/11/2015 Karnataka Bank Ltd, Bangalore
ಒಟ್ಟು :	1356000.00	

ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 30/11/2015


ಉಪ-ಮೊಂಡಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ-ಮೊಂಡಣಿ ಅಧಿಕಾರಿ
(ಚಾಮರಾಜಪೇಟೆ)
ಬಜವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ತಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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Total stamp duty paid Rs.



Hereinafter referred to as the "**PURCHASER**", which expression shall wherever the context so requires or admits shall mean and include its representatives, administrators, executors, successors in interest and title and assigns **ON THE OTHER PART**

WITNESSES AS FOLLOWS:

WHEREAS the VENDORS herein are the sole and absolute owner Land bearing Sy.No.109/1, present Sy.No.109/7, measuring 0-37 guntas, Sy.No.109/3A, present Sy.No.109/3A1, measuring 0-07 guntas, 109/3A, present Sy.No.109/3A3, measuring 0-08 guntas, and Sy.No.109/5, measuring 0-12 guntas, in all measuring a total extent of 1 acre 24 guntas, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, which are more fully described in the schedule item Nos. 1 to 4, and hereinafter referred to as the schedule properties).

AND WHEREAS originally the schedule properties belonged to one Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga.

AND WHEREAS the said Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga have jointly sold and conveyed the entire lands bearing Sy.No.109/1, measuring 1 acre 33 guntas, Sy.No.109/2, measuring 0-36 guntas, Sy.No.109/3, measuring 0-37 guntas, Sy.No.109/4, measuring 1 acre 14 guntas and Sy.No.109/5, measuring 1 acre 06 guntas, all situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, for valuable consideration in favour of Sri. K.Appi Reddy, Son of Kondappa, under the registered sale deed dated 28.06.1943, which is registered as Document No.2181/1943-44 of Book-I, Volume 509 at pages 110 to 103, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS pursuant thereto, the said Mr. K.Appi Reddy and his wife Smt. Chinnamma and children, namely, Mr. Ramakrishna, Mrs. Shanthamma and Mr.Narasimhaiah, on the one part and the brother of K.Appi Reddy, namely, Sri. Munishamappa on the other, have entered into and executed a registered Deed of Partition dated 27.11.1963, which is registered as Document No.2096/1963-64 of Book-I, Volume 981 at pages 106 to 116, registered in the Office of the Sub-Registrar, Anekal, whereunder the aforesaid lands came to be partitioned amongst Mr. K.Appi Reddy and his family members and Sri Munishamappa.

Page 2 of 10

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Umma-4-4000

Narasimha

For NIRMAL SHELTERS (B) PVT. LTD.

M. J. Jans
Managing Director

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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Uma G. Goud . (ಬರೆದುಕೊಡುವವರು)			Uma-G-Goud
4	Y. Naveen . (ಬರೆದುಕೊಡುವವರು)			Naveen

ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು
ಬರೆದುಕೊಡುವವರು (ಬರೆದುಕೊಡುವವರು),
ಬೆಂಗಳೂರು.

7189 IJN
15-10

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



No.ANKD89, registered in the Office of the Sub-Registrar, Anekal. And whereas the sister of Sri Anil Kumar and Arun Kumar, Smt. A.R.Amala @ Asha, Wife of Sri C.Narayanaswamy, D/o. late Ramakrishna, has executed a release deed dated 05.11.2007, which is registered as Document No.JGN-1-03011-2007-08 of book-I, stored in CD No.JGND12, registered in the Office of the Sub-Registrar, Bannerghatta (Jigani), Anekal Taluk.

AND WHEREAS the said Y.Chethan, has got all the revenue records transferred and made out in his name in the records of the concerned revenue department.

AND WHEREAS the said Y.Chethan he has applied for conversion of the above said Land from Agricultural to Non-Agricultural Residential purpose before the Deputy Commissioner, Bangalore District, Bangalore and whereas and after payment of conversion Fine and Podi Charges, the Special Deputy Commissioner has issued an Official Memorandum bearing No.ALN(AJ):SR:14/13-14, Dated 14.08.2013, in favour of Y.Chethan.

AND WHEREAS thereafter, the said Sri. Y.Chethan died intestate at H.Khyrawadi, Andhra Pradesh on 15.09.2013 as a Bachelor leaving behind the Vendors as his sole surviving Class-I Legal heirs under the Hindu Succession Act and thus the Vendors have become the sole and absolute owner of the schedule properties each having a definite share therein.

AND WHEREAS eversince the date of acquisition of the schedule properties by the Vendors herein, the VENDORS herein are in lawful and peaceful possession and enjoyment of the schedule properties exercising all the acts of ownership over the same and they have been paying taxes in respect of the schedule properties to the concerned revenue department.

AND WHEREAS except the VENDORS herein there are no other person/s who has/have got any manner of right, title or interest in or over the Schedule properties.

AND WHEREAS the VENDORS herein with a view to meet some of their financial commitments, family legal necessities, to invest the sale proceeds elsewhere, have offered to sell the schedule properties in favour of the Purchaser herein for a total sale consideration amount of **Rs.2,40,00,000/- (Rupees two**

Page 4 of 10

Uma. G. Gouel

For NIRMAN SHELTERS (B) PVT. LTD.

3 John E

Narend

M. J. Jare
Managing Director


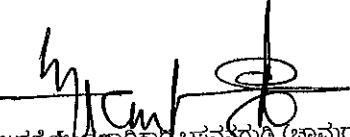

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15-16

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	A.M. Chowda Reddy No 36/2, 1st Floor, Patalamma Temple Street, Basavanagudi, Bangalore 560 004	Chowda Reddy
2	Mallikarjuna Flat No 804, 8th Floor, B Block, Green Land, Hongasandra off Hosur Road, Bangalore	M. Mallikarjuna

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು (ಪ್ರಾಥಮಿಕ),
ಬಸ್ತುನಗರ (ಪೂರ್ವ ರೇಷನ್),
ಬೆಂಗಳೂರು.

<p style="text-align: center;">  1 ನೇ ಪ್ರಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ CMP-1-07189-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ CMPD149 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 30-11-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನಿರ್ದೇಶಕರು ಬಸ್ತುನಗರ (ಪೂರ್ವ ರೇಷನ್) </p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು (ಪ್ರಾಥಮಿಕ),
ಬಸ್ತುನಗರ (ಪೂರ್ವ ರೇಷನ್),
ಬೆಂಗಳೂರು.

9th Nov 2015 7189 IJ

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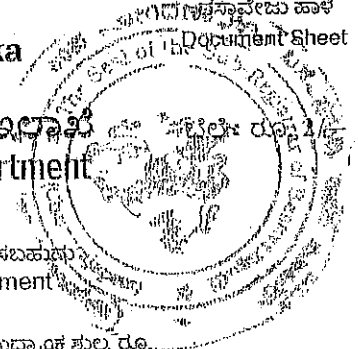
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

crores forty lakhs only) at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, and whereas the Purchaser herein has agreed and come forward to purchase the schedule properties for the aforesaid sale consideration amount of **Rs.2,40,00,000/- (Rupees two crores forty lakhs only)** at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, free from all or any kinds of encumbrances. Hence, this Deed of Absolute Sale.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the foregoing and in consideration of the price herein hereby reserved, the VENDORS hereby sell to the PURCHASER and the PURCHASER has therefore agreed to purchase the 'SCHEDULE PROPERTIES' for the total valuable sale consideration amount of **Rs.2,40,00,000/- (Rupees two crores forty lakhs only)** at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, free from all kinds of encumbrances on the terms and conditions contained hereunder.

1. The PURCHASER as on this day, paid the entire sale consideration amount of **Rs.2,40,00,000/- (Rupees two crores forty lakhs only)** at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, to the VENDORS herein in the following manner :-
 - a. **Rs.1,50,00,000/- (Rupees One Crore fifty lakhs Only)** paid by way Cheque bearing No.612002, Dated 03-10-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of Smt. Uma G.Goud (2nd Vendor herein)
 - b. **Rs.60,00,000/- (Rupees sixty lakhs Only)** paid by way Cheque bearing No.617962, Dated 30-11-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of Sri. Gowdappa Goud (1st Vendor herein),
 - c. **Rs.20,00,000/- (Rupees twenty lakhs only)** paid by way Cheque bearing No.617964, Dated 30-11-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of Sri. Naveen(3rd Vendor herein)

Uma-G-Goud
Naveen
For NIRMAL SHELTERS (B) PVT. LTD.
Managing Director

10. 7189-1

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

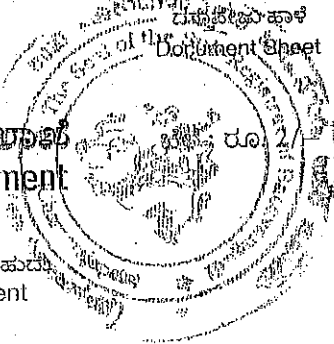
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

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

- d. **Rs.7,60,000/- (Rupees seven lakhs sixty thousand Only)**
paid by way Cheque bearing No.617963, Dated 30-11-2015, drawn
on Karnataka Bank, Basavanagudi branch, Bangalore, issued in
favour of Smt. Uma G.Goud (2nd Vendor herein)
- e. **Rs.2,40,000/- (Rupees two lakhs forty thousand only)** paid
by way of TDS on behalf of the Vendors to the Income-tax
authorities, vide challan No.02969, dated 28.11.2015, in State
Bank of India, Gandhinagar Branch, Bangalore,

the VENDORS herein hereby acknowledge the receipt of the above said
sum, being received in the presence of the attesting witnesses, in full and
final settlement and satisfaction.

2. The VENDORS have this day delivered the vacant physical possession of
the SCHEDULE PROPERTIES to the custody of the PURCHASER herein and
the PURCHASER herein hereby acknowledges having taken delivery of the
same.
3. The VENDORS hereby grant, convey, transfer, assign and sell absolutely all
their right, claim, title and interest in the SCHEDULE PROPERTIES together
with all hereditaments, appurtenances, rights of easements TO HAVE AND
TO HOLD the same UNTO the use of the PURCHASER in its own right and
the PURCHASER is at liberty to enjoy the SCHEDULE PROPERTIES without
any hindrance either by the VENDORS or any one claiming through or
under them.

THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:-

1. The VENDORS assure that they are the full and absolute owners of the
SCHEDULE PROPERTIES and that the VENDORS have got good, valid,
subsisting and marketable title and interest in the SCHEDULE PROPERTIES
and that there are no others, who have got any kind of right, title or interest
whatsoever in the SCHEDULE PROPERTIES and they have absolute power to
convey the same in favour of the PURCHASER herein, and none else other
than the VENDORS has/have any manner of right, title, interest or share in
the SCHEDULE PROPERTIES and that there is no legal impediment for this
sale under any law, order, decree or contract and/or any prior contract, and

Page 6 of 10

3. 11-2015

Uma-G-Goud
Dawar

For NIRMAL SHELTERS (B) PVT. LTD.

Managing Director

11/11/2003 7189 I
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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

that the PURCHASER can enjoy the same without any let or hindrance either by the VENDORS or any one claiming through or under them.

2. The VENDORS assure the PURCHASER that there are no encumbrances, attachments, maintenance charges, acquisition proceedings either by the Government or of Income-tax authorities or likewise on the SCHEDULE PROPERTIES and further assures that if there be any defect in the title of the SCHEDULE PROPERTIES, then the VENDORS hereby expressly undertake that they will set right the same at their own cost and expenses.
3. The VENDORS assure that kandayam in respect of the SCHEDULE PROPERTIES is paid to the concerned revenue department. The VENDORS have this day delivered all the originals/certified/Xerox copies of all the title deeds and documents of title and other documents/revenue records available with them to the custody of the PURCHASER and the PURCHASER herein hereby acknowledges having received the same.
4. The VENDORS have no objection for the PURCHASER getting the khata and other revenue records in respect of the SCHEDULE PROPERTIES transferred and made out in its name in the records of the concerned revenue department and/or any other authority.
5. The VENDORS hereby assure the PURCHASER that the SCHEDULE PROPERTIES is their personal, absolute and self acquired property and that none else other than the VENDORS has/have got any manner of claim, right, title or interest in the SCHEDULE PROPERTIES.
6. The VENDORS further assure the PURCHASER that they have got good, perfect, valid and marketable title to the SCHEDULE PROPERTIES and that there is no legal impediment for the absolute sale of the SCHEDULE PROPERTIES in favour of the PURCHASER herein.
7. The VENDORS assure the PURCHASER that there are no encumbrances or charges over the SCHEDULE PROPERTIES and that the SCHEDULE PROPERTIES are free from all kinds of encumbrances such as court attachment, minor's claim, maintenance claim, charge, lien, etc., and that the schedule properties is not mortgaged in favour of any bank or financial institutions.

Page 7 of 10

For NIRMAL SHELTERS (B) PVT. LTD.

Managing Director

emer-g-govel.
Naveen

3/11/03

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ತಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

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



8. The VENDORS hereby undertake to indemnify the PURCHASER, should the PURCHASER suffer any loss, monetary or otherwise due to any defect in the title, latent or patent of the VENDORS or any assurance made by the VENDORS in respect of the SCHEDULE PROPERTIES or any act of the VENDORS or through the VENDORS.
9. The VENDORS hereby assure the PURCHASER to take all steps and measures at their cost to see that the title of the PURCHASER to the SCHEDULE PROPERTIES is perfected in the event of there being any threat to the same by anybody claiming through or under the VENDORS.
10. The SCHEDULE PROPERTIES is not a granted land and/or belonged to any scheduled caste or scheduled tribe and is not prohibited under law to convey, sell or alienate the same in favour of the Purchaser.
11. The VENDORS assure the Purchaser that the SCHEDULE PROPERTIES does not fall under the provisions of Sections 79(a) and 79(b) and 80 of the Karnataka Land Revenue Act., and does not prevent the VENDORS from selling the SCHEDULE PROPERTIES in favour of the Purchaser herein.
12. The VENDORS assure the Purchaser that the sale of the schedule properties does not come under the provisions / orders passed by the Government of Karnataka, and that the holding of the SCHEDULE PROPERTIES by the VENDORS herein is within the ceiling limits of the Karnataka Land Reforms Act, and the schedule properties being not a granted land under the provisions of the PTCL Act, the same also does not fall under the relevant provisions of PTCL Act and that the sale of the SCHEDULE PROPERTIES does not contravene any of the provisions of the Karnataka Registration Act, as found in the order bearing No.RD56 MUNOSA 99, dated 20.05.1999 and the sale of the SCHEDULE PROPERTIES is in accordance with law of the land in force for the time being.
13. The VENDORS assure the Purchaser that the schedule properties have not been developed and they have also not obtained any sanctioned plan from any authority for the purpose of development of the schedule properties.
14. The PURCHASER alone has met the entire cost of stamp duty, registration charges, and other incidental expenses.

Page 8 of 10


3/1/2003

Umer. G. Gouel
Wagunel

For NIRMAL SHELTERS (B) PVT. LTD.

Managing Director

13 7189-2

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Docketing Sheet</p>
<p>ತಂ</p> 	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>

-: SCHEDULE PROPERTIES :-

ITEM NO.1 : All that piece and parcel of Land bearing Sy.No.109/1, present Sy.No.109/7, measuring 0-37 (thirty seven) Gunta, converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/14/13-14, Dated 14-08-2013, issued by Special Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District and bounded on the :

East by : Land in Sy.No.161,
West by : Road;
North by : Remaining land bearing Sy.No.109/1;
South by : Land belonging to the Purchaser (Nirman Shelters);

ITEM NO.2 : All that piece and parcel of Land bearing Sy.No.109/3A, present Sy.No.109/3A1, measuring 0-07 (seven) Guntas, converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/14/13-14, Dated 14-08-2013, issued by Special Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District and bounded on the :

East by : Land in Sy.No.109/3,
West by : Land in Sy.No.109/2;
North by : Remaining land bearing Sy.No.109/3A;
South by : Land in Sy.No.161.

ITEM NO.3 : All that piece and parcel of Land bearing Sy.No.109/3A, present Sy.No.109/3A3, measuring 0-08 (eight) Guntas, converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/14/13-14, Dated 14-08-2013, issued by Special Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District and bounded on the :

East by : Land in Sy.No.109/3B,
West by : Land in Sy.No.109/2;
North by : Land in Sy.No.165 (165/2);
South by : Remaining land in Sy.No.109/3A;

[Signature]

[Signature]
[Signature]

For NIRMAL SHELTERS (B) PVT. LTD.

[Signature]
Managing Director

14ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7189 I

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ತಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

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

ITEM NO.4 : All that piece and parcel of Land bearing Sy.No.109/5, measuring 0-12 (Twelve) Guntas, converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/14/13-14, Dated 14-08-2013 revised order No. ALN(AJ)SR/14/13-14, Dated 06-08-2015 issued by Special Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District and bounded on the :

East by : Land in Sy.No.162;
West by : Land in Sy.No.109/4;
North by : Land in Sy.No.110;
South by : Remaining land in Sy.No.109/5;

IN WITNESSES WHEREOF, the Vendors and the Purchaser have signed and executed this Deed of Absolute Sale on the day, month and year first above mentioned in the presence of the witnesses attesting hereunder.

WITNESSES:

1. H. Haningy
(Mr. Manoj Kumar)
Flat No. 804
Hengalandra off
Hosur Road - B'lore

2. Chowdareddy A.M.
(CHOWDAREDDY. A.M)
No: 36/2, 1st floor
- temple Street, Basavanagudi
Bangalore- 04

1) S. Shankar
2) Uma. G. Goud.
3) (Name)

VENDORS
For NIRMAL SHELTERS (B) PVT. LTD.

D. Jare
Managing Director
PURCHASER

DRAFTED BY :

SHASHI S. PATIL
B.A.L., LL.B
Advocate
No.1, 'Shanthinikethan'
Near Coffee Board Layout,
Hebbal, Kempapura,
BANGALORE - 560 024.

ಈ ದಸ್ತಾವೇಜು.....ಕರ್ನಾಟಕ ಸರ್ಕಾರದ.....ಪುಟಗಳು ಸಂಖ್ಯೆ.....

7188

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

2015-16
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ತಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



I. 7188/15-16

SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the Thirtieth day of November, Two Thousand Fifteen (30.11.2015), at Bangalore

BY:

SRI. J.RAVINDRANATH,
Son of Sri. J.Sathyanarayana,
Aged about 50 years,
Residing at No.16-11-16/N/7,
West Prashanthanagar
Colony, Mushirbad,
Hyderabad,Telangana.
PAN No.ADLPJ9176E

Hereinafter referred to as the "**VENDOR**", which expression shall wherever the context so requires or admits shall mean and include his heirs, executors, administrators and assigns **ON THE ONE PART;**

IN FAVOUR OF :

M/s.NIRMAN SHELTERS (B) PVT., LTD.,
A Private Limited Company incorporated under the
Companies Act, 1956 having its registered Office at
No.36/2, I Floor, Patalamma Temple Street,
Basavanagudi, BANGALORE - 560 004.
Represented by its Managing Director
Sri.V.LAKSHMINARAYAN,
PAN NO. AAACN5731G

Hereinafter referred to as the "**PURCHASER**", which expression shall wherever the context so requires or admits shall mean and include its representatives, administrators, executors, successors in interest and title and assigns **ON THE OTHER PART**

WITNESSES AS FOLLOWS:

WHEREAS the VENDOR herein is the sole and absolute owner Land bearing Sy.No.109/4, present Sy.No.109/11, measuring 0-27 guntas, Sy.No.109/3B, measuring 0-12 guntas, in all measuring a total extent of 0-39 guntas, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, which are more fully described in the schedule item Nos. 1 and 2, and hereinafter referred to as the schedule properties).

For NIRMAN SHELTERS (B) PVT. LTD.

[Signature]

Managing Director

7188 I
1566



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. Nirman Shelters (B) Pvt Ltd Rep by its Managing Director V. Lakshminarayan ,
ಇವರು 826325.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	73125.00	DD No 8509967 Dated 30/11/2015 Karnataka Bank Ltd, Bangalore
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	753200.00	DD No 850966 Dated 30/11/2015 Karnataka Bank Ltd, Bangalore
ಒಟ್ಟು :	826325.00	


ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 30/11/2015

ಅಧೀನ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹೆಚ್.ಎಂ.ಎಸ್.ಎಸ್. (ಚಾಮರಾಜಪೇಟೆ)
ಬಾಂಧವರು (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

3 ಸಿ. ಪು. ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7188 I A

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ-152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet ಶೀಟ್ ನಂ. 2/1</p>
<p>ತಂ</p> 	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>

AND WHEREAS originally the schedule properties belonged to one Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga.

AND WHEREAS the said Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga have jointly sold and conveyed the entire lands bearing Sy.No.109/1, measuring 1 acre 33 guntas, Sy.No.109/2, measuring 0-36 guntas, Sy.No.109/3, measuring 0-37 guntas, Sy.No.109/4, measuring 1 acre 14 guntas and Sy.No.109/5, measuring 1 acre 06 guntas, all situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, for valuable consideration in favour of Sri. K.Appi Reddy, Son of Kondappa, under the registered sale deed dated 28.06.1943, which is registered as Document No.2181/1943-44 of Book-I, Volume 509 at pages 110 to 103, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS pursuant thereto, the said Mr. K.Appi Reddy and his wife Smt. Chinnamma and children, namely, Mr. Ramakrishna, Mrs. Shanthamma and Mr.Narasimhaiah, on the one part and the brother of K.Appi Reddy, namely, Sri. Munishamappa on the other, have entered into and executed a registered Deed of Partition dated 27.11.1963, which is registered as Document No.2096/1963-64 of Book-I, Volume 981 at pages 106 to 116, registered in the Office of the Sub-Registrar, Anekal, whereunder the aforesaid lands came to be partitioned amongst Mr. K.Appi Reddy and his family members and Sri Munishamappa.

AND WHEREAS thereafter, the said Munishamappa died leaving behind him his son Sri. Ramaswamy and a daughter Smt. Sharadamma, as his sole surviving class-I legal heirs under the Hindu Succession Act.

AND WHEREAS after the demise of Munishamappa, Sri Ramaswamy had got all the revenue records, transferred and made out in his name in the records of the concerned revenue department.

AND WHEREAS pursuant thereto, the said Ramaswamy, sold and conveyed the item Nos. 1 and 2 of the schedule properties in favour of the Vendor herein, under the registered sale deed 15.12.2005, which is registered as Document No.ANK-1-12016-2005-06 of Book-I, stored in CD No.ANKD89, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS thereafter, the Vendor has got all the revenue records transferred and made out in his name in the records of the concerned revenue department.

FOR NORMAN SHELTERS (B) PVT. LTD.

[Signature]

[Signature]
For

Page 2 of 8



4 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7188 I A
15-16

Print Date & Time : 30-11-2015 02:05:11 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 7188

ಜಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-11-2015 ರಂದು 11:54:44 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	146250.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
3	ಇತರೆ	20.00
	ಒಟ್ಟು :	146690.00

ಶ್ರೀ M/s. Nirman Shelters (B) Pvt Ltd Rep by its Managing Director V. Lakshminarayan ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Nirman Shelters (B) Pvt Ltd Rep by its Managing Director V. Lakshminarayan			

ಹೆಚ್ಚು ದಿನಗಳಿಂದ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ), ತ್ರಿ
ಪುರಗಢ.

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

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s. Nirman Shelters (B) Pvt Ltd Rep by Its Managing Director V. Lakshminarayan . (ಬರೆಸಿಕೊಂಡವರು)			
2	J. Ravindranath . (ಬರೆದುಕೊಡುವವರು)			

ಹೆಚ್ಚು ದಿನಗಳಿಂದ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

5. ಸೀ ಪ್ರಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7188 I

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

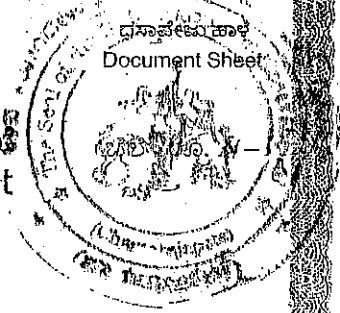
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ತಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

AND WHEREAS the Vendor has applied for conversion of the above said Land from Agricultural to Non-Agricultural Residential purpose before the Deputy Commissioner, Bangalore District, Bangalore and whereas and after payment of conversion Fine and Podi Charges, the Special Deputy Commissioner has issued an Official Memorandum bearing No.ALN(AJ):SR:14/13-14, Dated 14.08.2013, in favour of the Vendor herein.

AND WHEREAS ever since the date of purchase of the schedule properties by the VENDOR herein, the VENDOR herein is in lawful and peaceful possession and enjoyment of the schedule properties exercising all the acts of ownership over the same and he has been paying taxes in respect of the schedule properties to the concerned revenue department.

AND WHEREAS except the VENDOR herein there are no other person/s who has/have got any manner of right, title or interest in or over the Schedule properties.

AND WHEREAS the VENDOR herein with a view to meet some of his financial commitments, family legal necessities, to invest the sale proceeds elsewhere, has offered to sell the schedule properties in favour of the Purchaser herein for a total sale consideration amount of **Rs.1,46,25,000/- (Rupees one crore forty six lakhs twenty five thousand only)** at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, and whereas the Purchaser herein has agreed and come forward to purchase the schedule properties for the aforesaid sale consideration amount of **Rs.1,46,25,000/- (Rupees one crore forty six lakhs twenty five thousand only)** at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, free from all or any kinds of encumbrances. Hence, this Deed of Absolute Sale.

**NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS
FOLLOWS:-**

That in pursuance of the foregoing and in consideration of the price herein hereby reserved, the VENDOR hereby sell to the PURCHASER and the PURCHASER has therefore agreed to purchase the 'SCHEDULE PROPERTIES' for the total valuable sale consideration amount of **Rs.1,46,25,000/- (Rupees one crore forty six lakhs twenty five thousand only)** at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, free from all kinds of encumbrances on the terms and conditions contained hereunder.

SHRI NIRMAL CHAITERS (P) PVT. LTD.

[Signature]



[Signature]
Managing Director

ಗುರುತಿಸುವವರು

6 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7188 TA
15-16

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Mallikarjuna Flat No 804, 8th Floor, B Block, Green Land, Hongasandra off Hosur Road, Bangalore	<i>[Signature]</i>
2	A.M. Chowda Reddy No 36/2, Patalamma Temple Street, Basavanagudi, Bangalore 560 004	<i>[Signature]</i>

[Signature]
ಹೆಚ್ಚುವರಿ/ಬೆಂಗಳೂರು ನಗರ ಮಹಾನಗರಪಾಲಿಕೆ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

<p style="text-align: center;"> 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ CMP-1-07188-2015-16 ಆಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ CMPD149 ನೇ ಪುಟದಲ್ಲಿ ದಿನಾಂಕ 30-11-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ <i>[Signature]</i> ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ)</p>	<p style="text-align: center;"></p>
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Designed and Developed by C-DAC, ACTS, Pune

ಹೆಚ್ಚುವರಿ/ಬೆಂಗಳೂರು ನಗರ ಮಹಾನಗರಪಾಲಿಕೆ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

1. The PURCHASER as on this day, paid the entire sale consideration amount of **Rs.1,46,25,000/- (Rupees one crore forty six lakhs twenty five thousand only)** at the rate of Rs.3,75,000/- (Rupees three lakhs seventy five thousand only) per gunta, to the VENDOR herein in the following manner :-

- Rs.1,00,00,000/- (Rupees One Crore Only)** paid by way Cheque bearing No.612004, Dated 03-10-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, to the Vendor herein;
- Rs.44,78,750/- (Rupees forty four lakhs seventy eight thousand seven hundred fifty Only)** paid by way Cheque bearing No.617956, Dated 30-11-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of the Vendor herein;
- Rs.1,46,250/ (Rupees one lakh forty six thousand two hundred fifty only)** paid by way of TDS on behalf of the VENDOR to the Income-tax authorities, vide challan No.03310, dated 28.11.2015, in State Bank of India, Bangalore Focal Point Branch, Bangalore,

the VENDOR herein hereby acknowledges the receipt of the above said sum, being received in the presence of the attesting witnesses, in full and final settlement and satisfaction.

- The VENDOR has this day delivered the vacant physical possession of the SCHEDULE PROPERTIES to the custody of the PURCHASER herein and the PURCHASER herein hereby acknowledges having taken delivery of the same.
- The VENDOR hereby grants, conveys, transfers, assigns and sells absolutely all his right, claim, title and interest in the SCHEDULE PROPERTIES together with all hereditaments, appurtenances, rights of easements TO HAVE AND TO HOLD the same UNTO the use of the PURCHASER in its own right and the PURCHASER is at liberty to enjoy the SCHEDULE PROPERTIES without any hindrance either by the VENDOR or any one claiming through or under him.

For NIRMAL SREEDHARS (B) PVT LTD.

[Signature]

[Signature]

8. ನೇ ಪಟ್ಟಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 7184 I

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

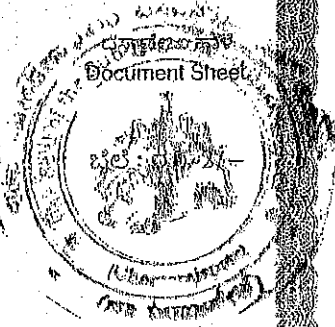
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:-

1. The VENDOR assures that he is the full and absolute owner of the SCHEDULE PROPERTIES and that the VENDOR has got good, valid, subsisting and marketable title and interest in the SCHEDULE PROPERTIES and that there are no others, who have got any kind of right, title or interest whatsoever in the SCHEDULE PROPERTIES and the Vendor has absolute power to convey the same in favour of the PURCHASER herein, and none else other than the VENDOR has/have any manner of right, title, interest or share in the SCHEDULE PROPERTIES and that there is no legal impediment for this sale under any law, order, decree or contract and/or any prior contract, and that the PURCHASER can enjoy the same without any let or hindrance either by the VENDOR or any one claiming through or under him.
2. The VENDOR assures the PURCHASER that there are no encumbrances, attachments, maintenance charges, acquisition proceedings either by the Government or of Income-tax authorities or likewise on the SCHEDULE PROPERTIES and further assures that if there be any defect in the title of the SCHEDULE PROPERTIES, then the VENDOR hereby expressly undertakes that he will set right the same at his own cost and expenses.
3. The VENDOR assures that kandayam in respect of the SCHEDULE PROPERTIES is paid to the concerned revenue department. The VENDOR has this day delivered all the originals/certified/Xerox copies of all the title deeds and documents of title and other documents/revenue records available with them to the custody of the PURCHASER and the PURCHASER herein hereby acknowledges having received the same.
4. The VENDOR has no objection for the PURCHASER getting the khata and other revenue records in respect of the SCHEDULE PROPERTIES transferred and made out in its name in the records of the concerned revenue department and/or any other authority.

FOR ALRMAN SUPPLIES (B) PVE LTD.

[Signature]

[Signature]

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

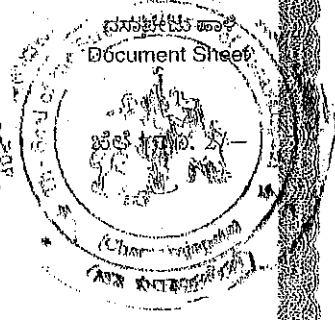
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

5. The VENDOR hereby assures the PURCHASER that the SCHEDULE PROPERTIES is his personal, absolute and self acquired property and that none else other than the VENDOR has/have got any manner of claim, right, title or interest in the SCHEDULE PROPERTIES.
6. The VENDOR further assures the PURCHASER that he has got good, perfect, valid and marketable title to the SCHEDULE PROPERTIES and that there is no legal impediment for the absolute sale of the SCHEDULE PROPERTIES in favour of the PURCHASER herein.
7. The VENDOR assures the PURCHASER that there are no encumbrances or charges over the SCHEDULE PROPERTIES and that the SCHEDULE PROPERTIES are free from all kinds of encumbrances such as court attachment, minor's claim, maintenance claim, charge, lien, etc., and that the schedule properties is not mortgaged in favour of any bank or financial institutions.
8. The VENDOR hereby undertakes to indemnify the PURCHASER, should the PURCHASER suffer any loss, monetary or otherwise due to any defect in the title, latent or patent of the VENDOR or any assurance made by the VENDOR in respect of the SCHEDULE PROPERTIES or any act of the VENDOR or through the VENDOR.
9. The VENDOR hereby assures the PURCHASER to take all steps and measures at his cost to see that the title of the PURCHASER to the SCHEDULE PROPERTIES is perfected in the event of there being any threat to the same by anybody claiming through or under the VENDOR.
10. The SCHEDULE PROPERTIES are not a granted land and/or belonged to any scheduled caste or scheduled tribe and is not prohibited under law to convey, sell or alienate the same in favour of the Purchaser.
11. The VENDOR assures the Purchaser that the SCHEDULE PROPERTIES does not fall under the provisions of Sections 79(a) and 79(b) and 80 of the Karnataka Land Revenue Act., and does not

[Signature]

[Signature]

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p>
<p>ತಂ</p> 	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	
<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>		
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>	

prevent the VENDOR from selling the SCHEDULE PROPERTIES in favour of the Purchaser herein.

12. The VENDOR assures the Purchaser that the sale of the schedule properties does not come under the provisions / orders passed by the Government of Karnataka, and that the holding of the SCHEDULE PROPERTIES by the VENDOR herein is within the ceiling limits of the Karnataka Land Reforms Act, and the schedule properties being not a granted land under the provisions of the PTCL Act, the same also does not fall under the relevant provisions of PTCL Act and that the sale of the SCHEDULE PROPERTIES does not contravene any of the provisions of the Karnataka Registration Act, as found in the order bearing No.RD56 MUNOSA 99, dated 20.05.1999 and the sale of the SCHEDULE PROPERTIES is in accordance with law of the land in force for the time being.
13. The VENDOR assures the Purchaser that the schedule properties have not been developed and they have also not obtained any sanctioned plan from any authority for the purpose of development of the schedule properties.
14. The PURCHASER alone has met the entire cost of stamp duty, registration charges, and other incidental expenses.

-: SCHEDULE PROPERTIES :-

ITEM NO.1 : All that piece and parcel of Land bearing Sy.No.109/4, present Sy.No.109/11, measuring 0-27(twenty seven) Guntas, converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/14/13-14, Dated 14-08-2013, issued by Special Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District and bounded on the :

East by : Land in Sy.No.109/5,
West by : Land in Sy.No.109/3;
North by : Land in Sy.No.109/4;
South by : Land in Sy.No.161.

FOR NIRMAL SHELTERS (B) PVT. LTD.

[Signature]

[Signature]

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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



ITEM NO.2 : All that piece and parcel of Land bearing Sy.No.109/3B, measuring 0-12 (twelve) Guntas, converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/14/13-14, Dated 14-08-2013, issued by Special Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District and bounded on the :

East by : Land in Sy.No.109/4,
West by : Land in Sy.No.109/3A;
North by : Land in Sy.No.165/4;
South by : Land in Sy.No.161.

IN WITNESS WHEREOF, the VENDOR and the Purchaser have signed and executed this Deed of Absolute Sale on the day, month and year first above mentioned in the presence of the witnesses attesting hereunder.

WITNESSES:

1. H. Hanumanth
(H. Hanumanth)
Flat No. 804
Hongsarlu off Holar Road
Blore
2. Choudhary A.M.
(CHOWDARY A.M.)
NO: 36/2, 1st Floor Patalana
temple Street. Basavayyudi
Bangalore 04.

[Signature]

VENDOR

For NIRMAN SHELTERS (B) PVT. LTD.

[Signature]
PURCHASER

DRAFTED BY :

[Signature]
SHASHI S. PATIL
B.A.L., L.L.B
Advocate
No.1, 'Shanthinikethan'
Near Coffee Board Layout,
Hebbal, Kempapura,
BANGALORE - 560 024

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

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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BKI 5855/15-16

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the Fourteenth day of October, Two Thousand Fifteen (14.10.2015), at Bangalore

BY:

Sri.VAJRAGIRI RACHOTAPPA,
Aged about 60 Years,
S/o.Sri.V.C.Thippanna,
Residing at No.1/1294,
H.B.H. Colony, Yemmigannur - 518 360,
KURNOOL DISTRICT, A.P.

PAN No.ACNPV9938P

Hereinafter referred to as the "**VENDOR**", which expression shall wherever the context so requires or admits shall mean and include his heirs, executors, administrators and assigns **ON THE ONE PART**; AND:

M/s.NIRMAN SHELTERS (B) PVT., LTD.,
A Private Limited Company incorporated under the Companies Act, 1956 having its registered Office at No.36/2, I Floor, Patalamma Temple Street, Basavanagudi, BANGALORE - 560 004.
Represented by its Managing Director

Sri.V.LAKSHMINARAYAN,
PAN NO. AAACN5731G

Hereinafter referred to as the "**PURCHASER**", which expression shall wherever the context so requires or admits shall mean and include its representatives, administrators, executors, successors in interest and title and assigns **ON THE OTHER PART**

M/s. NIRMAN SHELTERS (B) PVT.LTD.
MANAGING DIRECTOR

[Signature]

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

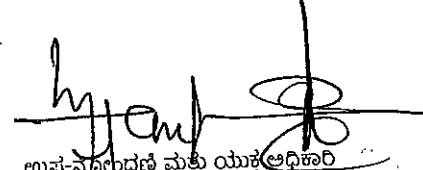
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s.NIRMAN SHELTERS (B) PVT LTD represented by its Managling Director Sri
V.LAKSHMINARAYAN , ಇವರು 2139945.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	189375.00	P.O.No. 850300 Dated 14/10/2015 Issued by KARNATAKA BANK LTD, Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	1950570.00	P.O.No. 009608 Dated 14/10/2015 Issued by THE KARNATAKA BANK LTD, Bangalore
ಒಟ್ಟು :	2139945.00	

ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 14/10/2015


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ನೋಂದಣಿ ಅಧಿಕಾರಿ
(ಚಾಮರಾಜಪೇಟೆ)
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

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ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

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

WITNESSES AS FOLLOWS:

WHEREAS the VENDOR herein is the sole and absolute owner of the converted land bearing Sy.No.109/1, measuring 0-18 (Eighteen Guntas), Sy.No.109/2, measuring 0-09 (Nine Guntas), Sy.No.109/4, measuring 0-14 (Fourteen Guntas), Sy.No.165 (New Sy.No.165/2), measuring 1-20 (One Acre Twenty Guntas), totally measuring 2-21 (Two Acres Twenty One Guntas), situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, which are more fully described in the Schedule item No.1 to 4 hereunder and hereinafter referred to as the **SCHEDULE PROPERTIES**.

AND WHEREAS originally the schedule properties belonged to one Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga.

AND WHEREAS the said Sri. Muniga, Sri. Narasimha, Sri. Rama, Sri. Lachhaiah, Mr. Umma @ Thimmaraya, all are sons of Sri.Doddamuniga have jointly sold and conveyed the entire lands bearing Sy.No.109/1, measuring 1 acre 33 guntas, Sy.No.109/2, measuring 0-36 guntas, Sy.No.109/3, measuring 0-37 guntas, Sy.No.109/4, measuring 1 acre 14 guntas and Sy.No.109/5, measuring 1 acre 06 guntas, all situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, for valuable consideration in favour of Sri. K.Appi Reddy, Son of Kondappa, under the registered sale deed dated 28.06.1943, which is registered as Document No.2181/1943-44 of Book-I, Volume 509 at pages 110 to 103, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS the said Mr. K.Appi Reddy also purchased the land bearing Sy.No.165, measuring 3 acres, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, for valuable consideration from its previous owner Sri. Nanjachar, under the registered sale deed dated 25.11.1951, which is registered as Document No.1972/51-52 of Book-I, Volume 667 at pages 64 to 65, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS subsequent to the purchase of the aforesaid lands, the said K.Appi Reddy had got all the revenue records, such as RTC, Mutation in his favour in the records of the concerned Revenue Department.

M/s. NIRMAL/SHETERS (B) PVT.LTD.

MANAGING DIRECTOR

Page 2 of 10



Print Date & Time : 14-10-2015 05:38:52 PM

4ನೇ ಪುಟ ರಚನಾಪತ್ರ ಸಂಖ್ಯೆ 5855 I
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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5855

ಜಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 14-10-2015 ರಂದು 03:54:20 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	378750.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	379280.00

ಶ್ರೀ M/s.NIRMAN SHELTERS (B) PVT LTD represented by its Managing Director Sri V.LAKSHMINARAYAN ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s.NIRMAN SHELTERS (B) PVT LTD represented by its Managing Director Sri V.LAKSHMINARAYAN			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s.NIRMAN SHELTERS (B) PVT LTD represented by its Managing Director Sri V.LAKSHMINARAYAN . (ಬರೆದುಕೊಂಡವರು)			
2	VAJRAGIRI RACHOTAPPA . (ಬರೆದುಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

5 5855 I

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ತೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



AND WHEREAS pursuant thereto, the said Mr. K.Appi Reddy and his wife Smt. Chinnamma and children, namely, Mr. Ramakrishna, Mrs. Shanthamma and Mr.Narasimhaiah, on the one part and the brother of K.Appi Reddy, namely, Sri. Munishamappa on the other, have entered into and executed a registered Deed of Partition dated 27.11.1963, which is registered as Document No.2096/1963-64 of Book-I, Volume 981 at pages 106 to 116, registered in the Office of the Sub-Registrar, Anekal, whereunder the aforesaid lands came to be partitioned amongst Mr. K.Appi Reddy and his family members and Sri Munishamappa.

AND WHEREAS thereafter, the said K.Appi Reddy died leaving behind him his wife 1) Smt. Chinnamma, and his children, namely, 2) A.Ramakrishna, 3) A.Narasimhaiah and 4) Smt. Shanthamma, as his sole surviving class-I legal heirs under the Hindu Succession Act, and the aforesaid lands came to be partitioned amongst them under registered Deed of Partition dated 26.03.1971, which is registered as Document No.3197/1970-71 of book-I, Volume 1150, registered in the Office of the Sub-Registrar, Anekal, whereunder the schedule properties have fallen to the share of Sri A.Ramakrishnappa.












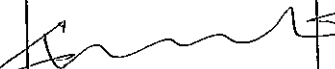
AND WHEREAS after the said partition, the said A.Ramakrishnappa had got all the revenue records, transferred and made out in his name in the records of the concerned revenue department.

AND WHEREAS pursuant thereto, the said A.Ramakrishnappa died intestate leaving behind his children 1) Sri. Anil Kumar and 2) Arun Kumar and 3) A.R.Amala Alias Asha as his sole surviving Class-I legal heirs under the Hindu Succession Act and they got all the revenue records transferred and made out in their names.

AND WHEREAS later the said 1) Sri. Anil Kumar and 2) Arun Kumar jointly sold and conveyed the schedule properties in favour of the Vendor herein under the registered sale deed 15.12.2005, which is registered as No.ANK-1-12015-2005-06, Book-I, stored on CD No.89 registered in the Office of the Sub-Registrar, Anekal. Whereas the A.R.Amala Alias Asha D/o.A.Ramakrishnappa and W/o.Narayanaswamy has executed releasedeed in favour of vendor herein vide registered document No.JGN-1-

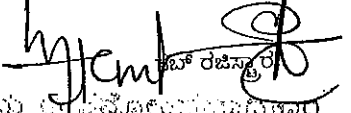
M/s. NIRMAL CHETTERS (B) PVT.LTD.
MANAGING DIRECTOR

Page 3 of 10

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	ವಜ್ರಗಿರಿ ರಾಜೋಟಪ್ಪ ಬಿನ್ ವಿ.ಸಿ.ತಿಪ್ಪಣ್ಣ (ಬರೆದುಕೊಡುವವರು)			
4	ವಜ್ರಗಿರಿ ರಾಜೋಟಪ್ಪ ಬಿನ್ ವಿ.ಸಿ.ತಿಪ್ಪಣ್ಣ (ಬರೆದುಕೊಡುವವರು)			
5	ವಜ್ರಗಿರಿ ರಾಜೋಟಪ್ಪ ಬಿನ್ ವಿ.ಸಿ.ತಿಪ್ಪಣ್ಣ (ಬರೆದುಕೊಡುವವರು)			
6	ವಜ್ರಗಿರಿ ರಾಜೋಟಪ್ಪ ಬಿನ್ ವಿ.ಸಿ.ತಿಪ್ಪಣ್ಣ- ಭೂ.ಪ (ಬರೆದುಕೊಡುವವರು)			

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ಹಿರಿಯ ರಾಜೋಟಪ್ಪ ಬಿನ್ ವಿ.ಸಿ.ತಿಪ್ಪಣ್ಣ
ಬಸವನಗುಡಿ (ಜಾಣಕುರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.


ಗುರುತಿಸುವವರು

8 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5855-15-16

Ju

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	N.G.Linganna Vidyanagar, siruguppa, Bellary Dist.	N.G.Linganna
2	M.Mallikarjuna #Kudlu village, Off Hosur Road, Bangalore	M.Mallikarjuna

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

<p>1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ CMP-1-05855-2015-16 ಆಗಿ ಸಿ.ಡಿ. ಸಂಖ್ಯೆ CMPD147 ನೇ ಧರಣಿ ದಿನಾಂಕ 14-10-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬೆಲೆ: ರೂ. 2/-

only) per acre, free from all or any kinds of encumbrances. Hence, this Deed of Absolute Sale.

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-

That in pursuance of the foregoing and in consideration of the price herein hereby reserved, the VENDOR hereby sells to the PURCHASER and the PURCHASER has therefore agreed to purchase the 'SCHEDULE PROPERTIES' for the total valuable sale consideration amount of Rs.3,78,75,000/- (Rupees three crores seventy eight lakhs seventy five thousand only) at the rate of Rs.1,50,00,000/- (Rupees one crore fifty lakhs only) per acre free from all kinds of encumbrances on the terms and conditions contained hereunder.

1. The PURCHASER as on this day, paid the entire sale consideration amount of Rs.3,78,75,000/- (Rupees three crores seventy eight lakhs seventy five thousand only) to the VENDOR herein in the following manner :-
 - (a) Rs.2,50,00,000/- (Rupees two crores fifty lakhs only) paid by means of a cheque bearing No.612001, dated 03.10.2015, drawn on The Karnataka Bank Ltd., Basavanagudi Branch, Bangalore 560 004,
 - (b) Rs.1,24,96,250/- (Rupees one crore twenty four lakhs ninety six thousand only) paid by means of a cheque bearing No.613354, dated 14.10.2015, drawn on The Karnataka Bank Ltd., Basavanagudi Branch, Bangalore 560 004,
 - (c) Rs. 3,78,750/- (Rupees three lakhs seventy eight thousand seven hundred fifty only) paid by way of TDS on behalf of the Vendor to the Income-tax authorities, vide challan No.00842, dated 14.10.2015, in State Bank of India, Gandinagar, Bangalore.

the VENDOR herein hereby acknowledges the receipt of the above said sum, being received in the presence of the attesting witnesses, in full and final settlement and satisfaction.

M/s. NIKHILAN METERS (B) PVT.LTD.
MANAGING DIRECTOR


Page 5 of 10

10 ದಿನಗಳಲ್ಲಿ ದಾಖಲೆ ಮಾಡಬೇಕು 5855-008

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

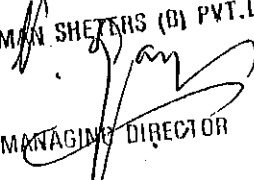
ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

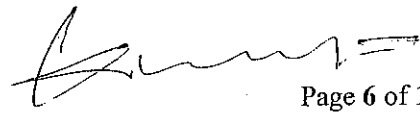


2. The VENDOR has this day delivered the vacant physical possession of the SCHEDULE PROPERTIES to the custody of the PURCHASER herein and the PURCHASER herein hereby acknowledges having taken delivery of the same.
3. The VENDOR hereby grants, conveys, transfers, assigns and sell absolutely all his right, claim, title and interest in the SCHEDULE PROPERTIES together with all hereditaments, appurtenances, rights of easements TO HAVE AND TO HOLD the same UNTO the use of the PURCHASER in his own right and the PURCHASER is at liberty to enjoy the SCHEDULE PROPERTIES without any hindrance either by the VENDOR or any one claiming through or under him.

THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:-

1. The VENDOR assures that he is the full and absolute owner of the SCHEDULE PROPERTIES and that the VENDOR has got good, valid, subsisting and marketable title and interest in the SCHEDULE PROPERTIES and that there are no others, who have got any kind of right, title or interest whatsoever in the SCHEDULE PROPERTIES and he has absolute power to convey the same in favour of the PURCHASER herein, and none else other than the VENDOR has/have any manner of right, title, interest or share in the SCHEDULE PROPERTIES and that there is no legal impediment for this sale under any law, order, decree or contract and/or any prior contract, and that the PURCHASER can enjoy the same without any let or hindrance either by the VENDOR or any one claiming through or under him.
2. The VENDOR assures the PURCHASER that there are no encumbrances, attachments, maintenance charges, acquisition proceedings either by the Government or of Income-tax authorities or likewise on the SCHEDULE PROPERTIES and further assures that if there be any defect in the title of the SCHEDULE PROPERTIES, then the VENDOR hereby expressly undertakes that he will set right the same at his own cost and expenses.

M/s. NIRMAL SHEETARS (B) PVT. LTD.

MANAGING DIRECTOR



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ತೋ

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳಿ ದಿನಾಂಕ
Date of execution


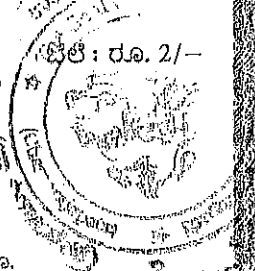
ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

3. The VENDOR has paid uptodate kandayam / taxes in respect of the SCHEDULE PROPERTIES to the concerned revenue department. The VENDOR has this day delivered all the originals/certified/Xerox copies of all the title deeds and documents of title and other documents/revenue records available with him to the custody of the PURCHASER and the PURCHASER herein hereby acknowledges having received the same.
4. The VENDOR has no objection for the PURCHASER getting the khata and other revenue records in respect of the SCHEDULE PROPERTIES transferred and made out in his name in the records of the concerned revenue department and/or any other authority.
5. The VENDOR hereby assures the PURCHASER that the SCHEDULE PROPERTIES is his personal, absolute and self acquired properties and that none else other than the VENDOR has/have got any manner of claim, right, title or interest in the SCHEDULE PROPERTIES.
6. The VENDOR further assures the PURCHASER that he has got good, perfect, valid and marketable title to the SCHEDULE PROPERTIES and that there is no legal impediment for the absolute sale of the SCHEDULE PROPERTIES in favour of the PURCHASER herein.
7. The VENDOR assures the PURCHASER that there are no encumbrances or charges over the SCHEDULE PROPERTIES and that the SCHEDULE PROPERTIES are free from all kinds of encumbrances such as court attachment, minor's claim, maintenance claim, charge, lien, etc., and that he has not mortgaged the schedule properties in favour of any bank or financial institutions.
8. The VENDOR hereby undertakes to indemnify the PURCHASER, should the PURCHASER suffer any loss, monetary or otherwise due to any defect in the title, latent or patent of the VENDOR or any assurances made by the VENDOR in respect of the SCHEDULE PROPERTIES or any act of the VENDOR or through the VENDOR.

M/s. NIRMAL SETERS (B) PVT.LTD.

MANAGING DIRECTOR

Page 8 of 10

<p>ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಕಾರ ಸಂಖ್ಯೆ ಕಂ: 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.</p>	<p>ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka</p>	<p>ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet</p>
<p>ತೋ</p> 	<p>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department</p>	<p>ಚೀಲ : ರೂ. 2/-</p> 
<p>ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution</p>	<p>ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document</p>	<p>ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.</p>

-: SCHEDULE PROPERTIES :-

All that piece and parcel of Land bearing Sy.No.109/1, measuring 0-18 (Eighteen Guntas), Sy.No.109/2, measuring 0-09 (Nine Guntas), Sy.No.109/4, measuring 0-14 (Fourteen Guntas), Sy.No.165 (New Sy.No.165/2), measuring 1-20 (One Acre Twenty Guntas), totally measuring 2-21 (Two Acres Twenty One Guntas), converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ):SR:14/13-14, Dated 14-08-2013, Revised Official Memorandum bearing No. ALN(AJ):SR:14/13-14, Dated 06-08-2015 and Revised Official Memorandum bearing No.A.L.N(S.J)(Misc.)C.R/03/13-14, Dated 12-03-2014, issued by Deputy Commissioner, Bangalore District, Bangalore, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District

ITEM NO.1) Sy.No.109/1, measuring 0-18 (Eighteen Guntas) is bounded on the :

East by : Land bearing Sy.No.109/2,
West by : Road,
North by : Land bearing Sy.No.165,
South by : Remaining Land in Sy.No.109/1.

ITEM NO.2) Sy.No.109/2, measuring 0-09 (Nine Guntas) is bounded on the :

East by : Land bearing Sy.No.109/3A,
West by : Land bearing Sy.No.109/1,
North by : Land bearing Sy.No.165,
South by : Remaining Land in Sy.No.109/2.

ITEM NO.3) Sy.No.109/4, measuring 0-14 (Fourteen Guntas) is bounded on the :

East by : Land bearing Sy.No.109/5,
West by : Land bearing Sy.No.109/3B,
North by : Land bearing Sy.No.110,
South by : Remaining Land in Sy.No.109/4.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಸಂಖ್ಯೆ: ರೂ 2/-

ITEM NO.4: Sy.No.165 (Old), present new Sy.No.165/2, measuring 1-20
(One Acre Twenty Guntas) is bounded on the :

East by : Land bearing Sy.No.165/4 and Sy.No.110,
West by : Road,
North by : Remaining Land in Sy.No.165 (Sy.No.165/3),
South by : Land bearing Sy.No.109/1, 109/2 and 109/3A.

IN WITNESSES WHEREOF, the Vendor and the Purchaser have signed and
executed this Deed of Absolute Sale on the day, month and year first above
mentioned in the presence of the witnesses attesting hereunder.

WITNESSES:

1. N. G. e...
N. G. H...
Vijaya nagar
Suryappa, Ballary (old)

2. B. Harinath
(Mr. Harinath)
B-Block 804
Hangarandra off
Hosur road
B'lore

[Signature]

VENDOR

[Signature]

M/s. NIRMAL SUTTERS (B) PVT. LTD.

PURCHASER
MANAGING DIRECTOR

DRAFTED BY :

[Signature]
Shashi S. Patil
A...
B...