Government of Karnataka

Registration and Stamps Department

ABSOLUTE SALE DEED

This **DEED OF ABSOLUTE SALE** is made and executed on the Seventh day of March Two Thousand Fifteen at Bangalore (07.03.2015)

BY

1. **SRI.ANDYAPPA @ RAJANNA,**
   Aged about 58 years,
   S/o Late Sri.Parashuramaiah.

2. **SRI.PERUMAIAH @ GOPI,**
   Aged about 26 years,
   S/o Sri.Andyappa @ Rajanna,

3. **SMT.RENUKA,**
   Aged about 33 years,
   D/o Sri.Andyappa @ Rajanna,

(B) S.I.R Book No. 5225/14-15
Total Sheets 38
08-45 Pages

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Confident Projects (India) Pvt Ltd. Rep by its Director Mr. Abdul Gaffar Pallikandy Rep by Company Executive Mr. Joju Kochappan , ಇವರು 2981640.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid in cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2981620.00	City Union Bank Ltd Koramangala Branch Bangalore DD No. 046072 dt: 07/03/2015
ಒಟ್ಟು :	2981640.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 07/03/2015

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
(ಸರ್ಜಾಪುರ)
ಉಪ-ನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

Designed and Developed by C- DAC ,ACTS Pune.

Government of Karnataka

Registration and Stamps Department

4. **SMT.VIJAYALAKSHMI,**
   Aged about 29 years,
   D/o Sri.Andyappa @ Rajanna,

5. **SRI.SRINIVAS,**
   Aged about 55 years,
   S/o Late Sri.Parashuramaiah,

6. **SRI.NAGARAJU,**
   Aged about 25 years,
   S/o Sri.Srinivas,

7. **SMT.PAVITHRA,**
   Aged about 21 years,
   D/o Sri.Srinivas,

Print Date & Time : 07-03-2015 04:2[illegible] S.I.P. ... 5095 ...

Consisting Total Sheets 38

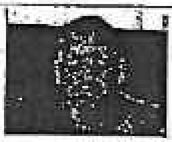
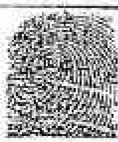
Total 04 - 46 Pages

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5095

ಸರ್ಜಾಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 07-03-2015 ರಂದು 01:21:00 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

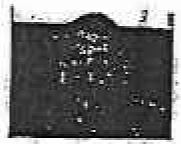
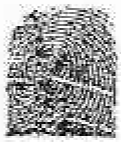
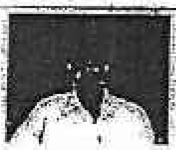
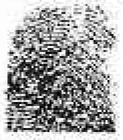
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	527720.00
2	ಸೇವಾ ಶುಲ್ಕ	1610.00
	ಒಟ್ಟು :	529330.00

ಶ್ರೀ M/s. Confident Projects (India) Pvt Ltd. Rep by its Director Mr. Abdul Gaffar Pallikandy Rep by Company Executive Mr. Joju Kochappan ಇವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Confident Projects (India) Pvt Ltd. Rep by its Director Mr. Abdul Gaffar Pallikandy Rep by Company Executive Mr. Joju Kochappan			

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ

ಬರೆದುಕೊಟ್ಟವರಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಪಕ್ಷಕಾರರ ಸಹಿ
1	M/s. Confident Projects (India) Pvt Ltd.,Rep by its Director Mr. Abdul Gaffar Pallikandy Rep by Company Executive Mr. Joju Kochappan (ಖರೀದಿದಾರರು)			
2	Sri. Andyappa @ Rajanna S/o. Late Sri. Parashuramaiah (ಬರೆದುಕೊಡುವವರು)			Andyappa

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

Government of Karnataka

Registration and Stamps Department

8. **SRI.LAKSHMI NARAYANA,**
Aged about 23 years,
S/o Sri.Srinivas,

9. **SRI.GANESH,**
Aged about 46 years,
S/o Late Sri.Parashuramaiah,

10. **KUM.HEMAVATHI,**
Aged about 20 years,
D/o Sri.Ganesh,

11. **SRI.PAVAN,**
Aged about 18 years,
S/o Sri.Ganesh,

A.Ondiyappa

Renuka.R.

Vijayalakshmi.A

DV.Shoba Devi

DV.Shoba Devi

P.Ganesha

Hemalatha

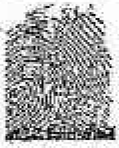
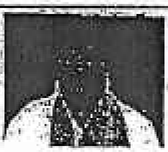
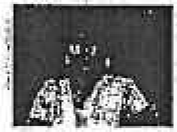
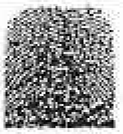
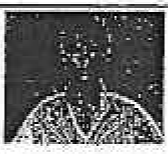
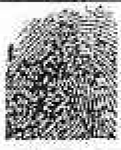
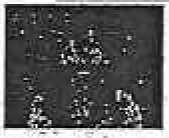
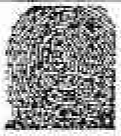
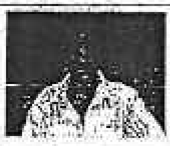
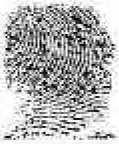
Pavan

Suguna

E.Chandrakala

Kavitha

Sujatha

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Sri. Perumalah @ Gopi S/o.Sri. Andyappa @ Rajanna ([illegible])			Perumalah
4	Smt. Renuka D/o. Sri. Andyappa @ Rajanna ([illegible])			Renuka. R
5	Smt. Vijayalakshmi D/o. Sri. Andyappa @ Rajanna ([illegible])			Vijayalakshmi. A
6	Sri. Srinivas S/o. Late Sri. Parashuramaiah ([illegible])			ಶ್ರೀನಿವಾಸ್
7	Sri. Nagaraju S/o. Sri.Srinivas ([illegible])			ನಾಗರಾಜು. S
8	Smt. Pavithra D/o.Sri. Srinivas ([illegible])			ಪವಿತ್ರ
9	Sri.Lakshmi Narayana S/o. Sri. Srinivas ([illegible])			S. ಲಕ್ಷ್ಮೀನಾರಾಯಣ
10	Sri. Ganesh S/o. Late Sri. Parashuramaiah ([illegible])			P. Ganesha

R.N.R. (B) S.I.P. [illegible] No. 2011, 5995 J14-M
Consisting Total Sheets 78
Total 06-145 Pages

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ನರಸಾಪುರ(?), [illegible],
[illegible]

Government of Karnataka

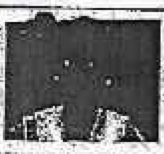
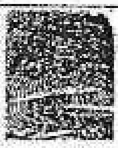
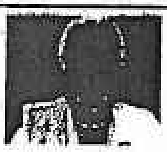
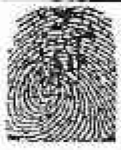
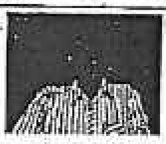
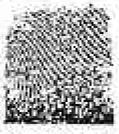
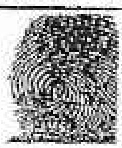
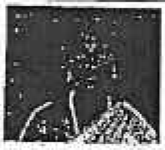
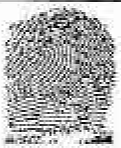
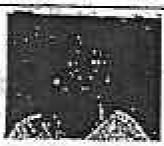
Registration and Stamps Department

12. SRI.UDHANDAPPA,
Aged about 78 years,
S/o Late Sri.Perumaiah,

13. SRI.YELLAPPA,
Aged about 54 years,
S/o Sri.Udhandappa,

14. SRI.SURESH @ GOPALAKRISHNA,
Aged about 25 years,
S/o Sri.Yellappa,

15. SRI.MANIKANTA,
Aged about 21 years,
S/o Sri.Yellappa,

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
11	Kum. Hemavathi D/o.Sri.Ganesh (ಬರೆದುಕೊಡುವವರು)			Hemalatha.G
12	Sri. Pavan S/o.Sri. Ganesh (ಬರೆದುಕೊಡುವವರು)			Pavan. G.
13	Sri. Udhandappa S/o. Late Sri. Perumalah (ಬರೆದುಕೊಡುವವರು)			ಉದ್ದಂಡಪ್ಪ
14	Sri. Yellappa S/o. Sri. Udhandappa (ಬರೆದುಕೊಡುವವರು)			ಯಲ್ಲಪ್ಪ
15	Sri. Suresh @ Gopalakrishna S/o.Sri. Yellappa (ಬರೆದುಕೊಡುವವರು)			Y ಗೋಪಾಲಕೃಷ್ಣ
16	Sri. Manikanta S/o.Sri. Yellappa (ಬರೆದುಕೊಡುವವರು)			ಮಣಿಕಂಠ
17	Smt. Chandrakala D/o.Sri. Yellappa (ಬರೆದುಕೊಡುವವರು)			E. Chandrakala.
18	Smt. Kavitha D/o.Sri. Yellappa (ಬರೆದುಕೊಡುವವರು)			Kavitha.y

(1) S.L.P. [illegible] No. DS I. 5025/14-15

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Total ....08 '145.... Pages

ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
[illegible] ಜಿಲ್ಲೆ

Government of Karnataka

Registration and Stamps Department

This sheet can be used for any document

16. **SMT.CHANDRAKALA,**
Aged about 33 years,
D/o Sri.Yellappa,

17. **SMT.KAVITHA,**
Aged about 27 years,
D/o Sri.Yellappa,

18. **SMT.PUTTAMMA @ MUNIYAMMA ,**
Aged about 80 years,
W/o Late Sri.Arunagiriyappa,

19. **SRI.NAGARAJ,**
Aged about 57 years,
S/o Late Sri.Arunagiriyappa,

Renuka.R

D.V. Shoba.Devi

D.V. Shiba.Devi

R. Vinod Kumar

Girish. T

P. Gangesha

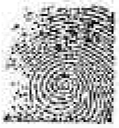
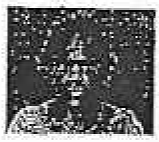
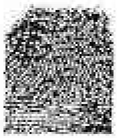
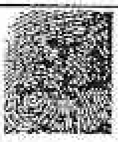
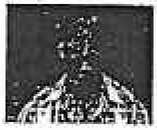
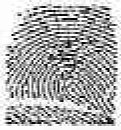
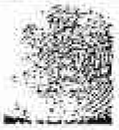
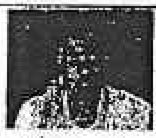
Hemalatha. G

Pavan. G.

Suguna.N

E.Chandrakala.

Kavitha.Y

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಭಾವಚಿತ್ರ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
19	Smt. Puttamma @ Muniyamma W/o. Late Sri. Arunagiriyappa (ಬರೆದುಕೊಡುವವರು)			L.T.M.
20	Sri. Nagaraj S/o. Late Sri. Arunagiriyappa, Self & Minor Guardian for Kum. Shaila & Kum. Rathna (ಬರೆದುಕೊಡುವವರು)			[illegible]
21	Smt. Shoba W/o. Late Sri. Ramaiah, Self & Minor Gaurdian for Kum. Swathi (ಬರೆದುಕೊಡುವವರು)			D.V. Shoba.Devi
22	Sri. Vinod S/o. Late Sri. Ramaiah (ಬರೆದುಕೊಡುವವರು)			R. vinod kumar
23	Sri. Rajanna @ Subramani S/o. Late Sri. Arunagiriyappa, Self & Minor Guardian for Master. Chandan & Master. Suresh (ಬರೆದುಕೊಡುವವರು)			[illegible]
24	Smt. Lakshmamma W/o. Late Sri. Muthappa (ಬರೆದುಕೊಡುವವರು)			[illegible]
25	Sri. Jayadev S/o. Late Sri. Muthappa (ಬರೆದುಕೊಡುವವರು)			[illegible]
26	Smt. Sujatha D/o. Sri. Jayadev (ಬರೆದುಕೊಡುವವರು)			Sujatha. J.

No. BKL 5095/14-15

Total Sheets 36

Total 10:45 Pages

Government of Karnataka

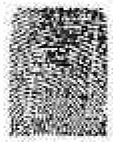
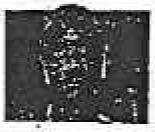
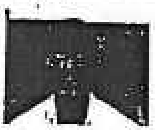
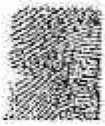
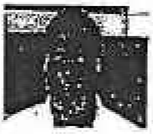
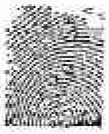
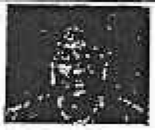
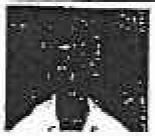
Registration and Stamps Department

This sheet can be used only for documents

20. **KUM.SHAILA,**
Aged about 11 years,
D/o Sri.Nagaraj,

21. **KUM.RATHNA,**
Aged about 09 years,
D/o Sri.Nagaraj,
Vendors at Sl. Nos.20 & 21 being minors
represented by their father and
natural guardian **SRI.NAGARAJ**

22. **SMT.SHOBA,**
Aged about 41 years,
W/o Late Sri.Ramaiah,

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
27	Sri. Girish S/o. Sri. Jayadev, Self & Minor Gaurdian for Master. Karthik (ಬರೆದುಕೊಡುವವರು)			Girish. J
28	Smt. Rajkumari D/o. Late Sri. Muthappa (ಬರೆದುಕೊಡುವವರು)			ರಾಜಕುಮಾರಿ
29	Sri. Cheluva Murthy S/o. Late Sri.Muthappa, Self & Minor Guardian for Kum. Sathyavathi (ಬರೆದುಕೊಡುವವರು)			ಚೆಲುವಮೂರ್ತಿ
30	Kum. Ramya D/o. Cheluva Murthy (ಬರೆದುಕೊಡುವವರು)			Ramya
31	Sri. Nagaraju S/o. Late Sri. Muthappa, Self & Minor Gaurdian for Kum. Renuka & Master. Lokesh (ಬರೆದುಕೊಡುವವರು)			ನಾಗರಾಜು
32	Kum. Suguna D/o. Sri. Nagaraju (ಬರೆದುಕೊಡುವವರು)			Suguna. N
33	Sri. Yellappa S/o. Late Sri. Muthappa (ಬರೆದುಕೊಡುವವರು)			ಎಲ್ಲಪ್ಪ
34	Sri. Manjunath S/o. Late Sri.Muthappa (ಬರೆದುಕೊಡುವವರು)			M. Manjunath

... (B) S.R.P. No. BKI-5995 /14-15
Existing Total Sheets 35
Total 12-45 Pages

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಉಪ [illegible]
[illegible] ತಾಲ್ಲೂಕು,
ಬೆಂಗಳೂರು ನೋಂದಣಿ ಜಿಲ್ಲೆ.

Government of Karnataka

Registration and Stamps Department

23. SRI.VINOD,
Aged about 20 years,
S/o Late Sri.Ramaiah,

24. KUM.SWATHI,
Aged about 16 years,
D/o Late Sri.Ramaiah,
Represented by her mother &
natural guardian SMT.SHOBA

25. SRI.RAJANNA @ SUBRAMANI,
Aged about 38 years,
S/o Late Sri.Arunagiriyappa,

ಗುರುತಿಸುವವರು

S.R.K. (H) S.J.P. Book No. BK I, 5095/14-15
Consisting Total Sheets....38
Total....14 - 15 Pages

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Sri. K.N. Manjunatha S/o. Nyatha Reddy Koda Agrahara Village, Sarjapura Hobli, Anekal Tq. Bangalore Dist.	[signature]
2	Sri. Subba Reddy S/o. Late Muniswamy Reddy Yamare Village, Sarjapura Hobli, Anekal Tq. Bangalore Dist.	[signature]

...ಕುಮಾರ
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಸರ್ಜಾಪುರ, ಆನೇಕಲ್ ತಾಲ್ಲೂಕು,
ಬಸವನಗುಡಿ ನೋಂದಣಿ ಜಿಲ್ಲೆ.

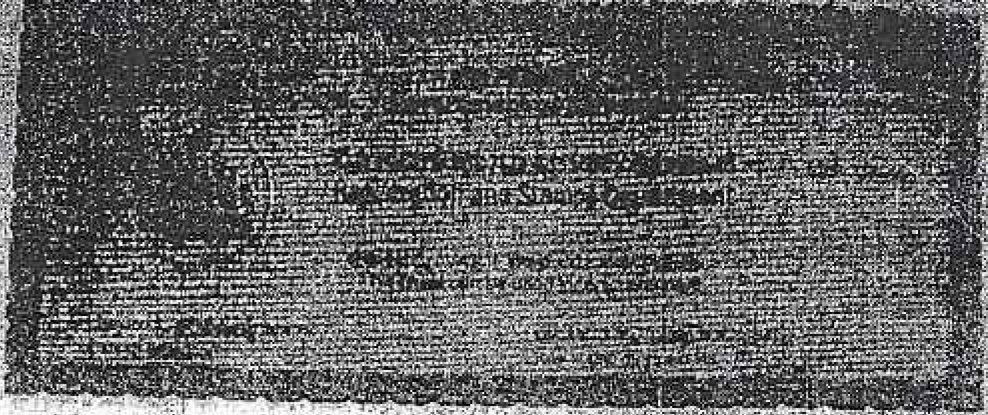
1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ SRJ-1-05095-2014-15 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ SRJD170 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 07-03-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

The Seal of the Sub-Registrar of Basavanagudi (Sarjapura)

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ)

Designed and Developed by C-DAC, ACTS, Pune

ಜಯಪ್ರಕಾಶ್. ಕೆ.
7/3/15
ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು,
ಬಸವನಗುಡಿ (ಸರ್ಜಾಪುರ)



26. **MASTER.CHANDAN,**
Aged about 15 years,
S/o Sri.Rajanna @ Subramani,

27. **MASTER.SURESH,**
Aged about 10 years,
S/o Sri Rajanna @ Subramani
Vendors at Sl. Nos 26 & 27 being minors
represented by their father &
natural guardian **SRI.RAJANNA @ SUBRAMANI**

Government of Karnataka
Registration and Stamps Department
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28. **SMT.LAKSHMAMMA,**
Aged about 71 years,
W/o Late Sri.Muthappa,

29. **SRI.JAYADEV,**
Aged about 50 years,
S/o Late Sri.Muthappa,
PAN NO.AQWPJ6219L

30. **SMT.SUJATHA,**
Aged about 23 years,
D/o Sri.Jayadev,

Andyappa
Renuka. R
Vijayalakshmi. A
Hemalatha. G
Suguna. N
Pavan. G
E. Chandrakala
Kavitha. Y
Sujatha. J
DV. Shobha. Devi
DV. Shobadevi
R. Vinod Kumar

Government of Karnataka

Registration and Stamps Department

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31. **SRI.GIRISH,**
Aged about 19 years,
S/o Sri.Jayadev,

32. **MASTER.KARTHIK,**
Aged about 16 years,
S/o Sri.Jayadev,
Vendor at Sl. No.32 being minor
represented by his father and
natural guardian SRI.JAYADEV

33. **SMT.RAJKUMARI,**
Aged about 47 years,
D/o Late Sri.Muthappa.

Renuka.R

P. Ganesha

Hemalatha.G

Suguna.N

Pavan. G.

E. Chandrakala.

Kavitha.y

Sujatha. J

DV SHODA.DEVI

DV SHODA.DEVI

R. Vinod Kumar

Girish. J

Government of Karnataka

Registration and Stamps Department

This sheet can be used to ...

Date of execution

Total stamp duty paid

34. **SRI.CHELUVA MURTHY,**
Aged about 44 years,
S/o Late Sri.Muthappa,

35. **KUM.RAMYA,**
Aged about 20 years,
D/o Sri.Cheluva Murthy,

36. **KUM.SATHYAVATHI,**
Aged about 16 years,
D/o Sri.Cheluva Murthy,
minor represented by her father and
natural guardian **SRI.CHELUVA MURTHY**

Renuka.R

Hemalatha

Pavan. G.

E.Chandrakala

Kavitha.Y

DV. Shoba. Devi

DV. Shoba. Devi

Sujatha.J

Girish. J

Government of Karnataka
Registration and Stamps Department
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40. **MASTER.LOKESH,**
Aged about 14 years,
S/o Sri.Nagaraju,
Vendors at Sl. No.39 & 40 being minors
represented by their father and
natural guardian **SRI.NAGARAJU**

41. **SRI.YELLAPPA,**
Aged about 38 years,
S/o late Sri.Muthappa,

42. **SRI.MANJUNATH,**
Aged about 35 years,
S/o Late Sri.Muthappa,
All residing at Dommasandra Village,
Sarjapura Hobli, Anekal Taluk,
Bangalore Urban District.
Hereinafter called the "VENDORS"

Government of Karnataka

Registration and Stamps Department

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[which expression, unless it be repugnant to the context or meaning thereof shall mean and include their successors, legal representatives, executors and administrators] of the ONE PART.

IN FAVOUR OF

M/s. Confident Projects (India) Pvt., Limited, a company duly incorporated under the Companies Act and having its corporate office at Confident House, Seattle Towers, No.4, 1st Stage, BTM Ring Road, BTM Layout, Bangalore-560 068, duly represented by its Managing Director **Mr. Abdul Gaffar Pallikandy,** and is being hereby presented by **Mr. Joju Kochappan** (for the execution of the presents before the Sub-Registrar) PAN No.AACCC7506L. Hereinafter called the **"PURCHASER"**

[Which expression wherever the context so permits shall mean and include its successors-in-office, legal representatives, assigns, administrators] of the OTHER PART.

Renuka. R

D.V. Shoba Devi

D.V. Shoba Devi

Hemalatha G

Pavan G.

E. Chandrakala.

Kavitha. Y

Sujatha J

Girish. J

Government of Karnataka

Registration and Stamps Department

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WITNESSETH AS FOLLOWS :

WHEREAS the Vendors are owners in possession and enjoyment of following properties:

a) Undeveloped commercially converted land bearing Sy no.85/2 measuring 1 acre 05 ½ guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District,

b) Undeveloped commercially converted land bearing Sy no.137/1 measuring 20 guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District

Government of Karnataka

Registration and Stamps Department

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c) Undeveloped commercially converted bearing Sy no.141/1 measuring 09 guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

d) Undeveloped commercially converted land bearing Sy no.137/2 measuring 24 guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District

e) Undeveloped commercially converted land bearing Sy no.158 measuring 9 ½ guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District.

Renuka.R

D.V. Shoba Devi

D.V. Shoba Devi

R. Vinod Kumar

P. Ganesha

Hemalatha.G

Pavan.G

E. Chandrakala

Kavitha.Y

Girish.J

Suguna.N

Government of Karnataka

Registration and Stamps Department

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f) Undeveloped commercially converted bearing Sy no.134 measuring 1 acre 15 guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District

g) Undeveloped commercially converted land bearing Sy no.141/2 measuring 17 guntas (converted vide official memorandum dated 20.01.2015 bearing no.ALN(A)(S)SR:51/2014-15 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District

morefully described in the Schedule as Item-I to VII herein and hereinafter collectively referred to as the Schedule Property.

WHEREAS the Schedule Property at Item-I, II, III, IV & V were acquired by Late Sri.Perumaiah in terms of a Partition deed 24.08.1962 and registered as doc no.1511/1962-63, in Book-I, Volume-951, entered in pages 205 to 209, at the office of Sub-Registrar, Anekal and the property at Item-VI & VII were acquired by Late Sri.Perumaiah through his ancestors. After the demise of Sri.Perumaiah, the Village Accountant, Anekal Taluk mutated katha in the names of his sons/grandsons Viz., Sri.Andyappa Urf Rajappa, Sri.Arunagiriyappa, Sri.Udhandappa and Sri.P.M.Jayadeva

Andiyappa
Renuka. R
Hemalatha
Pavan. G.
E. Chandrakala
Kavitha. Y
DV. Shoba. Devi
DV. Shoba. Devi
R. Vinod Kumar
Sujatha
Girish.
P. Ganeshan

Government of Karnataka
Registration and Stamps Department
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under mutation register/s bearing MR No. H7/2012-13 in respect of property at Item-I, MR No.H9/2012-13 in respect of properties at Item-II, III, IV & V, MR No.24/2013-14 in respect of property at Item-VI and MR No.20/2013-14 in respect of property at Item-VII.

WHEREAS the daughters of late Sri.Arunagiriyappa Viz., Smt.Lakshmamma and Smt.Saroja have released their right, title and interest over the Schedule Property in favour of Smt.Puttamma @ Muniyamma (Vendor at Sl.no.18), in terms of a Release Deed dated 16.09.2014 and registered as doc no.2367/2014-15, in Book-I, stored in C.D. no.SRJD156, at the office of Senior Sub-Registrar, Sarjapura, Anekal Taluk.

WHEREAS Sri.Perumaiah Urf Lokesh S/o Sri.Nagaraj also released his rights, title, claim and interest over the Schedule Property in favour of Smt.Puttamma@ Muniyamma and Sri.Nagaraj (Vendors at Sl. Nos.18 & 19) through a Release Deed dated 09.10.2014 and registered as doc no.2687/2014-15, in Book-I, stored in C.D.no.SRJD157, at the office of Senior Sub-Registrar, Sarjapura, Anekal Taluk.

Government of Karnataka

Registration and Stamps Department

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WHEREAS the daughters of late Sri.Parashuramaiah Viz., Smt. Ammaiayya @ Thanjamma and Smt.Sharada released their right, title and interest over the Schedule Property in favour of Sri.Andappa @ Rajanna (Vendor at Sl.No.1), in terms of a Release Deed dated 16.09.2014 and registered as doc no.2366/2014-15, in Book-I, stored in C.D. no.SRJD156, at the office of Senior Sub-Registrar, Sarjapura, Anekal Taluk.

WHEREAS the daughters of Sri.Udhandappa Viz., Smt.Geetha and Smt.Sujatha have released their right, title and interest over the Schedule Property in favour of their father Sri.Udhandappa (Vendor at Sl.no.12), in terms of a Release Deed dated 22.09.2014 and registered as doc no.2450/2014-15, in Book-I, stored in C.D. no.SRJD156, at the office of Senior Sub-Registrar, Sarjapura, Anekal Taluk.

WHEREAS the daughter of late Sri.Arunagiriyappa Viz., Smt.Manjula has released their right, title and interest over the Schedule Property in favour of Smt.Puttamma @ Muniyamma (Vendor at Sl.No 18), in terms of a Release Deed dated 26.02.2015 and registered as doc no 4913/2014-15, in Book-I, stored in C.D. No.SRJD168, at the office of Sub-Registrar, Sarjapura, Anekal Taluk.

Andyappa
Renuka.R
Vijayalakshmi.A
DV. Shoba.Devi
DV. Shoba.Devi
Vinod Kumar
P. Hemalatha
Pavan
E. Chandrakala
Kavitha
Sujatha
Girish. S
Suguna

WHEREAS ever since the date of acquiring title to the Schedule Property, the Vendors have been in consensual constructive possession and enjoyment of the same, paying taxes and exercising all acts of dominion and ownership.

WHEREAS the Vendors for their legal necessity & family benefits and also to invest the sale proceeds in more lucrative investments is desirous of selling the Schedule Property to the Purchaser herein for a total sale consideration of **Rs.5,27,72,000/-** **(Rupees Five Crores Twenty Seven Lakhs Seventy Two Thousand Only)** and the Purchaser has agreed to purchase the same free from all and every type of encumbrance.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the agreed terms and in consideration a sum of **Rs.5,27,72,000/-** (Rupees Five Crores Twenty Seven Lakhs Seventy Two **Thousand Only)** is paid to the Vendors by the Purchaser company in the following manner:

a) A sum of Rs.1,00,00,000/-(Rupees One Crore Only) vide cheque nos.bearing 778860, 778903, 778862, 778904, 778864, 7788905- all drawn on City Union Bank Ltd., Koramangala Branch, Bangalore

b) A sum of Rs.1,00,00,000/-(Rupees One Crore Only) vide cheque nos. 778866, 778906, 778907, 778869, 778908, 778909 – all drawn on City Union Bank Ltd., Koramangala Branch, Bangalore

c) A sum of Rs.1,00,00,000/-(Rupees One Crore Only) vide cheque nos. 778881, 778882, 778883, 778884 & 778885 - all drawn on City Union Bank Ltd., Koramangala Branch, Bangalore

d) A sum of Rs.1,00,00,000/-(Rupees One Crore Only) vide cheque nos. 778872, 778910, 778877, 778912, 778875,778911, 778879 & 778880 - all drawn on City Union Bank Ltd., Koramangala Branch, Bangalore

e) A sum of Rs.1,00,00,000/-(Rupees One Crore Only) vide cheque nos. 778894, 778895, 778896, 778897 & 778898 - all drawn on City Union Bank Ltd., Koramangala Branch, Bangalore and the balance amount of Rs.27,72,000/- (Rupees Twenty Seven Lakhs Seventy Two Thousand Only) vide Cash.

The Vendors undertake to deposit an amount of 1% of the total sale consideration that is **Rs.5,27,720/-(Rupees Five Lakhs Seven Hundred Twenty Only)** being TDS to Government Account mandatorily as per provision (Section 194-IA) of the Income Tax Act.

Anduyappa
Renuka. R
Vijayalakshmi. A
D.V. Shoba Devi
D.V. Shoba. Devi
R. Vinod Kumar
P. Eeenesha
Hemalatha G
Pavan G.
E. Chandrakala.
Kavitha G
Sujatha
Girish. J
Suguna N

Government of Karnataka

Registration and Stamps Department

which amounts the Vendors hereby jointly and severally admit and acknowledge having received in full and final settlement and acquit the Purchaser from every portion/s of the same and in consideration of which, the Vendors hereby sell, convey, grant, assign, transfer and deliver physical vacant possession of the Schedule Property unto and to the Purchaser herein, with all the rights, title, interest, claims, right of way and easements of whatever kind

and appurtenances thereto or reputed to be appurtenant or belonging thereto, **TO HAVE AND TO HOLD and to enjoy the Schedule Property, peacefully and forever, as its own absolute property free from all kinds of encumbrances and** claims of whatsoever nature, as herein before stated, so also free of any hindrances and interruptions of whatever nature, or by any person/s, claiming through or in trust of the Vendors herein, either equitably or legally.

The Vendors further assure the Purchaser that they have not done or suffered any act, deed or thing whereby the Schedule Property or any part/s thereof, hereby conveyed is or may be subject to any claims, clogs, demands, charges, pending litigations,

Government of Karnataka

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attachments, encumbrances and maintenance charges of whatever kinds of nature, whereby the Vendors may be prevented from conveying the same, absolutely to the Purchaser herein, according to the true meaning and intent of this deed.

The Vendors covenant and assure the Purchaser, that they will indemnify and save harmless the Purchaser, against all losses, expenses or damages, incurred or sustained on account of any encumbrances, attachments, claims, charges, clogs, hindrances, lispendens, etc., of whatever nature in or upon the Schedule Property or any portion/s thereof or on account of any defect in title, latent, patent or otherwise.

The Vendors covenant and assure the Purchaser, that they and all persons claiming through/under them shall henceforth and from time to time at the request and cost of the Purchaser do execute or cause to be done or executed all such acts, deeds and things and all other assurances as may be reasonably required for further and more perfectly assuring the title to the Schedule Property hereby conveyed and every part thereof and have this day handed over physical vacant possession of the Schedule Property, according to the true meaning and intent of this deed.

Andyappa

Renuka. R

Vijayalakshmi. A

E. Chandrakala

Kavitha. Y

Sujatha. J

DV. Shoba. Devi

DV. Shoba. Devi

R. Vinod Kumar

Girish. S

P. Ganeshna

Hemalatha. G

Pavan. G.

Suguna. N

Government of Karnataka

Registration and Stamps Department

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The Vendors further assure the Purchaser that there is no impediment of any kind preventing them from conveying the Schedule Property, or for the transfer of the katha of the same, in the name of the Purchaser, they having paid all taxes due upon the Schedule Property, upto the date of sale.

Over and above the foregoing covenants and assurances, the Vendors specifically covenant and assure the Purchaser as follows;

a) The Schedule Property having been acquired in the manner herein before stated is the exclusive property of the Vendors and no other person/s has /have any right or claim over the property.

b) That the Schedule Property is free from all kinds of liens, mortgages, charges, disputes, attachment by the decree of any court or otherwise, court injunction, acquisition proceedings, Will, Trust, Surety, Stay order, religious and family disputes of any kind whatsoever.

Renuka. R

Vijayalakshmi. A

DV. Shoba. Devi

DV. Shoba. Devi

R. Vinod Kumar

P. Ganesha

Pavan. G

E. Chandrakala.

Kavitha. Y

Sujatha. J

Girish. J

Government of Karnataka
Registration and Stamps Department
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Total Stamp duty paid Rs.

c) That there are no tenancy claims with regard to the Schedule Property under the Karnataka Land Reforms Act.

d) That the Schedule Property is not a granted land to Schedule Caste and Schedule Tribes and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else.

e) That they have not alienated the Schedule Property or encumbered it in any way to anybody and that they have not entered into any agreement/arrangement, to sell the Schedule Property to any other person/s and that the rights of the Vendors in and upon the same, are very much in force and that there are no rights of any other person/s subsisting, in respect of the Schedule Property, except the rights of the Vendors herein, which are hereby being transferred under this deed of sale to the Purchaser herein.

D.V. Shoba Devi
D.V. Shoba Devi
Renuka.R
R. Vinod kumar
Suguna
E.chandra kala
Kavitha.y
Sujatha.J
Girish. J

Government of Karnataka

Registration and Stamps Department

This sheet can be used for any document

f) The Vendors further assure that there are no easements, quasi-easements, restrictive covenants or other rights or servitudes running with the property.

g) That the Schedule Property is free from any demand of the Government Departments of the nature of income tax, wealth tax, gift tax or any other tax which would affect Vendors title to the Schedule Property or any portion thereof.

h) That the Vendors as on date, have a subsisting, good, clear and marketable title and absolute right to the Schedule Property and fully empowered in law and in fact to deal the same.

i) That the Schedule Property does not form the subject matter of any court litigation or land acquisition proceedings.

Nandyappa
D.V. Shobha Devi
D.V. Shoba Devi
R Vinod Kumar
Renuka. R
Vijayalakshmi. A
P. Ganesha
Hemalatha G
Pavan. G.
E. Chandrakala
Kavitha . y
Sujatha. J
Girish. J

Government of Karnataka

Registration and Stamps Department

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j) That the Purchaser may enter upon and take physical possession of the Schedule Property and enjoy the same peacefully without any manner of let or hindrance or any claim/s being advanced thereto by the Vendors or any person/s claiming through or under them or in trust for them.

k) The Vendors fully indemnifies and shall keep indemnified the Purchaser from any loss incurred or sustained by the Purchaser through any fault of the Vendors for not disclosing any material fact/s pertaining to the Schedule Property.

l) The Vendors assure the Purchaser that all taxes, rates, cesses and dues in respect of the Schedule Property as also all dues payable to the Government or the Quasi Governmental Authority/s and Statutory Bodies are paid and should there be any balance found to be due and payable, the Vendors undertake to reimburse the Purchaser, in case the Purchaser is compelled or obliged to pay the same.

Andyappa Dv. Shoba Devi Girish. J

Dv. Shoba. Devi

R. Vinod kumar

Renuka. R

Vijayalakshmi. A

Suguna

Pavan. G

E. Chandrakala

Kavitha. Y

Sujatha. J

Government of Karnataka

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The Vendors have this day delivered all original documents of title, pertaining to the Schedule Property to the Purchaser.

The Purchaser is also placed in vacant physical possession of the Schedule Property by the Vendors.

CONTENTS TRANSLATED IN VERNACULAR: The contents of this sale deed are translated to Kannada and read over to the Vendors, the language known to them. The Vendors have subscribed their thumb impressions/signatures to these presents, fully understanding the contents herein and on their own volition, without any coercion or undue influence from any person/s.

SCHEDULE PROPERTY

Item-I

All that piece and parcel of undeveloped commercially land bearing Sy no.85/2 measuring 1 acre 05 ½ guntas (converted vide official memorundum dated 1 acre 05 ½ guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Chambenahalli Village, Sarjapura Hobli, Anekal Taluk, Bangalore District including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows :

On the East by	:	Remaining portion of Sy no.85/2
West by	:	Property bearing Sy no.85/1
North by	:	Property bearing Sy No.83
South by	:	Raja Kaluve

Government of Karnataka
Registration and Stamps Department
This sheet can be used for any document
Date of execution
Total stamp duty paid

Item-II

All that piece and parcel of undeveloped commercially land bearing Sy no.137/1 measuring 20 guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows :

On the East by	:	Property bearing Sy no.137/2
West by	:	Property bearing Sy no.133 & Sy No.141/2
North by	:	Remaining Portion of Sy No.137/1
South by	:	Property bearing Sy no.139/1 & Sy No.140

Government of Karnataka

Registration and Stamps Department

This sheet can be used for any document

Item-III

All that piece and parcel of undeveloped commercially land bearing Sy no.141/1 measuring 09 guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows :

On the East by	:	Remaining portion of Sy no.141/1
West by	:	Property bearing Sy no.145
North by	:	Property bearing no.133
South by	:	Property bearing Sy no. 142 & Sy No.143

Government of Karnataka

Registration and Stamps Department

Item-IV

All that piece and parcel of undeveloped commercially land bearing Sy no.137/2 measuring 24 guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows :

On the East by	:	Property bearing Sy no.136
West by	:	Property bearing Sy no.137/1
North by	:	Remaining Portion of Sy no.137/2
South by	:	Property bearing Sy no.138 & Sy No.139/1

D.V. Shoba Devi
D.V. Shoba Devi
Renuka.R
R. Vinod Kumar
Vijayalakshmi. A
Suguna
Hemalatha
Pavan. G.
E. Chandrakala
Kavitha. Y
Sujatha J
Girish. J

Government of Karnataka
Registration and Stamps Department
This sheet can be used for any document
Date of execution
Total stamp duty

Item-V

All that piece and parcel of undeveloped commercially land bearing Sy no.158 measuring 9 ½ guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows :

On the East by	:	Remaining portion of Sy no.158
West by	:	Property bearing Sy no.153
North by	:	Property bearing Sy no.153 & Sy No.159
South by	:	Property bearing Sy nos.157 & Sy No.162

Government of Karnataka

Registration and Stamps Department

This sheet can be used for any document

Item-VI

All that piece and parcel of undeveloped commercially land bearing Sy no.134 measuring 1 acre 15 guntas (converted vide official memorandum dated 13.06.2014 bearing no.ALN(ASH):SR:290/2013-14 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows :

On the East by	:	Lake
West by	:	Property bearing Sy no.133
North by	:	Raja Kaluve
South by	:	Properties bearing Sy nos.136 & Sy no.137

Registration and Stamps Department

Item-VII

All that piece and parcel of undeveloped commercially converted land bearing Sy no.141/2 measuring 17 guntas (converted vide official memorandum dated 20.01.2015 bearing no.ALN(A)(S)SR:51/2014-15) issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District including all rights and appurtenances whatsoever whether underneath or above the surface and bounded as follows :

On the East by	:	Property bearing Sy no.137/1
West by	:	Property bearing Sy no.141/1
North by	:	Property bearing Sy no.133
South by	:	Properties bearing Sy nos.140 & Sy no.142

(The market of the Schedule Property is Rs.5,27,72,000/- (Rupees Five Crores Twenty Seven Lakhs Seventy Two Thousand Only).

Renuka. R

E. chandrakala

Kavitha

Sujatha. J

DV. Shoba. Devi

DV. Shoba. Devi

R. Vinod Kumar

Girish. J

P. Ganesha

Hemalatha. G.

Pavan. G.

Suguna. N

Government of Karnataka

Registration and Stamps Department

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Date of execution

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their signatures/thumb impression to this Deed of Absolute Sale on the day, month and year first above written in the presence of following witnesses.

WITNESSES :

1. Signature :
   Name : MANJUNATHA. M
   Address :

VENDORS

2. Signature :
   Name :
   Address :

PURCHASER

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

This sheet can be used for any document

Date of execution

Total stamp duty paid

1. Anduyafra
2. [illegible]
3. Renuka. R
4. Vijayalakshmi. A
5. [illegible]
6. S [illegible]
7. [illegible]
8. [illegible] S
9. P. Ganesha
10. Hemalatha. G
11. Pavan G.
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. E. Chandrakala.
17. Kavitha. G
18. [illegible] M
19. [illegible]
20. [illegible]
21. [illegible]
22. DV. Shoba Devi
23. R vinod kumar
24. DV. Shoba Devi
25. [illegible]
26. [illegible]
27. [illegible]
28. [illegible]
29. [illegible]
30. Sujatha J

Government of Karnataka

Registration and Stamps Department

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31. Girish. J

32. [signature]

33. [signature]

34. [signature]

35. [signature]

36. [signature]

37. ನಾಗರಾಜು

38. Suguna. N

39. ನಾಗರಾಜು

40. ನಾಗರಾಜು

41. [signature]

42. [signature]

Drafted by [signature]
MURTHY K.H.

-10

[signature]

BOOK 1 511/16-17

185

511/16-17

BNG(U)ANKL SRO No. 511/16-17

BOOK-1 CONTAINING TOTAL SHEETS 6

OF 1-10 PAGE

ABSOLUTE SALE DEED

This **DEED OF ABSOLUTE SALE** is made and executed on the 30th day of April 2016 at Bangalore (30/4/2016)

BY

1. **SRI.T.S.SEETHARAMA SHASTRY,**
   Aged about 47 years,
   S/o Sri.Suryanarayana Shastry,
   Residing at no.675, Narasimhapet,
   Chithamani 563 125,
   Kolar District.

Represented by his **SPA Holder Mr.MIR SAQAWATH ALI**, aged 32 years S/o. Mr.MIR Mansoor Ali residing at No.100/1, Anchorage 1, Richmond Road, Bangalore - 560025 (vide Special Power of Attorney dated 7/12/2016 registered as document No.258/15-16 in Book No. IV, stored in CD No. 185 at the Office of the Sub-Registrar Gangapur Hereinafter called the **"VENDOR"**

2. **M/S. D. K ASSOCIATES (PAN:AAEFD9291Q)**
   A Partnership firm having office at C-305,
   Prestige St. Johns Wood,
   Brindavan Nagar,
   Bangalore – 560 029, represented herein
   By its Managing Partner, Mr. Davinder Kumar Jain
   Herein after called the **"CONFIRMING PARTY"**

(which expression, unless it be repugnant to the context or meaning thereof shall mean and include their respective successors, legal representatives, executors and administrators) of the ONE PART.

IN FAVOUR OF

D.J.PROJECTS PRIVATE LIMITED
A Company registered under the Companies Act, 1956
And having its registered office at E-52, New Mangiapuri,
Mandi Road, (Mehrauli), New Delhi - 110030

(Represented by Its Director Mr.Abdul Gaffar Pallikandy)

PAN OF INCOME TAX : AACCD2092E

Hereinafter called the **"PURCHASER"**

T S Seetharamasastry

PROJECTS PRIVATE LIMITED

Director

BNG(U)ANKL SRO No. 511/16-17

BOOK-1 CONTAINING TOTAL SHEETS 26

Print Date & Time : 30-04-2016 04:47:42 PM OF 2-1 PAGE

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-575 511/16-17

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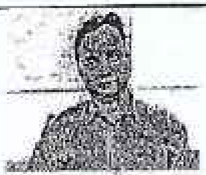
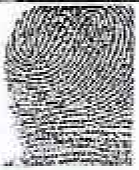
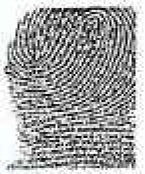
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಫೀ	350.00
	ಒಟ್ಟು :	138320.00

ಶ್ರೀ D.J. PROJECTS PRIVATE LIMITED., Rep by its Director Mr. ABDUL GAFFAR PALLIKANDY ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ D.J. PROJECTS PRIVATE LIMITED., Rep by its Director Mr. ABDUL GAFFAR PALLIKANDY			D J PROJECTS PRIVATE LIMITED * BANGALORE

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	D.J. PROJECTS PRIVATE LIMITED.. Rep by its Director Mr. ABDUL GAFFAR PALLIKANDY (ಬರೆಸಿಕೊಂಡವರು)			D J PROJECTS PRIVATE LIMITED * BANGALORE
2	T.S. SEETHARAMA SHASTRY. S/o. Suryanarayana Shastry Rep by his GPA Holder MIR SAQAWATH ALI. S/o. MIR Mansoor Ali (ಬರೆದುಕೊಡುವವರು)			

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

(186)

BNG(U)ANKL SRO No. 511/16-17
BOOK-1 CONTAINING TOTAL SHEETS 6
OF 3 - 10 PAGE

[Which expression wherever the context so permits shall mean and include its successors-in-office, legal representatives, assigns, administrators] of the OTHER PART.

WITNESSETH AS FOLLOWS :

WHEREAS the Vendor, by virtue of any understanding with the Confirming Party herein, has acquiredthe undeveloped commercially converted land bearing Sy no.141/1 measuring 08 guntas, Sy no.152 measuring 19 guntas AND Sy no.138 measuring 15 guntas (converted vide modified official memorandum dated 19.03.2014 bearing no.A.L.N.[A][S]SR/356/09-10 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District morefully described in the Schedule hereunder and hereinafter referred to as the Schedule Property.

WHEREAS the Schedule Property was acquired by the Vendor from the predecessor-in-title Sri.N.Balakrishna Naidu under a Sale Deed dated 18.07.2006 and registered as doc no.13175/2006-07, in Book-I, stored in C.D. no.ANKD141, at the office of Sub-Registrar, Anekal.

WHEREAS the Schedule Property among other properties are converted for commercial purpose vide modified official memorandum dated 19.03.2014 bearing nos.A.L.N.[A][S]SR/356/09-10 issued by the office of Deputy Commissioner, Bangalore District, Bangalore.

WHEREAS ever since the date of acquiring the property as aforesaid, the Vendor is in peaceful possession and enjoyment of the same, paying taxes and exercising all acts of dominion and ownership.

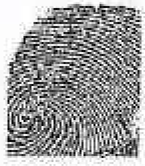
WHEREAS the Confirming Party has nominated the Purchaser herein to purchase the Schedule Property and agreeing to the same, the Vendor has come forward to sell the Schedule Property to the Purchaser herein for a total sale consideration of **Rs.1,32,48,000/- (Rupees One Crore Thirty Two Lakhs Forty Eight Thousand Only)** paid through different Cheques and Cash and the Purchaser has agreed to purchase the same free from all and every type of encumbrance.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the agreed terms and in consideration thereof, a sum of **Rs.1,32,48,000/- (Rupees One Crore Thirty Two Lakhs Forty Eight Thousand Only)** is paid to the Confirming party, at the instance of the Vendor, by the Purchaser company in the following manner:

a) A sum of Rs.1,31,15,520/- (Rupees One Crore Thirty One Lakhs Fifteen Thousand Five Hundred Twenty Only) paid to the Confirming Party

D J PROJECTS PRIVATE LIMITED
Director

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	M/s. D.K. ASSOCIATES., Rep by its Managing Partner DAVINDER KUMAR JAIN (Confirming Party (ಬರೆದುಕೊಡುವವರು)			

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OF 4-10 PAGE

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H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

(187)

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BOOK-1 CONTAINING TOTAL SHEETS 6
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AND

b) The balance sale consideration of Rs.1,32,480/- (Rupees One Lakh Thirty Two Thousand Four Hundred Eighty Only) forming one percent of sale consideration paid to the account of the Confirming Party has been retained by the Purchaser company as TDS under Section 194 -IA of the Income Tax Act 1961 (as amended upto date) and the said amount is remitted as TDS amount of the Confirming Party to the Income Tax Department.

which amounts the Vendor and the Confirming Party hereby admit and acknowledge having received in full and final settlement and acquit the Purchaser from every portion/s of the same and in consideration of which, the Vendor hereby sells, conveys, grants, assigns, transfers and delivers physical vacant possession of the Schedule Property unto and to the Purchaser herein, with all the rights, title, interest, claims, right of way and easements of whatever kind and appurtenances thereto or reputed to be appurtenant or belonging thereto, TO HAVE AND TO HOLD and to enjoy the Schedule Property, peacefully and forever, as its own absolute property free from all kinds of encumbrances and claims of whatsoever nature, as herein before stated, so also free of any hindrances and interruptions of whatever nature, or by any person/s, claiming through or in trust of the Vendor herein, either equitably or legally.

2 The Vendor further assures the Purchaser that he has not done or suffered any act, deed or thing whereby the Schedule Property or any part/s thereof, hereby conveyed is or may be subject to any claims, clogs, demands, charges, pending litigations, attachments, encumbrances and maintenance charges of whatever kinds of nature, whereby the Vendor may be prevented from conveying the same, absolutely to the Purchaser herein, according to the true meaning and intent of this deed.

3. The Vendor covenants and assures the Purchaser, that he will indemnify and save harmless the Purchaser, against all losses, expenses or damages, incurred or sustained on account of any encumbrances, attachments, claims, charges, clogs, hindrances, lispendens, etc., of whatever nature in or upon the Schedule Property or any portion/s thereof or on account of any defect in title, latent, patent or otherwise.

4. The Vendor covenants and assures the Purchaser, that he and all persons claiming through/under him shall henceforth and from time to time at the request and cost of the Purchaser do execute or cause to be done or executed all such acts, deeds and things and all other assurances as may be reasonably required for further and more perfectly assuring the title to the Schedule Property hereby conveyed and every part thereof and has this day handed over physical vacant possession of the Schedule Property, according to the true meaning and intent of this deed.

T S Seetharamaiah

...ROJECTS PRIVATE LIMITED
Director

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ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Adishesh S/o. Late. Nagaraj Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban Dist.	Adishesh
2	Madesh K.R. S/o. Ramachandrappa Sarjapura Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Urban Dist.	Madesh K.R.

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

Designed and Developed by C-DAC, ACTS, Pune

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ ANK-1-00511-2016-17 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ ANKD402 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 02-05-2016 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅನೇಕಲ್)
H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

Designed and Developed by C-DAC, ACTS, Pune

(188)

BNG(U)ANKL SRO No. 511/16-17
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5. The Vendor further assures the Purchaser that there is no impediment of any kind preventing him from conveying the Schedule Property, or for the transfer of the katha of the same, in the name of the Purchaser, he having paid all taxes due upon the Schedule Property, upto the date of sale.

6. Over and above the foregoing covenants and assurances, the Vendor specifically covenants and assures the Purchaser as follows;

a) That the schedule property is free from all kinds of liens, mortgages, charges, disputes, attachment by the decree of any court or otherwise, court injunction, acquisition proceedings, Will, Trust, Surety, Stay order, religious and family disputes of any kind whatsoever.

b) That there are no tenancy claims with regard to the Schedule Property under the Karnataka Land Reforms Act.

c) That the Schedule Property is not a granted land to Schedule Caste and Schedule Tribes and there is no prohibition or bar or impediment for sale of the Schedule Property to anyone else.

d) That he has not alienated the Schedule Property or encumbered it in any way to anybody and that he has not entered into any agreement/arrangement, to sell the Schedule Property to any other person/s and that the rights of the Vendor in and upon the same, are very much in force and that there are no rights of any other person/s subsisting, in respect of the Schedule Property, except the rights of the Vendor herein, which are hereby being transferred under this deed of sale to the Purchaser herein.

e) The Vendor further assures that there are no easements, quasi-easements, restrictive covenants or other rights or servitudes running with the property.

f) That the Schedule Property is free from any demand of the Government departments of the nature of income tax, wealth tax, gift tax or any other tax which would affect his title to the schedule property or any portion thereof.

g) That the Vendor as on date, has a subsisting, good, clear and marketable title and absolute right to the Schedule Property and fully empowered in law and in fact to deal the same.

h) That the Schedule Property does not form the subject matter of any court litigation or land acquisition proceedings.

T S Seetharamarao

...OJECTS PRIVATE LIMITED
Director

BNG(U)ANKL SRO No. 511/16-17

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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 D.J. PROJECTS PRIVATE LIMITED., Rep by its Director Mr. ABDUL GAFFAR PALLIKANDY ಇವರು 779551.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

* ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid by Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	710546.00	City Union Bank Ltd., Koramangala, Bengaluru DD No.970587 dt: 29-04-2016
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	68985.00	City Union Bank Ltd., Koramangala, Bengaluru DD No.970592 dt: 29-04-2016
ಒಟ್ಟು :	779551.00	

ಸ್ಥಳ : ಆನೇಕಲ್

ದಿನಾಂಕ : 30/04/2016

ಉಪ-ನೋಂದಣಿ ...

H. M. VENKATESH
Senior Sub-Registrar
ANEKAL

Designed and Developed by C- DAC ,ACTS Pune.

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BNG(U)ANKL SRO No. 511/16-17
BOOK-1 CONTAINING TOTAL SHEETS 6
OF 9-10 PAGE 7

i) That the Purchaser may enter upon and take physical possession of the Schedule Property and enjoy the same peacefully without any manner of let or hindrance or any claim/s being advanced thereto by the Vendor or any person/s claiming through or under him or in trust for him.

j) The Vendor fully indemnifies and shall keep indemnified the Purchaser from any loss incurred or sustained by the Purchaser through any fault of the Vendor for not disclosing any material fact/s pertaining to the Schedule Property.

k) The Vendor assures the Purchaser that he has paid all taxes, rates, cesses and dues in respect of the Schedule Property as also all dues payable to the Government or the Quasi Governmental Authority/s and Statutory Bodies and should there be any balance found to be due and payable, the Vendor undertakes to reimburse the Purchaser, in case the Purchaser is compelled or obliged to pay the same.

7 The Vendor has this day delivered all original documents of title, pertaining to the Schedule Property to the Purchaser.

8 The Purchaser is also placed in vacant physical possession of the Schedule Property by the Vendor.

SCHEDULE PROPERTY

All that piece and parcel of undeveloped commercially converted land bearing Sy no.141/1 measuring 08 guntas, Sy no.152 measuring 19 guntas AND Sy no.138 measuring 15 guntas (converted vide modified official memorandum dated 19.03.2014 bearing no.A.L.N.(A)(S)SR/356/09-10 issued by the office of Deputy Commissioner, Bangalore District, Bangalore) situated at Yamare Village, Sarjapura Hobli, Anekal Taluk, Bangalore District including all rights and appurtenances whatsoever whether underneath or above the surface. The survey number-wise boundaries are as follows:

In respect of Sy no.	East by :	West by :	North by :	South by:
Sy no.141/1	Sy No.141/2	Remaining portion of Sy No.141/1	Sy No.133	Sy No.142
Sy no.138	Yamare Tank	Land of Sri.Perumaiah	Land of Sri.Perumaiah	Govt. Kaluve
Sy no.152	Land of Smt.Kulasandamma & Neeraganti Yellappa	Land belonging Sri.Muniramaiah	Land of Sri.Annagiriyappa and Smt.Kulasandamma	Land of Sri.Annagiriyappa and Sri.Thayappa

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BNG(U)ANKL SRO No. 511/16-17
BOOK-1 CONTAINING TOTAL SHEETS 6
OF 10-10 PAGE

The market value of Schedule Property is Rs.1,32,48,000/- (Rupees One Crore Thirty Two Lakhs Forty Eight Thousand Only).

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their signatures to this Deed of Absolute Sale on the day, month and year first above written in the presence of following witnesses.

WITNESSES :

1. Signature :
   Name :
   Address :

VENDOR

2. Signature :
   Name :
   Address :

D J PROJECTS PRIVATE LIMITED
DIRECTOR
PURCHASER

(For M/s. D.K. Associates)

CONFIRMATION PARTY

BK I 1787/08-09

(5)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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BOOK I Containing Total Sheets 08

SALE DEED

THIS DEED OF SALE is made and executed at Bangalore on this **Fourth day of February, Two Thousand Nine (04.02.2009)**

BY

1. MR.T S.SEETHARAMA SHASTRY, S/o Mr. Suryanarayana Shastry, aged 40 years, residing at No.675, Narasimhapet, Chinthamani 563125, Kolar District, represented by GPA Holder, **Mr Davinder Kumar Jain,** S/o late Mr. Khzanchilal, aged 39 years, residing at No.C-305, Prestige, St. John's Wood, Brindavan Nagar, Bangalore-560 029 hereinafter called the **VENDOR** (which term shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART;**

2. M/s. D.K.ASSOCIATES, a Partnership firm, having its office at No.C-506, Prestige St. John's Wood, Brindavan Nagar, Bangalore, represented by its Managing Partner, Mr. Davinder Kumar Jain, hereinafter called the **CONFIRMING PARTY,** (which term shall mean and include its successors, executors, administrators and assigns) of the **SECOND PART; (PA NO.AAEFD9291Q)**

For D.K. ASSOCIATES

PARTNER

B.R.T. J. S.J.P. S.L No. 1787/08-09
BOOK I Consisting Total Sheets 08
Total 02 = 10 Pages

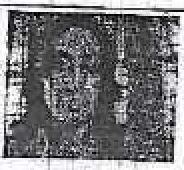
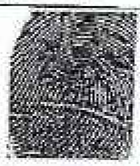
Print Date & Time : 04-02-2009 01:25:00 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 1787

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಸರ್ಜಾಪುರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 04-02-2009 ರಂದು 12:24:27 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

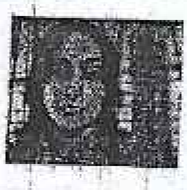
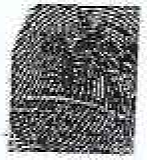
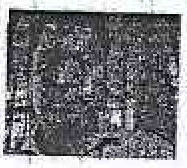
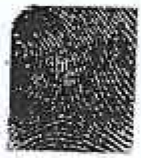
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	47000.00
2	ಸೇವಾ ಶುಲ್ಕ	330.00
	ಒಟ್ಟು :	47330.00

ಶ್ರೀಮತಿ D.J.Projects Pvt Ltd. Rep by Authorized Signatory Ms.Bharagavi Sanjay ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ D.J.Projects Pvt Ltd. Rep by Authorized Signatory Ms.Bharagavi Sanjay			Bhargavi

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	D.J.Projects Pvt Ltd. Rep by Authorized Signatory Ms.Bharagavi Sanjay . (ಬರೆಸಿಕೊಂಡವರು)			Bhargavi
2	T.S.Seetharama Shastry Rep by GPA Holder Davinder KUmar Jain (ಬರೆದುಕೊಡುವವರು)			[illegible]

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

ಈ ರೂಪದಲ್ಲಿ ... ಆದೇಶ ಸಂಖ್ಯೆ ... 2003 ದಿನಾಂಕ 09-05-2003
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
Document Sheet
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department
No. 1787
BOOK I Consisting Total Sheets
This sheet can be used for any document
Total 03 / 12 Pages
Date of execution
Total stamp duty paid Rs.

IN FAVOUR OF

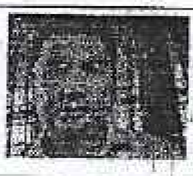
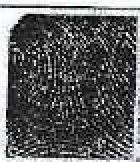
D.J.PROJECTS PRIVATE LIMITED, a Company registered under the Companies Act, having their registered office at BIKANER SIGNATURE TOWERS, 5th Floor, Unit No.401, 18/1 Richmond Road, Bangalore-560 025, represented by their duly authorized signatory, **Ms. BHARGAVI SANJAY,** hereinafter called the **PURCHASER,** (which term shall mean and include their successors, executors, administrators and assigns) of the **OTHER PART; (PA NO.AACCD2092F)**

WHEREAS, the Vendor is the sole and absolute owner in peaceful possession and enjoyment of industrially converted land measuring 1 acres 4 guntas situated in Survey Nos.138 and 174/3 of Yamare Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, more fully described in the Schedule given hereunder and hereinafter referred to as Schedule Property.

AND WHEREAS, the Schedule Property was originally agricultural land and was acquired by the Vendor under the following Sale Deeds registered in the Office of the Sub-Registrar, Anekal:

For D.K. ASSOCIATES

PARTNER

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	M/s.D.K.Associates Managing Partner Davinder Kumar Join . (ಬರೆದುಕೊಡುವವರು)			[signature]

B.N.G.(U) S.J.P. S.L. No. 1787/08-09
BOOK I Consisting Total Sheets 08
Total 07-12 *Pages*

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

S.J.P.S.L. No. 1787

BOOK I Consisting Total Sheets 05 - 12 Pages

This sheet can be used for any document

Date of ... Total stamp duty paid Rs.

(1) Deed of Sale dated 3.6.2005, registered as document No.1171/2005-06

(2) Deed of Sale dated 29.6.2005, registered as document No.4766 of 2005-06

AND WHEREAS, after the purchase of the properties as aforesaid, the mutation in respect of the said properties were effected in the name of the Vendor herein by the Revenue Authorities.

AND WHEREAS, the Vendor being the absolute owner of land measuring 1 acre 4 guntas situated in Yamare Village as shown in the Schedule annexed hereto, got the same converted together with the other lands owned by him from agricultural to Industrial purposes from the Special Deputy Commissioner, Bangalore District, vide order No.ALN.(A)(S)SR. 49/2007-08 dated 6.10.2008.

AND WHEREAS, the Vendor had agreed to sell the Schedule Property in favour of M/s. D K Associates, a Partnership firm, the confirming party herein. AND WHEREAS, the confirming party has nominated the purchaser to purchase the Schedule Property and has requested the Vendor to execute Sale Deed in favour of the Purchaser herein .

For D.K. ASSOCIATES

PARTNER

ಗುರುತಿಸುವವರು

B.N.G.(U) S.J.P. S.L. No 1787/08-09

BOOK I Consisting Total Sheets 08

Total 06 - 12 Pages

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Ananda S/o Rachappa No 137, Brigade Road, Bangalore -35	
2	Lakshminarayan Yemare Village Sarjapura Hobli Anekal TQ	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಸರ್ಜಾಪುರ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು

ನಂಬರ SRJ-1-01787-2008-09 ಆಗಿ

ಸಿ.ಡಿ. ನಂಬರ SRJD22 ನೇ ದ್ದರಲ್ಲಿ

ದಿನಾಂಕ 04-02-2009 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ (ಸರ್ಜಾಪುರ)

The Seal of the Sub Registrar, Sarjapura

ಎಲ್. ಡಿ. ಕಾಳೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ

ಸರ್ಜಾಪುರ

Designed and Developed by C-DAC, ACTS, Pune

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

BNG(U)SJPS: No 1787

BOOK I Consisting Total Sheets 07 / 18 Pages

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Date of Purchase

Total stamp duty paid Rs.

AND WHEREAS the Vendor and Confirming party have agreed to sell the Schedule Property and the purchaser has agreed to purchase the said Property for a sale consideration of Rs.47,00,000/- (Rupees Forty seven lakhs only) free from all encumberances.

NOW THIS DEED OF SALE \WITNESSETH AS FOLLOWS;

1. That in pursuance of the aforesaid agreement and in consideration of the sale price of Rs.47,00,000/- (Rupees Forty seven lakhs only) paid by the Purchaser to the Confirming party in full and final settlement of sale price, the receipt of which sum both the Vendor and the Confirming party do hereby acknowledge.

2. The Vendor/Confirming party do hereby Sell, Grant, convey, Transfer and assign the Schedule Property absolutely unto and to the use of the Purchaser and all the estate, right, title, interest, property, appurtenance, claims and demands of the Vendor/Confirming party on the Schedule Property and every part thereof TO HOLD and TO HAVE the same free from all encumbrances without any lawful interruption or disturbance by the Vendor/Confirming party or any person lawfully

For D.K. ASSOCIATES

PARTNER

B.N.G.(U) S.J.P. S.L. No. 1787/08-09
BOOK I Consisting Total Sheets 08
Total 08 – 10 Pages

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ D.J.Projects Pvt Ltd. Rep by Authorized Signatory Ms.Bharagavi Sanjay . ಇವರು 399520.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid in Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	399500.00	IDBI Bank, DD No.970602, Dt 05/0[illegible]-09
ಒಟ್ಟು :	399520.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ
ದಿನಾಂಕ : 04/02/2009

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
(ಸರ್ಜಾಪುರ)

Designed and Developed by C- DAC ,ACTS Pune.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

B.N.G.(U) S.J.P.S.L No. 178/2009

BOOK I Consisting Total Sheets 08

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Date of Execution

Total stamp duty paid Rs.

or equitably claiming through, under or in trust for them or any of their predecessors in title.

3. The Vendor/Confirming party also covenant that they will at all times hereafter execute every such lawful deed, assurance or thing as shall or be, if any, reasonably required for further and more perfectly assuring the title and enjoyment of the Schedule Property to the Purchaser and that the Vendor/Confirming party more particularly do hereby covenant and agree with the Purchaser to save harmless and indemnify and keep indemnified the Purchaser against all losses and damages which the Purchaser might sustain or incur in respect of any encumbrance made by the Vendor/Confirming party or any of their predecessors in title,

4. The Vendor/Confirming party further do hereby covenant with the Purchaser that they have not done or knowingly suffered or been a party to any act whereby the Schedule property hereby conveyed is or may be encumbered or defective in title or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

For D.K. ASSOCIATES

PARTNER

Government of Karnataka

Document Sheet

Registration and Stamps Department

B.N. G(II) S.J.P.S.L. No 1787

BOOK I Consisting Total Sheets

This sheet can be used for any document of 10 - 12 Pages

Date of execution

Total stamp duty paid Rs

5. The Vendor/Confirming party also covenant with and assure the Purchaser that the said property and every part thereof is free from all and every kind of encumbrance, claims, damages, charges, attachments of civil or Revenue Court whatsoever; and that apart from the Vendor/Confirming party no one else has any right, title, interest or claim in or to the said Schedule Property, that the said property is the Vendor' absolute and exclusive property and is not the subject matter of any pending litigation, minor's claims, etc., in any Court of Law.

6. The Vendor/confirming party further confirm and declare that they have paid all the taxes up to date in respect of the Schedule Property and there are no pending dues in respect of the said property .

7. The Vendor/Confirming party hereby confirm that they have already put the Purchaser in possession of the Schedule Property free from encumbrances on this day and have delivered all the title documents in their possession to the Purchaser.

8. The Purchaser is hereafter at liberty to have the khatha of the Schedule Property transferred to their name in the books of the Bruhat

For D.K. ASSOCIATES

PARTNER

(2)

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department
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Date of execution
Total stamp duty paid Rs.

Bangalore Mahanagaram Palike or any appropriate authorities for which the Vendor/Confirming party have no objection.

SCHEDULE

All that part and parcel of industrially converted land measuring 1 acre 4 guntas situated in and bearing Survey Numbers as detailed below of Yamare Village Sarjapur Hobli, Anekal, Bangalore District (vide order No.ALN.(A)(S)SR. 49/2007-08 dated 6.10.2008)

YAMARE VILLAGE	Sl.No.	SY.NO	EXTENT	
			ACRES	GUNTAS
	1.	138	0	15
	2.	174/3	0	29

BOUNDARIES OF PROPERTY SOLD IN YAMARE VILLAGE

Sl. No.	Sy. No.	East Sy. No.	West Sy. No.	North Sy. No.	South Sy. No.
1.	138	135 & lake	139	137 136	Halla
2.	174/3	173/4	173/2	163	175

For D.K. ASSOCIATES

PARTNER

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

B.N.G.(U) S.J.P. S.L. No

BOOK I Consisting Total Sheets

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Date of execution

Total stamp duty paid Rs.

IN WITNESS WHEREOF, the Vendor, Confirming party and purchaser have hereunto set out their hands at Bangalore on this day, month and year abovementioned.

WITNESSES:

1.

VENDOR

For D.K. ASSOCIATES

PARTNER

CONFIRMING PARTY

DJ PROJECTS PRIVATE LIMITED

PURCHASER

2.

DRAFTED BY
JEROME D'SOUZA
ADVOCATE
FF-6 BUSINESS POINT
NO.137, BRIGADE ROAD
BANGALORE-560 025.

137/2 70/08-09 +1

2

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ಮಾದರಿ ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

This sheet can be used for any document

Date of execution

Total stamp duty paid Rs.

SALE DEED

164/1
164/2
167/2

THIS DEED OF SALE is made and executed at Bangalore on this **Seventeenth day of April, Two Thousand Eight (17.04.2008)**

BY

1. MR.T S.SEETHARAMA SHASTRY, S/o Mr. Suryanarayana Shastry, aged 40 years, residing at No.675, Narasimhapet, Chinthamani 563125, Kolar District, hereinafter called the **VENDOR** (which term shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART;**

2. M/s. D.K.ASSOCIATES, a Partnership firm, having its office at No.C-506, Prestige, St. John's Wood, Brindavan Nagar, Bangalore, represented by its Managing Partner, Mr. Davinder Kumar Jain, hereinafter called the **CONFIRMING PARTY,** (which term shall mean and include its successors, executors, administrators and assigns) of the **SECOND PART; (PA NO.AAEFD9291Q)**

T S Seetharamasastry

For D.K. ASSOCIATES

PARTNER

ಸಂಖ್ಯೆ : 70

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ ಸರ್ಜಾಪುರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-04-2008 ರಂದು 02:15:52 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

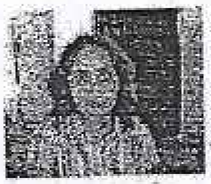
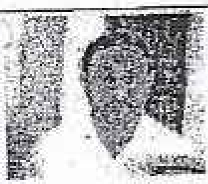
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	201900.00
2	ಸೇವಾ ಶುಲ್ಕ	360.00
	ಒಟ್ಟು :	202260.00

ಶ್ರೀ D.J. Projects Private Limited Rep by Authorized Signatory Bhargavi Sangay ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ D.J. Projects Private Limited Rep by Authorized Signatory Bhargavi Sangay			Bhargavi

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಬರೆದುಕೊಟ್ಟದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	D.J. Projects Private Limited Rep by Authorized Signatory Bhargavi Sangay . (ಬರೆಸಿಕೊಂಡವರು)			Bhargavi
2	T. S. Seetharama Shastry . (ಬರೆದುಕೊಡುವವರು)			T S Seetharama

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

Document Sheet

IN FAVOUR OF

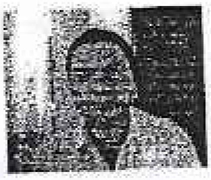
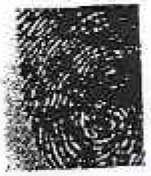
D.J.PROJECTS PRIVATE LIMITED, a Company registered under the Companies Act, having their registered office at BIKANER SIGNATURE TOWERS, 5th Floor, Unit No.401, 18/1 Richmond Road, Bangalore-560 025, represented by their duly authorized signatory, **Ms. BHARGAVI SANJAY,** hereinafter called the **PURCHASER,** (which term shall mean and include their successors, executors, administrators and assigns) of the **OTHER PART; (PA NO.AACCD2092F)**

WHEREAS, the Vendor is the sole and absolute owner in peaceful possession and enjoyment of industrially converted land measuring 4 acres 30 guntas situated in Survey No.164/1, 164/2, 102, 159, 137/1 and 137/2 of Yamare Village, Sarjapur Hobli, Anekal Taluk, Bangalore District., more fully described in the Schedule given hereunder and hereinafter referred to as Schedule Property.

AND WHEREAS, the Schedule Property was originally agricultural land and was acquired by the Vendor under the following Sale Deeds registered in the Office of the Sub-Registrar, Anekal:

TS Seetharamareddy

For D.K. ASSOCIATES

	... Associates Rep by its Managing Partner Davinder Kumar Jain (ಬರೆದುಕೊಡುವವರು)			(signature)

ಸಬ್ ರಿಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

B.N.G.(U) S.J.P. S.L. No. 7018

BOOK I Consisting Total Sheets 9

Total 18 Pages

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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(1) Deed of Sale dated 23.7.2005, registered as document No.5770 of 2005-06

(2) Deed of Sale dated 6.6.2005, registered as document No.3965 of 2005-06

(3) Deed of Sale dated 16.6.2005, registered as document No.4251 of 2005-06

(4) Deed of Sale dated 18.7.2006, registered as document No.13175 of 2006-07

AND WHEREAS, after the purchase of the properties as aforesaid, the mutation in respect of the said properties were effected in the name of the Vendor herein by the Revenue Authorities.

AND WHEREAS, the Vendor being the absolute owner of land measuring 4 acres 30 guntas situated in Yamare Village as shown in the Schedule annexed hereto, got the same converted together with the other lands owned by him from agricultural to Industrial purposes from the Special Deputy Commissioner, Bangalore District, vide order No.ALN.(A)(S)SR.49/2007-08 dated 18.12.2007

Total ~~~ 73 Pages

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	A. R. Sudi No 137, Brigade Road Bangalore-25	
2	Manjunatha Anekal Town	

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ SRJ-1-00070-2008-09 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ SRJD14 ನೇ ದ್ದರಲ್ಲಿ
ದಿನಾಂಕ 17-04-2008 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

The Seal of the Sub Registrar

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ (ಸರ್ಜಾಪುರ)

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

Designed and Developed by C-DAC, ACTS, Pune

Government of Karnataka

Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

AND WHEREAS, the Vendor had agreed to sell the Schedule Property in favour of M/s. D K Associates, a Partnership firm, the confirming party herein. AND WHEREAS, the confirming party has nominated the purchaser and has requested the Vendor to execute Sale Deed in favour of the Purchaser herein

AND WHEREAS the Vendor and Confirming party have agreed to sell same and the purchaser has agreed to purchase the Schedule Property for a sale consideration of Rs.2,01,87,500/- (Rupees Two Crores one lakh eighty seven thousand five hundred only) free from all encumberances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS;

1. That in pursuance of the aforesaid agreement and in consideration of the sale price of Rs.2,01,87,500/- (Rupees Two Crores one lakh eighty seven thousand five hundred only) paid by the Purchaser to the Confirming party, the receipt of which sum both the Vendor and Confirming party do hereby acknowledge.

T S Seetharamaiah

For D.K. ASSOCIATES

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 D.J. Projects Private Limited Rep by Authorized Signatory Bhargavi Sangay , ಇವರು 1716040.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	paid in Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1716000.00	IDBI Bank DD no 966733 Dt 16/04/08
ಒಟ್ಟು :	1716040.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 17/04/2008

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

Designed and Developed by C- DAC ,ACTS Pune.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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2. The Vendor/Confirming party do hereby Sell, Grant, convey, Transfer and assign the Schedule Property absolutely unto and to the use of the Purchaser and all the estate, right, title, interest, property, appurtenance, claims and demands of the Vendor/Confirming party on the Schedule Property and every part thereof TO HOLD and TO HAVE the same free from all encumbrances without any lawful interruption or disturbance by the Vendor/Confirming party or any person lawfully or equitably claiming through, under or in trust for them or any of their predecessors in title.

3. The Vendor/Confirming party also covenant that they will at all times hereafter execute every such lawful deed, assurance or thing as shall or be, if any, reasonably required for further and more perfectly assuring the title and enjoyment of the Schedule Property to the Purchaser and that the Vendor/Confirming party more particularly do hereby covenant and agree with the Purchaser to save harmless and indemnify and keep indemnified the Purchaser against all losses and damages which the Purchaser might sustain or incur in respect of any encumbrance made by the Vendor/Confirming party or any of their predecessors in title ,

TS Seetharamaiah

For D.K. ASSOCIATES

PARTNER

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

Document Sheet

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Total Stamp duty paid Rs.

Date of execution

4. The Vendor/Confirming party further do hereby covenant with the Purchaser that they have not done or knowingly suffered or been a party to any act whereby the Schedule property hereby conveyed is or may be encumbered or defective in title or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

5. The Vendor/Confirming party also covenant with and assure the Purchaser that the said property and every part thereof is free from all and every kind of encumbrance, claims, damages, charges, attachments of civil or Revenue Court whatsoever; and that apart from the Vendor/Confirming party no one else has any right, title, interest or claim in or to the said Schedule Property, that the said property is the Vendor' absolute and exclusive property and is not the subject matter of any pending litigation, minor's claims, etc., in any Court of Law.

6. The Vendor/confirming party further confirm and declare that they have paid all the taxes up to date in respect of the Schedule Property and there are no pending dues in respect of the said property .

For D.K. ASSOCIATES

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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7. The Vendor/Confirming party hereby confirm that they have already put the Purchaser in possession of the Schedule Property free from encumbrances on this day and have delivered all the title documents in their possession to the Purchaser.

8. The Purchaser is hereafter at liberty to have the khatha of the Schedule Property transferred to their name in the books of the Bruhat Bangalore Mahanagaram Palike or any appropriate authorities for which the Vendor/Confirming party have no objection.

SCHEDULE

All that part and parcel of industrially converted land measuring 4 acres 30 guntas situated in and bearing Survey Numbers as detailed below of Yamare Village, Sarjapur Hobli, Anekal, Bangalore District (vide order No.ALN.(A)(S)SR. 49/2007-08 dated 18.12.2007)

YAMARE VILLAGE	Sl.No.	SY.NO	EXTENT	
			ACRES	GUNTAS
	1.	164/1	0	23
	2.	164/2	0	20
	3.	167/2	0	33

TS Seetharamaiah

For D.K. ASSOCIATES

PARTNER

Government of Karnataka

Registration and Stamps Department

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	4.	102	1	7 ½
	5.	159	0	6 ½
	6.	137/1	0	30
	7.	137/2	0	30
		Total	4	30

BOUNDARIES OF PROPERTY SOLD

Sl. No.	Sy. No.	East Sy. No.	West Sy. No.	North Sy. No.	South Sy. No.
1.	164/1	161,162,163	164/2	165	174
2.	164/2	164/2 remaining land	164/3	165	174
3.	167/2	167/3	167/1	166	172
4.	102	101	Road	102 remaining land	Road
5.	159	160/1	153	159 remaining Land	158,160/1
6.	137/1	137/2	133	134 cart Road	137/1 remaining land
7.	137/2	134,136	137/1	134	137/2 remaining land

For D.K. ASSOCIATES

PARTNER

Government of Karnataka

Registration and Stamps Department

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Total stamp duty paid Rs.

Date of execution

IN WITNESS WHEREOF, the Vendor, Confirming party and purchaser have hereunto set out their hands at Bangalore on this day, month and year abovementioned.

WITNESSES:

1.

A. R. Sudi.
Advocate
NO137 Brigade Road
Bangalore 25

T. S. Seetharamaiah

VENDOR

For D.K. ASSOCIATES

PARTNER

CONFIRMING PARTY

DJ PROJECTS PRIVATE LIMITED

Bhargav

PURCHASER

2.

DRAFTED BY
JEROME D'SOUZA
ADVOCATE
FF-6, BUSINESS POINT
NO.137,BRIGADE ROAD
BANGALORE-560 025.

FF-6, BUSINESS POINT
NO.137,BRIGADE ROAD

00071
2008-09.

Government of Karnataka

Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

The Seal of the Sub-Registrar of Basavanagudi

SALE DEED

THIS DEED OF SALE is made and executed at Bangalore on this **Seventeenth day of April, Two Thousand Eight (17.04.2008)**

BY

1. MR.T S.SEETHARAMA SHASTRY, S/o Mr. Suryanarayana Shastry, aged 40 years, residing at No.675, Narasimhapet, Chinthamani 563125, Kolar District, hereinafter called the **VENDOR** (which term shall mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART;**

2. M/s. D.K.ASSOCIATES, a Partnership firm, having its office at No.C-506, Prestige St. John's Wood, Brindavan Nagar, Bangalore, represented by its Managing Partner, Mr. Davinder Kumar Jain, hereinafter called the **CONFIRMING PARTY,** (which term shall mean and include its successors, executors, administrators and assigns) of the **SECOND PART; (PA NO.AAEFD9291Q)**

T S Seetharama

For D.K. ASSOCIATES

PARTNER

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B.N.G.(U) S.J.P. S.L. No. 7115/9
BOOK I Consisting Total Sheets 10
Kind 2 [illegible] Pages

[illegible] 71

[illegible] 17-04-2008 [illegible]
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1	[illegible]	[illegible]
2	[illegible]	[illegible]
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[illegible] D.J. Projects Private Limited Rep. by Authorised Signatory Bhargav Sanghvi [illegible]

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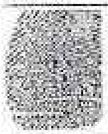
M/s D.J. Projects Private Limited Rep. by Authorised Signatory Bhargav Sanghvi			[signature]

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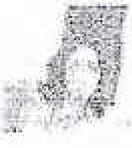
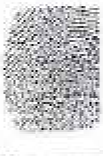
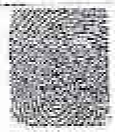
1	D.J. Projects Private Limited Rep. by Authorised Signatory Bhargav Sanghvi ([illegible])			[signature]
2	T. S. Seetharama Rao ([illegible])			[signature]

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365

Government of Karnataka

Registration and Stamps Department

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Date of execution

Total stamp duty paid Rs.

IN FAVOUR OF

D.J.PROJECTS PRIVATE LIMITED, a Company registered under the Companies Act, having their registered office at BIKANER SIGNATURE TOWERS, 5th Floor, Unit No.401, 18/1 Richmond Road, Bangalore-560 025, represented by their duly authorized signatory, **Ms. BHARGAVI SANJAY,** hereinafter called the **PURCHASER,** (which term shall mean and include their successors, executors, administrators and assigns) of the **OTHER PART; (PA NO.AACCD2092F)**

WHEREAS, the Vendor is the sole and absolute owner in peaceful possession and enjoyment of industrially converted land measuring 4 acres 34 guntas situated in Survey Nos.136, 158, 163, 166, 168/1A, 174/2 of Yamare Village and Survey No.85/2 of Chambenahalli Village, Sarjapur Hobli, Anekal Taluk, Bangalore District, more fully described in the Schedule given hereunder and hereinafter referred to as Schedule Property.

AND WHEREAS, the Schedule Property was originally agricultural land and was acquired by the Vendor under the following Sale Deeds registered in the Office of the Sub-Registrar, Anekal:

For D.R. ASSOCIATES

PARTNER

Government of Karnataka

Registration and Stamps Department

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(1) Deed of Sale dated 3.6.2005, registered as document No.1171/2005-06

(2) Deed of Sale dated 29.6.2005, registered as document No.4774 of 2005-06

AND WHEREAS, after the purchase of the properties as aforesaid, the mutation in respect of the said properties were effected in the name of the Vendor herein by the Revenue Authorities.

AND WHEREAS, the Vendor being the absolute owner of land measuring 4 acres acres 34 guntas situated in Yamare Village and Thambenahalli Village as shown in the Schedule annexed hereto, got the same converted together with the other lands owned by him from agricultural to Industrial purposes from the Special Deputy Commissioner, Bangalore District, vide order No.ALN.(A)(S)SR. 49/2007-08 dated 18.12.2007

AND WHEREAS, the Vendor had agreed to sell the Schedule Property in favour of M/s. D K Associates, a Partnership firm, the confirming party herein. AND WHEREAS, the confirming party has nominated the

T S Seetharamaiah

PARTNER

ನಕಲು ಅರ್ಜಿ ಸಂಖ್ಯೆ 365/2013-14ರ 6 ನೇ ದಿನಾಂಕ

B.N.G.(U) S.J.P. S.L. No. 71/8-9
BOOK I Consisting Total Sheets 10
Total 6-7 Pages

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	A. R. Sudi No 137, Brigade Road Bangalore-25	(signature)
7	Manjunatha Anekal Town	(signature)

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

I ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ಸಂಖ್ಯೆ SRJ-1-00071-2008-09 ಆಗಿ
ಸಿ.ಡಿ. ಸಂಖ್ಯೆ SRJD14 ರ ಪ್ರತಿಯಲ್ಲಿ
ದಿನಾಂಕ 17-04-2008 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

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ಉಪನೋಂದಣಾಧಿಕಾರಿ
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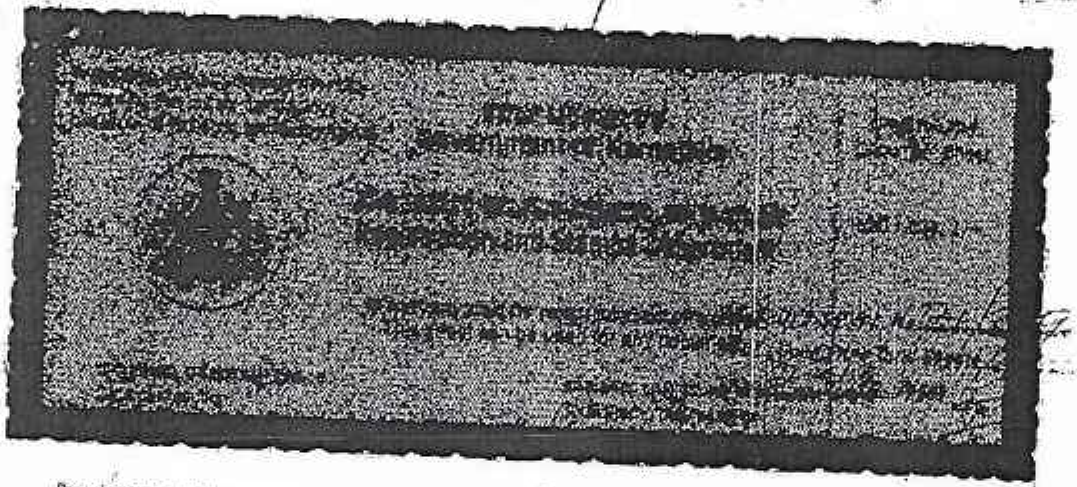
Designed and Developed by C-DAC, ACTS, Pune



Purchaser and has requested the Vendor to execute Sale Deed in favour of the Purchaser herein.

AND WHEREAS the Vendor and confirming party have agreed to sell same and the purchaser has agreed to purchase the Schedule property for a sale consideration of Rs. 2,01,57,500(Rupees Two Crores Fifteen Lakh Seven Thousand Five Hundred Only) free from all encumbrances.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS;

1. That in pursuance of the aforesaid agreement and in consideration of the sale price of Rs. 2,01,57,500(Rupees Two Crores Fifteen Lakhs Seven Thousand Five Hundred Only) paid by the Purchaser to the Confirming party, the receipt of which sum both the Vendor and Confirming party do hereby acknowledge.

2. The Vendor/Confirming party do hereby Sell, Grant, Convey, Transfer and assign the Schedule property absolutely unto and to the use of the Purchaser and all the estate, right, title, interest, property,

For D.K. ASSOCIATES

PARTNER

ನಕಲು ಅರ್ಜಿ ಸಂಖ್ಯೆ 3665/2013-14 ರ 8 ನೇ ಪು.

B.N.G.(U) S.J.P S.L. No. 21/8/9

BOOK I Consisting Total Sheets

Total Pages

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 D.J. Projects Private Limited Rep by Authorized Signatory Bhargavi Sangay . ಇವರು 1713440.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid In Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1713400.00	IDBI Bank DD no 966735 Dt 16/04/08
ಒಟ್ಟು :	1713440.00	

ಸ್ಥಳ : ಸರ್ಜಾಪುರ

ದಿನಾಂಕ : 17/04/2008

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಸರ್ಜಾಪುರ
ಆನೇಕಲ್ ತಾಲ್ಲೂಕು

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Government of Karnataka

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appurtenance, claims and demands of the Vendor/Confirming party on the Schedule Property and every part thereof TO HOLD and TO HAVE the same free from all encumbrances without any lawful interruption or disturbance by the Vendor/Confirming party or any person lawfully or equitably claiming through, under or in trust for them or any of their predecessors in title.

3. The Vendor/Confirming party also covenant that they will at all times hereafter execute every such lawful deed, assurance or thing as shall or be, if any, reasonably required for further and more perfectly assuring the title and enjoyment of the Schedule Property to the Purchaser and that the Vendor/Confirming party more particularly do hereby covenant and agree with the Purchaser to save harmless and indemnify and keep indemnified the Purchaser against all losses and damages which the Purchaser might sustain or incur in respect of any encumbrance made by the Vendor/Confirming party or any of their predecessors in title ,

4. The Vendor/Confirming party further do hereby covenant with the Purchaser that they have not done or knowingly suffered or been a party to any act whereby the Schedule property hereby conveyed is or

T.S. Seethamaraj

5

For D.K. ASSOCIATES

PARTNER

365/2013-14 ... 10

Government of Karnataka

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Total stamp duty paid Rs.

may be encumbered or defective in title or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

5. The Vendor/Confirming party also covenant with and assure the Purchaser that the said property and every part thereof is free from all and every kind of encumbrance, claims, damages, charges, attachments of civil or Revenue Court whatsoever; and that apart from the Vendor/Confirming party no one else has any right, title, interest or claim in or to the said Schedule Property, that the said property is the Vendor' absolute and exclusive property and is not the subject matter of any pending litigation, minor's claims, etc., in any Court of Law.

6. The Vendor/confirming party further confirm and declare that they have paid all the taxes up to date in respect of the Schedule Property and there are no pending dues in respect of the said property.

For D.K. ASSOCIATES

PARTNER

Government of Karnataka

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7. The Vendor/Confirming party hereby confirm that they have already put the Purchaser in possession of the Schedule Property free from encumbrances on this day and have delivered all the title documents in their possession to the Purchaser.

8. The Purchaser is hereafter at liberty to have the khatha of the Schedule Property transferred to their name in the books of the Bruhat Bangalore Mahanagaram Palike or any appropriate authorities for which the Vendor/Confirming party have no objection.

SCHEDULE

All that part and parcel of industrially converted land measuring 4 acres 34 guntas situated in and bearing Survey Numbers as detailed below of Yamare Village and Chambenahalli Village, Sarjapur Hobli, Anekal, Bangalore District (vide order No.ALN.(A)(S)SR. 49/2007-08 dated 18.12.2007)

For D.K. ASSOCIATES

PARTNER

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Total stamp duty paid Rs.

YAMARE VILLAGE	Sl.No.	SY.NO	EXTENT	
			ACRES	GUNTAS
	1.	136	1	17
	2.	158	0	9 ½
	3.	163	0	33
	4.	166	0	10
	5.	168/1A	0	22
	6.	174/2	0	17

BOUNDARIES OF PROPERTY SOLD IN YAMARE VILLAGE

Sl. No.	Sy. No.	East Sy. No.	West Sy. No.	North Sy. No.	South Sy. No.
1.	136	135 & lake	137, 138	134	135, lake
2.	158	158 remaining land	158 remaining Land	159	157, 162
3.	163	164	157	162	174

For P.K. ASSOCIATES

PARTNER

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Total stamp duty paid Rs.

4.	166	166 Remaining land	161	135, kere	165
5.	168/1A	167	169	166, 169	168/1B
6.	174/2	174/3	174/1	163	175

CHAMBENAHALLI VILLAGE	Sl.No.	SY.NO	EXTENT	
			ACRE	GUNTAS
	1	85/2	1	5 ½

BOUNDARIES OF PROPERTY SOLD IN CHAMBENAHALLI VILLAGE

Sl. No.	Sy. No.	East Sy. No.	West Sy. No.	North Sy. No.	South Sy. No.
1.	85/2	74	85/2 remaining land	83	Canal

T S Seetharamaiah

30 lakh
34 lakh

3412500
85312.5
4265625

For D.K. ASSOCIATES

PARTNER

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕಗಳ ಇಲಾಖೆ
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Date of issuance

Total amount paid Rs.

IN WITNESS WHEREOF, the Vendor, Confirming party and purchaser have hereunto set out their hands at Bangalore on this day, month and year abovementioned.

WITNESSES:

1.

A. R. Sudi
Advocate
No137. Brigade Road
Bangalore 25

VENDOR

For D.K. ASSOCIATES

CONFIRMING PARTY

DJ PROJECTS PRIVATE LIMITED

PURCHASER

2. Vasanth.
Anekal.

The Seal of the Sub-Registrar of Basavanagudi (Sarjapura)

DRAFTED BY
JEROME D'SOUZA
ADVOCATE
FF-6, BUSINESS POINT
NO.137,BRIGADE ROAD
BANGALORE-560 025.

ತಯಾರಾದ ಜೆರಾಕ್ಸ್ ಪ್ರತಿಯಲ್ಲಿ
ತಪ್ಪುಗಳ ಸಂಖ್ಯೆ ......

ನಕಲು ಅರ್ಜಿ ಸಲ್ಲಿಸಿದವರು ...Venu...
ನಕಲು ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ ದಿನಾಂಕ ...25/5/13...
ನಕಲು ತಯಾರಾದ ದಿನಾಂಕ ...25/5/13...
ನಕಲು ಕೊಟ್ಟ ದಿನಾಂಕ ...25/5/13...
ನಕಲು ತಯಾರಿಸಿದವರ ಸಹಿ ......
ನಕಲು ತಾಳೆ ಮಾಡಿದವರು ......

ADJUDICATION CERTIFICATE

No. ...CAND... 365/13-14
Certified that a sum of Rs. ...10/-... (in words)
Rs. ...10 rupees only... being the deficit /
... remitted to the S.R.O.
proper stamp ... paid by
Sarjapura under ... Dated ...25/5/13... by
D.D. No. ...Cash...
Sri / Smt. ...Venu...
Residing at ...B'lore...

Deputy Commissioner
of Stamps & Sub-Registrar

TRUE COPY