

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

2015-2016
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

Government of Karnataka

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

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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.



I-5858/15-16

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:

- (1) **Sri.VAJRAGIRI RACHOTAPPA,**
Aged about 60 Years,
S/o.Sri.Late V.C.Thippanna,
Residing at No.1/1294, K.H.B. Colony,
Yemmiganur, Kurnool District,
Andhra Pradesh.
PAN No.ACNPV9938P
- (2) **Sri.NATARAJA VAJRAGIRI,**
Aged about 43 Years,
S/o.Vajragiri Mallikarjuna,
Land Lord,
Siriguppa - 583 121,
Bellary District.
PAN No.AEHPV5103L
- (3) **Sri.VIJAY KUMAR.P.T,**
Aged about 34 Years,
S/o.Sri.P.K.Thippesh,
Residing at No.599,
Vinayaka Nilaya,
Doddapete, Tiptur.
PAN No.ADMPV4266E

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

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

MANAGING DIRECTOR

[Signature]
[Signature]
[Signature]

2 ನೇ ಪುಟ ದೃಢೀಕರಣ ಸಂಖ್ಯೆ 5858-1
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s.NIRMAN SHELTERS (B) PVT LTD represented by its Managing Director Sri
V.LAKSHMINARAYAN , ಇವರು 2563695.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	2336820.00	P.O.No. 009609 Dated 14/10/2015 Issued by THE KARNATAKA BANK LTD, Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	226875.00	P.O.No. 850302 Dated 14/10/2015 Issued by THE KARNATAKA BANK LTD, Bangalore
ಒಟ್ಟು :	2563695.00	

ಸ್ಥಳ : ಚಾಮರಾಜಪೇಟೆ

ದಿನಾಂಕ : 14/10/2015

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

Designed and Developed by C- DAC ,ACTS Pune.

3 ನೇ ಪುಟ ದಸಾವೇಜು ಸಂಖ್ಯೆ 5858 I

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸಾವೇಜು ಹಾಕೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಬೆಲೆ : ರೂ. 2/-

ದಸಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೊಟ್ಟು ದಿನಾಂಕ
Date of execution

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

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 Vendors herein are the absolute owners of Converted
Land bearing Sy.No.110, measuring 3-01 (Three Acre One Gunta), converted
for Non-Agricultural Residential purpose vide Official Memorandum bearing
No.ALN(AJ)SR/15/2013-14, Dated 16-08-2013 and revised official
memorandum bearing No. ALN(AJ)SR/15/2013-14, Dated 06-08-2015
issued by the Deputy Commissioner, Bangalore District, Bangalore, situated
at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, which
is more fully described in the Schedule hereunder and hereinafter referred to
as the **SCHEDULE PROPERTY**.

AND WHEREAS originally the schedule property belonged to one 1)
Smt. Chinamma, Wife of Mr. Kolar Muniyappa and 2) Sri. Madappa, Son of
Nanjundaiah, and they jointly sold the schedule property in favour of Mr.
K.Appi Reddy under the registered sale deed dated 18.12.1943, which is
registered as Document No.968/43-44 of book-I, Volume 517 at pages 164
to 166, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS pursuant thereto, the said Mr. K.Appi Reddy and his
wife Smt. Chinamma 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

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

MANAGING DIRECTOR

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Print Date & Time : 14-10-2015 05:29:37 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5858

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ಜಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 14-10-2015 ರಂದು 05:16:38 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	453750.00
2	ಸೇವಾ ಶುಲ್ಕ	525.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	454315.00

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

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

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ)
ಬೆಂಗಳೂರು

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

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

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ)
ಬೆಂಗಳೂರು

ನೋ ಸ್ಟಾಂಪ್ ದಾಖಲೆ ಸಂಖ್ಯೆ 588 ಬುಕ್ I

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 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 This sheet can be used for any document.		
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

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 schedule property in favour of Sri. Poornachandra Rao, Son of Sri. Chinna Venkaiah, under the registered sale deed 15.12.2005, which is registered as No.ANK-1-12009-2005-06, Book-I, registered in the Office of the Sub-Registrar, Anekal. Whereas Smt.Theja Daughter of M.Ramaswamy has executed release deed in favour of Sri.Poornachandra Rao vide document No.JGN-1-02668-2007-08, Book-I, dated 06.10.2007 CD No.JGND11 registered in the Office of the Sub-Registrar, Jigani.

AND WHEREAS the said Sri.Poornachandra Rao, 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 Sri.Poornachandra Rao, 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 Deputy Commissioner has issued an Official Memorandum bearing No.ALN(AJ):SR:15/13-14, Dated 16.08.2013, and revised conversion order bearing No.ALN(AJ):SR:15/13-14, Dated 06.08.2015, he sanctioned conversion of the schedule property in favour of Sri.Poornachandra Rao.

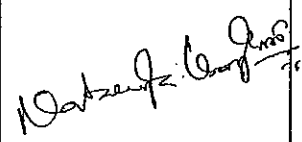
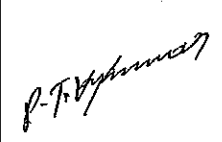
AND WHEREAS thereafter, the said Sri. Poornachandra Rao, later sold and conveyed the schedule property in favour of the Vendors herein, under the registered sale deed dated 07.03.2015, which is registered as Document

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

MANAGING DIRECTOR

Page 3 of 10

[Signature]
[Signature]
P. J. Phumma

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Sri.NATARAJA VAJRAGIRI . (ಬರೆದುಕೊಡುವವರು)			
4	Sri.VIJAY KUMAR.P.T . (ಬರೆದುಕೊಡುವವರು)			

6ನೇ ಪುಟ ರಸಾಪೇಕ್ಷ ಸಂಖ್ಯೆ 5858 ಬುಕ್ I
1576

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದಿ ಕಾರ್ತಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ).
ಬೆಂಗಳೂರು.

7 ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5888 ಬುಕ್ I

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 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.



No.ANK-1-05760-2014-15 of Book-I, stored in CD No.ANKD388, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREA eversince the date of purchase of the schedule property by the VENDORS herein, the VENDORS herein are in lawful and peaceful possession and enjoyment of the schedule property exercising all the acts of ownership over the same.

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 Property.

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 property in favour of the Purchaser herein for a total sale consideration amount of Rs.4,53,75,000/- (Rupees four crores fifty three lakhs seventy 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 property for the aforesaid sale consideration amount of Rs.4,53,75,000/- (Rupees four crores fifty three lakhs seventy 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 VENDORS hereby sell to the PURCHASER and the PURCHASER has therefore agreed to purchase the 'SCHEDULE PROPERTY' for the total valuable sale consideration amount of Rs.4,53,75,000/- (Rupees four crores fifty three lakhs seventy 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.

M/S. NIDHAN SHETERS (B) PVT.LTD.

[Signature]
MANAGING DIRECTOR

Page 4 of 10

[Signature]
K. T. Shetty
P. T. Shetty

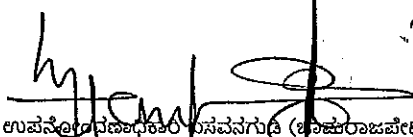
ಗುರುತಿಸುವವರು

8ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5858 ಬಿಲ್ I
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	N.G.Linganna N.G.Linganna Vidyanagar, slruguppa, Bellary Dist,	N.G.Linganna
2	M.Mallikarjuna #Kudlu village, Off Hosur Road, Bangalore	M.Mallikarjuna

ಹಿರಿಯ ಅಪವೇಶನಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

 1 ನೇ ಪುಟದ ದಸ್ತಾವೇಜು ನಂಬರ್ CMP-1-05858-2015-16 ಆಗಿ ಪಿ.ಡಿ. ನಂಬರ್ CMPD147 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 14-10-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಅಪವೇಶನಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)	
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Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಅಪವೇಶನಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

9 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5858 I

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ-ಇ 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.

1. The PURCHASER as on this day, paid the entire sale consideration amount of Rs.4,53,75,000/- (Rupees four crores fifty three lakhs seventy five thousand 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 :-

- Rs.1,00,00,000/- (Rupees One Crore Only)** paid by way Cheque bearing No.612006, Dated 03-10-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of Sri.Vajragiri Rachotappa (1st Vendor herein).
- Rs.1,00,00,000/- (Rupees One Crore Only)** paid by way Cheque bearing No.612007, Dated 03-10-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of Sri.Nataraja Vajragiri (2nd Vendor herein).
- Rs.1,00,00,000/- (Rupees One Crore Only)** paid by way Cheque bearing No.612008, Dated 03-10-2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of Sri.Vijay Kumar.P.T. (3rd Vendor herein).
- Rs.49,73,750/- (Rupees Forty Nine Lakhs Seventy Three Thousand Seven Hundred Fifty Only)** paid by way Cheque bearing No.613351, Dated 14.10.2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of Sri.Vajragiri Rachotappa (1st Vendor herein).
- Rs.49,73,750/- (Rupees Forty Nine Lakhs Seventy Three Thousand Seven Hundred Fifty Only)** paid by way Cheque bearing No.613352, Dated 14.10.2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of Sri.Nataraja Vajragiri (2nd Vendor herein).
- Rs.49,73,750/- (Rupees Forty Nine Lakhs Seventy Three Thousand Seven Hundred Fifty Only)** paid by way Cheque bearing No.613353, Dated 14.10.2015, drawn on Karnataka Bank, Basavanagudi branch, Bangalore, issued in favour of Sri.Vijay Kumar.P.T. (3rd Vendor herein);

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

MANAGING DIRECTOR

Page 5 of 10

[Signature]
P.T. Vijay Kumar

10ನೇ ಪುಟ ದಸಾ ವೇಲು ಸಂಖ್ಯೆ 588 ಬುಕ್ I

ಈ ದಸಾವೇಲು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅವಲೇಖ 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 ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸಾವೇಲಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸಾವೇಲು ಹಾಕೆ
Duesummit Sheet

ಬೆಲೆ: ರೂ. 2/-

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

ದಸಾವೇಲನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

g. **Rs.4,53,750/- (Rupees four lakhs fifty three thousand seven hundred fifty only)** paid by way of TDS on behalf of the Vendor to the Income-tax authorities in the following manner:

- i) Rs.1,51,250/- (Rupees one lakh fifty one thousand two hundred fifty only) vide challan No.01862, dated 14.10.2015, in State Bank of India, Gandhinagar, Bangalore (on behalf of 1st Vendor herein)
- ii) Rs.1,51,250/- (Rupees one lakh fifty one thousand two hundred fifty only) vide challan No.01877, dated 14.10.2015, in State Bank of India, Gandhinagar, Bangalore (on behalf of 2nd Vendor herein),
- iii) Rs.1,51,250/- (Rupees one lakh fifty one thousand two hundred fifty only) vide challan No.02239, dated 14.10.2015, in State Bank of India, Bangalore Focal Point Branch, Bangalore (on behalf of 3rd Vendor herein)

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 PROPERTY 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 PROPERTY 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 PROPERTY without any hindrance either by the VENDORS or any one claiming through or under them.

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

MANAGING DIRECTOR

Page 6 of 10

[Signature]
Routen, Bangalore
P.T. Appur

11 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5858 ಬಿ.ಎ. I
15/7/16

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

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2/-

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2/-

THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:-

1. The VENDORS assure that they are the full and absolute owners of the SCHEDULE PROPERTY and that the VENDORS have got good, valid, subsisting and marketable title and interest in the SCHEDULE PROPERTY and that there are no others, who have got any kind of right, title or interest whatsoever in the SCHEDULE PROPERTY 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 PROPERTY 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 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 PROPERTY and further assures that if there be any defect in the title of the SCHEDULE PROPERTY, 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 PROPERTY 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

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

MANAGING DIRECTOR

Page 7 of 10

Signature of P.T. Khanna

12ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5858 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

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.

ದಸ್ತಾವೇಜು ಹಾಳೆ-Reg
Document Sheet

PROPERTY 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 PROPERTY 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 PROPERTY.
6. The VENDORS further assure the PURCHASER that they have got good, perfect, valid and marketable title to the SCHEDULE PROPERTY and that there is no legal impediment for the absolute sale of the SCHEDULE PROPERTY in favour of the PURCHASER herein.
7. The VENDORS assure the PURCHASER that there are no encumbrances or charges over the SCHEDULE PROPERTY and that the SCHEDULE PROPERTY are free from all kinds of encumbrances such as court attachment, minor's claim, maintenance claim, charge, lien, etc., and that the schedule property is not mortgaged in favour of any bank or financial institutions.
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 PROPERTY 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 PROPERTY is perfected in the event of there being any threat to the same by anybody claiming through or under the VENDORS.

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

P. J. S.
MANAGING DIRECTOR

Page 8 of 10

K. S. S. S.
P. F. S. S.

13 ನೇ ಪುಟ ದಸಾವೇಜು ಸಂಖ್ಯೆ 5888 I
15/16

ಈ ದಸಾವೇಜು 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

ತಂ

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

10. The SCHEDULE PROPERTY 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 PROPERTY 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 PROPERTY in favour of the Purchaser herein.
12. The VENDORS assure 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 PROPERTY by the VENDORS herein is within the ceiling limits of the Karnataka Land Reforms Act, and the schedule property 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 PROPERTY 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 PROPERTY is in accordance with law of the land in force for the time being.
13. The VENDORS assure the Purchaser that the schedule property has not been developed and he has also not obtained any sanctioned plan from any authority for the purpose of development of the schedule property.
14. The PURCHASER alone has met the entire cost of stamp duty, registration charges, and other incidental expenses.

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

[Signature]
P.T. Appanna

14 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5858 ಬುಕ್ I

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 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

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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.

-: SCHEDULE PROPERTY :-

All that piece and parcel of Land bearing Sy.No.110, measuring 3-01 (Three Acre One Gunta), converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/15/13-14, Dated 16-08-2013, revised conversion order bearing No.ALN(AJ):SR:15/13-14, Dated 06.08.2015, issued by 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.165
North by : Government Land,
South by : Land in Sy.No.109/4.

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. N. C. Wajane
N. C. Wajane
Wajane nagar
Srinagar (Ballary st)

2. H. Haniraj
104. Haniraj
B' Block - 804
Hongsandra off
Hosur Road
B' Block

1) [Signature]
2) [Signature]
3) P. T. [Signature]

VENDORS

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

[Signature]
PURCHASER DIRECTOR

DRAFTED BY :

[Signature]
Shashis. S. Patil
Advocate
Bangalore.

ಈ ದಸ್ತಾವೇಜು..... ದಿನ ನಾಲ್ಕು..... ಶುಭಗುಣ ವರ್ಷವೇಕೆ,

15-16

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department



BK-I 5855/15-16

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

real I- 5855/15-16

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.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

2 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5855-15-16 T

[Handwritten signature]



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 2139945.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಪೇ ಆರ್ಡರ್	189375.00	P.O.No. 850300 Dated 14/10/2015 Issued by KARNATAKA BANK LTD, Bangalore
ಇತರ 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

[Handwritten signature]
ಉಪ-ಮೋದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ-ಮೋದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಚಾಮರಾಜಪೇಟೆ)
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಜಿಲ್ಲಾಧಿಕಾರಿ.

Designed and Developed by C- DAC ,ACTS Pune.

3

5.855

15-16

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅದೇಶ ಸಂಖ್ಯೆ: ಕಂ. 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
ತೂ	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಬೆಲೆ: ರೂ. 2/-
	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕೊಟ್ಟ 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 SHETTERS (B) PVT.LTD.

MANAGING DIRECTOR

Page 2 of 10



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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5855

ಜಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ 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 Managng Director Sri V.LAKSHMINARAYAN ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

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

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s.NIRMAN SHELTERS (B) PVT LTD represented by Its Managng Director Sri V.LAKSHMINARAYAN . (ಬರೆಸಿಕೊಂಡವರು)			
2	VAJRAGIRI RACHOTAPPA . (ಬರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ,
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

5 5855 I

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್.ಇ.152 ಮುನೀಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.		ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet Sub-Registrar of Anekal
ತೋ 	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department		ಬೆಲೆ 
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.		

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.

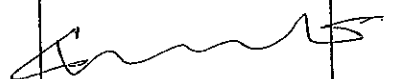
AND WHEREAS after the said partition, the said A.Ramakrishnappa had got all the revenue records, transferred and made out in his name in the records of the concerned revenue department.

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 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.Narayanawamy has executed releasedeed in favour of vendor herein vide registered document No.JGN-1-

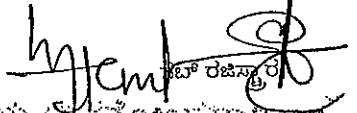
M/s. NIRMAL CHETTERS (B) PVT.LTD.
MANAGING DIRECTOR

Page 3 of 10

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

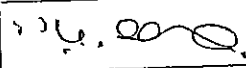
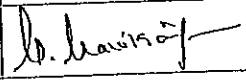
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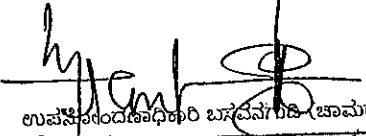

ಹಿರಿಯ ರಾಜಕೀಯ ನಾಯಕರು
ಬಸವನಗುಡಿ (ಜಾಹನರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

ಗುರುತಿಸುವವರು

8 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5855-15-16 T

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

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

 1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ CMP-1-05855-2015-16 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ್ CMPD147 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 14-10-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನಿರ್ದೇಶಕರು ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ) ಬೆಂಗಳೂರು.	
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Designed and Developed by C-DAC, ACTS, Pune

ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

9. 5855

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.

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet
ನೋಂದಣಿ ಸಂಖ್ಯೆ: 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. NIRMAL METERS (B) PVT.LTD.
MANAGING DIRECTOR

Page 5 of 10

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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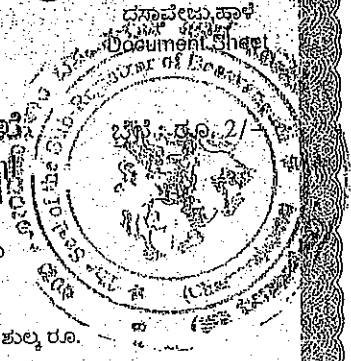


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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.



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 (P) PVT. LTD.

MANAGING DIRECTOR

[Signature]

.....ದೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5855

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

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

3. The VENDOR has paid uptodate kandyam / 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. NIJMAN SHERERS (B) PVT.LTD.

MANAGING DIRECTOR

12ನೇ ಫೆಬ್ರವರಿ 2003 5855

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಕಿ
Document Sheet
No. of the Sub-Register
ಶೀಟ : ರೂ. 2/-

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 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.

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

[Signature]
MANAGING DIRECTOR

[Signature]

Page 8 of 10

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ತೂ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ಚಿತ್ರ : ರೂ. 2/-

-: 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.

MANAGING DIRECTOR

14ನೇ ಫಲಿ ದ್ವಾದಶಿ ಸಂವತ್ಸರ 5855 ಶಕ
1516

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
ತೋ 	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಕ್ರಮ: ರೂ. 2/- 
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution.	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

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.

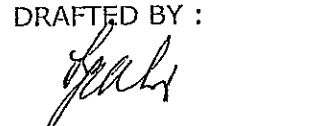
IN WITNESSES WHEREOF, the Vendor and the Purchaser have signed and
executed this Deed of Absolute Sale on the day, month and year first above
mentioned in the presence of the witnesses attesting hereunder.

WITNESSES:

1. N. G. eera
N. G. Hingana
Vijaya nagar
Sirejuppa, Ballary (dist)
2. B. Hanumanth
(C.R. Rao Hingana)
B. Block 804
Hingana off
Hosur road
B.love


VENDOR


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

DRAFTED BY :

Shashi S. Patil
Advocate
Bh.

ಈ ದಸ್ತಾವೇಜು... 5856

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ತೆಂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

BKI 5856/15-16

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



I- 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

(Signature)

2 ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856
15-16



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊದಲಿನ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

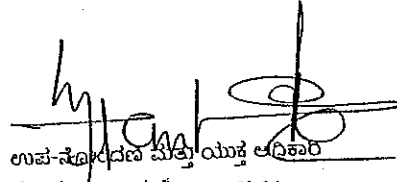
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

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

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

ಸ್ಥಳ : ಬಾಹುರಾಜಪೇಟೆ

ದಿನಾಂಕ : 14/10/2015


ಉಪ-ಮೊದಲಿನ ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ಉಪ-ಮೊದಲಿನ ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬಾಹುರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC ACTS Pune.

...ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ ೨೪೫೬...
15-16

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

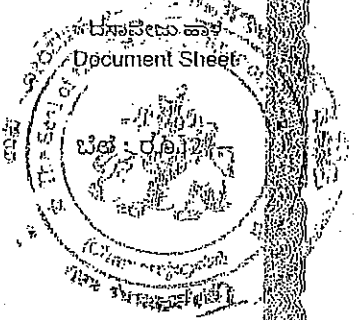
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ತೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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



ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
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. HIRMAN SHETERS
MANAGING DIRECTOR

[Signature]



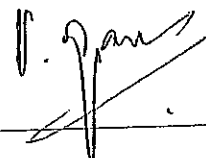
Print Date & Time : 14-10-2015 05:36:04 PM.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5856 5856 15-16

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

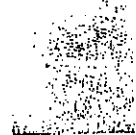
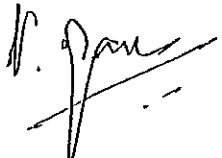
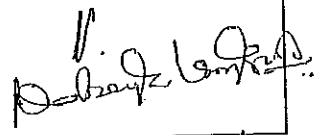
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	450000.00
2	ಸೇವಾ ಶುಲ್ಕ	525.00
3	ಇತರೆ	80.00
	ಒಟ್ಟು :	450605.00

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

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

ಹಿರಿಯ ಸಿಬ್ಬಂದಿ
ಹಿರಿಯ ಸಿಬ್ಬಂದಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪುತ್ತಾರೆ

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

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

5ನೇ ಪುಟ ದಾಖಲೆ ಸಂಖ್ಯೆ 5856 T

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಪಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಮಾನ್ಯತೆ ಪಾಳೆ
Document Sheet

Sub-Registrar
ಆಂಕ : ರೂ. 2/-

ಮಾನ್ಯತೆ ಪಾಳೆ
Document Sheet

Date of execution

Total stamp duty paid Rs.

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.

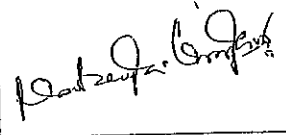
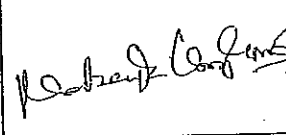
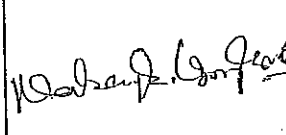
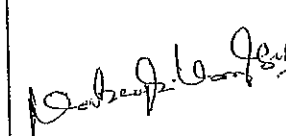
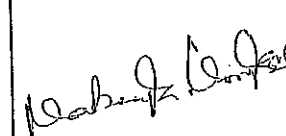
AND WHEREAS pursuant thereto, Sri A.Narasimhaiah sold and conveyed the schedule properties in favour of the Vendor herein under the registered sale deed 15.12.2005, which is registered as document No.ANK-1-12045-2005-06, Book-I, stored on CD No.89 dated 16.12.2005 registered in the Office of the Sub-Registrar,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

MANAGING DIRECTOR

Sub-Registrar

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿನ ಗುರುತು	ಸಹಿ
3	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಕಾರ್ಜುನ (ಬರೆದುಕೊಡುವವರು)			
4	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಕಾರ್ಜುನ (ಬರೆದುಕೊಡುವವರು)			
5	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಕಾರ್ಜುನ (ಬರೆದುಕೊಡುವವರು)			
6	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಕಾರ್ಜುನ (ಬರೆದುಕೊಡುವವರು)			
7	ನಟರಾಜ್ ವಜ್ರಗಿರಿ ಬಿನ್ ವಿ.ಮಲ್ಲಿಕಾರ್ಜುನ- ಭೂ.ಪೆ (ಬರೆದುಕೊಡುವವರು)			

6ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856 ಬಿ.ಟಿ
15-16

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ
ಬಸವನಗುಡಿ (ಸಾಮಾನ್ಯಬೇಟೆ).
ಬೆಂಗಳೂರು.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಖ್ಯೆ 5856 ಬಳಸಿ.....I
15/16

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುಮೋಮು 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.

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. MANMAN SHETERS (B) PVT. LTD.
MANAGING DIRECTOR

[Signature]

8 ಸೇ ಪುಟ ಭಾಗ್ಯವೇದ ಸಂಖ್ಯೆ 5856 ಬರ್ಗ್ T
15-16

J.

ಹಿರಿಯ ಆರೋಗ್ಯವೇಂದಿಗಾಗಿ
ಬಳವನಗುಡಿ (ಬಾವನಗುಡಿ ರೋಡ್),
ಬೆಂಗಳೂರು.



ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು. /

9ನೇ ಭೂ ದಾಖಲೆ ಸಂಖ್ಯೆ 5856 ಬಿ. 1

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೧ 152 ಮುನ್ಸೂಚನಾ 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet ಸಂಖ್ಯೆ : ೪೦೧ 152 152
ತೋ 	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

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 :-

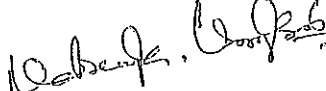
- (a) Rs.3,00,00,000/- (Rupees three crores only) paid by means of a cheque bearing No.612003, dated 03.10.2015, drawn on The Karnataka Bank Ltd., Basavanagudi Branch, Bangalore 560 004,
- (b) Rs.1,45,50,000/- (Rupees one crore forty five lakhs fifty thousand only) paid by means of a cheque bearing No.613355, 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. NIVHAN SNETERS (B) PVT.LTD.


MANAGING DIRECTOR



ID. ಸೇ ಶುಭ ರೂಪಾಂತರ ಸಂಖ್ಯೆ 5856 ಬಿ. 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 ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

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ಬೆಲೆ : ರೂ. 20/-
(Cheque No. 20/-)

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 SHERERS (B) PVT. LTD.

MANAGING DIRECTOR

[Signature]

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.....11...ನೇ ಪುಟ ದಾಖಲೆ ಸಂಖ್ಯೆ 5856...T

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುಖೇಮು 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.

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 SETERS (U) PVT. LTD.

MANAGING DIRECTOR

(Signature)

Page 7 of 11

12ನೇ ಪುಟ ಭೂವೇಳು ಸಂಖ್ಯೆ 5854 ಬಹು.....

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

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
Department Sheet
ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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. N. MANI SETHIERS (B) PVT. LTD.

MANAGING DIRECTOR

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[Signature]

13 ಸೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 5856 ಬಿ.ಎಸ್. 1

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುಮೋಮು 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 ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

ದಸ್ತಾವೇಜು ಹಾಳೆ
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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. MIDMAN PRETERS (B) PVT.LTD.

MANAGING DIRECTOR

Page 9 of 11

14ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 58,56 ಬುಕ್.....
19-16

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 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.

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. J. B. M. S. H. T. E. R. S. (P) PVT. LTD.

MANAGING DIRECTOR

15-16

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುಖೋಮು 2003
ದಿನಾಂಕ 09-03-2003ರ 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
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ಬೆಂಗಳೂರು : ರೂ. 2/-

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. L. Hyanna
N. L. Hyanna
Widgera
Srinagar (Ballary St)
2. M. Manikumar
B' Block - 804
Hengasandra off Holur Road
B' Block

[Signature]
VENDOR

M/s. NIRMAN SHELTERS (P) PVT.LTD.
[Signature]
PURCHASER
MANAGING DIRECTOR

DRAFTED BY:

[Signature]
Shashi S. Patil
Advocate
84

ಈ ದಸ್ತಾವೇಜು.....
7/192, ಬೀದಿ.....

2015-16

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

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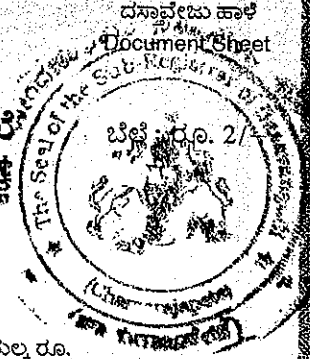


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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.



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) **Sri.VAJRAGIRI MALLIKARJUNA,**
Aged about 70 Years,
S/o.Sri.Late Thippanna,
Land Lord Kumaraswamy Layout,
Ward No.13, Siruguppa, Bellary District,

Represented by his son and
General Power of Attorney Holder

Sri. NATARAJA VAJRAGIRI,
Aged about 43 years,
Land Lord Kumaraswamy Layout,
Ward No.13, Siruguppa, Bellary District,

(2) **Sri.VIJAY KUMAR.P.T,**
Aged about 34 Years,
S/o.Sri.P.K.Thippesh,
Residing at No.599,
Vinayaka Nilaya, Doddapete, Tiptur.

Hereinafter collectively referred to as the "**VENDORS**", which expression shall wherever the context so requires or admits shall mean and include their respective heirs, legal representatives, 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 8

For NIRMAN SHELTERS (B) PVT. LTD.

Managing Director

3ನೇ ಪ್ರತಿ ದಸಾವೇಜು ಸಂಖ್ಯೆ 7192 I

15-6

ಈ ದಸಾವೇಜು 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 ದಸಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
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 owners of the converted land bearing Sy.No.165/5 (Old Sy.No.165), measuring 0-15 guntas, situated at Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore District, which is more fully described in the Schedule hereunder and hereinafter referred to as the **SCHEDULE PROPERTY**.

AND WHEREAS schedule property inheritance to Smt. Latha, Anil Kumar, and Narasimhaiah, however inadvertently the RTC of Sy.No.165/5, of Bukkasagara Village, Jigani Hobli, Anekal Taluk, Bangalore, was shown as 1 Gunta instead of 15 Guntas, which was subsequently rectified by the DDLR by his order date 01.06.2011, passed in a case bearing No.45/2010-11.

AND WHEREAS Smt. Latha, Anil Kumar, and Narasimhaiah jointly applied for conversion of the above said Lands from Agricultural to Non-Agricultural Residential purpose before the Deputy Commissioner, Bangalore District, Bangalore and whereas after payment of conversion Fine and Podi Charges, the Special Deputy Commissioner has issued an Official Memorandum bearing No.ALN(AJ):SR:264/14-15, Dated 30.06.2015, sanctioned conversion of the schedule property in their favour.

AND WHEREAS later the said Narasimhaiah and his son, Anil Kumar and his children, Latha and her children, Smt. A.R.Amala @ Asha have jointly sold and conveyed the schedule property in favour of the Vendors herein under the registered sale deed 19.08.2015, which is registered as registered as No.ANK-1-01920-2015-16, Book-I, stored on CD No.ANKD393, registered in the Office of the Sub-Registrar, Anekal.

AND WHEREAS daughter of Sri Narasimhaiah, namely, Smt.Harika has executed a registered Deed of Confirmation dated 30.10.2015, which is registered as Document No.ANK-1-03304-2015-16 of Book-I, stored in CD No.ANKD395, registered in the Office of the Sub-Registrar, Basavanagudi(Anekal), Bangalore, confirming the execution of the sale deed dated 19.08.2015.

Page 2 of 8

[Handwritten signature]
P.T. Vignawan

For NIRMAN SHELTERS (B) PVT. LTD.

[Handwritten signature]
Managing Director



4ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7192 I
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ಜಾಮರಾಜಪೇಟೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 30-11-2015 ರಂದು 10:26:07 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	48000.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಇತರೆ	20.00
	ಒಟ್ಟು :	48510.00

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 ವರದಿ/ಬಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ) ಜಿಲ್ಲಾ
ಬೆಂಗಳೂರು. ಮುಟ್ಟಿದ್ದಾಗಿ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ(ಮತ್ತು ಪೂರ್ಣ/ಭಾಗಶಃ ಪ್ರತಿಫಲ ರೂ..... (ರೂಪಾಯಿ.....
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	Vajragiri Mallikarjuna Rep by his son and GPA Holder Nataraja Vajragiri . (ಬರೆದುಕೊಡುವವರು)			

ಹೆಚ್ಚು ವರದಿ/ಬಂಟಿ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಜಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

5ನೇ ಪುಟ ದಸಾ ವೇಜು ಸಂಖ್ಯೆ 7192 FA
15-6

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

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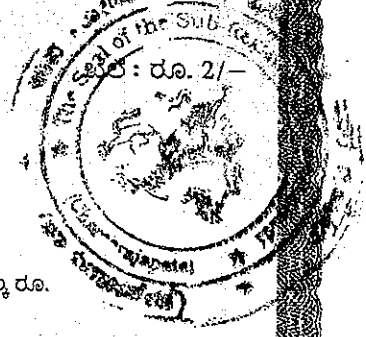


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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



AND WHEREAS ever since the date of purchase of the schedule property by the VENDORS herein, the VENDORS herein are in lawful and peaceful possession and enjoyment of the schedule property exercising all the acts of ownership over the same.

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 Property.

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 property in favour of the Purchaser herein for a total sale consideration amount of Rs.48,00,000/- (Rupees forty eight lakhs only) and whereas the Purchaser herein has agreed and come forward to purchase the schedule property for the aforesaid sale consideration amount of Rs.48,00,000/- (Rupees forty eight lakhs only) 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 PROPERTY' for the total valuable sale consideration amount of **Rs.48,00,000/- (Rupees forty eight lakhs only)** 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.48,00,000/- (Rupees forty eight lakhs only)** to the VENDORS herein in the following manner :-
 - (a) **Rs.20,00,000/- (Rupees twenty lakhs only)** paid by means of a cheque bearing No.612009, dated 03.10.2015, drawn on The Karnataka Bank Ltd., Basavanagudi Branch, Bangalore 560 004, in favour of the First Vendor herein;
 - (b) **Rs.20,00,000/- (Rupees twenty lakhs only)** paid by means of a cheque bearing No.612010, dated 03.10.2015, drawn on The

Handwritten signature
P.T. Vennar

For NIRMAN SHELTERS (B) PVT. LTD.

Page 3 of 8

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Managing Director

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3	Vijaya Kumar P.T. (ಬರೆದುಕೊಡುವವರು)			P.T. Vijaya Kumar

6ನೇ ಪುಟ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7192
15-18

ಹೆಚ್ಚಿಟ್ಟನೆ/ದಸ್ತಾವೇಜು (ಇದೇ ರಜಿಸ್ಟ್ರಾರರಿ
ವಸವಿನ ಗುರುತು (ಪೂರೈಸಬೇಕು)),
ಬೆಂಗಳೂರು.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ 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.

Karnataka Bank Ltd., Basavanagudi Branch, Bangalore 560 004, in
favour of the Second Vendor herein;

(c) **Rs.4,00,000/- (Rupees four lakhs only)** paid by means of a
cheque bearing No.617952, dated 30.11.2015, drawn on The
Karnataka Bank Ltd., Basavanagudi Branch, Bangalore 560 004, in
favour of the First Vendor herein;

(d) **Rs.4,00,000/- (Rupees four lakhs only)** paid by means of a
cheque bearing No.617953, dated 30.11.2015, drawn on The
Karnataka Bank Ltd., Basavanagudi Branch, Bangalore 560 004, in
favour of the Second Vendor herein;

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.

- The VENDORS have this day delivered the vacant physical possession
of the SCHEDULE PROPERTY to the custody of the PURCHASER
herein and the PURCHASER herein hereby acknowledges having
taken delivery of the same.
- The VENDORS hereby grant, convey, transfer, assign and sell
absolutely all their right, claim, title and interest in the SCHEDULE
PROPERTY 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 PROPERTY without any hindrance either by the
VENDORS or any one claiming through or under them.

THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:-

- The VENDORS assure that they are the full and absolute owners of the
SCHEDULE PROPERTY and that the VENDORS have got good, valid,
subsisting and marketable title and interest in the SCHEDULE
PROPERTY and that there are no others, who have got any kind of
right, title or interest whatsoever in the SCHEDULE PROPERTY and
they have absolute power to convey the same in favour of the

Page 4 of 8

[Signature]
P.T. Vignar

For NIRMAN SHELTERS (B) PVT. LTD.

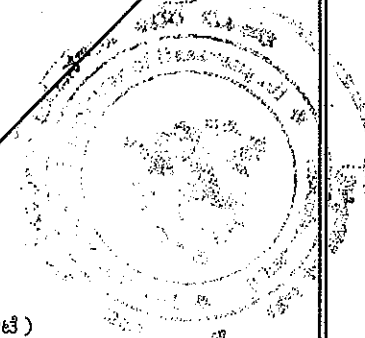
[Signature]
Managing Director

ಗುರುತಿಸುವವರು

8 ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7192 IA
15-16

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 Am
2	Mallikarjuna Flat No 804, 8th Floor, B Block, Green Land, Hongasandra Off Hosur Road, Bangalore	M. Mallikarjuna

ಹೆಚ್ಚುವರಿ/ಬಹು ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸಹಿ ರಜಸ್ವರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

 1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ನಂಬರ್ CMP-1-07192-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ CMPD149 ನೇ ಧೃಢೀ ದಿನಾಂಕ 30-11-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ  ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ)	
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Designed and Developed by C-DAC, ACTS, Pune

ಹೆಚ್ಚುವರಿ/ಬಹು ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಚಾಮರಾಜಪೇಟೆ),
ಬೆಂಗಳೂರು.

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.



PURCHASER herein, and none else other than the VENDORS has/have any manner of right, title, interest or share in the SCHEDULE PROPERTY 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 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 PROPERTY and further assures that if there be any defect in the title of the SCHEDULE PROPERTY, then the VENDORS hereby expressly undertake that they will set right the same at their own cost and expenses.
3. The VENDORS assure that kadayam in respect of the SCHEDULE PROPERTY 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 PROPERTY 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 PROPERTY 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 PROPERTY.

Handwritten signature
P.T. Vignaraj

For NIRMAN SHELTERS (B) PVT. LTD.

Handwritten signature
Managing Director

10 ಸೇ ಪ್ರತಿ ದಾಖಲೆ ಸಂಖ್ಯೆ 71920 F A

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

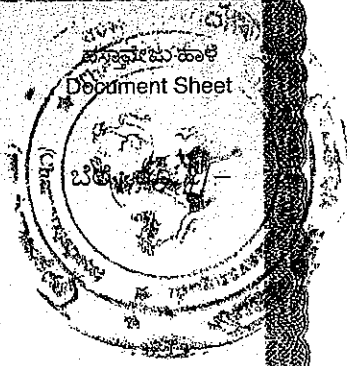
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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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.

6. The VENDORS further assure the PURCHASER that they have got good, perfect, valid and marketable title to the SCHEDULE PROPERTY and that there is no legal impediment for the absolute sale of the SCHEDULE PROPERTY in favour of the PURCHASER herein.
7. The VENDORS assure the PURCHASER that there are no encumbrances or charges over the SCHEDULE PROPERTY and that the SCHEDULE PROPERTY are free from all kinds of encumbrances such as court attachment, minor's claim, maintenance claim, charge, lien, etc., and that the schedule property is not mortgaged in favour of any bank or financial institutions.
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 PROPERTY 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 PROPERTY is perfected in the event of there being any threat to the same by anybody claiming through or under the VENDORS.
10. The SCHEDULE PROPERTY 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 PROPERTY 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 PROPERTY in favour of the Purchaser herein.

[Signature]
P.T. Vignaraj

For NIRMAN SHELTERS (B) PVT. LTD.

[Signature]
Managing Director

Page 6 of 8

11ನೇ ಪ್ರತಿ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 7192 I

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

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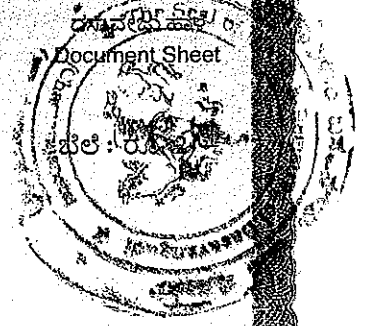


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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.



12. The VENDORS assure 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 PROPERTY by the VENDORS herein is within the ceiling limits of the Karnataka Land Reforms Act, and the schedule property 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 PROPERTY 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 PROPERTY is in accordance with law of the land in force for the time being.
13. The VENDORS assure the Purchaser that the schedule property has not been developed and he has also not obtained any sanctioned plan from any authority for the purpose of development of the schedule property.
14. The PURCHASER alone has met the entire cost of stamp duty, registration charges, and other incidental expenses.

-: SCHEDULE PROPERTY :-

All that piece and parcel of Land bearing Sy.No.165/5, measuring 0-15 (Fifteen Guntas), converted for Non-Agricultural Residential purpose vide Official Memorandum bearing No.ALN(AJ)SR/264/2014-15, Dated 30-06-2015, 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.110,
West by : Land in Sy.No.165/2
North by : Land in Sy.No.110,
South by : Land belonged to Rachotappa, Uma G.Goud
and Ravindranath now purchased by Purchaser;

Handwritten signature
P.T. Hymay

For NIRMAL SHELTERS (B) PVT. LTD.

Handwritten signature
Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಇ 152 ಮುನೋಮು 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.



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. Hanumanth
(Mr. Hanumanth)
Flat no: 804, Hongasandra
off Hosur Road
B'lore

1) Nataraja Vajragiri
Represented by son
And GPA Holder
NATARAJA VAJRAGIRI

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

2) P.T. Jyothsna

VENDORS
For NIRMAL SHELTERS (B) PVT. LTD.

PURCHASER
Director

DRAFTED BY :

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