

Please Note:-

There is No Sale Deeds executed by Mr. Subba Raju to M/s. Ayodhya Ventures LLP., in fact Mr. Subba Raju executed three sale deeds in favour M/s. SJR Builders conveying 1 Acre of Property in Sy. No.94 of Hoodi Village in each Sale Deed totally measuring 3 Acres. M/s. SJR Builders have formed Residential Layout over the said Survey Number 94 of Hoodi Village and in the said Layout, the Partners of M/s Ayodhya Ventures have purchased the Residential Plots of different measurements. Thereupon, the said sites so purchased by them were amalgamated with an intention to construct Residential Apartments over the same.

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ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED THIS 8th DAY OF MAY,
2003, (8-5-2003), AT BANGALORE;

BETWEEN:

1. Iqbal Sab
Son of Late. Usman Sab,
Aged about 58 years.
2. Bakash,
Son of Mr. Iqbal Sab,
Aged about 32 years.
3. Wahid,
Son of Mr. Iqbal Sab,
Aged about 28 years.
4. Javed,
Son of Mr. Iqbal Sab,
Aged about 22 years.
5. Abid,
Son of Mr. Iqbal Sab,
Aged about 17 years.
6. Miss. Yasmin,
Daughter of Mr. Iqbal Sab,
Aged about 13 years,
Rep. By her Father Mr. Iqbal Sab.
7. Hameed,
Son of Mr. Iqbal Sab,
Aged about 11 years,
Rep. By his Father Mr. Iqbal Sab.

Bakash
Bakash

Abdul Jaleel
Abdul Jaleel

Abdul Jaleel
Abdul Jaleel

ಕೃಷ್ಣರಾಜಪುರ ಉಪ ನೋಂದಣಾಧಿಕಾರಿಯವರ

ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ - 8 MAY 2003

ರಂದು ಹಗಲು ಘಂಟೆ

ಯಲ್ಲಿ ತೀ/ತೀಮತಿ.....J. Vijaya Reddy

ಯವರಿಂದ ಹಾಜರ್ ಮಾಡಲ್ಪಟ್ಟಿತು.

ವಸೂಲಾದ ಶುಲ್ಕ ರೂ..... ಪೈ

ನೋಂದಣ ಶುಲ್ಕ 87450

ನಕಲು ಶುಲ್ಕ..... 290

ಹಿಂಬರಹದ ಶುಲ್ಕ..... 10

ಅಂಚೆ ವೆಚ್ಚ /

ಇತರೆ.....

ಜುಮ್ಮಾ ರೂ..... 87650

BNG(U)KRP/2387/2003-042.14

J. Vijaya Reddy

ಬರೆದು ಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿಕೊಂಡಿರುತ್ತೇನೆ/ವೆ

25

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ



J. Vijaya Reddy



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Rakesh

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All the above residing at No.122,
Hoody Village, Mahadevapura Post,
K.R.Puram Hobli, Bangalore East Dist.

8. Abdul Rehman,
Son of Late Usman Sab,
Aged about 44 years.
9. Miss Zarina Fathima,
Daughter of Abdul Rehman
Aged about 14 years.
10. Wasim,
Aged about 12 years,
Son of Abdul Rehman.
11. Miss Fouzia,
Daughter of Abdul Rehman,
Aged about 10 years.
12. Abdul Waheed,
Son of Abdul Rehman,
Aged about 7 years.
Nos.9 to 12 are Minors rep.by their father
Mr.Abdul Rehman.
13. Mr.Abdul Salam,
Son of Late Usman Sab
Aged about 40 years.
14. Althaf,
Son of Abdul Salam,
Aged about 10 years.
15. Zabina Fathima
Daughter of Abdul Salam
Aged about 8 years.
16. Ayesha Fathima,

[Signature]

[Signature]

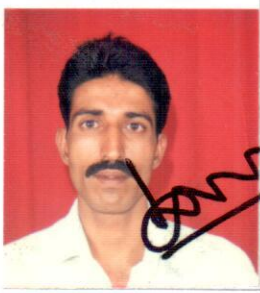
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Abdul Javed

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Abdul Rehman

BNG(U) KRP/2387/2003-04.H-14



ಬಿಜ್ಜರ ವಾಣಿವ



Abdul Javed



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A Sile



Abdul Kader
Abdul Dany

8/5

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣ ರಾಜಪುರ

ಗುರುತಿಸಿದವರು

① K. Veengra

Doddakannelli
Gmeluram (PO)
Belore 560035

② I ma mahatha
Doddakannelli
Carmelapuram,
Bel - 35

Date 8/5/03

Signature

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ಕೃಷ್ಣ ರಾಜಪುರ

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Daughter of Abdul Salam,
Aged about 6 years.

(Nos.14 to 16 are minors rep. By their father Mr.Abdul Salam)

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All above residing at No.1061,
K.N.Extension, 3rd Cross,
Yeswanthpura,
Bangalore.

hereinafter referred to as the 'VENDORS', AND:

M/s.SJR BUILDERS,
49, 27th Main, I stage,
B.T.M.Layout,
Bangalore - 560 068.

Represented by its Partner **Mr. J. Vijay Reddy.**

hereinafter referred to as the 'PURCHASER'

(The term 'Vendors' and 'Purchaser' shall mean and include their respective
heirs, legal representatives, successors, administrator, executors, assigns
etc.,)

WITNESSETH AS FOLLOWS:

WHEREAS the Schedule Property Sy. No. 94, measuring an extent of 3 acres 26
guntas, situated in Hoodi Village, K.R.Puram taluk ,Bagalore south (east) originally

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Abdul Javed

A Siva
Abdul Kader

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the property belonged to one Khasim Sab who derived the property from his ancestors and was in possession and enjoyment of the property till his death. After the death of Khasim Sab his Eldest son Usman Sab Wife Rakhiyabi, Two sons namely, the Second viz: Shinnu Sab, Third viz: Sabjan Sab entered into a Partition and the Joint Properties came to be partitioned in the year 1966 under a Registered document No. 977, page No.172 to 179 Volume No.575, Book No.I, registered in the office of sub registrar of Bangalore south Taluk,

AND WHEREAS ever since the date of partition the respective parties were in possession of their respective shares;

AND WHEREAS Rakhiyabi alias Pyare Jan was in possession and enjoyment of Land in Sy. No. 94, measuring to an extent of 3 acres 26 guntas and ever since the partition Rakhiyabi wife of Late. Usman Sab has paid all the taxes to the concerned authority and all the revenue records were standing in her name;

AND WHEREAS Smt.Rakhiyabi, died on 5-10-2000 leaving behind her three sons Iqbal Sab, Abdul Rehman and Abdul Salem, who have applied for change of Khatha to their names on 3-8-2002 and on the basis of the application, the Hoodi Grama

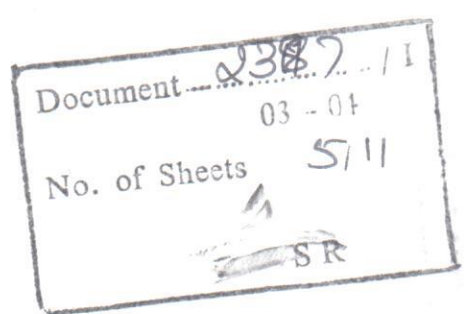
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Belush

[Signature]

Abdul Javed

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Abdul Rehman



BNG(U)KRP/2387/2003-04-14

Panchyathi Village Accountant is yet to change the pavathi Khata, to the names of the Legal heirs;

AND WHEREAS as such Iqbal Sab, Abdul Rehman and Abdul Salem, and their respective children, have thus became owners of the Schedule property to the land bearing sy. No. 94, to an extent of 3 acres 26 guntas situated in Hoodi Village Bangalore south taluk and have acquired absolute right, title and interest to dispose off the properties in any manner they deem fit;

AND WHEREAS the Vendors declare that the Schedule Agricultural lands have been converted to Non-Agricultural Residential purposes, by the Order of the Deputy Commissioner in Order No.BDS:ALN:ASR(E)239:02-03 dated 7-3-2003;

AND WHEREAS the Vendors declares that they have the absolute right, title and interest to alienate the schedule property in any manner whatsoever and due to financial needs for their family purposes, the vendors have thought it fit to sell the land morefully described in the Schedule , to the purchaser for a Sale Consideration of Rs. 69,86,000/-

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Badrash
Abdul Javed

A. S. W.
Abdul Rehman

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AND WHEREAS the purchaser being a developers have agreed to purchase the land morefully described in the Schedule, for the consideration of Rs.69,86,000/- free from encumbrances;

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of, Rs. 69,86,000/- (Rupees Sixty nine lakhs eighty six thousand only) being paid to the Vendors as follows:

Sl.No.	Cheque No. & Date	Banks Name	Amount	Favouring
1.	475886 / 21-9-02	Vysya Bank	3,00,000/-	Iqbal Sab
2.	475887/ 1-9-02	Vysya Bank	3,00,000/-	Iqbal Sab
3.	475883/ 21-9-02	Vysya Bank	6,00,000/-	Abdul Rehman
4.	475884/ 21-9-02	Vysya Bank	6,00,000/-	Abdul Salam
5.	497316/ 22-1-03	Vysya Bank	6,00,000/-	Abdul Salam
6.	497317/ 25-1-03	Vysya Bank	5,00,000/-	Abdul Rehman
7.	505716/ 1-3-03	Vysya Bank	6,00,000/-	Abdul Salam
8.	50560 10-5-03	Vysya Bank	5,00,000/-	Abdul Salam
9.	505634/ 12-5-03	Vysya Bank	5,00,000/-	Abdul Salam

[Signature]
Rehman

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Abdul Saad

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Abdul Rehman

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|-----|-----------------|------------|-------------|------------------|
| 10. | 505635/ 25-5-03 | Vysya Bank | 5,00,000/- | Iqbal Sab |
| 11. | 505636/ 5-6-03 | Vysya Bank | 5,00,000/- | Abdul Salam |
| 12. | Cash paid | ----- | 14,86,000/- | All the Vendors. |

The Vendors having received the total consideration of Rs. Rs. 69,86,000/- (Rupees

Sixty nine lakhs eighty six thousand only) and acknowledged the receipt of the same

the Vendors does hereby indefeasibly grant, convey, sell, transfer, release, assigns and set over possession unto and to use the said schedule property to the purchaser, from this date, free from all encumbrances, legal evictions, claims, demands and charges absolutely and for ever together with all liberties, privileges, easements and appurtenances whatsoever to the said Schedule Property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate rights, titles, claims, interests and demands whatsoever of the vendor in or to the schedule property hereby conveyed and every part thereof 'to have and to hold' the same absolutely for ever in free simple without any obstruction from the vendor or any one claiming through or in trust for his or any of his predecessor in title and

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BNG(U)KRP/2387/2003-04 (D-14)

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to have absolute and full powers to own use, convey, enjoy, deal with or to dispose off the said Schedule Property in any manner whatsoever the said purchaser pleases from this day onwards. The Vendors have put the Purchaser in possession of the Schedule Property as on this date and the Vendors covenant with the Purchaser as under:

2. The Schedule Property is free from all encumbrances, demands, charges, claims minors claims and legal evictions and liens, attachments. The purchaser is at liberty to get the RTC changed/transferred in her name in respect of the Schedule Property hereby conveyed and to pay the taxes to the authorities concerned directly.
3. The vendors and all persons claiming under vendors, do hereby further agree with the purchaser at all times hereafter and upon reasonable request and at the cost of the vendor to do execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof to the purchaser and placing the purchaser in possession of the same according to the true intent and meaning of this deed.

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BNG(D)KRP/2387/2003-04/4-14

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4. The vendors doth also hereby for themselves, agree to save harmless and keep indemnified the purchaser from all losses, damages, costs of expenses, which the purchaser may sustain or incur by reason of any claim being made over the Schedule Property or in respect of the arrears of rates or taxes or cess due prior to the date of registration.
5. The vendors doth hereby further agreed with the purchaser and declares that they have not done or been party to any act, whereby the said property is or may be under any charge in title, claim, estate or otherwise however, or whereby the vendor is prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein appearing by virtue of this deed.
6. The vendors hereby declare that there are no arrears, encumbrances, liabilities or damages to the best of the knowledge over the Schedule property, in the event the same accrues, the vendors undertakes to indemnify the purchaser and the vendors ceases to the rights of the above Schedule Property conveyed with effect from the date of this Deed.


Abdul Kader
Baqar Ali
Abdul Javed
U. S. S. S.
Abdul Rehman

BNG(U)KRP/2387/2003-04/2-14

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7. The vendors have handed over the certified copies of the deeds, tax receipts and RTC endorsement, relating to the Schedule Property and the purchaser has acknowledged the receipt of the same.

SCHEDULE

ALL that piece and parcel of the Converted Land converted vide Order No.BDS:ALN:ASR(E)239:02-03 dated 7-3-2003; bearing Survey No.94, situated at Hoody Village, K.R.Puram Hobli, Bangalore South (East) Taluk, Bangalore District, measuring 3 Acres and 26 Guntas (Three Acres Twenty six Guntas) and bounded as follows:

East by : Remaining portion of Sy.No.94 belonging to K.Subbarjau,

West by: Private Property

North by: Property belonging to Sri.L.Ramaiah Reddy & sons (Sy.No.93)

South by: Private Property belonging to Smt.Shobha Jayaram.

P.A.N. OF THE PURCHASER: AARF37560C

Beulah
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Abdul Jaud

U.S.W.
Abdul Kader

BNG(U)KRP/2387/2003-04 13-14

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IN WITNESS WHEREOF THE PARTIES HAVE AFFIXED THEIR
RESPECTIVE SIGNATURE TO THIS ABSOLUTE SALE DEED ON THE
DAY, MONTH AND YEAR HERE IN ABOVE MENTIONED FIRST.

WITNESSES:

3.0.06

Smt. Taherabi
W/o. Sri. Sqbalsab

T M



Smt. Aminebi
Sister of Sri. Sqbalsab

سراج مسر
Akthay

برالساء

Shaheen Taj

- 1.
- 2.
- 3.
- 4.
- 5.

(Minors Nos.5 to 7)

- 8.
- 9.

(Minors Nos.9 to 12)

- 13.
- 14.

(Minors 14 to 16)

VENDORS

DRAFTED BY ME

PUTTASWAMY
Document Writer
Licence No. DR/DWL. 1/01-02
Kemakchipalya, Bangalore - 560 079

Vide dd the VY149 Bank Ltd

Certified that a sum of Rs. 262120 Rupees Seven lakh twenty two thousand one hundred being the deficit/proper Stamp duty has been recovered/credited to Bank/Treasury vide Receipt Challan D.D. No. 021991 dated 7-5-03 By Smt/Sri S. Vijay Reddy Residing at Bangalore

P15/03

Senior Sub Registrar
Krishnarajapura.

Blox.

any

Regd. as Doct No. 2387 2003-04
Dated 14-5-03
And Stored in 86

[Signature]

Krishnarajapuram, Bangalore (U) Dist.





HVN (U) KRP/ 16835/2002-03 1-13

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED THIS 30th DAY OF
DECEMBER, 2002, (30-12-2002), AT BANGALORE;

BETWEEN:

Sri.SUBBARAJU,
S/o. Late Krishnaraju,
Aged about 37 years,
No.923, Near S.B.W,
Mahadevapura Post,
Bangalore 560 048.

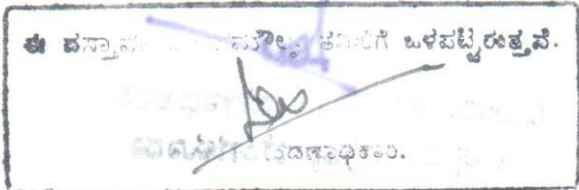
hereinafter referred to as the 'VENDOR', AND:

M/s.SJR BUILDERS,
49, 27th Main, I stage,
B.T.M.Layout,
Bangalore - 560 068.

Represented by its Partner **Mr. J. Vijay Reddy.**

hereinafter referred to as the 'PURCHASER'

(The term 'Vendor' and 'Purchaser' shall mean and include
their respective heirs, legal representatives, successors,
administrator, executors, assigns etc.,)



J. Vijay Reddy



No. 4055 Rs. 1000
 Name: Sri/Smt M/s. S.J.R. Builders.
 Date 28.12.2002
 Sheet of the ss sold

B. R. SRINIVASA RAO
 "B" Class Stamp Vendor
 SVL No. 50-85-88 Dated 12/2/98
 No. 9, Domodara Mudliyar Street,
 ULSOOR, BANGALORE-560 008

ಕೃಷ್ಣರಾಜಪುರ ಉಪ ನಿರ್ದೇಶಕಾಧಿಕಾರಿಯವರ
 ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ..... 2 JAN 2003
 ರಂದು ಹಗಲು ಘಂಟೆ..... 3.00 PM 3.30
 ಯಲ್ಲಿ ಶ್ರೀ/ಶ್ರೀಮತಿ.....
 ಯವರಿಂದ ಹಾಜರ್ ಮಾಡಲ್ಪಟ್ಟು.
 ವಸೂಲಾದ ಶುಲ್ಕ ರೂ.....
 ಸೋಂದರ್ ಶುಲ್ಕ..... 21980=00
 ನಕಲು ಶುಲ್ಕ..... 190=00
 ಹಿಂಬರಹದ ಶುಲ್ಕ..... 10=00
 ಅಂಚೆ ವೆಚ್ಚ.....
 ಇತರೆ.....
 ಮುಕ್ತಾ ರೂ..... 22180=00

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For SJR BUILDERS
 S. V. K. K. K.
 PARTNER

ಬರೆದು ಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿಕೊಂಡಿರುತ್ತೇನೆ/ವೆ

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
 ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು



For SJR BUILDERS
 S. V. K. K. K.
 PARTNER



S. V. K. K. K.

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ
 ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

BNG (U) KRP/ 16835/2002-03 3-13

WITNESSETH AS FOLLOWS:

WHEREAS the Schedule Property Sy. No. 94, measuring an extent of 3 acres 27 guntas, situated in Hoodi Village, K.R.Puram taluk, Bagalore south (east) originally property belonged to one Khasim Sab who derived the property from his ancestors and was in possession and enjoyment of the property till his death. After the death of Khasim sab his Three sons namely one Usman sab alias Baba sab, the Second viz: Shinnu Sab, Third viz: Sabjan sab entered into a Partition and the Joint Properties came to be partitioned in the year 1966 under a Registered document No. 977, page No.172 to 179 Volume No.575, Book No.I, registered in the office of sub registrar of Bangalore south Taluk,

AND WHEREAS ever since the date of partition the respective parties were in possession of their respectable shares;

AND WHEREAS Shinnu sab was in possession and enjoyment of Land in sy No. 94, measuring to an extent of 3 acres 27 guntas and ever since the partition Shinnu Sab has paid all the taxes to the concerned authority and all the revenue records were in his name;

AND WHEREAS after the death of Shinnu sab his legal heirs and only sons viz: 1) Anwar sab 2) Parahath 3) Sattar 4) Bhakash continued to be in possession and enjoyment of the property

2. Mohan

BNG (U) KRP/16835/2002-03 4-13

ಗುರುತಿಸಿದವರು

~~veena~~

S. VEENA

W/o K. SUBBARAJU

No 923 Near S.B.W.

MahadevaPura post

Bangalore-5600048

~~Accel~~

H.K. Annayappa

1st cross Hoodly Village

B. love 48

~~Law~~ 21/03

ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣ ರಾಜಪುರ, ಬೆಂಗಳೂರು



3 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 16835/0203

BNG (G) KRP/ 16835/2002-03 5-13

jointly and the RTC records showed the name of Anwar as being in possession of the Schedule property;

AND WHEREAS after nearly 12 years since, the death of their father the legal heirs of Late Shinnu Sab applied for the change of Khatha to their names in the year 1992-93 and on the basis of the application, the Hoodi Grama Panchyathi Village Accountant changed the pavathi Khata, to the names of the Legal heirs and as such the Revenue records stands in their name;

AND WHEREAS as such Anwar Sab, Parahath, Sattar and Bhakash thus became owners of the Schedule property to the land bearing sy. No. 94, to an extent of 3 acres 27 guntas situated in Hoodi Village Bangalore south taluk and acquired absolute right, title and interest to dispose off the properties in any manner they deem fit;

AND WHEREAS the aforesaid, Anwar sab, Parahath, Satter, Bhakash with their respective heirs jointly have sold an extent of One Acre Seven Guntas of land in Sy.No.94, to K.Subbaraju s/c Krishanaraju, the vendor herein, under the following Registered Absolute Sale Deed dated 19-7-95, registered as Document No.3976 in Book I, Volume 1152, at pages 157 to 164, in the office of the Sub Registrar, K.R.Puram, Bangalore,

AND WHEREAS the Vendor has obtained necessary conversion order ALN.OR.(East) 109/2002-03 dated 29-11-2002, from the Special Deputy Commissioner, Bangalore District for the use of the

[Signature]

ಪ್ರಮಾಣ ಪತ್ರ
(ಕ.ಮು. ಕಾಯ್ದೆ 45-ಎ.ಕೆ.ಕೆ.ಗೆ)

ಸ್ವತ್ತಿನ ಮಾರುಕಟ್ಟೆಯ ಬೆಲೆಯನ್ನು ಈ ದಸ್ತಾವೇಜಿನಲ್ಲಿ ದಸ್ತಾವೇಜಿಗೆ ಸಂಬಂಧಿಸಿದವರು
ರೂ. 1098500/- ಎಂದು ಕೋರಿಸಿರುತ್ತಾರೆ.

ನಿವೇದನೆ : - ಮೆಲ್ಬೋನಿಯಲ್ಲಿ ಮುದ್ರಾಂಕಗಳ ಉಪ-ಆಯುಕ್ತರು : ವಿಭಾಗಾಧಿಕಾರಿ
ಇವರಿಗಾಗಿ ಸ್ವತ್ತಿನ ಬೆಲೆ ರೂ. 1437480=
Dusk 28/02-03 27-01-03
ಆಗುತ್ತದೆ ಎಂದು ತಪ್ಪು ಅದೇಶ ಸಂಖ್ಯೆ ದಿನಾಂಕ ರಲ್ಲಿ

ವಿವರಿಸಿರುತ್ತಾರೆ. ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುವುದೇನೆಂದರೆ ಕೊರತೆ ಮುದ್ರಾಂಕ ಪುಲ್ಕ
ರೂ. 45765=00 ಕೊರತೆ ಕೋರಿಸಿದ ಪುಲ್ಕ ರೂ. 6780 =0

ಮತ್ತು ಬಡ್ತಿ ರೂ. - - - - - ಗಳನ್ನು (ಬ್ಯಾಂಕ್) Citi bank
Blore-102-104 ಬ್ಯಾಂಕ್ / ಬ್ಯಾಂಕಿನ ಹಕ್ಕು / ಪೇ ಆದರ್ಸ್ / ಬಾಂಕರ್ಸ್

ಚೆಕ್ ನಂ. 149983 ದಿನಾಂಕ 28-01-03 ರ ಮೂಲಕ
149984

ಶ್ರೀ/ಶ್ರೀಮತಿ. M/s. S.R. Builders
ತಂದೆ/ಗಂಡ.

ವಾಸ. Blore ಇವರಿಂದ ದಸ್ತಾವೇಜು
ಸಂಖ್ಯೆ 16835/02-03 ಬಾಬು ವಾಸತಿ ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ

Schedule property from Agricultural land to the use of Non Agricultural residential purposes and has paid the Conversion fees under the Challan;

AND WHEREAS the Vendor declares that he has the absolute right, title and interest to alienate the schedule property in any manner whatsoever and due to financial needs for his family purposes, the vendor has thought it fit to sell an extent of One Acre out of One Acre Seven Guntas of the land morefully described in the Schedule , to the purchaser for a Sale Consideration of Rs.10,98,500/-

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of, Rs.10,98,500/- (Rupees Ten Lakhs Ninety eight thousand five hundred only) being paid, the Vendor acknowledging the receipt of Rs.10,98,500/- (Rupees Ten Lakhs Ninety eight thousand five hundred only) by way of Cheque No. 475874 dated. 22-8-02 for Rs.4,00,000/- (Rupees Four Lakhs only), Cheque No.475875 dated 22-8-02 for Rs.2,58,500/- (Rupees Two Lakhs fifty eight thousand only) and Cheque No.493598 for Rs.4,40,000/- (Rupees Four Lakhs forty thousand only), all the Cheques drawn on Vysya Bank, Jayanagar Branch, Bangalore, the Vendor do hereby indefeasibly grant, convey, sell, transfer, release, assigns and set over possession unto and to use

[Signature]

5 ನೇ ಹಾಲೆಯ ವಸ್ತು ವೇಚು ಸಂಖ್ಯೆ, 16835/02-03

ONG (U) KRP/ 16835/2002-03 8.13

the said schedule property to the purchaser, from this date. free from all encumbrances, legal evictions, claims, demands and charges absolutely and for ever together with all liberties, privileges, easements and appurtenances whatsoever to the said schedule property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate rights, titles, claims, interests and demands whatsoever of the vendor in or to the schedule property hereby conveyed and every part thereof 'to have and to hold' the same absolutely for ever in free simple without any obstruction from the vendor or any one claiming through or in trust for his or any of his predecessor in title and to have absolute and full powers to own use, convey, enjoy, deal with or to dispose off the said Schedule Property in any inanner whatsoever the said purchaser pleases from this day onwards and the vendors covenant with the purchaser as under:

2. The schedule property is free from all encumbrances, demands, charges, claims minors claims and legal evictions and liens, attachments. The purchaser is at liberty to get the RTC changed/transferred in her name in respect of the schedule property hereby conveyed and to pay the taxes to the authorities concerned directly.

3. The vendors and all persons claiming under vendors, do hereby further agree with the purchaser at all times hereafter and upon

J. Anand

6 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 16835/02-03

BNG (U) KRP/ 16835/2002-03 9-13

reasonable request and at the cost of the vendor to do execute or cause to be done and executed all such lawful acts, deeds

and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof to the purchaser and placing the purchaser in possession of the same according to the true intent and meaning of this deed.

4. The vendors doth also hereby for themselves, agree to save harmless and keep indemnified the purchaser from all losses, damages, costs of expenses, which the purchaser may sustain or incur by reason of any claim being made over the schedule property or in respect of the arrears of rates or taxes or cess due prior to the date of registration.

5. The vendors doth hereby further agreed with the purchaser and declares that they have not done or been party to any act, whereby the said property is or may be under any charge in title, claim, estate or otherwise however, or whereby the vendor is prevented from conveying or assigning the schedule property or any part thereof in the manner herein appearing by virtue of this deed.

6. The vendors hereby declare that there are no arrears, encumbrances, liabilities or damages to the best of the knowledge over the Schedule property, in the event the same accrues, the vendors undertakes to indemnify the purchaser and the vendors

[Signature]

Videa thevaya Bankka 34.

21/10/03

7. ನಿಲಾಕೆಯು ದೆಸು ನೀಡು ಸಂಖ್ಯೆ 16835/02-03

RNG (U) KRP/16835/2002-03 11-13

ceases to the rights of the above Schedule property conveyed with effect from the date of this Deed.

7. The vendors have handed over the certified copies of the deeds, tax receipts and RTC endorsement, relating to the schedule property and the purchaser has acknowledged the receipt of the same.

SCHEDULE PROPERTY

ALL that portion of piece and parcel of the Land bearing Survey No.94, situated at Hoody Village, K.R.Puram Hobli, Bangalore South (East) Taluk, Bangalore District, measuring One Acre carved out of 1 Acre 7 Guntas, and bounded as follows:

East by : Remaining portion of Sy.No.94,

West by: Remaining portion of Sy.No.94,

North by: Remaining Property to an extent of Seven guntas held by the Vendor in Sy.No.94.

South by: Private Property belonging to Smt.Shobha Reddy.

[Signature]

1 Acre

$3500 \times 55 = 2395800$

2 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 16835
02-03

RNG (U) KRP/ 16835/2002-03 12-13

The present market value of the Schedule property is
Rs.10,98,500/- which is true and correct.

In Witness whereof the parties to this Sale Deed have signed
on the day, month and year herein above first mentioned.

Witnesses: *Veena*

H. K. Annayappa

1. *S. VEENA*
W/O SUBBARAJU
NO 923 Near S.B.W
Mahadevapura Post
Bangalore - 5600048

VENDOR
For SJR BUILDERS

PARTNER
PURCHASER

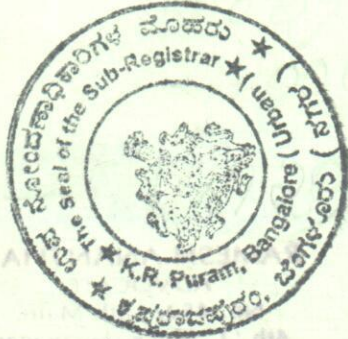
2. *Annayappa*
H.K. Annayappa
1st Cross Hoody village
Bangalore 48

Drafted by me
Ramesh Ananthan
RAMESH ANANTHAN
ADVOCATE
No. 452, 18th Main,
4th 'T' Block, Jayanagar,
BANGALORE-560 041

BNG (U) ERP/ 16835/2002-03 13-13

Regd. as Doct. No. 16835 2002-03
 Dated 3.2.03
 And Stored in C.D. No. 71

 Photo Registrar
 Krishnarajapura, Bangalore (U) Dist.





16837/2002-03

BNB (U) KRP/ 16837/2002-03

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED THIS 30th DAY OF
DECEMBER, 2002, (30-12-2002), AT BANGALORE;

BETWEEN:

Sri.SUBBARAJU,
S/o. Late Krishnaraju,
Aged about 37 years,
No.923, Near S.B.W,
Mahadevapura Post,
Bangalore 560 048.

hereinafter referred to as the 'VENDOR', AND:

M/s.SJR BUILDERS,
49, 27th Main, I stage,
B.T.M.Layout,
Bangalore - 560 068.

Represented by its Partner **Mr. J. Vijay Reddy.**

hereinafter referred to as the 'PURCHASER'

(The term 'Vendor' and 'Purchaser' shall mean and include
their respective heirs, legal representatives, successors,
administrator, executors, assigns etc.,)

[Signature]

ಈ ದಸ್ತಾವೇಜು, ಕರ್ನಾಟಕ ರಾಜ್ಯದ ಸರ್ಕಾರದ ಮುಖಾಂತರ, ಸಾರ್ವಜನಿಕವಾಗಿ, ದೃಢೀಕರಿಸಲಾಗಿದೆ.

[Signature]

ದೃಢೀಕರಣ.



No. 4053 Rs. 1000/-
 Name: Sri/Smt. M/s. S.I.R. Builders
 Date: 28-12-2002
 Sheet of the stamp sold

B. R. SRINIVASA RAO

"B" Class Stamp Vendor
 SVL No. 50-85-88 Dated 12/2/88
 No. 9, Domodara Mudliyar Street
 ULSOOR, BANGALORE-560 008

ಕೃಷ್ಣರಾಜಪುರ ಉಪ ನಿರ್ದೇಶಕರಾದವರ
 ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ... 2 JAN 2003
 ರಂದು ಹಗಲು ಘಂಟೆ... 3:00 PM
 ಯಲ್ಲಿ ಶ್ರೀ/ಶ್ರೀಮತಿ... B. R. Srinivasa Rao
 ಯವರಿಂದ ಹಾಜರ್ ಮಾಡಲ್ಪಟ್ಟಿತು.
 ವಸೂಲಾದ ಶುಲ್ಕ ರೂ...
 ಸೋಂದಗರ ಶುಲ್ಕ... 21980=00
 ನಕಲು ಶುಲ್ಕ... 190=00
 ಹಿಂಬರಹದ ಶುಲ್ಕ... 10=00
 ಅಂಚೆ ವೆಚ್ಚ...
 ಇತರೆ...
 ಮೊತ್ತ ರೂ... 22180=00

BNG (U) KRP/ 16837/2002 2-13



For SJR BUILDERS

I. V. Vijay Kumar
 PARTNER

ಖರೆದು ಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿಕೊಂಡಿರುತ್ತೇನೆ/ವ.

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

For SJR BUILDERS

I. V. Vijay Kumar
 PARTNER



ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

WITNESSETH AS FOLLOWS:

WHEREAS the Schedule Property Sy. No. 94, measuring an extent of 3 acres 27 guntas, situated in Hoodi Village, K.R.Puram taluk, Bagalore south (east) originally property belonged to one Khasim Sab who derived the property form his ancestors and was in possession and enjoyment of the property till his death. After the death of Khasim sab his Three sons namely one Usman sab alias Baba sab, the Second viz: Shinnu Sab, Third viz: Sabjan sab entered into a Partition and the Joint Properties came to be partitioned in the year 1966 under a Registered document No. 977, page No.172 to 179 Volume No.575, Book No.I, registered in the office of sub registrar of Bangalore south Taluk,

AND WHEREAS ever since the date of partition the respective parties were in possession of their respectable shares;

AND WHEREAS Shinnu sab was in possession and enjoyment of Land in sy No. 94, measuring to an extent of 3 acres 27 guntas and ever since the partition Shinnu Sab has paid all the taxes to the concerned authority and all the revenue records were in his name;

AND WHEREAS after the death of Shinnu sab his legal heirs and only sons viz: 1) Anwar sab 2) Parahath 3) Sattar 4) Bhakash continued to be in possession and enjoyment of the property

J. J. J.

BNG (U) KRP/16837/2002-03 4-13

ಗುರುತಿಸಿದವರು

veena

S. VEENA

w/o K. SUBBARAJU

No 923 Near S.B.W

Mahadevapura Post

Bangalore - 5600048

H.K.

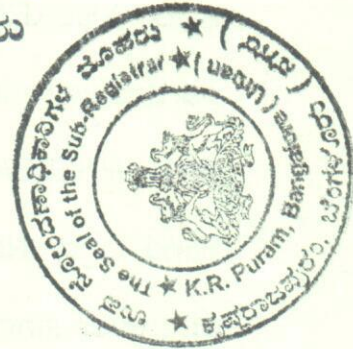
H.K. Annagappa

1st cross Hoody Village

B.lore 48

21/1/03

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣ ರಾಜಪುರ, ಬೆಂಗಳೂರು



jointly and the RTC records showed the name of Anwar as being in possession of the Schedule property;

AND WHEREAS after nearly 12 years since, the death of their father the legal heirs of Late Shinnu Sab applied for the change of Khatha to their names in the year 1992-93 and on the basis of the application, the Hoodi Grama Panchyathi Village Accountant changed the pavathi Khata, to the names of the Legal heirs and as such the Revenue records stands in their name;

AND WHEREAS as such Anwar Sab, Parahath, Sattar and Bhakash thus became owners of the Schedule property to the land bearing sy. No. 94, to an extent of 3 acres 27 guntas situated in Hoodi Village Bangalore south taluk and acquired absolute right, title and interest to dispose off the proeptries in any manner they deem fit;

AND WHEREAS the aforesaid, Anwar sab, Parahath Satter, Bhakash with their respective heirs jointly have sold One Acre Seven Guntas of land in Sy.No.94, out of an extent of Three Acres twenty seven guntas, to K.Subbaraju s/o Krishanaraju, the vendor herein, under the following Registered Absolute Sale Deed dated 19-7-95, registered as Document No.3974, in Book I, Volume 1152, at pages 150 to157 , in the office of the Sub Registrar, K.R.Puram, Bangalore,

AND WHEREAS the Vendor has obtained necessary conversion order ALN.SR.(East) 109/2002-03 dated 29-11-2002, from the

K. Subbaraju

ಪ್ರಮಾಣಿ ಪತ್ರ
(ಕ.ಮಂ. ಕಾಯ್ದೆ 45-ಎ.ಕೆ.ಕೆ.)

ನಿವೇದನೆ : - ಮೆಲ್ಬೋರ್ನ್‌ನಲ್ಲಿ ಮುದ್ರಾಂಕಗಳ ಉಪ-ಆಯುಕ್ತರು : ವಿಭಾಗಾಧಿಕಾರಿ
11/37480/

ನಿವೇದನೆ :- ಮಲ್ಟಿ ಸಮಿತಿ ಮುದ್ರಾಂಶಗಳ ಉಪ-ಆಯ್ಕೆ : 1437480/
 ಲಿಖಿತ ಸಾಕ್ಷಿ ಇವರು ಸ್ವತಃ ಬಿಡಿ ರೂ. 27-01-03
 DUSK 29/02-03 ನಿಷಾಂಶ ರಲ್ಲಿ
 ಅಗುತ್ತದೆ ಎಂದು ತಮ್ಮ ಆದೇಶ ಸಂಖ್ಯೆ

ತೀರ್ಮಾನವಿದ್ದಾರೆ. ಈ ಮೂಲಕ ಪ್ರಮಾಣೀಕರಿಸುವುದಕ್ಕೆ ಸಿದ್ಧತೆ ಮಾಡ್ತಾ ಇದೆ.

45765/- ಶಿರಿಕೆ ಬೀದಿಗಲೆ ಪುಟ್ಟ ಕೂ 6780/-
Citi bank
ಪುಟ್ಟ ಬಿಟ್ಟ ಕೂ - - - - -

B box-102-104

ಚಿಕ್ ನಂ. 149981 28-01-03
149982

14798a
36/3/2003
M/s. STR Builders
36/3/2003

BLore

16 837/02-03

[Handwritten signature]

4 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 16837
02-03

BNG (U) KRP/ 16837/2002-03 7.13

Special Deputy Commissioner, Bangalore District, for the use of the Schedule property from Agricultural land to the use of Non Agricultural residential purposes and has paid the Conversion fees under the Challan;

AND WHEREAS the Vendor declares that he has the absolute right, title and interest to alienate the schedule property in any manner whatsoever and due to financial needs for his family purposes, the vendor has thought it fit to sell One Acre of land out of One Acre Seven Guntas of the land morefully described in the Schedule , to the purchaser for a Sale Consideration of Rs.10,98,500/-

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of, Rs.10,98,500/- (Rupees Ten Lakhs Ninety eight thousand five hundred only) being paid, the Vendor acknowledging the receipt of Rs.10,98,500/- (Rupees Ten Lakhs Ninety eight thousand five hundred only) by way of Cheque No. 475872 dated. 22-8-02 for Rs.4,00,000/- (Rupees Four Lakhs only), Cheque No.475873 dated 22-8-02 for Rs.2,58,500/- (Rupees Two Lakhs fifty eight thousand only) and Cheque No.493600 for Rs.4,40,000/- (Rupees Four Lakhs forty thousand only), all the Cheques drawn on Vysya Bank, Jayanagar Branch, Bangalore, being paid, the Vendor do hereby indefeasibly

[Signature]

grant, convey, sell, transfer, release, assigns and set over possession unto and to use the said schedule property to the purchaser, from this date, free from all encumbrances, legal evictions, claims, demands and charges absolutely and for ever together with all liberties, privileges, easements and appurtenances whatsoever to the said schedule property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate rights, titles, claims, interests and demands whatsoever of the vendor in or to the schedule property hereby conveyed and every part thereof 'to have and to hold' the same absolutely for ever in free simple without any obstruction from the vendor or any one claiming through or in trust for his or any of his predecessor in title and to have absolute and full powers to own use, convey, enjoy, deal with or to dispose off the said Schedule Property in any manner whatsoever the said purchaser pleases from this day onwards and the vendors covenant with the purchaser as under:

2. The schedule property is free from all encumbrances, demands, charges, claims minors claims and legal evictions and liens, attachments. The purchaser is at liberty to get the RTC changed/transferred in her name in respect of the schedule property hereby conveyed and to pay the taxes to the authorities concerned directly.

[Signature]

BNG (U) KRP/16837/2002-03 9.13

3. The vendors and all persons claiming under vendors, do hereby further agree with the purchaser at all times hereafter and upon reasonable request and at the cost of the vendor to do execute or cause to be done and executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof to the purchaser and placing the purchaser in possession of the same according to the true intent and meaning of this deed.

4. The vendors doth also hereby for themselves, agree to save harmless and keep indemnified the purchaser from all losses, damages, costs of expenses, which the purchaser may sustain or incur by reason of any claim being made over the schedule property or in respect of the arrears of rates or taxes or cess due prior to the date of registration.

5. The vendors doth hereby further agreed with the purchaser and declares that they have not done or been party to any act, whereby the said property is or may be under any charge in title, claim, estate or otherwise however, or whereby the vendor is prevented from conveying or assigning the schedule property or any part thereof in the manner herein appearing by virtue of this deed.

6. The vendors hereby declare that there are no arrears, encumbrances, liabilities or damages to the best of the knowledge over the Schedule property, in the event the same accrues, the

[Signature]

7ನೇ ಹಾಕೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 16837/02-03

BNG (U) KRP/ 16837/2002-03 10-13

vendors undertakes to indemnify the purchaser and the vendors ceases to the rights of the above Schedule property conveyed with effect from the date of this Deed.

7. The vendors have handed over the certified copies of the deeds, tax receipts and RTC endorsement, relating to the schedule property and the purchaser has acknowledged the receipt of the same.

SCHEDULE PROPERTY

ALL that portion piece and parcel of the Land bearing Survey No.94, situated at Hoody Village, K.R.Puram Hobli, Bangalore South (East) Taluk, Bangalore District, measuring One Acre carved out of 1 Acre and 7 Guntas and bounded as follows:

East by : Road,

West by: Remaining portion of Property Sy.No.94,

North by: Remaining Property to an extent of Seven guntas held by the Vendor in Sy.No.94.

South by: Private Property belonging to Smt.Shobha Reddy.

1/10/02

J. Shobha

43560X55 = 2395800

BNG (U) KRP/ 16837/2002-03 11-13

vide d d the UYAYA BANK Ltd 04.

Certified that a sum of Rs. 147000 Ps. 00
Rupees One lakh forty seven
thousand three hundred only
being the deficit/proper Stamp duty has been
recovered/credited to Bank/Treasury vide Receipt
Challan D.D. No. 531714 dated 30.12.02
By Smt/Sri G. VITAY ready
Residing at BANGALUR

Senior Sub Registrar
Krishnarajapura.

21/03

The present market value of the Schedule property is
Rs.10,98,500/- which is true and correct.

In Witness whereof the parties to this Sale Deed have signed
on the day, month and year herein above first mentioned.

Witnesses:

1. S. VEENA
W/o SUBBARAJU
NO 923 Near S.B.W
Mahadeपुरa Post
Bangalore - 5600048

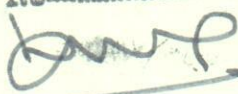
2. H.K. Annayappa
1st cross Hoodi Village
Bangalore 48

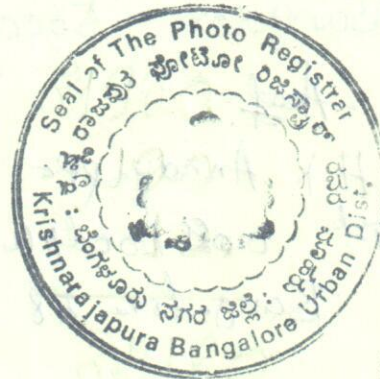
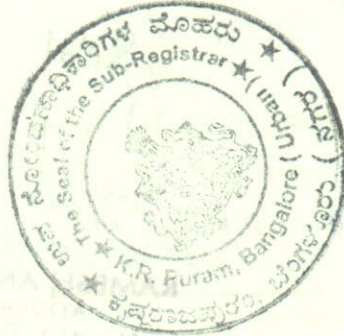
[Signature]
VENDOR
For **SJR BUILDERS**

PARTNER
PURCHASER

Drafted by me
[Signature]
RAMESH ANANTHAN
ADVOCATE
No. 452, 18th Main,
4th 'T' Block, Jayanagar,
BANGALORE-560 041

BNG (U) KRP/ 16837/2002-03 13-13

Regd. as Doct. No. 16837 2002-03
 Dated 3.2.03
 And Stored in C.D. No. 71

 Photo Registrar
 Krishnarajapura, Bangalore (U) Dist.



1000Rs.



16833/2-03

BNG (U) KRP/ 16833/2002-03 1-13

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE EXECUTED THIS 30th DAY OF
DECEMBER, 2002, (30-12-2002), AT BANGALORE;

BETWEEN:

Sri.SUBBARAJU,
S/o. Late Krishnaraju,
Aged about 37 years,
No.923, Near S.B.W,
Mahadevapura Post,
Bangalore 560 048.

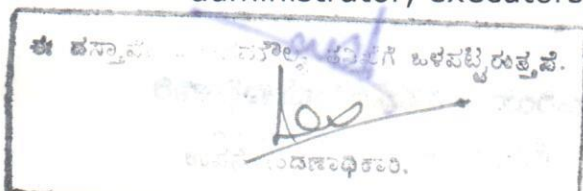
hereinafter referred to as the 'VENDOR', AND:

M/s.SJR BUILDERS,
49, 27th Main, I stage,
B.T.M.Layout,
Bangalore - 560 068.

Represented by its Partner **Mr. J. Vijay Reddy.**

hereinafter referred to as the 'PURCHASER'

(The term 'Vendor' and 'Purchaser' shall mean and include
their respective heirs, legal representatives, successors,
administrator, executors, assigns etc.,)



J. Vijay Reddy



No. 4054 Rs. 1000/-
 Name: Sri/Smt. M/s. S.J.R. Builders
 Date: 28-12-2002
 Sheet of the st sold

B. R. SRINIVASA RAO
 "B" Class Stamp Vendor
 SVL No. 60-85-88 Dated 12/2/88
 No. 9, Domodara Mudliyar Street,
 ULSOOR, BANGALORE-560 002

ಕೃಷ್ಣರಾಜಪುರ ಉಪ ನಿರ್ದೇಶನಾಧಿಕಾರಿಯವರ
 ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 2 JAN 2003
 ರಂದು ಹಗಲು ಘಂಟೆ 3:30 ರಿಂದ 3:30
 ಯಲ್ಲಿ ಶ್ರೀ/ಶ್ರೀಮತಿ K. Narasimha
 ಯವರಿಂದ ಹಾಜರ್ ಮಾಡಲ್ಪಟ್ಟು
 ವಸೂಲಾದ ಕುಲ್ಕ ರೂ. 22080=00
 ನಿರ್ದೇಶನ ಕುಲ್ಕ 190=00
 ನಕಲು ಕುಲ್ಕ 10=00
 ಹಿಂಬರಹದ ಕುಲ್ಕ
 ಅಂಚೆ ವೆಚ್ಚ
 ಇತರೆ 22280=00
 ಮೊತ್ತ ರೂ.

BNG (U) KRP/ 16833/2002-03 2-13



For SJR BUILDERS
 K. Narasimha
 PARTNER

ಬರೆದು ಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿಕೊಂಡಿರುತ್ತೇನೆ/ವೆ

ಹಿರಿಯ ಉಪನಿರ್ದೇಶನಾಧಿಕಾರಿ
 ಕೃಷ್ಣ ರಾಜಪುರ, ಬೆಂಗಳೂರು

For SJR BUILDERS
 K. Narasimha
 PARTNER



ಹಿರಿಯ ಉಪನಿರ್ದೇಶನಾಧಿಕಾರಿ
 ಕೃಷ್ಣ ರಾಜಪುರ, ಬೆಂಗಳೂರು

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WITNESSETH AS FOLLOWS:

WHEREAS the Schedule Property Sy. No. 94, measuring an extent of 3 acres 27 guntas, situated in Hoodi Village, K.R.Puram taluk, Bagalore south (east) originally property belonged to one Khasim Sab who derived the property form his ancestors and was in possession and enjoyment of the property till his death. After the death of Khasim sab his Three sons namely one Usman sab alias Baba sab, the Second viz: Shinnu Sab, Third viz: Sabjan sab entered into a Partition and the Joint Properties came to be partitioned in the year 1966 under a Registered document No. 977, page No.172 to 179 Volume No.575, Book No.I, registered in the office of sub registrar of Bangalore south Taluk,

AND WHEREAS ever since the date of partition the respective parties were in possession of their respectable shares;

AND WHEREAS Shinnu sab was in possession and enjoyment of Land in sy No. 94, measuring to an extent of 3 acres 27 guntas and ever since the partition Shinnu Sab has paid all the taxes to the concerned authority and all the revenue records were in his name;

AND WHEREAS after the death of Shinnu sab his legal heirs and only sons viz: 1) Anwar sab 2) Parahath 3) Sattar 4) Bhakash continued to be in possession and enjoyment of the property

29. [Signature]

ಗುರುಸಿದವರು
Veena

S. VEENA

BNG (U) KRP/16833/2002-03-13

W/o. K. SUBBA RAJU
No 923 Near S.B.W
Mahadevapura Post
Bangalore-5600048

~~For~~

H.K. Annayappa
1st cross Hoody Village
B. loc 48

~~For~~ 2/1/03

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣ ರಾಜಪುರ, ಬೆಂಗಳೂರು



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jointly and the RTC records showed the name of Anwar as being in possession of the Schedule property;

AND WHEREAS after nearly 12 years since, the death of their father the legal heirs of Late Shinnu Sab applied for the change of Khatha to their names in the year 1992-93 and on the basis of the application, the Hoodi Grama Panchyathi Village Accountant changed the pavathi Khata, to the names of the Legal heirs and as such the Revenue records stands in their name;

AND WHEREAS as such Anwar Sab, Parahath, Sattar and Bhakash thus became owners of the Schedule property to the land bearing sy. No. 94, to an extent of 3 acres 27 guntas situated in Hoodi Village Bangalore south taluk and acquired absolute right, title and interest to dispose off the proeptries in any manner they deem fit;

AND WHEREAS the aforesaid, Anwar sab, Parahath, Satter, Bhakash with their respective heirs jointly have sold an extent of One Acre Seven and half Guntas, out of total extent of Three Acres Twenty seven guntas, to K.Subbaraju s/o Krishanaraju, the vendor herein, under the following Registered Absolute Sale Deed dated 24-7-95, registered as Document No.3979, in Book I, Volume 1152, at pages 165-172, in the office of the Sub Registrar, K.R.Puram, Bangalore,

AND WHEREAS the Vendor has obtained necessary conversion order ALN.SR.(East) 109/2002-03 dated 29-11-2002, from the

[Signature]

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(1st and 2nd)

ಶ್ರೀ ಮಹೇಶ್ವರ ಬೆಂಚು & ಮಹೇಶ್ವರ ಮಹೇಶ್ವರ ಸಂಸ್ಥೆ
1103500/- ಎಂಬ ಮೊತ್ತವನ್ನು

ನಿರ್ದೇಶ : - ಬೆಂಚುಮಾಡಿ, ಮಹೇಶ್ವರ ಉಪ-ಬೆಂಚು : ವಿಭಾಗದಿಂದ
2000.500 ಎಂಬ ಮೊತ್ತವನ್ನು ಈ 1437480=00
DUSK 27/02-03 ದಿನಾಂಕ 27-01-03
ಅಂದಿನಿಂದ ಈ ಮೊತ್ತವನ್ನು ಬಿಡುಗಡೆ ಮಾಡಿ.

ನಿರ್ದೇಶನಿಗಾಗಿ, ಈ ಮೊತ್ತವನ್ನು ಪ್ರಮಾಣೀಕರಿಸುವುದರಿಂದಾಗಿ ಮಹೇಶ್ವರ ಮಹೇಶ್ವರ
58590=00 ಎಂಬ ಮೊತ್ತವನ್ನು ಈ 8680=00

ಮತ್ತು ಬಡ್ತಿ ಈ - - - - - ಗಳನ್ನು (ಬ್ಯಾಂಕ್) Citi bank

B. Lore - 102-104 ಬೆಂಚು / ಬ್ಯಾಂಕ್ ಮಹೇಶ್ವರ / ಬೆಂಚು / ಬೆಂಚು
ಈ ಮೊತ್ತವನ್ನು 149985 ದಿನಾಂಕ 28-01-03 ಮೊತ್ತ
149986

ಶ್ರೀಮತಿ M/s. ST Builders

ಬೆಂಚು/ಬೆಂಚು B Lore

16833/02-03

ಮಹೇಶ್ವರ ಮಹೇಶ್ವರ

4 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 16833
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Special Deputy Commissioner, Bangalore District, for the use of the Schedule property from Agricultural land to the use of Non Agricultural residential purposes and has paid the Conversion fees under the challan;

AND WHEREAS the Vendor declares that he has the absolute right, title and interest to alienate the schedule property in any manner whatsoever and due to financial needs for his family purposes, the vendor has thought it fit to sell One Acre out of One Acre Seven and half guntas, the land morefully described in the Schedule , to the purchaser for a Sale Consideration of Rs.11,03,500/-

NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

That in pursuance of the said agreement and in consideration of, Rs.11,03,500/- (Rupees Eleven Lakhs three thousand five hundred only) being paid, the Vendor acknowledging the receipt of Rs.11,03,500/- (Rupees Eleven Lakhs three thousand five hundred only) by way of Cheque No. 475876 dated. 22-8-02 for Rs.4,00,000/- (Rupees Four Lakhs only), Cheque No.475877 dated 22-8-02 for Rs.2,58,500/- (Rupees Two Lakhs fifty eight thousand only) and Cheque No.493599 for Rs.4,45,000/- (Rupees Four Lakhs forty five thousand only), all the Cheques drawn on Vysya Bank, Jayanagar Branch, Bangalore, being paid, the Vendor do hereby indefeasibly



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grant, convey, sell, transfer, release, assigns and set over possession unto and to use the said schedule property to the purchaser, from this date, free from all encumbrances, legal evictions, claims, demands and charges absolutely and for ever together with all liberties, privileges, easements and appurtenances whatsoever to the said schedule property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate rights, titles, claims, interests and demands whatsoever of the vendor in or to the schedule property hereby conveyed and every part thereof 'to have and to hold' the same absolutely for ever in free simple without any obstruction from the vendor or any one claiming through or in trust for his or any of his predecessor in title and to have absolute and full powers to own use, convey, enjoy, deal with or to dispose off the said Schedule Property in any manner whatsoever the said purchaser pleases from this day onwards and the vendors covenant with the purchaser as under:

2. The schedule property is free from all encumbrances, demands, charges, claims minors claims and legal evictions and liens, attachments. The purchaser is at liberty to get the RTC changed/transferred in her name in respect of the schedule property hereby conveyed and to pay the taxes to the authorities concerned directly.

[Signature]

3. The vendors and all persons claiming under vendors, do hereby further agree with the purchaser at all times hereafter and upon reasonable request and at the cost of the vendor to do execute or cause to be done and executed all such lawful acts, deeds

and things whatsoever for further and more perfectly conveying and assuring the schedule property and every part thereof to the purchaser and placing the purchaser in possession of the same according to the true intent and meaning of this deed.

4. The vendors doth also hereby for themselves, agree to save harmless and keep indemnified the purchaser from all losses, damages, costs of expenses, which the purchaser may sustain or incur by reason of any claim being made over the schedule property or in respect of the arrears of rates or taxes or cess due prior to the date of registration.

5. The vendors doth hereby further agreed with the purchaser and declares that they have not done or been party to any act, whereby the said property is or may be under any charge in title, claim, estate or otherwise however, or whereby the vendor is prevented from conveying or assigning the schedule property or any part thereof in the manner herein appearing by virtue of this deed.

6. The vendors hereby declare that there are no arrears, encumbrances, liabilities or damages to the best of the knowledge over the Schedule property, in the event the same accrues, the

J. H. H. H.

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vendors undertakes to indemnify the purchaser and the vendors ceases to the rights of the above Schedule property conveyed with effect from the date of this Deed.

7. The vendors have handed over the certified copies of the deeds, tax receipts and RTC endorsement, relating to the schedule property and the purchaser has acknowledged the receipt of the same.

SCHEDULE PROPERTY

ALL that portion piece and parcel of the Land bearing Survey No.94, situated at Hoody Village, K.R.Puram Hobli, Bangalore South (East) Taluk, Bangalore District, measuring One Acre carved out of One Acre Seven and half guntas and and bounded as follows:

East by : Remaining portion of Sy.No.94,

West by: Remaining portion of Property of Sy.No.94 belonging to Sri.Iqbal Saheb,

North by: Remaining Property to an extent of Seven and half guntas held by the Vendor in Sy.No.94.

South by: Private Property belonging to Smt.Shobha Reddy.

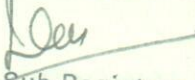
Handwritten signature

1 Acre

43560x 55.2 = 2395800

ANG (M) KRP/ 16833/2002-03 11-13

videad the UYAYA Bank Itg

Certified that a sum of Rs. <u>14,800</u> Ps. <u>00</u>
Rupees <u>one lakh forty eight</u>
<u>thousand only</u>
being the deficit/proper Stamp duty has been
recovered/credited to Bank/Treasury vide Receipt
Challan D.D. No. <u>531715</u> dated <u>30.12.02</u>
By Smt/Sri <u>S. Vijay Reddy</u>
Residing at <u>Bangalore</u>

Senior Sub Registrar
Krishnarajapura.

2/1/03

8 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 16833
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The present market value of the Schedule property is
Rs.11,03,500/- which is true and correct.

In Witness whereof the parties to this Sale Deed have signed
on the day, month and year herein above first mentioned.

Witnesses:

1.

[Signature]

S. VEENA

W/o SUBBARAJU

No 923 Near S.B.W

MAhadavapura post
Bangalore- 5600048

2.

[Signature]

H.K. Annayappa
1st Cross Hoodi Village
Bangalore 560048

[Signature]
VENDOR
For SJR BUILDERS

PARTNER

PURCHASER

Drafted by me
[Signature]
RAMESH ANANTHAN
ADVOCATE
No. 452, 18th Main,
4th 'T' Block, Jayanagar,
BANGALORE- 560 041

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Regd. as Doct. No. 16833 2002-03
 Dated 3.2.03
 And Stored in C.D. No. 71
 Photo Registrar
 Krishnarajapura, Bangalore (U) Dist.

