

1 0987/12-13

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

(3)

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ತಂ



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

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಕ್ಕಾಗಿ ದಿನಾಂಕ
Date of execution

ಮೆ: ರೂ. 2/-

BNG (U)-VRT.....6587...../2012-13
ABSOLUTE SALE DEED 1-13

This Deed of Absolute Sale made and executed on this 18th day of March 2013
(18/03/2013) at Bangalore:

BY

1. Smt.JAYALAKSHMI, W/o Late Chinnapullai, Aged about 52 years
2. Smt.MANJULA KUMARI D/o Late Chinnapullai and Smt.Jayalakshmi,
Aged about 29 years,
3. Sri.MANJESH KUMAR, S/o Late Chinnapullai and Smt.Jayalakshmi, Aged
about 25 years, PAN :ARKPM6999D

All are Residing at No.32, 9th Cross, R.A.Road, Eijipura, Viveknagar Post,
Bangalore -560 047.

Herein after called as VENDORS which term shall mean and include their heirs,
successors, assignees, legal representatives, executors and administrators:

IN FAVOUR OF

M/s. ASTRO LAND DEVELOPERS,
A Partnership Firm having its office at No. 117/1,
Rakshitha Complex, 1st Floor,
Sarjapura Main Road, Bangalore - 560 035,
Represented by its Managing Partner,
Sri. R. RAVICHANDRAN,
S/o. Late.M.K. Radhakrishna Reddy.
PAN :AAOFA2396P

Hereinafter referred to as the "PURCHASER" which expression wherever the
context so requires shall mean and include its, successors-in-interest, executives and
assigns etc., of the OTHER PART

M. Jayalakshmi

Manjula Kumari

P. Manjesh Kumar

R. R. Ravichandran

Print Date & Time : 18-03-2013 04:29:53 PM




ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 6587

BNG (U)-VRT...../2012-13/2-13

ವರ್ತಮಾನ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 18-03-2013 ರಂದು 04:21:07 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೊಂದಣಿ ಶುಲ್ಕ	163125.00
2	ಸೇವಾ ಶುಲ್ಕ	455.00
3	ಕೊರತೆ ಮುದ್ದಾಂಕ ಶುಲ್ಕ	40.00
	ಒಟ್ಟು :	163620.00

ಶ್ರೀ M/s Astro Land Developers Rep. by its Managing Partner R. Ravichandran S/o Late.M.K. Radhakrishna Reddy ಜೊಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟರೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Astro Land Developers Rep. by its Managing Partner R. Ravichandran S/o Late.M.K. Radhakrishna Reddy			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

18/03/13
ಸಹಿರಬಹುದು
ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿ
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ, ಭಾರತ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Astro Land Developers Rep. by its Managing Partner R. Ravichandran S/o Late.M.K. Radhakrishna Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Jayalakshmi W/o Late. Chinnapullai . (ಬರೆದುಕೊಂಡವರು)			

18/03/13
ಸಹಿರಬಹುದು
ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿ
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ, ಭಾರತ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

BNG (U)-VRT...6587/2012-13 / 3-130

WHEREAS originally the land bearing Survey No.54 measuring 10 acres 01 guntas and 8 guntas of Kharab land situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk was owned and possessed by Sri.Subba Rao.

WHEREAS the said Subba Rao demised leaving behind his wife namely Smt.Bhagyarthamma and four sons namely Sri.Rama Rao, Sri.Krishna Murthy, Sri.Narayana Rao and Sri.Keshava Rao respectively as his legal heirs.

WHEREAS there was Partition dated 22/05/1961 was entered between the wife of Late Subba Rao namely Smt.Bhagyarthamma and sons of Late Subba Rao namely Sri.Rama Rao, Sri.Krishna Murthy, Sri.Narayana Rao and Sri.Keshava Rao in respect of above said land and other properties vide Partition deed dated 22/05/1961, registered as document No.1048/1961-62 Book-I, Volume No.245, Pages No.155 to 164, in the office of the Sub registrar Bangalore South Taluk. In the said partition Sri.Rama Rao was allotted entire extent of land measuring 10 acre 01 guntas in Sy.No.54, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk.

WHEREAS the said Rama Rao demised leaving behind his five sons namely Sri.A.R.Gopal Rao, Sri.A.R.Subba Rao, Sri.A.R.Chandrashekar, Sri.A.R.Muralidhar, Sri.A.R.Venkatesh as his only legal heirs.

WHEREAS subsequently Sri.A.R.Gopal Rao, Sri.A.R.Subba Rao, Sri.A.R.Chandrashekar, Sri.A.R.Muralidhar and Sri.A.R.Venkatesh conveyed the land bearing Sy.No.54 measuring 10 Acre 01 guntas situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore in favour of Sri.Motappa S/o Late Chikkapulla, under a Sale deed dated 24/04/1965, registered as Document No.420/1964-65, Book-I, Volume 518, Pages 70 to 74, in the office of Sub-registrar, Bangalore South Taluk.





WHEREAS the said Motappa demised leaving behind his four sons namely Sri.Ramaiah, Sri.Muniyappa, Sri.Chinnapulay and Sri.Raj Gopal and only daughter namely Rathanamma as his only legal heirs. The said Ramaiah died on

M. T. S. S. S.
Manjula Kumari

R. R. S. S.

2

C. Hanvesh. Kumar.

ಕ್ರ.ಸಂ. ಅಂಶ	ಹೆಸರು	ಪೋಟೊ	ಹೆಬ್ಬಟ್ಟಿನ ಗುರುತು	ಸಹಿ
3	Manjula Kumari D/o Late.Chinnapullai . (ಬರೆದುಕೊಡುವವರು)			Manjula Kumari
4	Manjesh Kumar S/o Late. Chinnapullai . (ಬರೆದುಕೊಡುವವರು)			C. Manjesh Kumar

28/03/2013
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು
ವಸಂತನಗರ, ಬೆಂಗಳೂರು

BNG (U)-VRT 6587/2012-18

4-13
Q

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	ಬೆಲೆ : ರೂ. 2/-
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ Date of execution	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	
	ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.	

BNG (U)-VRT...../2012-13

5-130

16/10/1996 leaving behind his wife namely Smt.Miniamma and sons namely Sri.Nagesh and Sri.Venkatesh and daughters namely Smt.Nagarathana and Smt.Nalini respectively as his only legal heirs. The said Muniyappa demised leaving behind his wife Smt.Shankaramma alias Shankamma and children namely Smt.Nagaveni, Smt.Narendra Kumar, Navitha Kumari and Sri.Nandakumar respectively as his sole legal heirs.

WHEREAS there was Partition among Smt. Muniyamma W/o Late Ramaiah, Smt.Shankaramma W/o Late Muniyellappa, Sri.Chinnapulay and Sri.Rajgopal in respect of land measuring 10 acre 01 guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk and other properties vide Partition Deed dated 05/07/2006 registered on dated 06/07/2006, registered as document No.8866, stored in CD Bo.BASD254, in the office of the Sub-registrar Bangalore South Taluk. In the above said Partition deed Smt.Muniyamma was allotted land measuring 3 Acres 05 guntas, Smt.Shankaramma alias Shankamma was allotted land measuring 2 Acres 06 guntas, and Sri.Chinnapulay.M was allotted land measuring 2 acres 10 guntas and Sri.Rajgopal.M was allotted land measuring 2 Acres 20 guntas in Sy.No.54, Situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk.

WHEREAS the said Chinnapullai demised leaving behind his wife namely Smt.Jayalakshmi and children namely Smt.Manjula Kumari and Sri.Manjesh Kumar respectively as his sole legal heirs and the khatha was mutated in the above said land in name of Smt.Jayalakshmi vide Mutation registrar Extract bearing No.H14. Though the land measuring 2 Acre 10 guntas was allotted to the share of the Vendor herein, khatha was rectified and mutated to the extent of 2 Acre 07 guntas only by vide M.R.H5/2012-2013.

WHEREAS subsequently, the said Smt.Jayalakshmi obtained the Conversion of land bearing Sy.No.54 measuring 2 Acres 07 guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk from Agricultural purposes to Non-Agricultural Residential purposes, vide Official Memorandum dated 26.2.2013

M. Jayalakshmi

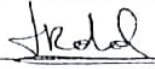
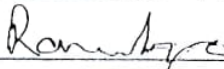
Manjula Kumari

C. Manjesh Kumar.


R.L.L.

3

BNG (U)-VRT.....6587/2012-13 16-13


ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaram Reddy Holanayakanahalli Village, Varthur Hobli, Bangalore.	
2	Ramesh Chikkanayakanahalli, Bangalore.	

18/03/13
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಬುಲೆಟ್ ನೋಂದಣಿ ಕಛೇರಿ
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ್ VRT-1-06587-2012-13 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ್ VRTD183 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 18-03-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

18/03/13
ಉಪನೋಂದಣಿ ಕಛೇರಿ ಶಿವಾಜಿನಗರ (ವರ್ತಮಾನ)
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 152 ಮುನೋಮು 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	ಕರ್ನಾಟಕ ಸರ್ಕಾರ Government of Karnataka	ದಸ್ತಾವೇಜು ಹಾಳೆ Document Sheet
ರಾ		ಬೆಲೆ : ರೂ. 2/-
	ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ Registration and Stamps Department	
	ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು This sheet can be used for any document	
ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ Date of execution		ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ. Total stamp duty paid Rs.

BNG (U)-VRT. 6587/2012-13

bearing No.ALN(E.V.H.)SR368/2012-13, issued by the Special Deputy Commissioner, Bangalore District.

WHEREAS Vendors have agreed to sell the converted land bearing Sy.No.54 measuring 2 Acre 07 guntas, situated at Chikkanayakanahalki Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, which is more fully described in the Schedule Property.

WHEREAS though the First Vendor herein is the sole and absolute owner of the Schedule Property, the other Vendors herein have also joined the First Vendor in execution of this Sale Deed in order to perfect the title and also as an abundant precaution taken by the PURCHASER who have requested the other Vendors to join the First Vendor in execution of this Sale Deed.

WHEREAS the VENDORS have offered to sell the SCHEDULE PROPERTY and made the following assurances to the PURCHASER as follows.

- That the FIRST VENDOR is the sole and absolute owner of the SCHEDULE PROPERTY having good, marketable title, interest over the SCHEDULE PROPERTY.
- That the VENDORS have not entered into any agreement to sell the SCHEDULE PROPERTY to any person other person.
- That the SCHEDULE PROPERTY is free from mortgages, liens, encumbrances, lispendences of any kind whatsoever and it is also free of impediment for sale under any law, decree, contract, WILL or Gift, Memorandum of Understanding oral or written.
- That the SCHEDULE PROPERTY is free from tenancy applications and also the VENDORS are not barred from transferring the SCHEDULE PROPERTY under any other statute to the PURCHASER.
- That the SCHEDULE PROPERTY to be conveyed is not subject to any charge from payment of Income tax, Wealth tax, Gift tax.
- The VENDORS have complied with all the provisions of all the statutes including and not limited to Karnataka Land Reforms Act and the Karnataka Land Revenue Act as to the Property to be conveyed.

M. Jayalaxshmi

Manjula Kumar

C. Hanish Kumar

R. P. L. L

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BNG (U)-VRT.....6587/2012-13/8-12

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Astro Land Developers Rep. by its Managing Partner R. Ravichandran & Co
Late.M.K. Radhakrishna Reddy , ಇವರು 921667.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಬುಟ್ಟಿವಾಗಿ
ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	457500.00	DD No. 626253, Dt: 23/01/2013, Drawn on Canara Bank, Bangalore.
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	457500.00	DD No. 626251, Dt: 23/01/2013, Drawn on Canara Bank, Bangalore.
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	6657.00	DD No. 158809, Dt: 18/03/2013, Drawn on The Karnataka Bank Ltd., Bangalore.
ನಗದು ರೂಪ	10.00	Paid in Cash
ಒಟ್ಟು :		921667.00

ಸ್ಥಳ : ವತೂರ

ದಿನಾಂಕ : 18/03/2013

18/03/13
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಹಿರಿಯ ನೋಂದಣಿ ಅಧಿಕಾರಿ
ವತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Designed and Developed by C-DAC, ACTS Pune.

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ತಾ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

BNG (U)-VRT.....6587/2012-13

9-134

- g) That the sale is not prohibited under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978.
- h) That the SCHEDULE PROPERTY conveyed is not a land in respect of which there is a statutory bar or prohibition to acquire, hold the Property to be conveyed.

WHEREAS the PURCHASER believing the above representation of the VENDORS as true, has agreed to purchase the SCHEDULE PROPERTY from the VENDORS.

WHEREAS VENDORS have agreed to sell the SCHEDULE PROPERTY to the PURCHASER for a Sale Consideration of Rs.1,63,12,500/- (Rupees One Crore Sixty Three Lakhs Twelve Thousand Five Hundred Only) and based on the assurance by the VENDORS, the PURCHASER has agreed to purchase the SCHEDULE PROPERTY for the said sale consideration.

WHEREAS the parties have finalized the terms and have thought it fit to reduce the terms agreed upon by them into writing.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the above, the PURCHASER herein has paid a sum of Rs.1,63,12,500/- (Rupees One Crore Sixty Three Lakhs Twelve Thousand Five Hundred Only) to the VENDORS.

Thus the VENDORS herein hereby confirm to have received Rs.1,63,12,500/- (Rupees One Crore Sixty Three Lakhs Twelve Thousand Five Hundred Only) from the PURCHASER herein. The VENDORS hereby acquits the PURCHASER from payment of Sale Consideration.

2. THAT in pursuance of above and in consideration of the entire agreed sale price of Rs.1,63,12,500/- (Rupees One Crore Sixty Three Lakhs Twelve Thousand Five Hundred Only) received from the PURCHASER, the VENDORS herein respectively by these presents hereby transfer, sell, convey, grant, assign the

M. Jayashree
Majula Kunari

R. 12 1

5

C. Hanish. Kumar

17

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

BNG (U)-VRT. 6587/2012-13

10-130

SCHEDULE PROPERTY hereunder to and in favour of the PURCHASER TO HAVE, TO HOLD, TO ENJOY the SCHEDULE PROPERTY and every part thereof hereby granted, sold, conveyed and transferred UNTO and to the use of the PURCHASER forever as its absolute owner thereof.

3. THAT the VENDORS on this day have put the PURCHASER in vacant possession of the SCHEDULE PROPERTY free from all encumbrances and the PURCHASER herein hereby acknowledges to have taken possession of the SCHEDULE PROPERTY.
4. The VENDORS hereby declares that they have no manner of right title or interest over the SCHEDULE PROPERTY from this day onwards and Purchaser is the absolute owner of the same hereinafter.
5. THAT the VENDORS assures the PURCHASER that the FIRST VENDOR is the sole and absolute owner of the SCHEDULE PROPERTY and no other persons other than the VENDORS have got any manner of right, title or interest over the SCHEDULE PROPERTY and the VENDORS have got good right and absolute authority and indefeasible title to the SCHEDULE PROPERTY, to grant, sell, convey, transfer assign and assures UNTO the use of PURCHASER in the manner aforesaid according to the true intent and meaning of these presents.
6. THAT the VENDORS assure the PURCHASER that the SCHEDULE PROPERTY is free from all encumbrances, mortgages, liens, attachments, leases, lispendences and the VENDORS further assure the PURCHASER that they have not done any act or deed contrary to or inconsistent with their absolute right to deal with the SCHEDULE PROPERTY.
7. THAT the PURCHASER shall and may at all times, hereafter peacefully and quietly use, possess, hold and enjoy the SCHEDULE PROPERTY and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be received all the profits thereof, without there

M. Jayalaxmi

Manjula Kurari

C. Manish. Kumar.

R.R. L

6

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಲದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನ್ಸೋಮು 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಕೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ
Date of execution

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

BNG (U)-VRT.....6587...../2012-13

being any claim or demands, whatsoever from or by the VENDORS or from anybody claiming through the VENDORS.

8. THAT the VENDORS hereby individually agree and undertake to fully indemnify the PURCHASER against any loss, damages, liability if any should arise to the PURCHASER in respect of the SCHEDULE PROPERTY by reason of any defect in its title or want of title from the VENDORS to the SCHEDULE PROPERTY or on account of any encumbrances created either by the VENDORS or its predecessors in title.
9. THAT the VENDORS hereby assure the PURCHASER that the SCHEDULE PROPERTY is free from all encumbrances, mortgages, lien and minor claims.
10. THAT the VENDORS hereby direct the PURCHASER to get the relevant revenue records of the SCHEDULE PROPERTY transferred to his name and peacefully enjoy the SCHEDULE PROPERTY as its absolute owner without any interruption and hindrances from whomsoever.
11. THAT the VENDORS have paid all the taxes payable in respect of the SCHEDULE PROPERTY up to date to the concerned authorities and the PURCHASER shall hereafter pay all the taxes and other charges payable to the concerned authorities in respect of the SCHEDULE PROPERTY by getting requisite entries made in its name in the records maintained by the concerned authorities.
12. THAT the VENDORS shall and will from time to time and at all times, hereafter at the request and cost of the PURCHASER do or cause to be done, all such acts, deeds things conveyances and assurances for further more perfectly assuring granting/conveying the title of the SCHEDULE PROPERTY to the PURCHASER.

M. Toulalaxeni
Manjula Kumar

R. R. L. L.

P. Hanjish. Kumar.

7

19

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ರಂ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

BNG (U)-VRT.....6587/2012-13 /12-13
C

SCHEDULE

All that piece and parcel of the Residentially Converted undeveloped land bearing Sy.No.54 measuring 2 Acre 07 guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on :-

East by	:	Private Property;
West by	:	Private Property;
North by	:	Property belongs to Sri.Rajgopal;
South by	:	Property belongs to Sri.Narendar Kumar and Nanda Kumar;

M. Jayalaxmi

Manjula Kumari

R.R. L

C. Manj'es L. Kumar

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಚೀಟಿ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

BNG (U)-VRT.....6587...../2012-13

13-130

IN WITNESSES WHEREOF, the Vendors and Purchaser herein have set their hands
on this day, month and year above mentioned before the following witnesses.

WITNESSES

1. Jayaram Reddy
Halasagarban halli
Bangalore

2. Ramesh
Chikkannurpukkuralli
Bangalore

3. R. Nayash
Eijpura
Wickurayur Post
Bangalore HT

M Jayalakshmi

1. JAYALAKSHMI

Manjula Kumari
2. MANJULA KUMARI

C. Manjesh Kumar
3. MANJESH KUMAR
[VENDORS]

for ASTRO LAND DEVELOPERS

R. Ravichandran
(R. RAVICHANDRAN)
Managing Partner
[PURCHASER]

Drafted by
VENKOBAGUDADNAL, M.A.L.L.B
ADVOCATE
KAR/1744/98, MUTTU NILAYA
Kumbar Street, Varthur,
BANGALORE - 560 087 PH - 9880133050

Bike A394/2014-2015

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ೪೦೪/೨೦೦೩ ಮುನ್ಸೂಚನಾ ೨೦೦೩
ದಿನಾಂಕ ೦೯-೦೩-೨೦೦೩ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

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

ಈ ದಾಖಲೆಯು ಒಟ್ಟು 10 ಪುಟಗಳಿಂದ
This document consists of 10 sheets

1
ABSOLUTE SALE DEED

First Sheet of Doc. No

A394

of Book 1

2014-15

This Deed of Absolute Sale made and executed on this First day of September 2014
(01/09/2014) at Bangalore:

BY

1. Sri.M.NARENDRA KUMAR, S/o Late Muniyellappa and Late.Shankaramma alias Shankamma, Aged about 42 years, Pan No.AMNPM8079N.
2. Smt. RUPA.N, W/o Sri.M.Narendra Kumar, Aged about 31 years,
3. Kumari.N.SNEHA, D/o Sri.M.Narendra Kumar, Aged about 8 years, being minor represented by her natural guardian and father Sri.M.Narendra Kumar.
4. Kumari. N.CHETHANA, D/o Sri.M.Narendra Kumar, Aged about 4 years, being minor represented by her natural guardian and father Sri.M.Narendra Kumar.
5. Sri.M.NANDA KUMAR, S/o Late.Muniyellappa and Late.Shankaramma alias Shankamma, aged about 33 years, Pan No.AMNPM8080H.
6. Smt.JAYASHREE, W/o Sri.Nanda Kumar, aged about 30 years,
7. Kumari.N.ANKITHA NIDHI KUMAR, D/o Sri.Nanda Kumar, Aged about 8 years, being minor represented by natural guardian and father Sri.Nanda Kumar,
8. Kumari.N.NAMITHASARIKA KUMAR, D/o Sri.Nanda Kumar, aged about 4 years, being minor represented by her mother and natural guardian and father Sri.Nanda Kumar,
9. Smt.NAGAVENI, D/o Late Muniyellappa and Late.Shankaramma alias Shankamma, Aged about 42 years,
10. Smt.NAVEETHA KUMARI, D/o Late Muniyellappa and Late.Shankaramma alias Shankamma, Aged about 37 years,

All are residing at No.25, 9th Cross, Gundappa Gowda Road, Ejipura, Viveknagar Post, Bangalore - 560 047.

M. Narendra Kumar
Rupa.N

M. Nanda Kumar

Jayashree. R

M. Nagaveni

M. Narendra Kumar

M. Nanda Kumar

M. Navitha Kumari

M. Narendra Kumar

M. Nanda Kumar

PAGE NO -1 R.D.L




Print Date & Time : 01-09-2014 03:27:51 PM

ರಸ್ತಾವೇಳು ಸಂಖ್ಯೆ : 4394






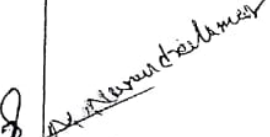
ಇಂದಿರಾವನಗರ ದಲ್ಲಿರುವ ಉಪನೋದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 01-09-2014 ರಂದು 03:04:37 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	300000.00
2	ಸೇವಾ ಶುಲ್ಕ	490.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	300530.00

ಶ್ರೀ M/s Astro Land Developers Rep by its Managing Partner Mr.R.Ravichandran S/o Late M K Radha Krishna Reddy ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Astro Land Developers Rep by its Managing Partner Mr.R.Ravichandran S/o Late M K Radha Krishna Reddy			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಕುರಿತು ನೋಂದಣಿ ಮಾಡಲ್ಪಟ್ಟಿರುವ ಇಂದಿರಾವನಗರ, ಬೆಂಗಳೂರು
1	M/s Astro Land Developers Rep by its Managing Partner Mr.R.Ravichandran S/o Late M K Radha Krishna Reddy . (ಬರೆದುಕೊಂಡವರು)			
2	Sri M.Narendra Kumar S/o Late Muniyellappa (ಬರೆದುಕೊಂಡವರು)			

PAGE NO - 2

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ.152/2003ರ ಮುಖಾಂತರ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ವ್ಯವಹರಿಸಬಹುದು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಳ್ಳುವ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ
Total stamp duty paid Rs

2 Sheet of Doct No 4394 of Book 11
2014-15

Herein after called as VENDORS which term shall mean and include their heirs, successors, assignees, legal representatives, executors and administrators:

IN FAVOUR OF

M/s. ASTRO LAND DEVELOPERS
A Partnership Firm,
Having its office at "Rakshitha Complex"
No.117/1, Sarjapura Main Road,
Bangalore - 560 035.
PAN No:AAOFA2396P.
Represented by its Managing Partner
Sri.R.RAVI CHANDRAN
Aged about 45 years
S/o late.M.K.Radha Krishna Reddy
Residing at No.36, Green Wood Regency
Sarjapura Road, Bangalore - 560 035.

Hereinafter referred to as the "PURCHASER" which expression wherever the context so requires shall mean and include its, successors-in-interest, executives and assigns etc., of the OTHER PART















WHEREAS originally the land bearing Survey No.54 measuring 10 acres 01 guntas and 8 guntas of Kharab land situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, was owned and possessed by Sri.Subba Rayappa and after his demise his wife namely Smt.Bhagyarathamma and four sons namely Sri.A.Rama Rao, Sri.A.Krishna Murthy, Sri.A.S.Narayana Rao and Sri.A.S.Keshava entered into a Partition on 22/05/1961 in respect of Joint family properties including Land bearing Survey No.54 of Chikkanayakanahalli. The said Partition deed was registered as document No.1048/1961-62 Book-I, Volume No.245, Pages No.155 to 164, in the office of the Sub registrar Bangalore South Taluk. In the said partition Sri.A.Rama Rao was allotted entire extent of land measuring 10 acre 01 guntas in Sy.No.54, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk.

M. Narendhar Kumar
R.R.V
M. Narendhar Kumar
M. Narendhar Kumar

H. Nandakumar
T. Jayashree
H. Nandakumar
H. Nandakumar

H. Nagaveni
M. Navilhakumar
R.D.L

PAGE NO 3

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	Smt.Rupa.N. W/o M.Narendra kumar . (ಬರೆದುಕೊಡುವವರು)			<i>Rupa N</i>
4	Kumari.N.Sneha and Kumari.N.Chethana Minor rep by Natural Gaurdian and Father Sri.Narendra.Kumar . (ಬರೆದುಕೊಡುವವರು)			<i>Sri.Narendrakumar</i>
5	Sri.M.Nanda Kumar S/o Late Muniyellappa . (ಬರೆದುಕೊಡುವವರು)			<i>M.Nanda kumar</i>
6	Smt.Jayashree W/o Nanda Kumar . (ಬರೆದುಕೊಡುವವರು)			<i>Jayashree</i>
7	Kumari. Ankitha Nidhi Kumar and Kumari N.Namithasrika Kumar Minor rep by Natural Gaurdian and Father Sri Nanda Kumar . (ಬರೆದುಕೊಡುವವರು)			<i>M. Nanda kumar</i>
8	Smt.Nagaveni D/o Late Muniyellappa . (ಬರೆದುಕೊಡುವವರು)			<i>M.Nagaveni</i>
9	Smt.Naveetha Kumari D/o Late Muniyellappa . (ಬರೆದುಕೊಡುವವರು)			<i>M.Naveetha kumari</i>



3 - 3 Sheet of Doct No 4394 of Part I
2014-15

WHEREAS the said Sri.A.Rama Rao demised leaving behind his five sons namely Sri.A.R.Gopal Rao, Sri.A.R.Subba Rao, Sri.A.R.Chandrashekar, Sri.A.R.Muralidhar, and Sri.A.R.Venkatesh as his legal heirs.

WHEREAS subsequently Sri.A.R.Gopal Rao, Sri.A.R.Subba Rao, Sri.A.R.Chandrashekar, Sri.A.R.Muralidhar and Sri.A.R.Venkatesh conveyed the land bearing Sy.No.54 measuring 10 Acre 01 guntas situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore in favour of Sri.Motappa S/o Late Chikkapullappa, under a Sale deed dated 24/04/1965, registered as Document No.420/1965-66, Book-I, Volume 518, Pages 72 to 74, in the office of Sub-registrar, Bangalore South Taluk.

WHEREAS the said Motappa demised leaving behind his four sons namely Sri.Ramaiah, Sri.Muniyellappa, Sri.Chinnapullai and Sri.Rajagopal and only daughter namely Rathanamma as his only legal heirs. The said Muniyellappa demised leaving behind his wife Smt.Shankamma alias Shankamma and children namely Smt.Nagaveni, Sri.Narendra Kumar, Navitha Kumari and Sri.Nandakumar as his sole legal heirs.

WHEREAS subsequently there was Panchayath Parikath between Smt.Shankamma W/o Late.Muniyellappa, Sri.Chinnapullai S/o Late.Motappa, Sri.Rajagopal S/o Late.Motappa and Sri.Ramaiah S/o Late.Motappa and in the said Panchayath Parikath the land measuring 2 Acres in Survey No.54 of Chikkanayakanahalli was allotted to the share of Smt.Shanakamma, land measuring 2 Acres 10 guntas in Survey No.54 of Chikkanayakanahalli was allotted to the share of Sri.Chinnapullai, land measuring 2 Acres 20 guntas in Survey No.54 of Chikkanayakanahalli was allotted to the share Sri.Rajagopal and land measuring 3 Acres 19 guntas in Survey No.54 of Chikkanayakanahalli was allotted to the share of Sri.Ramaiah. And Khatha was mutated in the names of Smt.Shankamma, Sri.Chinnapullai, Sri.Rajagopal and Sri.Ramaiah as per Panchayath Parikath vide Mutation Register Extract No.4/94-95.


M. Narendra Kumar
Dupa N
M. Narendra Kumar
M. Narendra Kumar

M. Nanda kumar
Tangaswari R. M. Nagaveni
M. Nanda kumar M. Navitha kumari
M. Nanda kumar

PAGE NO 5 R.P.L.L

ಗುರುಕಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaram Reddy S/o Venkata Reddy Halanayakanahalli Village, Vorthur Hobli Bangalore	J Reddy
2	Nagesh S/o Late M ramaiiah Ejipura Bangalore	R Nagesh


1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ಸಂಖ್ಯೆ INR-1-04394-2014-15 ಆಗಿ
ಪಿ.ಡಿ. ಸಂಖ್ಯೆ INRD117 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 01-09-2014 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ತಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)

Designed and Developed by CIDAC/ACTS, Pune



4 H Sheet of Doct No 4394 of Book 1
2014-15

WHEREAS subsequently the said Ramaiah S/o Late.Motappa died on 16/10/1996 leaving behind his wife namely Smt.Muniyamma and children namely Smt.Nagarathna, Sri.R.Nagesh, Sri.R.Venkatesh and Smt.Nalini as his only legal heirs.

WHEREAS there was Partition among Smt. Muniyamma W/o Late Ramaiah, Smt.Shankaramma W/o Late Muniyellappa, Sri.Chinnapullai S/o Late.Motappa and Sri.Rajagopal S/o Late.Motappa, in respect of land measuring 10 acre 01 guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk and other properties vide. Partition Deed dated 05/07/2006 registered on dated 06/07/2006, registered as Document No.8866/06-07, stored in CD No.BASD254, in the office of the Sub-registrar, Bangalore South Taluk. In the above said Partition deed Smt.Muniyamma was allotted land measuring 3 Acres 05 guntas, Smt.Shankaramma alias Shankamma was allotted land measuring 2 Acres 06 guntas and Sri.Chinnapullai was allotted land measuring 2 acres 10 guntas and Sri.Rajgopal.M was allotted land measuring 2 Acres 20 guntas in Sy.No.54, Situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk.

WHEREAS the said Smt.Shankaramma alisas Shankamma demised on 29/04/2009 leaving behind her children namely Sri.M.Narendra Kumar, Sri.Nanda Kumar, Smt.Nagaveni and Smt.Naveetha Kumari, as her sole legal heirs. Though the land measuring 2 Acres 06 guntas was allotted to the share of the Smt.Shankaramma alias Shankamma, the khatha was mutated to the extent of 2 Acres in the of Sri.Narendra Kumar vide Mutation registrar Extract bearing No.H15/2011-12.

WHEREAS subsequently, the said Sri.M.Narendra Kumar obtained the Conversion of land bearing Sy.No.54 measuring 2 Acres situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk from Agricultural purposes to Non-Agricultural Residential purposes, vide Official Memorandum dated 26/02/2013 bearing No.ALN(E.V.H.)SR/2012-13 issued by the Deputy Commissioner, Bangalore District.

M. Narendra Kumar
Smt. N
M. Narendra Kumar
M. Narendra Kumar

M. Nanda Kumar
Smt. Naveetha Kumari
M. Naveetha Kumari
M. Naveetha Kumari
M. Naveetha Kumari

PAGE NO - 7 R.R.L.L



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೊಂಡವಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Astro Land Developers Rep by its Managing Partner Mr.R.Ravichandran S/o Late
M K Radhika Krishna Reddy , ಇವರು 1695000.00 ರೂಪಾಯಿಗಳನ್ನು ಸಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ
ಪಾವತಿಸಿದ್ದು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಶ್ರೀ ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಸೇರಿದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಸ್ವಾಮ್ಯಾಂಕು:ಡಿ.ಡಿ.	1695000.00	DD No 000322 dt 1-9-2014 Karnataka Bank 11th Bangalore
ಒಟ್ಟು:	1695000.00	

ಸ್ಥಳ : ಕೊಡವರಾನಗರ

ದಿನಾಂಕ : 09/09/2014

Designed and Developed by C- DAC ,ACTS Pune.

PAGE NO - 8

ಈ ದಸ್ತಾವೇಜು ಹಾಕೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ 157 ಮುನ್ಸೀಬ್ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಕೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವ ದಿನಾಂಕ
Date of execution

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

5 Sheet of Doct No 494 of Entry 2014-15

WHEREAS, thus the Vendors herein became the absolute owners of the Residentially Converted land bearing Sy.No.54 measuring 2 Acres situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore District, which is more fully described in the Schedule Property.

WHEREAS the PURCHASER believing the above representation of the VENDORS as true, has agreed to purchase the SCHEDULE PROPERTY from the VENDORS.

WHEREAS VENDORS have agreed to sell the SCHEDULE PROPERTY to the PURCHASER for a Sale Consideration of Rs.3,00,00,000/- (Rupees Three Crores Only) and based on the assurance by the VENDORS, the PURCHASER has agreed to purchase the SCHEDULE PROPERTY for the said sale consideration.

WHEREAS the VENDORS have offered to sell the SCHEDULE PROPERTY and made the following assurances to the PURCHASER as follows.

- That the VENDORS are the sole and absolute owners of the SCHEDULE PROPERTY having good, marketable title, interest over the SCHEDULE PROPERTY.
- That the VENDORS have not entered into any agreement to sell the SCHEDULE PROPERTY to any person other person.
- That the SCHEDULE PROPERTY is free from mortgages, liens, encumbrances, lispendences of any kind whatsoever and it is also free of impediment for sale under any law, decree, contract, WILL or Gift, Memorandum of Understanding oral or written.
- That the SCHEDULE PROPERTY is free from tenancy applications and also the VENDORS are not barred from transferring the SCHEDULE PROPERTY under any other statute to the PURCHASER.
- That the SCHEDULE PROPERTY to be conveyed is not subject to any charge from payment of Income tax, Wealth tax, Gift tax.
- The VENDORS have complied with all the provisions of all the statutes including and not limited to Karnataka Land Reforms Act and the Karnataka Land Revenue Act as to the Property to be conveyed.
- That the sale is not prohibited under the Karnataka Schedule Castes and Schedule Tribes (Prohibition of Transfer of Certain Lands) Act 1978.

M. Narendra Kumar
Rupen
M. Narendra Kumar
M. Narendra Kumar

M. Nanda Kumar
Tayashree R
M. Nanda Kumar
M. Nanda Kumar
M. Nargaveni
M. Navithakumari
R. R. L

PAGE NO - 9



6 Sheet of Doc No 4394 of P. 2014-15

- h) That the SCHEDULE PROPERTY conveyed is not a land in respect of which there is a statutory bar or prohibition to acquire, hold the Property to be conveyed.

WHEREAS the parties have finalized the terms and have thought it fit to reduce the terms agreed upon by them into writing.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the above, the PURCHASER herein has paid a sum of Rs.3,00,00,000/- (Rupees Three Crores Only) to the VENDORS.

Thus the VENDORS herein hereby confirm to have received Rs.3,00,00,000/- (Rupees Three Crores Only) from the PURCHASER herein. The VENDORS hereby acquits the PURCHASER from payment of Sale Consideration.

2. THAT in pursuance of above and in consideration of the entire agreed sale price of Rs.3,00,00,000/- (Rupees Three Crores Only) received from the PURCHASER, the VENDORS herein respectively by these presents hereby transfer, sell, convey, grant, assign the SCHEDULE PROPERTY hereunder to and in favour of the PURCHASER TO HAVE, TO HOLD, TO ENJOY the SCHEDULE PROPERTY and every part thereof hereby granted, sold, conveyed and transferred UNTO and to the use of the PURCHASER forever as its absolute owner thereof.
3. THAT the VENDORS on this day have put the PURCHASER in vacant possession of the SCHEDULE PROPERTY free from all encumbrances and the PURCHASER herein hereby acknowledges to have taken possession of the SCHEDULE PROPERTY.
4. The VENDORS hereby declares that they have no manner of right, title or interest over the SCHEDULE PROPERTY from this day onwards and Purchaser is the absolute owner of the same hereinafter.

M. Nandakumar
N. Nandakumar
M. Nandakumar

M. Nandakumar
Tayyashree R. M. Nagaveni
M. Nandakumar M. Navithakumari
M. Nandakumar

PAGE NO - 10 R. 21

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ನಾಂ

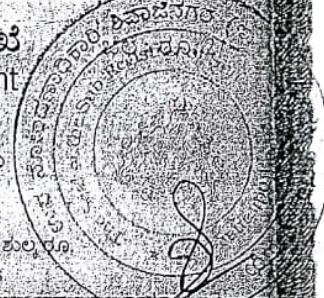


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದದ್ದು ಕೆಳಗೆ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs



7

Sheet of Doct No 4394 of 2014-15

1

5. THAT the VENDORS assures the PURCHASER that they are the sole and absolute owners of the SCHEDULE PROPERTY and no other persons other than the VENDORS have got any manner of right, title or interest over the SCHEDULE PROPERTY and the VENDORS have got good right and absolute authority and indefeasible title to the SCHEDULE PROPERTY, to grant, sell, convey, transfer assign and assures UNTO the use of PURCHASER in the manner aforesaid according to the true intent and meaning of these presents.
6. THAT the VENDORS assure the PURCHASER that the SCHEDULE PROPERTY is free from all encumbrances, mortgages, liens, attachments, leases, lispendences and the VENDORS further assure the PURCHASER that they have not done any act or deed contrary to or inconsistent with their absolute right to deal with the SCHEDULE PROPERTY.
7. THAT the PURCHASER shall and may at all times, hereafter peacefully and quietly use, possess, hold and enjoy the SCHEDULE PROPERTY and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be received all the profits thereof, without there being any claim or demands, whatsoever from or by the VENDORS or from anybody claiming through the VENDORS.
8. THAT the VENDORS hereby individually agree and undertake to fully indemnify the PURCHASER against any loss, damages, liability if any should arise to the PURCHASER in respect of the SCHEDULE PROPERTY by reason of any defect in its title or want of title from the VENDORS to the SCHEDULE PROPERTY or on account of any encumbrances created either by the VENDORS or its predecessors in title.
9. THAT the VENDORS hereby assure the PURCHASER that the SCHEDULE PROPERTY is free from all encumbrances, mortgages, lien and minor claims.

M. Narendra Kumar
Rupar N

M. Narendra Kumar

M. Narendra Kumar

M. Nanda Kumar

Tayyashree R

M. Nanda Kumar



M. Nanda Kumar

M. Nagavathi

M. Navilthar Kumar

PAGE NO -11

R. N. L.

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

10. THAT the VENDORS hereby direct the PURCHASER to get the relevant revenue records of the SCHEDULE PROPERTY transferred to its name and peacefully enjoy the SCHEDULE PROPERTY as its absolute owner without any interruption and hindrances from whomsoever.
11. THAT the VENDORS have paid all the taxes payable in respect of the SCHEDULE PROPERTY up to date to the concerned authorities and the PURCHASER shall hereafter pay all the taxes and other charges payable to the concerned authorities in respect of the SCHEDULE PROPERTY by getting requisite entries made in its name in the records maintained by the concerned authorities.
12. THAT the VENDORS shall and will from time to time and at all times, hereafter at the request and cost of the PURCHASER do or cause to be done, all such acts, deeds things conveyances and assurances for further more perfectly assuring granting/conveying the title of the SCHEDULE PROPERTY to the PURCHASER.
- 13 a) Amount of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only) deducted towards the Tax Deducted at source (TDS) from the sale consideration of the Sri.M.Narendra Kumar as stipulated in the sale deed, payable under the provisions of Income Tax Act 1961 and rules made thereunder. Further the Purchaser has remitted the above said TDS amount to Canara Bank by Vide CIN No.02424650109201400330, dated 01.09.2014, Challan Serial No.00330, to Sri.M.Narendra Kumar's PAN Account No.AMNPM8079N.
- b) Amount of Rs.1,50,000/- (Rupees One Lakh Fifty Thousand Only) deducted towards the Tax Deducted at source (TDS) from the sale consideration of the Sri.M.Nanda Kumar as stipulated in the sale deed, payable under the provisions of Income Tax Act 1961 and rules made thereunder. Further the Purchaser has remitted the above said TDS amount to Canara Bank by Vide CIN No.02424650109201400313, dated 01.09.2014, Challan Serial No.00313, to Sri.M.Nanda Kumar's PAN Account No.AMNPM8080H.



9
SCHEDULE

undeveloped

Sheet of Doct No 43914 of 2011-15

All that piece and parcel of the Residentially Converted land bearing Sy.No.54 measuring 2 Acres (Duly converted from agricultural purposes to non-agricultural residential purposes vide. Conversion Certificate No.ALN(E.V.H) SR/368/2012-13 dated 26/02/2013) situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on :-

East by : Land bearing Sy.No.55;
West by : Land bearing Sy.No.57;
North by : Portion of Land bearing Sy.No.54;
South by : Land bearing Sy.No.53 and Road.

M. Narendra Kumar
Rupa.N

M. Nagaveni

M. Navitha Kumari

M. Narendra Kumar

M. Narendra Kumar

M. Nanda kumar

Rajashree.S

M. Nanda kumar

M. Nanda kumar

PAGE NO - 13

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಪಾತ್ರೆಯು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ 303/152 ಮುನ್ಸೂಚನೆಯ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ದಸ್ತಾವೇಜು ಪಾತ್ರೆಯು
Document Sheet

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆಯುವ ಕಾಲ
Date of execution

ಮಾನ್ಯತೆ ದತ್ತ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid: Rs.

10 Sheet of Doc No 43/141 B. 1
10 2014-15

IN WITNESSES WHEREOF, the Vendors and Purchaser herein have set their hands on this day, month and year above mentioned before the following witnesses.

WITNESSES:

1. Tayyem Raddy
Halnayakanahalli village
Varthur Hobli,
Bangalore

2. R. Nagesh
R. Nagesh
Ejipura
Bangalore

1. M. Narasimha Kumar
2. Purna N
3. M. Narasimha Kumar
4. M. Narasimha Kumar
5. H. Nanda Kumar
6. Tayyashree R
7. H. Nanda Kumar
8. H. Nanda Kumar
9. M. Nagaveni
10. M. Navitha Kumari

[VENDORS]

R. R. L.
[PURCHASER]

PAGE NO - 1/1

Venkoba Gudadnal, M.A.L.L.B.
ADVOCATE
KAR/1744/98, MUTTU NILAYA,
Kumbal Street, Varthur,
BANGALORE. PH: 9880133050