



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

:: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

1. Sri. H. KRISHNA REDDY
Aged about 65 Years
S/o. Late Hanumappa
2. Smt. KANTHAMMA
Aged about 62 Years
W/o. H. Krishna Reddy
3. Sri. MANJUNATH REDDY
Aged about 30 Years
S/o. H. Krishna Reddy
4. Sri. K. NAGARAJ
Aged about 29 Years
S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10
Channakeshavanagar B.T.S Layout
Arekere, B.G Road
BANGALORE - 560076.

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4th Main
3rd Cross N.S. Palya
B.T.M 2nd Stage
BANGALORE - 560076.

2

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಸೋಂಪಣ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shantha Kumar , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ವಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|--------------------|-------------|------------------------------------------------------------------------|
| ನಗದು ರೂಪ | 40.00 | Paid In Cash |
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 158750.00 | DD No. 037399, Dated 18/06/2016, Is used by Axis Bank Ltd., Bangalore. |
| ಒಟ್ಟು : | 158790.00 | |

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕ : 20/06/2016

Senior Sub-Registrar
Jayanagar, Bangalore
(ಜಯನಗರ)



ದಸ್ತಾವೇದು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇದನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

[Signature]

[Signature]



Print Date & Time : 20-06-2016 04:22:21 PM

ಸಸ್ತಾವೇಜು : 2249

ಯೆನಗರ ಪಟ್ಟಣ ಉಪನಿರ್ದೇಶಕರಿಂದ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು 03:08:11 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಬಿಲ್ಲುಮೊಂಡು.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|-------------|-----------------|-----------|
| 1 | ನೋಂದಣಿ ಕುಲ್ಯ | 146200.00 |
| 2 | ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ | 420.00 |
| 3 | ಕನ್ವೆಂಟಿಂಗ್ ಫೀ | 100.00 |
| | ಒಟ್ಟು : | 146720.00 |

Shantha Kumar ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

| ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|--------------------|------|------------------|-----|
| ಶ್ರೀ Shantha Kumar | | | |

Senior Sub-Registrar
Jayanagar, Bangalore City 16/6

ರೆಡುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------|-----|
| 1 | Shantha Kumar . (ಬರೆಸಿಕೊಂಡವರು) | | | |
| 2 | H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagaraj, Lalitha.K & Jyothi.K. Rep by their GPA Holder, Sri.Shantha Kumar . (ಬರೆದುಕೊಡುವವರು) | | | |

Senior Sub-Registrar
Jayanagar, Bangalore City 16/6



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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









WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 36 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8th stage 3rd Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the **SCHEDULE PROPERTY**.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having no. BDA-1-04735-2015-16 CD NO. BDAD2016 Dated 13-01-2016, Possession Certificate No. 118/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/36/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule Property** and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner :

- The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- That the Schedule property is not subject to any encumbrances, and attachments

| ಕ್ರಮ ಸಂಖ್ಯೆ | ನಾಮ | ಬಿ.ಎ.ಎ. ಸಂಖ್ಯೆ | ಬಿ.ಎ.ಎ. ಸಂಖ್ಯೆ | ಸಹಿ |
|-------------|---------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------|
| 3 | H.Krishna Reddy . (ಬಿ.ಎ.ಎ. ಸಂಖ್ಯೆ) |  |  | H.Krishna Reddy |
| 4 | Kanthamma . (ಬಿ.ಎ.ಎ. ಸಂಖ್ಯೆ) |  |  | Kanthamma |
| 5 | Manjunath Reddy . (ಬಿ.ಎ.ಎ. ಸಂಖ್ಯೆ) |  |  | K. Manjunath |
| 6 | K.Nagaraj . (ಬಿ.ಎ.ಎ. ಸಂಖ್ಯೆ) |  |  | K. Nagaraj |

Senior Sub-Registrar
Jayanagar, Bangalore



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the **VENDORS** do hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDORS** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDORS** or any person claiming through or under them.


[Handwritten signatures]

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|-------------|--------------------------------------------|-----------|
| 1 | Shashi Kumar Sarjapura Road, Bangalore. | Shashi |
| 2 | Manjunath JP Nagar, Bangalore | Manjunath |

Senior Sub-Registrar
Jayanagar, Bangalore

I hereby certify that on production of the original GPA document, I have satisfied myself that the stamp duty of Rs. 660000/- has been paid thereon. Vide Document No. 1243/2015-16, Dated 19/02/2016, Book-4, D No. JAYD245, In the Office the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registrar
Jayanagar, Bangalore

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <p>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ JAY-1-02249-2016-17 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ್ JAYD257 ನೇ ಧರಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p>Senior Sub-Registrar Jayanagar, Bangalore</p> |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

2. That the **VENDORS** have absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDORS** has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the **PURCHASER** the property hereby conveyed.
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDORS** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
4. That the **VENDORS** hereby declares with the **PURCHASER** that the **VENDORS** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDORS**
5. That the **VENDORS** has handed over the vacant possession of the property more fully described in the Schedule hereunder to the **PURCHASER** on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

:: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing No.36, situated at J.P.NAGAR 8TH PHASE 3RD BLOCK, Khatha No. BDA/RO/36/J.P.N/8/3/2015 measuring East-West : 15.0 meters (50 feet) North-South : 24.0 meters (80 feet) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

| | | |
|----------|---|------------------|
| East By | : | Site No. 37 |
| West By | : | Site No. 35 |
| North By | : | Road |
| South By | : | Private Property |

[Signature]

[Signature]



ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

CONSENTING WITNESSES :

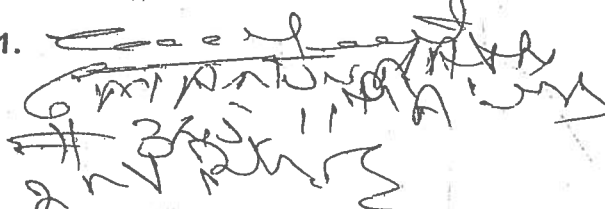
H. Krishna Reddy
(H. KRISHNA REDDY)

Kanthamma
(KANTHAMMA)

Manjunath
(MANJUNATH REDDY)

K. Nagaraj
(K. NAGARAJ)


WITNESSES :

1. 
(SHANTHI KUMARI)

2. Shash
(SHASH)

Sunandendra
Counselor (P)
Bangalore - 35

Drafted By



VENDORS
Represented by their GPA Holder
(SHANTHA KUMAR)



(SHANTHA KUMAR)
PURCHASER

R.K. 2246

2246

6 1-11 0



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ದಿನಾಂಕ
Date of Execution

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

:: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this **Monday**,
Twentieth day of June, Two Thousand Sixteen. (20/06/2016) by

1. Sri. H. KRISHNA REDDY
Aged about 65 Years
S/o. Late Hanumappa
2. Smt. KANTHAMMA
Aged about 62 Years
W/o. H. Krishna Reddy
3. Sri. MANJUNATH REDDY
Aged about 30 Years
S/o. H. Krishna Reddy
4. Sri. K. NAGARAJ
Aged about 29 Years
S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10
Channakeshavanagar B.T.S Layout
Arekere, B.G Road
BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4th Main
3rd Cross N.S. Palya
B.T.M 2nd Stage
BANGALORE - 560076.

[Handwritten signatures]



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 Shantha Kumar , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|--------------------|-------------|-----------------------------------------------------------------------|
| ನೆಗದು ರೂಪ | 40.00 | Paid In Cash |
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 158750.00 | DD No. 037395, Dated 18/06/2016, Issued by Axis Bank Ltd., Bangalore. |
| ಒಟ್ಟು : | 158790.00 | |

ಸ್ಥಳ : ಜಯನಗರ
ದಿನಾಂಕ : 20/06/2016


ಜಯನಗರ, ಬೆಂಗಳೂರು
Jayanagar, Bangalore



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರವು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.



Date & Time : 20-06-2016 04:16:12 PM

Q

ವೇಳು ಸಂಖ್ಯೆ : 2246

ನಗರ ದಲ್ಲಿರುವ ಉಪವಿಭಾಗಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು 01:31:21 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ದೊಂದಿಗೆ

| ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|--------|---------------|-----------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 146200.00 |
| 2 | ಸ್ಯಾನಿಟಾರಿ ಛೇ | 420.00 |
| 3 | ಕೆವೈಟಿಂಗ್ ಛೇ | 100.00 |
| | ಒಟ್ಟು : | 146720.00 |

Shantha Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|--------------------|------|------------------|-----|
| ಶ್ರೀ Shantha Kumar | | | |

Senior Sub-Registrar
Jayanagar, Bangalore 16/16

ಇದುವೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------------|-----|
| 1 | Shantha Kumar (ಬರೆಸಿಕೊಂಡವರು) | | | |
| 2 | H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagaraj, Lalitha.K & Jyothi.K, Rep by their GPA Holder, Sri.Shantha Kumar : (ಬರೆದುಕೊರುವವರು) | | | |

Senior Sub-Registrar
Jayanagar, Bangalore 16/16



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 35 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8th stage 3rd Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the **SCHEDULE PROPERTY**.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having no. BDA-1-04734-2015-16 CD NO. BDAD2016 Dated 13-01-2016, Possession Certificate No. 119/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/35 /J.P.N/8/3/2015 Dated 6/02/2016.

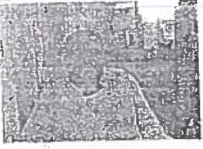




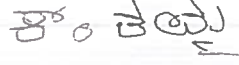


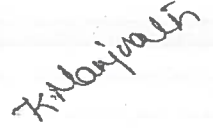


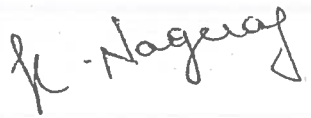
WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule Property** and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner :

- The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- That the Schedule property is not subject to any encumbrances, and attachments

[Signature]

[Signature]

| ಸಂಖ್ಯೆ | ಹೆಸರು | BNG(U)J/2016-20 | 7IBK | ಹೆಚ್ಚುವರಿ ಸಂಖ್ಯೆ | ಸಹಿ |
|--------|---------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------|
| 3 | H.Krishna Reddy . (ಬಪ್ತಿಗೆ ಸಾಕ್ಷಿ) |  |  | |  |
| 4 | Kanthamma (ಬಪ್ತಿಗೆ ಸಾಕ್ಷಿ) |  |  | |  |
| 5 | Manjunath Reddy . (ಬಪ್ತಿಗೆ ಸಾಕ್ಷಿ) |  |  | |  |
| 6 | K.Nagaraj . (ಬಪ್ತಿಗೆ ಸಾಕ್ಷಿ) |  |  | |  |


 Senior Sub-Registrar
 Jayanagar, Bangalore City



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the VENDORS do hereby sell, convey, transfer, and assigns unto and to the use of the PURCHASER, the property more fully described in the Schedule hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the VENDORS to and upon the said property TO HAVE AND TO HOLD the said property hereby conveyed unto the PURCHASER absolutely and forever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the PURCHASER without any interference, interruption, or disturbance from the VENDORS or any person claiming through or under them.

Shree *Shree*



ಗುತಿಸುವವರು

| ಕ್ರಮ ಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|---------------|--------------------------------------------|-------|
| 1 | Shashi Kumar Sarjapura Road, Bangalore. | Shash |
| 2 | Manjunath JP Nagar, Bangalore | |

Senior Sub-Registrar
Jayanagar, Bangalore City 20/6/16

hereby certify that on production of the original GPA document. I have satisfied myself that the stamp duty of Rs. 660000/- has been paid thereon. Vide Document No. 1241/2015-16, Dated 19/02/2016, Book-4, D No.JAYD245, in the Office the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registrar
Jayanagar, Bangalore City 20/6/16

| | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  <p>1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ನಂಬರ್ JAY-1-02246-2016-17 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ JAYD257 ನ್ನು ದೃಢೀಕರಿಸಿ ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ.</p> <p>Senior Sub-Registrar Jayanagar, Bangalore City 20/6/16</p> <p>ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಜಯನಗರ)</p> |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

2. That the **VENDORS** have absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDORS** has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the **PURCHASER** the property hereby conveyed.
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDORS** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
4. That the **VENDORS** hereby declares with the **PURCHASER** that the **VENDORS** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDORS**
5. That the **VENDORS** has handed over the vacant possession of the property more fully described in the Schedule hereunder to the **PURCHASER** on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

[Handwritten signatures]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

:: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site.No.35, situated at J.P.NAGAR 8TH PHASE 3RD BLOCK, Khatha No. BDA/RO/35 /J.P.N/8/3/2015 measuring East-West : 15.0 meters (50 feet) North-South : 24.0 meters (80 feet) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

| | | |
|----------|---|------------------|
| East By | : | Site No. 36 |
| West By | : | Site No. 34 |
| North By | : | Road |
| South By | : | Private Property |

[Signature]

[Signature]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

CONSENTING WITNESSES :

H. KRISHNA REDDY

KANTHAMMA

(KANTHAMMA)

MANJUNATH REDDY

(MANJUNATH REDDY)

K. NAGARAJ

(K. NAGARAJ)

WITNESSES :

1. SHANTHA KUMAR
SHANTHA KUMAR
SHANTHA KUMAR
SHANTHA KUMAR
SHANTHA KUMAR

2. Shashir

Shunnapandra
Carmelosaan (P)
Bangalore - 35

Draft-130

SHANTHA KUMAR

VENDORS

Represented by their GPA Holder
(SHANTHA KUMAR)

SHANTHA KUMAR
PURCHASER

2247

ENG(U)J/R. 2247

20/06/2016

Page 1 of 7



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

:: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday,
Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

1. Sri. H. KRISHNA REDDY
Aged about 65 Years
S/o. Late Hanumappa
2. Smt. KANTHAMMA
Aged about 62 Years
W/o. H. Krishna Reddy
3. Sri. MANJUNATH REDDY
Aged about 30 Years
S/q. H. Krishna Reddy
4. Sri. K. NAGARAJ
Aged about 29 Years
S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10
Channakeshavanagar B.T.S Layout
Arekere, B.G Road
BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4th Main
3rd Cross N.S. Palya
B.T.M 2nd Stage
BANGALORE - 560076.

Q

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shanthika Kulkarni , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|---------------------|-------------|-----------------------------------------------------------------------|
| ನಗದು ಮೊಣ | 40.00 | Paid in Cash |
| ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 158750.00 | DD No. 007394, Dated 18/06/2016, Issued by Axis Bank Ltd., Bangalore. |
| ಒಟ್ಟು : | 158790.00 | |

ಸ್ಥಳ : ಜಯಪುರ

ದಿನಾಂಕ : 20/06/2016

Senior Civil Registrar
Jayanagar, Bangalore
20/6/16



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the **ONE PART** which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called the **PURCHASER** of the **OTHER PART** which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.



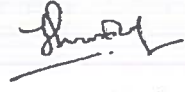
nt Date & Time : 20-06-2016 04:18:24 PM


ಸ್ಥಾಪನಾ ಸಂಖ್ಯೆ : 2247

ಯುನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು 02:50:02 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಪ್ರದೊಂದಿಗೆ







| ಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|----------|--------------|-----------|
| 1 | ನೋಂದಣಿ ಶಾಲ್ಯ | 146200.00 |
| 2 | ಸ್ಯಾನಿಂಗ್ ಫೀ | 420.00 |
| 3 | ಕನ್ವೆಂಟ್ ಫೀ | 100.00 |
| | ಒಟ್ಟು : | 146720.00 |


Shantha Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಪೋಟೊ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|--------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| ಶ್ರೀ Shantha Kumar |  |  |  |


Senior Sub-Registrar
Jayanagar, Bangalore City

ಕೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಪೋಟೊ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | Shantha Kumar (ಬರೆಸಿಕೊಂಡವರು) |  |  |  |
| 2 | H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagaraj, Lalitha.K & Jyothi.K, Rep by their GPA Holder, Sri.Shantha Kumar . (ಬರೆದುಕೊಡುವವರು) |  |  |  |


Senior Sub-Registrar
Jayanagar, Bangalore City



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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






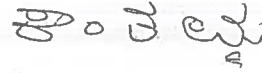


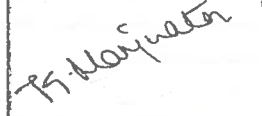


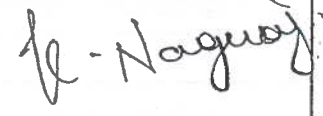
WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 34 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8th stage 3rd Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the **SCHEDULE PROPERTY**.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having No. BDA-1-04741-2015-16 CD NO. BDAD2016 Dated 13-01-2016, Possession Certificate No. 119/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/34/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule Property** and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner :

- The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- That the Schedule property is not subject to any encumbrances, and attachments

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಹೆಸರು | ಹೆಸರು | ಹೆಸರು |
|-------------|-------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| | 45 | 2016-2017/BK | 6 | 1 |
| 3 | H.Krishna Reddy (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  |  |
| 4 | Kanthamma (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  |  |
| 5 | Manjunath Reddy (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  |  |
| 6 | K.Nagaraj (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  |  |

Senior Sub-Regi
ayanagar, Bangalore
16



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the **VENDORS** do hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDORS** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDORS** or any person claiming through or under them.

ರುತಿಸುವವರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|----------------|--------------------------------------------|-----------|
| 1 | Shashi Kumar Sarjapura Road, Bangalore. | Shashi |
| 2 | Manjunath JP Nagar, Bangalore | Manjunath |

Senior Sub-Registrar
Jayanagar, Bangalore 20/6/16

hereby certify that on production of the original GPA document, I have satisfied myself that the stamp duty of Rs. 660000/- has been paid thereon. Vide Document No. 1240/2015-16, Dated 19/02/2016, Book-4, D No. JAYD245, in the Office the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registrar
Jayanagar, Bangalore 20/6/16



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ JAY-1-02247-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ JAYD257 ನೇ ದೃಢೀಕರಣ
ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



Senior Sub-Registrar
Jayanagar, Bangalore 20/6/16
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಜಯನಗರ)



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

2. That the **VENDORS** have absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDORS** has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the **PURCHASER** the property hereby conveyed.
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDORS** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
4. That the **VENDORS** hereby declares with the **PURCHASER** that the **VENDORS** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDORS**
5. That the **VENDORS** has handed over the vacant possession of the property more fully described in the Schedule hereunder to the **PURCHASER** on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

[Handwritten signatures]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಸಿದ್ಧಪಡಿಸಿದ ದಿನಾಂಕ
Date of Execution

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

6. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

:: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site.No.34, situated at J.P.NAGAR 8TH PHASE 3RD BLOCK Khatha No. BDA/RO/34/J.P.N/8/3/2015 measuring East-West : 15.0 meters (50 feet) North-South : 24.0 meters (80 feet) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

| | | |
|----------|---|------------------|
| East By | : | Site No. 35 |
| West By | : | Site No. 33 |
| North By | : | Road |
| South By | : | Private Property |

[Signature]

[Signature]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

CONSENTING WITNESSES :

H. Krishna Reddy
(H. KRISHNA REDDY)

(KANTHAMMA)

K. Manjunath
(MANJUNATH REDDY)

K. Nagaraj
(K. NAGARAJ)

WITNESSES :

1. *[Signature]*
S. Manjunath
345/11th A. Cross
and 1st floor 102/78

2. Shashi
S. Somasundaram
Coxmelasam (P)
Bengaluru - 35

Drafted By

[Signature]

20/06/2018

[Signature]

VENDORS

Represented by their GPA Holder
(SHANTHA KUMAR)

[Signature]

(SHANTHA KUMAR)
PURCHASER

2247

ENG(U)J/R. 2247

20/06/2016

Page 1 of 7



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

:: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday,
Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

1. Sri. H. KRISHNA REDDY
Aged about 65 Years
S/o. Late Hanumappa
2. Smt. KANTHAMMA
Aged about 62 Years
W/o. H. Krishna Reddy
3. Sri. MANJUNATH REDDY
Aged about 30 Years
S/q. H. Krishna Reddy
4. Sri. K. NAGARAJ
Aged about 29 Years
S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10
Channakeshavanagar B.T.S Layout
Arekere, B.G Road
BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4th Main
3rd Cross N.S. Palya
B.T.M 2nd Stage
BANGALORE - 560076.

Q

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shanthika Kulkarni , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹೇಗೆ ಪಾವತಿಯ ವಿವರ |
|---------------------|-------------|-----------------------------------------------------------------------|
| ನಗದು ಮೊಣ | 40.00 | Paid in Cash |
| ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 158750.00 | DD No. 007394, Dated 18/06/2016, Issued by Axis Bank Ltd., Bangalore. |
| ಒಟ್ಟು : | 158790.00 | |

ಸ್ಥಳ : ಜಯಪುರ

ದಿನಾಂಕ : 20/06/2016

Senior Civil Registrar
Jayanagar, Bangalore
20/6/16



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

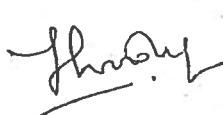
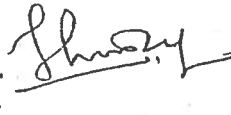
Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the **ONE PART** which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyall kaval,
BANGALORE - 560003.

Hereinafter called the **PURCHASER** of the **OTHER PART** which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.



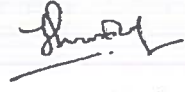
nt Date & Time : 20-06-2016 04:18:24 PM


ಸ್ಥಾಪನಾ ಸಂಖ್ಯೆ : 2247

ಯುನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು 02:50:02 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಪ್ರದೊಂದಿಗೆ







| ಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|----------|--------------|-----------|
| 1 | ನೋಂದಣಿ ಶಾಲ್ಯ | 146200.00 |
| 2 | ಸ್ಯಾನಿಂಗ್ ಫೀ | 420.00 |
| 3 | ಕನ್ವೆಂಟ್ ಫೀ | 100.00 |
| | ಒಟ್ಟು : | 146720.00 |

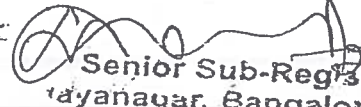
Shantha Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಪೋಟೊ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|--------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| ಶ್ರೀ Shantha Kumar |  |  |  |


Senior Sub-Registrar
Jayanagar, Bangalore City

ಕೆಡುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಪೋಟೊ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | Shantha Kumar (ಬರೆಸಿಕೊಂಡವರು) |  |  |  |
| 2 | H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagaraj, Lalitha.K & Jyothi.K, Rep by their GPA Holder, Sri.Shantha Kumar . (ಬರೆದುಕೊಡುವವರು) |  |  |  |


Senior Sub-Registrar
Jayanagar, Bangalore City



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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









WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 34 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8th stage 3rd Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the **SCHEDULE PROPERTY**.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having No. BDA-1-04741-2015-16 CD NO. BDAD2016 Dated 13-01-2016, Possession Certificate No. 119/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/34/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule Property** and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner :

- The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- That the Schedule property is not subject to any encumbrances, and attachments

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಬಿ.ಎ.ಎ. 2016-2017/3K | ಹೆಚ್ಚುವರಿ ಸಹಿ |
|-------------|-------------------------------------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| 3 | H.Krishna Reddy (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  <i>H.Krishna Reddy</i> |
| 4 | Kanthamma (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  <i>ಕಾಂತ್ ಮ್ಮ</i> |
| 5 | Manjunath Reddy (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  <i>K.Manjunath</i> |
| 6 | K.Nagaraj (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  <i>K.Nagaraj</i> |

[Signature]
Senior Sub-Regi. Officer
Jayanagar, Bangalore
16/6/16



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

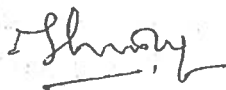
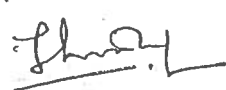
- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the **VENDORS** do hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDORS** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDORS** or any person claiming through or under them.

ರುತಿಸುವವರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|----------------|--------------------------------------------|-----------|
| 1 | Shashi Kumar Sarjapura Road, Bangalore. | Shashi |
| 2 | Manjunath JP Nagar, Bangalore | Manjunath |

Senior Sub-Registrar
Jayanagar, Bangalore 20/6/16

hereby certify that on production of the original GPA document, I have satisfied myself that the stamp duty of Rs. 660000/- has been paid thereon. Vide Document No. 1240/2015-16, Dated 19/02/2016, Book-4, D No. JAYD245, in the Office the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registrar
Jayanagar, Bangalore 20/6/16



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ JAY-1-02247-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ JAYD257 ನೇ ದೃಢೀಕರಣ
ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



Senior Sub-Registrar
Jayanagar, Bangalore 20/6/16
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ (ಜಯನಗರ)



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

2. That the **VENDORS** have absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDORS** has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the **PURCHASER** the property hereby conveyed.
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDORS** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
4. That the **VENDORS** hereby declares with the **PURCHASER** that the **VENDORS** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDORS**
5. That the **VENDORS** has handed over the vacant possession of the property more fully described in the Schedule hereunder to the **PURCHASER** on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

[Handwritten signatures]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಸಿದ್ಧಪಡಿಸಿದ ದಿನಾಂಕ
Date of Execution

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

6. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

:: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site.No.34, situated at J.P.NAGAR 8TH PHASE 3RD BLOCK Khatha No. BDA/RO/34/J.P.N/8/3/2015 measuring East-West : 15.0 meters (50 feet) North-South : 24.0 meters (80 feet) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

| | | |
|----------|---|------------------|
| East By | : | Site No. 35 |
| West By | : | Site No. 33 |
| North By | : | Road |
| South By | : | Private Property |

[Signature]

[Signature]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

CONSENTING WITNESSES :

H. Krishna Reddy
(H. KRISHNA REDDY)

(KANTHAMMA)

K. Manjunath
(MANJUNATH REDDY)

K. Nagaraj
(K. NAGARAJ)

WITNESSES :

1. *[Signature]*
SHANTHA KUMAR
365/11th A. Cross
and 1st floor No 78

2. Shashi
Somabandhu
Coxmelasam (P)
Bengaluru - 35

Drafted By

[Signature]

20/06/2018

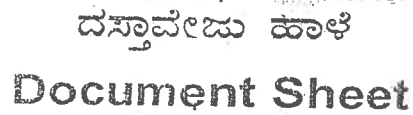
[Signature]

VENDORS

Represented by their GPA Holder
(SHANTHA KUMAR)

[Signature]

(SHANTHA KUMAR)
PURCHASER



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

Page 1 of 7

Shirley Shirley

Q

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 Shanthir Kumar , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|--------------------|-------------|-----------------------------------------------------------------------|
| ನಗದು ರೂಪ | 40.00 | Paid in Cash |
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 158750.00 | DD No. 037401, Dated 18/06/2016, Isused by Axis Bank Ltd., Bangalore. |
| ಒಟ್ಟು : | 158790.00 | |

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕ : 20/06/2016

Senior Sub-Registrar
Jayanagar, Bangalore
(ಜಯನಗರ)

20/6/16



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.




Print Date & Time : 20-06-2016 04:28:46 PM

ಸ್ವಾಭಾವಿಕ ಸಂಖ್ಯೆ : 2252

ಯಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯಾನಗರ-ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು 02:57:36 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಅಂಶಗಳಿಗಾಗಿ






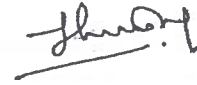
| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|-------------|--------------|-----------|
| 1 | ನೋಂದಣಿ ಸೂಕ್ತ | 146200.00 |
| 2 | ಸ್ವಾಮಿಂಗ್ ಫೀ | 420.00 |
| 3 | ಕೆನ್ಸಿಂಗ್ ಫೀ | 100.00 |
| | ಒಟ್ಟು : | 146720.00 |

Shantha Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|--------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| ಶ್ರೀ Shantha Kumar |  |  |  |

Senior Sub-Registrar
Jayanagar, Bangalore City

ಬರೆಯಲ್ಪಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | Shantha Kumar . (ಬರೆಯಲ್ಪಟ್ಟವರು) |  |  |  |
| 2 | H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Nagara), Lalitha.K & Jyothi.K, Rep by their GPA Holder, Sri.Shantha Kumar . (ಬರೆಯಲ್ಪಟ್ಟವರು) |  |  |  |

Senior Sub-Registrar
Jayanagar, Bangalore City

252 5-11



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 33 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8th stage 3rd Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the **SCHEDULE PROPERTY**.






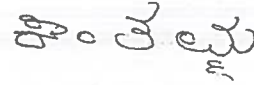


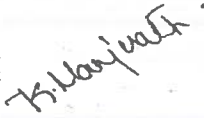


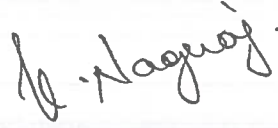
WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having no. BDA-1-04736-2015-16 CD NO. BDAD216 Dated 13-01-2016, Possession Certificate No. 120/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/33/J.P.N/8/3/2015 Dated 6/02/2016.


WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule Property** and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner :

- The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- That the Schedule property is not subject to any encumbrances, and attachments

[Handwritten signatures]

| ಕ್ರ. ಸಂ. | ಹೆಸರು | ಬಿ.ಪಿ.ಎಸ್. ಚಿತ್ರ | ಬಿ.ಪಿ.ಎಸ್. ಚಿತ್ರ | ಸಹಿ |
|----------|------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3 | H.Krishna Reddy . (ಬಿ.ಪಿ.ಎಸ್. ಸಾಕ್ಷಿ) |  |  |  |
| 4 | Kanthamma . (ಬಿ.ಪಿ.ಎಸ್. ಸಾಕ್ಷಿ) |  |  |  |
| 5 | Manjunath Reddy . (ಬಿ.ಪಿ.ಎಸ್. ಸಾಕ್ಷಿ) |  |  |  |
| 6 | K.Nagaraj . (ಬಿ.ಪಿ.ಎಸ್. ಸಾಕ್ಷಿ) |  |  |  |


Senior Sub-Registrar
Jayanagar, Bangalore



ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the **VENDORS** do hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDORS** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDORS** or any person claiming through or under them.

[Handwritten signatures]

ಕುತಿಸುವವರು

2252 2016/15K Page 8-11 Q

| ಕ್ರಮ ಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|---------------|--------------------------------------------|--------|
| 1 | Shashi Kumar Sarjapura Road, Bangalore. | Shashi |
| 2 | Manjunath JP Nagar, Bangalore | |

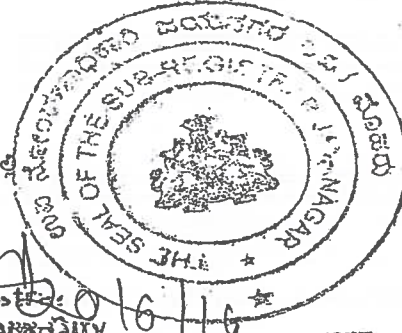
Senior Sub-Registrar
Jayanagar, Bangalore City 20/6/16

hereby certify that on production of the original GPA document, I have satisfied myself that the stamp
ity of Rs. 660000/- has been paid thereon. Vide Document No. 1235/2015-16, Dated 19/02/2016, Book-4,
D No.JAYD245, in the Office the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registrar
Jayanagar, Bangalore City 20/6/16

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ JAY-1-02252-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ JAYD257 ನೇ ಧರಣಿ
ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

Senior Sub-Registrar
Jayanagar, Bangalore City 20/6/16





ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ದಿನಾಂಕ
Date of Execution

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

2. That the **VENDORS** have absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDORS** has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the **PURCHASER** the property hereby conveyed.
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDORS** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
4. That the **VENDORS** hereby declares with the **PURCHASER** that the **VENDORS** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDORS**
5. That the **VENDORS** has handed over the vacant possession of the property more fully described in the Schedule hereunder to the **PURCHASER** on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

[Signature]

[Signature]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ದಿನಾಂಕ
Date of Execution

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

6. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

:: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site.No.33, situated at J.P.NAGAR 8TH PHASE 3RD BLOCK Khatha No. BDA/RO/33/J.P.N/8/3/2015 measuring East-West : 15.0 meters (50 feet) North-South : 24.0 meters (80 feet) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

| | | |
|----------|---|------------------|
| East By | : | Site No. 34 |
| West By | : | Site No. 32 |
| North By | : | Road |
| South By | : | Private Property |

[Handwritten signatures]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

CONSENTING WITNESSES :

H. Krishna Reddy
(H. KRISHNA REDDY)
ತಾಂ ಕಮ್ಮೆ
(KANTHAMMA)

K. Manjunath
(MANJUNATH REDDY)

K. Nagaraj
(K. NAGARAJ)

WITNESSES :

1.
ನಂ: 345, 11/11/2016
By

VENDORS
Represented by their GPA Holder
(SHANTHA KUMAR)

2. Shash
Somasandra
Carmelaram CP
Bangalore

(SHANTHA KUMAR)
PURCHASER

By Drafted By

20/06/2016

ಶಿಕ್ಷಣ ೨೨೫೦

BNG(U)JP.R. ೨೨೫೦

12/06/2016

Page 1 of 1



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

:: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

1. Sri. H. KRISHNA REDDY
Aged about 65 Years
S/o. Late Hanumappa
2. Smt. KANTHAMMA
Aged about 62 Years
W/o. H. Krishna Reddy
3. Sri. MANJUNATH REDDY
Aged about 30 Years
S/o. H. Krishna Reddy
4. Sri. K. NAGARAJ
Aged about 29 Years
S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10
Channakeshavanagar B.T.S Layout
Arekere, B.G Road
BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4th Main
3rd Cross N.S. Palya
B.T.M 2nd Stage
BANGALORE - 560076.

[Signature]

[Signature]

2

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಪೋಸ್ಟಲ್ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shantha Kumar , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|--------------------|-------------|-----------------------------------------------------------------------|
| ನಗದು ರೂಪ | 40.00 | Paid in Cash |
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 158750.00 | DD No. 037398, Dated 18/06/2016, Issued by Axis Bank Ltd., Bangalore. |
| ಒಟ್ಟು : | 158790.00 | |

ಸ್ಥಳ : ಜಯನಗರ
ದಿನಾಂಕ : 20/06/2016

20/6/16
ಜಯನಗರ ಮತ್ತು ಮುದ್ರಾಂಶ ಇಲಾಖೆ
Jayanagar and Stamp Registration Office



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. **Smt. JYOTHI .K**
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.

All are represented by their GPA Holder

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the ONE PART which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

TO AND IN FAVOUR OF




Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called the PURCHASER of the OTHER PART which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.









ಯನಗರ ದಲ್ಲಿರುವ ಉಪನಿರ್ದೇಶಕರ ಜಯನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-09-2016 ರಂದು 03:11:48 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ
ಉದ್ದೇಶದಿಗಾಗಿ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|-------------|----------------|------------------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 146200.00 |
| 2 | ಸ್ಟ್ಯಾಂಪ್ ಫೀ | 420.00 |
| 3 | ರೆನ್ವೆನಿಟಿ ಫೀ | 100.00 |
| | ಒಟ್ಟು : | 146720.00 |

| ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು | ಸಹಿ |
|--------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| ಶ್ರೀ Shantha Kumar |  |  |  |

Senior Sub-Registrar
Jayanagar, Bangalore City

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | Shantha Kumar. (ಬರೆಯಬೇಕಾದವರು) |  |  |  |
| 2 | H.Krishna Reddy, Waranamma, Manjunath Reddy, K.Naganna, Lalitha.K & Jyothi.K, Rep by their GPA Holder, Sri.Shantha Kumar. (ಬರೆಯಬೇಕಾದವರು) |  |  |  |

Senior Sub-Registrar,
Jayanagar, Bangalore

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಘಟಿಸಿದ ದಿನಾಂಕ
Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 32 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8th stage 3rd Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore; which is more fully described in the schedule herein and hereinafter referred to as the **SCHEDULE PROPERTY**.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having No.BDA-1-04738-2015-16 CD NO. BDAD216 Dated 13-01-2016, Possession Certificate No. 120/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/32/J.P.N/8/3/2015 Dated 6/02/2016.

WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule Property** and herein the Purchaser agreed to purchase the same.

WHEREAS, the Vendors represented to the Purchaser in the following manner :

- The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- That the Schedule property is not subject to any encumbrances, and attachments

ರುತ್ತಿರುವವರು

BNS(U)NR 02250/2016-2017/BK 8-11 Q

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಹೆಸರು |
|----------------|--------------------------------------------|-----------|
| 1 | Shashi Kumar Sarjapura Road, Bangalore. | Shashi |
| 2 | Manjunath JP Nagar, Bangalore | Manjunath |

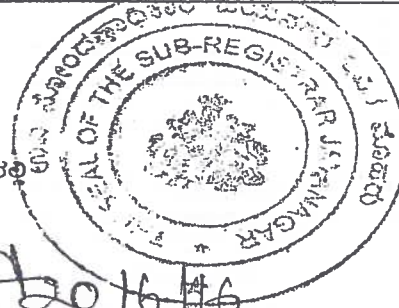
Senior Sub-Registrar
Jayanagar, Bangalore City

ereby certify that on production of the original GPA document. I have satisfied myself that the stamp
ity of Rs. 660000/- has been paid thereon. Vide Document No. 1238/2015-16, Dated 19/02/2016, Book-4,
No. JAYD245, In the Office of the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registrar
Jayanagar, Bangalore City



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ಸಂಖ್ಯೆ JAY-1-02250-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ JAYD257 ನೇ ಧರಣಿ
ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



Senior Sub-Registrar
Jayanagar, Bangalore City



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

2. That the **VENDORS** have absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDORS** has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the **PURCHASER** the property hereby conveyed.
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDORS** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
4. That the **VENDORS** hereby declares with the **PURCHASER** that the **VENDORS** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter. If any arrears are found due to the earlier period, the same shall be discharged by the **VENDORS**
5. That the **VENDORS** has handed over the vacant possession of the property more fully described in the Schedule hereunder to the **PURCHASER** on 20.06.2016 and delivered the connected original title document in respect of the schedule mentioned property.

[Signature]

[Signature]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಭರಿಸಿದ ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. That the VENDORS will at all times and at the cost of the PURCHASER : execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

:: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site.No.32, situated at J.P.NAGAR 8TH PHASE 3RD BLOCK, Khatha No. BDA/RO/32/J.P.N/8/3/2015 measuring East-West : 15.0 meters (50 feet) North-South : 24.0 meters (80 feet) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

| | | |
|----------|---|------------------|
| East By | : | Site No. 33 |
| West By | : | Site No. 31 |
| North By | : | Road |
| South By | : | Private Property |

[Signature]

[Signature]



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

CONSENTING WITNESSES :

H. Krishna Reddy

(H. KRISHNA REDDY)

ಕಾಂತ್ಯಮ್ಮ

(KANTHAMMA)

M. Manjunath

(MANJUNATH REDDY)

K. Nagaraj

(K. NAGARAJ)

WITNESSES :

1. *Shantha Kumar*
Shantha Kumar
#345 11th A Cross
9th Cross - 78

2. *Shash*
Sumrasandra
Carmelaxam (P)
Bangalore - 35

Shantha Kumar
VENDORS
Represented by their GPA Holder
(SHANTHA KUMAR)

Shantha Kumar
(SHANTHA KUMAR)
PURCHASER

Drafted by

1
20/06/2016



ದಸ್ತಾವೇಜು ಪಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

:: ABSOLUTE SALE DEED ::

This DEED OF ABSOLUTE SALE executed at Bangalore on this Monday, Twentieth day of June, Two Thousand Sixteen (20/06/2016) by

1. Sri. H. KRISHNA REDDY
Aged about 65 Years
S/o. Late Hanumappa
2. Smt. KANTHAMMA
Aged about 62 Years
W/o. H. Krishna Reddy
3. Sri. MANJUNATH REDDY
Aged about 30 Years
S/o. H. Krishna Reddy
4. Sri. K. NAGARAJ
Aged about 29 Years
S/o. H. Krishna Reddy

SL.No.1 to 4 residing at #10
Channakeshavanagar B.T.S Layout
Arekere, B.G Road
BANGALORE - 560076

5. Smt. LALITHA. K
Aged about 34 Years
W/o. Thimma Reddy
Residing #42 4th Main
3rd Cross N.S. Palya
B.T.M 2nd Stage
BANGALORE - 560076.

[Handwritten signatures]

2

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Shantha Kumar , ಇವರು 158790.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|---------------------|-------------|-----------------------------------------------------------------------|
| ನಗದು ರೂಪ | 40.00 | Paid in Cash |
| ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 158750.00 | DD No. 037396, Dated 18/06/2016, Issued by Axis Bank Ltd., Bangalore. |
| ಒಟ್ಟು: | 158790.00 | |

ಸ್ಥಳ : ಜಯನಗರ

ದಿನಾಂಕ : 20/06/2016


ಅಧೀನಾಂಕ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
Bengaluru, Bangalore
(ಜಯನಗರ)



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. Smt. JYOTHI .K
Aged about 32 Years
W/o. Muniraju Reddy
Residing at #Old Post Office Road
Near Anjaneya Swamy Temple
Dodda Banaswadi
BANGALORE - 560043.
- All are represented by their GPA Holder
- Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called to the "VENDORS" of the **ONE PART** which expression wherever the context so requires shall mean and include their heirs, executors, administrators, legal representatives, successors etc.

TO AND IN FAVOUR OF

Sri. SHANTHA KUMAR
Aged about 42 Years
S/o. Late Thimmappa
Residing at No.168/30,
4th Main, Vyali kaval,
BANGALORE - 560003.

Hereinafter called the **PURCHASER** of the **OTHER PART** which expression wherever the context so requires shall mean and include his heirs, executors, administrators, legal representatives, successors etc.

Shantha *Shantha*



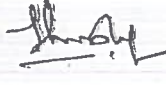
int Date & Time : 20-06-2016 04:20:23 PM


ಸ್ಥಾವೇಷು ಸಂಖ್ಯೆ : 2248

ಯನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಜಯನಗರ ಲವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 20-06-2016 ರಂದು 02:43:58 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಲ್ಯದೊಂದಿಗೆ







| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|-------------|-----------------|-----------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 146200.00 |
| 2 | ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ | 420.00 |
| 3 | ಕನ್ಸೆಂಟಿಂಗ್ ಫೀ | 100.00 |
| | ಒಟ್ಟು : | 146720.00 |

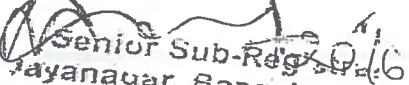
Shantha Kumar ಇವರಿಂದ ಹಾಜರೇ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|--------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| ಶ್ರೀ Shantha Kumar |  |  |  |


Senior Sub-Registrar
Jayanagar, Bangalore City

ರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1 | Shantha Kumar . (ಬರೆಸಿಕೊಂಡವರು) |  |  |  |
| 2 | H.Krishna Reddy, Kanthamma, Manjunath Reddy, K.Noggaraj, Lalitha.K & Jyothi.K, Rep by their GPA Holder, Sri.Shantha Kumar . (ಬರೆದುಕೊಡುವವರು) |  |  |  |


Senior Sub-Registrar
Jayanagar, Bangalore City

2248

P 5-11 Q



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

WHEREAS, the Vendors are the absolute owners in possession and enjoyment of the land bearing Site No. 31 measuring 4000 Square Feet East to West 15.0 meters and North – South 24.0 meters Are situated at J.P. Nagar 8th stage 3rd Blok Uttaralli Hobli, Bangalore South Taluk, Bangalore, which is more fully described in the schedule herein and hereinafter referred to as the **SCHEDULE PROPERTY**.

WHEREAS, the property more fully described in the schedule hereunder is acquired by the Vendors from the Bangalore Development Authority via absolute sale deed having no. BDA-1-04737-2015-16 CD NO. BDAD216 Dated 13-01-2016, Possession Certificate No. 121/2015-16 dated 20/01/2016 and Khatha. No. BDA/RO/31/J.P.N/8/3/2015 Dated 6/02/2016.



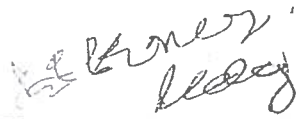





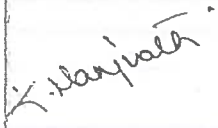


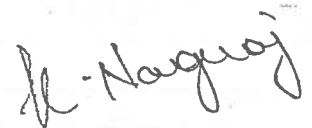
WHEREAS, the Vendors as contemplated to sell Schedule Property to meet the family commitments and also to acquire some alternate yielding property and in view legal necessities the Vendors have decided to sell the entire extent of the **Schedule Property** and herein the Purchaser agreed to purchase the same.

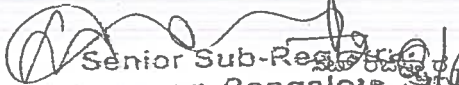
WHEREAS, the Vendors represented to the Purchaser in the following manner :

- The Vendors are the absolute owners of the Schedule Property and no person/s other than them have any rights, title, or interest share in the same.
- That the Schedule property is not subject to any encumbrances, and attachments

Shree

Shree

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಚಿತ್ರ | ದಾಖಲೆ ಸಂಖ್ಯೆ | ಸಹಿ |
|----------------|-------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3 | H.Krishna Reddy (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  |  |
| 4 | Kanthamma (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  |  |
| 5 | Manjunath Reddy (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  |  |
| 6 | K.Nagaraj (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  |  |


Senior Sub-Registrar
Mysyanagar, Bangalore
26/1/16



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

- c) That the Vendors have not entered into any agreements, arrangements for sale or transfer of the Schedule Property.
- d) That the Vendors have not obtained any loan and have not created any encumbrances on the Schedule Property in any Manner.
- e) The Vendors assured that there are no other litigation or transaction entered into or pending anywhere in respect of the Schedule Property that they have the custody of all the relevant original title deeds.

NOW THIS DEED OF SALE WITNESSETH

THAT in pursuance of the aforesaid agreement the **VENDORS** do hereby sell, convey, transfer, and assigns unto and to the use of the **PURCHASER**, the property more fully described in the **Schedule** hereunder together with the water ways, easements, advantages and appurtenances, and all estate, rights, title and interest of the **VENDORS** to and upon the said property **TO HAVE AND TO HOLD** the said property hereby conveyed unto the **PURCHASER** absolutely and forever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. That the property more fully described in the **Schedule** hereunder shall be quietly and peacefully entered into and held and enjoyed by the **PURCHASER** without any interference, interruption, or disturbance from the **VENDORS** or any person claiming through or under him.

ಸಹಿಮಾಪಕರು

REGISTRATION NO. 12248/2016-2017/BK P. 8-11 Q

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|----------------|-------------------------------------------|---------|
| 1 | Shashi Kumar Srinagar Road, Bangalore. | Shashi. |
| 2 | Mangunath JP Nagar, Bangalore | Seef. |

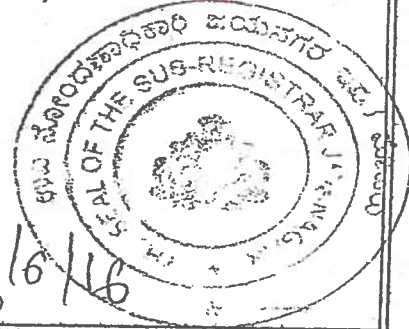
Senior Sub-Registrar
Jayanagar, Bangalore

I hereby certify that on production of the original GPA document, I have satisfied myself that the stamp duty of Rs. 660000/- has been paid thereon. Vide Document No. 1239/2015-16, Dated 19/02/2016, Book-4, P No. JAYD245, in the Office of the Sub-Registrar Jayanagar, Bangalore.

Senior Sub-Registrar
Jayanagar, Bangalore

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂ. JAY-1-02248-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂ. JAYD257 ನೇ ದೃಢೀಕರಣ
ದಿನಾಂಕ 20-06-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

Senior Sub-Registrar
Jayanagar, Bangalore





ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

2. That the **VENDORS** have absolute right, title and full power to sell, convey and transfer unto the **PURCHASER** by way of absolute sale and that the **VENDORS** has not done anything or knowingly suffered anything whereby their right and power to sell and convey to the **PURCHASER** the property hereby conveyed.
3. That the property is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and should thereby and the **VENDORS** shall discharge the same from and out of his own funds and keep the **PURCHASER** indemnified.
4. That the **VENDORS** hereby declares with the **PURCHASER** that the **VENDORS** has paid all the taxes, rates and other outgoings due to Local bodies, revenue, urban and other authorities in respect of the property more fully described in the Schedule hereunder up to the date of execution of this sale deed and the **PURCHASER** shall bear and pay the same hereafter.- If any arrears are found due to the earlier period, the same shall be discharged by the **VENDORS**
5. That the **VENDORS** has handed over the vacant possession of the property more fully described in the **Schedule** hereunder to the **PURCHASER** on **20.06.2016** and delivered the connected original title document in respect of the schedule mentioned property.



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

6. That the VENDORS will at all times and at the cost of the PURCHASER execute, register or cause to be done, all such acts and deeds for perfecting the title to the PURCHASER in the property hereby sold and conveyed herein.
7. That the VENDORS do hereby covenants and assures that the PURCHASER is entitled to have mutation of his name in all public records, local body and also obtain khatha in the name of the PURCHASER and undertakes to execute any deed in this respect.
8. That the VENDORS do hereby acknowledges total sale consideration amount of Rs.48,00,000/- received as per the Full Settlement Agreement Dated 19/02/2016.

:: SCHEDULE ::

ALL THE PIECE AND PARCEL of the Immovable Residential Property being a Vacant Site bearing Site No.31 situated at J.P.NAGAR 8TH PHASE 3RD BLOCK, Khatha No. BDA/RO/31/J.P.N/8/3/2015 measuring East-West : 15.0 meters (50 feet) North-South : 24.0 meters (80 feet) totally measuring 360.0 square meters (4000 square feet), and bounded on the:-

| | | |
|----------|---|-------------------|
| East By | : | Site No. 32: |
| West By | : | Site No. 30 |
| North By | : | Road |
| South By | : | Private Property. |



ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ದಸ್ತಾವೇಜನ್ನು ಬರೆದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of Execution

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

IN WITNESS WHEREOF, the VENDORS herein have affixed their signatures to this indenture on the day month and the Year above written in the presence of the following witnesses.

CONSENTING WITNESSES :

H. Krishna Reddy
(H. KRISHNA REDDY)

ಕಾಂ ತಮ್ಮ
(KANTHAMMA)

K. Manjunath
(MANJUNATH REDDY)

K. Nagaraj
(K. NAGARAJ)

WITNESSES :

1. Shanthi Kumar
G. Manjunath
345, 11th Aile
2nd Floor - 2nd
R

2. Shash
J. Manjunath
Carmelaram (G)
Bangalore - 35

Drafted By

20/06/2016

Shanthi Kumar

VENDORS

Represented by their GPA Holder
(SHANTHA KUMAR)

Shanthi Kumar

(SHANTHA KUMAR)
PURCHASER