

15K/4466/14-15

11/11/2014

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಅಧಿಕಾರ ಸಂಖ್ಯೆ ೪೦೯ 152 ಮುನ್ಸೂಚನೆಯ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುಖಪುಟವಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

ದಾಖಲೆಯ ಹಾಳೆ  
Document Sheet



**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು  
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ದಾಖಲೆಯನ್ನು ಬರೆದುದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs



**ABSOLUTE SALE DEED**

THIS DEED OF ABSOLUTE SALE is made and executed on this  
Seventeenth day of November Two Thousand Fourteen (17.11.2014) at  
Bangalore:

**BY :**

**SRI. N. SARAVANAN,**  
S/o. Sri. S. Nagaraji,  
Aged about 40 years,  
Residing at No.680, 9th 'A' Cross  
West of Chord Road 2nd Stage,  
Mahalakshmipuram Post,  
Bangalore-560 086.

**PAN NO.ANLP32648L**

hereinafter referred to as the **VENDOR**, which expression shall where  
the context so admits be deemed to include his heirs, executors,  
administrators, legal representatives and assigns of the **ONE PART :**  
**AND**

**M/S. V 6 BUILDERS,**  
A Partnership Firm,  
Having its registered office at  
No.10, Katthraguppe Main Road,  
Vivekananda Nagar, BSK 3rd Stage,  
Bangalore-560 085.

**Represented by its partners**

1. **SRI.B.MUNIRATHNAM NAIDU**
  2. **SRI.K.HARISH**
  3. **SRI.G.ROOPESH KUMAR**
  4. **SRI.P.RAMESH**
  5. **SRI.C.BALAJI**
  6. **SRI.M.MANJUNATH**
- PAN NO.AALFV2778H**

*[Signature]*

**For V6 BUILDERS**

*[Signature]*  
*[Signature]*  
**Partners**

1 of 14

**For V6 BUILDERS**

*[Signature]*  
*[Signature]*  
**Partners**



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

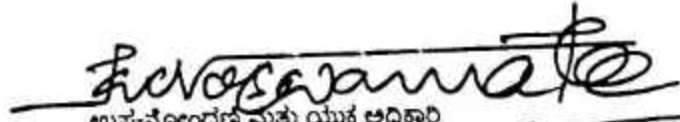
ಶ್ರೀ M/s.V ರ Builders Rep by its Partner B.Munirathnam Naidu , ಇವರು 4427450.00

ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	4025000.00	DD.No.002807, dt 17/11/2014, drawn on The Karnataka Bank Ltd., Bangalore
ನಗದು ರೂಪ	402450.00	Paid in cash
ಒಟ್ಟು :	4427450.00	

ಸ್ಥಳ : ರಾಜರಾಜೇಶ್ವರಿನಗರ

ದಿನಾಂಕ : 17/11/2014

  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ಹಿರಿಯ ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ  
ರಾಜರಾಜೇಶ್ವರಿನಗರ, ಬೆಂಗಳೂರು



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೫ 152 ಮುನ್ಸೂಚನಾ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



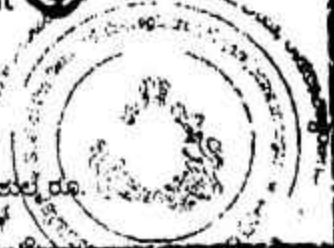
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ ರೂ.  
Total stamp duty paid Rs



hereinafter referred to as the **PURCHASERS**, which expression shall wherever the context so admits of requires shall be deemed to include its heirs, executors, administrators, legal representatives and assigns etc., of the **OTHER PART**;

WHEREAS the vendor is the sole and absolute owner of all that piece and parcel of **residentially converted land measuring 33 guntas (35937 Sq. feet)** bearing **Sy.No.127** (old Sy.No.26, later Sy.No.26/P-30), (vide Official Memorandum bearing No. A.L.N/(S) S.R. (K) 83/10-11, dated 07.10.2010, issued by the Special Deputy Commissioner Bangalore District), situated at **Nagadevanahalli Village**, Kengeri Hobli, Bangalore South Taluk, presently coming within the limits of BBMP Ward No.130 of Ullalu, Kengeri sub-division, Bangalore and bearing **BBMP Khata No.2544/Sy.No.127**, which is morefully described in the schedule hereunder & hereinafter referred to as the **"SCHEDULE PROPERTY"**.

WHEREAS, originally the Tahasildar, Bangalore South Taluk, by virtue of his Orders in Case No.168/77-78, granted land measuring 02 acres in Sy.No.26 of Nagadevanahalli Village, Kengeri Hobli, Bangalore South Taluk, to one Smt. Kempamma, W/o. Shikari Chinnappa, in which regard the Tahasildar, Bangalore South Taluk has also issued a Grant Certificate, in favour of Smt. Kempamma, in

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For V6 BUILDERS

*[Signature]*  
Partners

For V6 BUILDERS

*[Signature]*  
Partners

Print Date & Time : 17-11-2014 03:14:04 PM

No.BNG(U)RMV...446/2014-14

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 4466



ರಾಜರಾಜೇಶ್ವರಿನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17/11/2014 ರಂದು 02:32:05 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	790620.00
2	ಸೇವಾ ಶುಲ್ಕ	595.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	791255.00

ಶ್ರೀ M/s.V 6 Builders Rep by its Partner B.Munirathnam Naidu ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನುರುಕು	ಸಹಿ
ಶ್ರೀ M/s.V 6 Builders Rep by its Partner B.Munirathnam Naidu			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ರಾಜರಾಜೇಶ್ವರಿನಗರ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ನುರುಕು	ಸಹಿ
1	M/s.V 6 Builders Rep by its Partner B.Munirathnam Naidu , (ಬರೆದುಕೊಂಡವರು)			
2	M/s.V 6 Builders Rep by its Partner K Harish . (ಬರೆದುಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ರಾಜರಾಜೇಶ್ವರಿನಗರ, ಬೆಂಗಳೂರು

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ೪೦೫ 152 ಮುನ್ಸೂಚನಾ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ  
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಾಖಲೆಯನ್ನು ಬರೆದುದಿನಾಂಕ  
Date of execution

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



respect of the said land measuring 02 acres in Sy.No.26 of Nagadevanahalli Village. However, in view of encroachments the ownership of Smt. Kempamma in respect of the said land got reduced to 01 acre 21 guntas from the original 02 acres, in Sy.No.26, which was later renumbered as Sy.No.26/P-30, which again renumbered as Sy.No.127 of Nagadevanahalli Village.

WHEREAS, thereafter Smt. Kempamma, W/o. Shikari Chinnappa together with her son Sri. K. C. Munisanjeevaiah, under a Sale Deed, dated: 23.03.2005, vide document No.KEN-1-47852/2004-05, Book-I, stored in C.D.No.KEND195, in the office of the Sub-Registrar, Kengeri, Bangalore, sold land measuring 01 acre (out of 01 acre 21 guntas) in Sy.No.26/P-30, Re-Sy.No.127 of Nagadevanahalli Village, in favour of Sri. K. N. Manjunath, S/o. Late P. K. Nanjappa. However, in the schedule of the said Sale Deed, it was wrongly mentioned as "the boundaries of the southern portion", instead of "the boundaries of the northern portion", and to rectify the same Smt. Kempamma, W/o. Shikari Chinnappa and her son Sri. K. C. Munisanjeevaiah, executed a Rectification Deed, dated: 30.06.2005, vide document No.KEN-1-08186/2005-06, Book-I, stored in C.D.No.KEND216, in the office of the Sub-Registrar, Kengeri, Bangalore, in favour of Sri. K. N. Manjunath.

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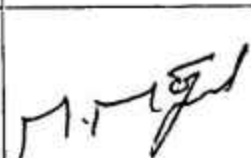


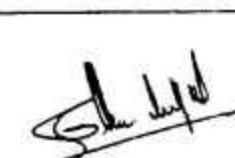
For V6 BUILDERS

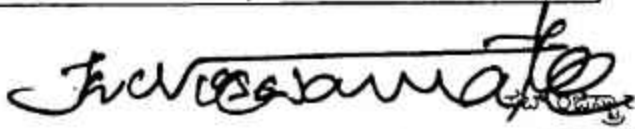
*Handwritten signature*  
Partners

For V6 BUILDERS

*Handwritten signature*  
Partners



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಧರಣಿ	ಹೆಚ್ಚುವರಿ ಗುರುತು	ಸಹಿ
3	M/s.V 6 Builders Rep by Its Partner G Roopesh Kumar (ಬರೆಯಿಸಿಕೊಂಡವರು)			
4	M/s.V 6 Builders Rep by Its Partner P Ramesh (ಬರೆಯಿಸಿಕೊಂಡವರು)			
5	M/s.V 6 Builders Rep by Its Partner C Balaji (ಬರೆಯಿಸಿಕೊಂಡವರು)			
6	M/s.V 6 Builders Rep by Its Partner M.Manjunath (ಬರೆಯಿಸಿಕೊಂಡವರು)			
7	N.Saravanan (ಬರೆಯಿಸಿಕೊಂಡವರು)			



ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರು  
ರಾಜರಾಜೇಶ್ವರಿವಗರ, ಬೆಂಗಳೂರು

6 PAGE OF DOCUMENT  
No.BNG(U)RRN/2014-11



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೫/೨೦೦೩ ಮುನ್ಸೀಫಿಮು ೨೦೦೩  
ದಿನಾಂಕ ೦೯-೦೩-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ತಾ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ  
Total stamp duty paid Re.



WHEREAS, thereafter Sri. K. N. Manjunath, S/o. Late P. K. Nanjappa, under a Sale Deed, dated: 21.07.2005, vide document No.KEN-1-08940/2005-06, Book-I, stored in C.D.No.KEND218, in the office of the Sub-Registrar, Kengeri, Bangalore, sold land measuring 33 guntas (out of 01 acre) in Sy.No.26/P-30, Re-Sy.No.127 of Nagadevanahalli Village, the in favour of Sri. N. Saravanan, S/o. S. Nagaraji, the Vendor herein. However, in the schedule of the said Sale Deed, the eastern boundary was wrongly mentioned as "land in Sy.No.92", instead of "land in Sy.No.93", and to rectify the same Sri. K. N. Manjunath executed a Rectification Deed, dated: 20.11.2009, vide document No.KEN-1-02466/2009-10, Book-I, stored in C.D.No.KEND411, in the office of the Sub-Registrar, Kengeri, Bangalore, in favour of Sri. N. Saravanan, the Vendor herein.

WHEREAS after acquiring the said land, Sri. N. Saravanan applied for and obtained conversion of said land measuring 33 guntas in Sy.No.127 of Nagadevanahalli Village, Kengeri Hobli, Bangalore South Taluk, Bangalore District, i.e., Schedule Property, from agricultural to non agricultural residential purpose, vide Official Memorandum bearing No. A.L.N/(S) S.R. (K) 83/10-11, dated 07.10.2010, issued by the Special Deputy Commissioner, Bangalore District.

*[Signature]*

For V6 BUILDERS

*[Signature]*  
Partners

4 of 13

For V6 BUILDERS

*[Signature]*  
Partners

ಗುರುತಿಸುವವರು

AGE OF DOCUMENT  
No RRG/IRRN-4466-2014-15



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Mr. Naagenndra S.V. No.91, Gattigere BEML Layout, 3rd Stage, R.R.nagar, Bangalore	<i>Naagenndra</i>
2	Mr. Mahesh Patel B.S. No. 185, Vinayakanagara, Kamkshipalya, Bangalore	<i>Mahesh Patel</i>

*K. V. Ramanaiah*  
ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರಾದಿಹಾರಿ (ರಾಜರಾಜೇಶ್ವರಿವಗರ) ರಜಿಸ್ಟ್ರಾರ  
ರಾಜರಾಜೇಶ್ವರಿವಗರ, ಬೆಂಗಳೂರು



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು  
ನಂಬರ RRN-1-04466-2014-15 ಆಗಿ  
ಸಿ.ಡಿ. ನಂಬರ RRND149 ನೇ ಧರಲ್ಲಿ  
ದಿನಾಂಕ 17-11-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



*K. V. Ramanaiah*  
ಉಪನಿರ್ದೇಶಕರಾದಿಹಾರಿ ಹಿರಿಯವಗರ (ರಾಜರಾಜೇಶ್ವರಿವಗರ)  
ಹಿರಿಯ ಉಪ ನಿರ್ದೇಶಕರಾದಿಹಾರಿ

ರಾಜರಾಜೇಶ್ವರಿವಗರ, ಬೆಂಗಳೂರು

17/11/14



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೪ 152 ಮುನೀಸೀಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ತಾ



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.



WHEREAS, that that on the Schedule Property coming within the administrative jurisdiction of BBMP, the same has been assessed for taxes with the BBMP, by paying necessary betterment charges. Accordingly the BBMP has issued a Khata Certificate and an Assessment Extract in respect of the Schedule Property under Khata No.2544/Sy.No.127, in the name of Sri. N. Saravanan, the Vendor herein and that ever since the Vendor herein is in possession and enjoyment of the same as the absolute owner thereof, and all the municipal records pertaining to the Schedule Property stands in the name of the Vendor, and the Vendor is regularly paying the taxes to concerned authority with respect to Schedule Property.

WHEREAS, the Vendor desired to dispose of the Schedule Property, and offered to sell the same making the following representations:-

- That the Vendor is the absolute owner in respect of the Schedule Property and his title to the Schedule Property is good, marketable and subsisting and none else has any right, title and interest or share therein.
- That the schedule property is not subjected to any charge, lien, attachment, encumbrance, court or acquisition proceedings;

*[Signature]*

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For V6 BUILDERS  
*[Signature]*  
Partners

For V6 BUILDERS  
*[Signature]*  
Partners

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ತಾ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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.

(c) That the Vendor has not entered into any agreements/  
arrangements for sale or transfer of the Schedule Property with  
anyone else;

AND WHEREAS, the Vendor representing as above, he is the absolute  
owner of the schedule property, with uninhabited rights of alienation  
over the same offered to sell and convey the Schedule Property to the  
Purchasers, who is in the look out for a similar property agreed to  
purchase the same;

**AND NOW THEREFORE THIS SALE DEED WITNESSETH AS  
FOLLOWS:-**

1. That in pursuance to the agreed total consolidated sale  
consideration in a sum of **Rs.5,31,78,666/- (Rupees five crores  
thirty one lakhs seventy eight thousand six hundred & sixty  
six only)** paid by the Purchasers to the Vendor, as under:
  - (i) **Rs.1,50,00,000/- (Rupees one crore fifty lakhs only)** by way  
D.D. bearing No.002762, dated 14.03.2014, drawn on  
Karnataka Bank, Minerva Circle Branch, Bangalore.
  - (ii) **Rs.30,00,000/- (Rupees thirty lakhs only)** by way of Cheque  
bearing No.933356, dated: 25.03.2014, drawn on Karnataka  
Bank, Minerva Circle Branch, Bangalore.

For V6 BUILDERS

Partners

6 of 13

For V6 BUILDERS

Partners

ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೪ 152 ಮುನ್ಸೀಮು 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

ಪರಿಶೀಲನೆ 2/-

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.



- (iii) **Rs.20,00,000/- (Rupees twenty lakhs only)** by way of Cheque bearing No.933359, dated: 16.04.2014, drawn on Karnataka Bank, Minerva Circle Branch, Bangalore.
- (iv) **Rs.50,00,000/- (Rupees fifty lakhs only)** by way of RTGS dated: 16.06.2014, from Karnataka Bank, Minerva Circle Branch, Bangalore.
- (v) **Rs.50,00,000/- (Rupees fifty lakhs only)** by way of RTGS dated: 25.06.2014, from Karnataka Bank, Minerva Circle Branch, Bangalore.
- (vi) **Rs.31,63,000/- (Rupees thirty one lakhs sixty three thousands Only)** by way of RTGS dated: 25.06.2014, from Karnataka Bank, Minerva Circle Branch, Bangalore.
- (vii) **Rs.20,80,000/- (Rupees twenty lakhs eighty thousand only)** by way of Cheque bearing No.933370, dated:21.08.2014, drawn on Karnataka Bank, Minerva Circle Branch, Bangalore.
- (viii) **Rs.90,00,000/- (Rupees ninety lakhs only)** by way of RTGS No.KARBH14321517810, dated: 17.11.2014, from Karnataka Bank, Minerva Circle Branch, Bangalore.
- (ix) **Rs.84,03,866/- (Rupees eighty four lakhs three thousands eight hundred & sixty six only)** by way of RTGS No.KARBH1432151776, dated: 17.11.2014, from Karnataka Bank, Minerva Circle Branch, Bangalore.

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*[Signature]*

For V6 BUILDERS  
*[Signature]*  
Partners

For V6 BUILDERS

*[Signature]*  
Partners

No.BNGTU/RRN/2014-15

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 132 ಮುನ್ಸೂಚನೆಯ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ  
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಾಖಲೆಯನ್ನು ಬರೆದುದಿನಾಂಕ  
Date of execution

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



(x) Rs.4,57,000/- (Rupees four lakhs fifty seven thousand Only)

being tax Deducted at source (TDS) from the entire sale consideration stipulated in this sale deed, due and payable under the provision of Income Tax act 1961 and the rules made there under, paid by the purchaser to the credit of the vendor to IT Department, through State Bank of India, vide BSR code No.0013283, Challan Serial No.03311, dated 02.09.2014.

(xi) Rs.74,800/- (Rupees seventy four thousand eight hundred

only) being tax Deducted at source (TDS) from the entire sale consideration stipulated in this sale deed, due and payable under the provision of Income Tax act 1961 and the rules made there under, paid by the purchaser to the credit of the vendor to IT Department, through State Bank of India, vide BSR code No.0013282, dated 15.11.2014.

Thus the Vendor hereby hereby once again acknowledge the receipt of entire sale consideration as above in a sum of Rs.5,31,78,666/- (Rupees five crores thirty one lakhs seventy eight thousand six hundred & sixty six only) and discharge from payment of any further consideration and in consideration thereof the Vendor hereby CONVEYS, ASSIGNS AND TRANSFERS BY WAY OF ABSOLUTE SALE UNTO THE PURCHASERS all that piece and parcel of the

8 of 13

For V6 BUILDERS

Partners

For V6 BUILDERS

Partners



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೪ 152 ಮುನ್ಸೀಫಿಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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.



schedule property together with all rights of way, and all other easements, privileges and appurtenances thereto, **TO HAVE AND TO HOLD** the same as absolute owners thereof.

**THE VENDOR HEREBY DECLARES AND COVENANTS THAT: -**

- The Schedule Property is the absolute property of the Vendor and that no other person has any right, title or interest of any nature whatsoever in the Schedule Property;
- The Vendor has uninhabited rights of alienation over the Schedule Property;
- The Schedule Property is not subject matter of acquisition or requisition by any Authority under any law for the time being in force.
- The Vendor has not done or caused to be done any act, deed or thing having the effect of impairing the absolute right, title or interest of the Vendor in the Schedule Property and his uninhabited rights of alienation over the same to the Purchasers under the terms of this Sale Deed.
- That all taxes, cesses and public dues in respect of the Schedule Property have been paid upto date and the Vendor agrees and

9 of 13

*[Signature]*

For V6 BUILDERS  
*[Signature]*  
Partners

For V6 BUILDERS  
*[Signature]*  
Partners



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಅಧಿಕಾರ ಸಂಖ್ಯೆ ೪೦೪ 152 ಮುನ್ಸೀಫ್‌ಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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.



undertakes to pay arrears if any, for the period upto the date of  
this Sale Deed.

- 1) The sale of the Schedule Property under this Deed in favour of the Purchasers is for meeting the legal necessities of the Vendor;
2. The Vendor has this day delivered physical, vacant possession of the Schedule Property to the Purchasers and the Purchasers acknowledge having taken physical possession of the Schedule Property;
3. The Vendor has this day delivered to the Purchasers all the original documents of title pertaining to the Schedule Property.
4. The Vendor hereby declares that the Purchasers shall be entitled to remain peaceful possession and enjoyment of the Schedule Property without any let or hindrance either from the Vendor or from any person/s claiming through the Vendor.
5. The Purchasers shall be entitled to get transferred the khata in their names with respect of the Schedule Property.
6. The Vendor hereby agrees and undertakes to execute such other document or documents as may be required by the Purchasers as

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For V6 BUILDERS

*[Signature]*  
Partners

For V6 BUILDERS

*[Signature]*  
Partners

ಈ ದಾಖಲೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಉದ್ದೇಶ ಸಂಖ್ಯೆ ೪೦೯ 152 ಮುನ್ಸೂಚನೆಯ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ  
Document Sheet



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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಾಖಲೆಯನ್ನು ಬರೆದ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ  
Total stamp duty paid Rs.



may be necessary, to more fully assure the right, title and interest  
of the Purchasers in the Schedule Property;

7. That the Purchasers shall hereafter be the absolute owners of the  
Schedule Property, **TO HAVE, TO HOLD AND TO ENJOY** the same  
peacefully, without any let or hindrance or claim from anybody or  
through the Vendor;
8. The Vendor hereby declares that in the event of any assurances  
held out above, being found to be false or become invalid or  
insufficient or in the event any person claiming through or under  
the Vendor or, any member of the family of the Vendor were to  
make any claim, in respect of the Schedule Property or interfere  
with the ownership or possession of the Schedule Property, the  
Vendor hereby agrees and undertakes to indemnify and keep  
indemnified Purchasers against any loss or damage or injuries,  
which the purchasers may sustain on account of such falsehood,  
invalidity or insufficiency on account of such claim or interference  
and the Vendor hereby further undertakes to take all such steps  
and to do all such acts, deeds or things as may be necessary, at his  
cost, expenses and effort to clear and perfect the title to the  
Schedule Property so as to ensure the same to the Purchasers and  
Keep the Purchasers free of all such claims or interference.

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For V6 BUILDERS

Partners

For V6 BUILDERS

Partners

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲಾತಿ ಪತ್ರ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಪತ್ರವನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು  
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ದಾಖಲಾತಿ ಮಾಡಿದ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ದರ  
Total stamp duty paid Rs.



**SCHEDULE PROPERTY**

All that piece and parcel of **residentially converted land measuring 33 guntas (35,937 Sq. feet)** bearing **Sy.No.127** (old Sy.No.26, later Sy.No.26/P-30), (vide Official Memorandum bearing No. A.L.N/(S) S.R. (K) 83/10-11, dated 07.10.2010, issued by the Special Deputy Commissioner Bangalore District), situated at **Nagadevanahalli Village, Kengeri Hobli, Bangalore South Taluk**, presently coming within the limits of BBMP Ward No.130 of Ullalu, Kengeri sub-division, Bangalore and bearing **BBMP Khata No.2544/Sy.No.127**, and bounded on:-

East by : Land in Sy.No.93

West by : Road

North by : Government Press Layout

South by : 40 feet Road & land belongs to  
Gulabchand K. Karaniya

*[Handwritten signature]*

For V6 BUILDERS

*[Handwritten signature]*  
Partners

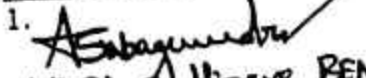

For V6 BUILDERS

*[Handwritten signature]*  
Partners

Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
Registration and Stamps Departmentಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು  
This sheet can be used for any documentಮಾಪಕದ ಶುಲ್ಕ ಮುದ್ರಾಂಶ  
Total stamp duty paid Rs.ದಾಖಲೆಗಾಗಿ ಬರೆದ ದಿನಾಂಕ  
Date of execution

IN WITNESS WHEREOF, the VENDOR and the PURCHASERS have signed this SALE DEED on the date, month and year, first above written, at Bangalore City.

WITNESSES1.   
No. 91, Chaitigere, BEML/O  
Rajarajeshwarinagar Bangalore-762.   
# 155 V Mounnary  
R. Pullay B. Ty  
Mangal Mahan Pal.  
Sri. N. Saravanan  
VENDORM/S. V 6 BUILDERS  
Represented by its partners

1. Sri. B. Munirathnam Naidu

2. Sri. K. Harish

3. Sri. G. Roopesh Kumar

4. Sri. P. Ramesh

5. Sri. C. Balaji

6. Sri. M. Manjunath  
PURCHASERS

Drafted by:-

Mr. A. M. GAJENDRA,  
AdvocateSrinivasamandiram,  
1<sup>st</sup> Floor, Balepet Main Road,  
Bangalore -560053.