

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಅಧಿಕ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುದ್ರಾಪತ್ರ 2003  
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಾಪತ್ರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದರ್ಶಕ ದಾಖಲೆ ಕಾರ್ಡ  
Document Sheet

ಒಲೆ: ರೂ. 2/-

ರೂ



ದರ್ಶಕ ದಾಖಲೆ ಬರೆದುಕೊಂಡು ದಿನಾಂಕ  
Date of execution

ಸ್ಥಾನದ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಕಾರ್ಡ ಯಾವುದೇ ದರ್ಶಕ ದಾಖಲೆ ಲಭಿಸಿದ್ದರೆ ಇಲಾಖೆಯಾದು  
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ಖಾತ್ಮಿಕ ಒಟ್ಟು ಮುದ್ರಾ ರೂ. 2/-  
Total stamp duty paid Rs.

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

This Deed of Absolute Sale made and executed on this 18<sup>th</sup> 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, 9<sup>th</sup> Cross, R.A.Road, Ejipura, 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, 1<sup>st</sup> 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

R.D.L

Manjula Kumar

S. Manjesh Kumar

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

ದಿನಾಂಕ: 6587

BNG (U)-VRT.....6587/2012-13/2-13

ದಿನಾಂಕ ರ ದಿನಾಂಕದ ಉಪನ್ಯಂಜಿಂದಾಧಿಕಾರಿ ಕಾರಣಗೆ ರವರೆ ಕಂಬಿಯಲ್ಲಿ ರಿನಾಂ 18-03-2013 ರಂದು 04:21:07 PM ಗಂಟೆಗೆ ಈ ಕಂಬಿ ಪರಿಸರದ ಶುಲ್ಕದಿನಾಂ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವರ್ವರ	ರೂ. ಶೈ
1	ಮೊಂಡಿನೆ ಶುಲ್ಕ	163125.00
2	ಕೆಂಪು ಶುಲ್ಕ	455.00
3	ಹೆರಡಿಕೆ ಮುದ್ರಾಂತ 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, ಇವರಿಂದ  
ಹಾಂತ ಮಾಡಲ್ಪಟ್ಟದೆ

ಹೆಸರು	ಘೂರಣೆ	ಹಿಂಣು ಗುಂಪು	ಹಿಂಣು
ಶ್ರೀ M/s Astro Land Developers Rep. by its Managing Partner R. Ravichandran S/o Late M.K. Radhakrishna Reddy			

ಉರ್ದುಮೊಕ್ಕೆಯಾಗಿ ಒತ್ತೆಯಾಗಿ

ಶ್ರೀ ರಾವಿಚಂದ್ರನ್  
ಇಂಂದು ಮಾಡಲಾಗಿರುವ ಶುಲ್ಕ  
ಉರ್ದುಮೊಕ್ಕೆಯಾಗಿ ಒತ್ತೆಯಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಘೂರಣೆ	ಹಿಂಣು ಗುಂಪು	ಹಿಂಣು
1	M/s Astro Land Developers Rep. by its Managing Partner R. Ravichandran S/o Late.M.K. Radhakrishna Reddy.  (ಉರ್ದುಮೊಕ್ಕೆಯಾಗಿ)			
2	Jayalakshmi W/o Late. Chinnapullai.  (ಉರ್ದುಮೊಕ್ಕೆಯಾಗಿ)			

ಶ್ರೀ ರಾವಿಚಂದ್ರನ್  
ಇಂದು ಮಾಡಲಾಗಿರುವ ಶುಲ್ಕ  
ಉರ್ದುಮೊಕ್ಕೆಯಾಗಿ ಒತ್ತೆಯಾಗಿ

ಕರ್ನಾಟಕ ಹಾಳ್ಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ ಕರ್ಜ 152 ಮೇನ್ಯೆಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಿನಾಂಕ ಹಾಳ್ಯ  
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ  
Registration and Stamps Department

ಬಳಿ: ರೂ. 2/-

ಈ ಹಾಳ್ಯನ್ನು ಯಾವುದೇ ದಿನಾಂಕ ಉತ್ಪಯೋಗಿಸಬಹುದು  
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ದಿನಾಂಕ ನೇರು ಬರೆದುಕೊಂಡು ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ಮುಂದು  
Total stamp duty paid Rs.

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

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.Bhagyarathamma 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.Bhagyarathamma 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.Chandrashekhar, 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.Chandrashekhar, 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.Muniyelappa, Sri.Chinnapulay and Sri.Raj Gopal and only daughter namely Rathanamma as his only legal heirs. The said Ramaiah died on

M.Tangalaswamy  
Manjula Kumari

R.D.L 2

C. Mangesh. Kumar

ಕೆಂದು ನಾಮ	ಹೆಸರು	ವ್ಯವಹಾರ	ಹಿನ್ನೆಸ್ತನ ಗುರುತು	ಸಂ
3	Manjula Kumari D/o Late. Chinnapullai. (ಬರೆದುಕೊಂಡಿರು)			Manjula Kumari
4	Manjesh Kumar S/o Late. Chinnapullai. (ಬರೆದುಕೊಂಡಿರು)			P. Manjesh Kumar

16031/ಕರ್ನಾಟಕ ರ  
ಹಿನ್ನೆಸ್ತನ ಉಸ್ತುನೀಡಿಕೊಂಡಿರು  
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ ಸರ್ಕಾರ

BNG (U)-VRT 6582/2012-13  
/4 - 13  
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಪದೇಶ ಸಂಖ್ಯೆ ೮೯/೧೫೨ ಮುನ್ಬೆಂಟ್ಯು ೨೦೦೩  
ದಿನಾಂಕ ೦೯-೦೫-೨೦೦೩ ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದರ್ಶಕ್ತಿ ಹಾಳೆ  
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬಿಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದರ್ಶಕ್ತಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದರ್ಶಕ್ತಿ ನೀಡುವ ದಿನಾಂಕ  
Date of execution

ತಾತ್ಕಾಲಿಕ ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ. 5/-  
Total stamp duty paid Rs. 5/-

BNG (U)-VRT.6587/2012-13/5-130

16/10/1996 leaving behind his wife namely Smt.Miniyamma and sons namely Sri.Nagesh and Sri.Venkatesh and daughters namely Smt.Nagarathana and Smt.Nalini respectively as his only legal heirs. The said Muniyelappa 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

R.R.L

Manjula Kumari

C. Manjesh Kumar

13

BNG (U)-VRT 6587/2012-13/6-13  
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ಕ್ರಮ ನಂಂತಿ	ಹೆಚ್ಚು ಹೆಚ್ಚು ವಿಭಾಗ	ನಾಮ
1	Jayaram Reddy Holanayakanahalli Village, Varthur Hobli, Bangalore.	J Reddy
2	Ramesh Chikkayakanahalli, Bangalore.	Ramesh

18/03/13  
ಸಂಪೂರ್ಣ ರಜಿಸ್ಟ್ರೇಷನ್  
ಹಿನ್ನೆಲೆ ಮಾಡಿದ್ದೀರುವುದು ಸ್ಥಿತಿ  
ಬ್ರಹ್ಮಗಂಗೆ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

1 ನೇ ಪ್ರಸ್ತರೆದ ದಿನಾಂಕ  
ನಂಬರೆ VRT-1-06587-2012-13 ಅಗ  
ಸಿ.ಡಿ. ನಂಬರೆ VRTD183 ನೇ ಧೂರ್ಮ  
ದಿನಾಂಕ 18-03-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

18/03/13  
ಉತ್ಸರ್ವಣೆ ಮಾಡಿದ್ದೀರುವುದು ಸ್ಥಿತಿ  
ಬ್ರಹ್ಮಗಂಗೆ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Designed and Developed by C-DAC, ACTS, Pune



ಈ ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಪದ್ಧತಿ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಹಾಫ್ಯೂ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆ ಹಾಳೆ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಚಿಲೆ: ರೂ. 2/-

ಈ ಕಾಳಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲಾಗುತ್ತದೆ  
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ದಾಖಲೆಯನ್ನು ಬರೆದುಕೊಟ್ಟ ತಿಂಬಾಕ್ತ  
Date of execution

ಆವಶ್ಯಕ ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ. \_\_\_\_\_  
Total stamp duty paid Rs. \_\_\_\_\_

BNG (U)-VRT. 6587/2012-13/7-13 C

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.

- a) That the FIRST VENDOR is the sole and absolute owner of the SCHEDULE PROPERTY having good, marketable title, interest over the SCHEDULE PROPERTY.
- b) That the VENDORS have not entered into any agreement to sell the SCHEDULE PROPERTY to any person other person.
- c) That the SCHEDULE PROPERTY is free from mortgages, liens, encumbrances, lis pendentes 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.
- d) 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.
- e) That the SCHEDULE PROPERTY to be conveyed is not subject to any charge from payment of Income tax, Wealth tax, Gift tax.
- f) 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. Jagadeesh

R.N.L.L

4

Manjula Kumar

C. Maniesh Kumar

15

12587/12/13/8-13

BNG (U)-VRT

ಕರ್ನಾಟಕ ಪ್ರಾಂತ  
ನೆಲಂಬಣ ಕಾರ್ಯ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕ್ರೆಡಿಟ್ ಮುದ್ರಾಂಕ ಕಾಲ್ಯಾಂತರ 10 ವ ಅಧಿಕಾರಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Astro Land Developers Rep. by its Managing Partner R. Ravichandran & Co  
Late, M.K. Radhakrishna Reddy, ಖರ್ಚು 921667.00 ರಂಬಾಯಿಗಳನ್ನು ವಿಗದಿತ ಮುದ್ರಾಂಕ ಪ್ರಾಂತಿಕ  
ಪಾತ್ರಕ್ಕಾಗಿ ಪದನ್ನು ಧ್ಯಾನಿಸಲಾಗಿದೆ

ಪ್ರಾಂತ	ಮೊತ್ತ (ರೂ. )	ಹಂಡಿ ಕಾವಣೆಯ ವರ್ಣ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	457500.00	DD No. 626253, Dt: 23/01/2013, Drawn on Canara Bank, Bangalore.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	457500.00	DD No. 626251, Dt: 23/01/2013, Drawn on Canara Bank, Bangalore.
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	6657.00	DD No. 158809, Dt: 18/03/2013, Drawn on The Karnataka Bank Ltd., Bangalore.
ನೆಂದು ರೂಪ	10.00	Paid in Cash
ಒಟ್ಟು:	921667.00	

ಕ್ರೆಡಿಟ್ ವರ್ಣಣ

ದಿನಾಂಕ: 18/03/2013

ಉತ್ತರ್ವಾಣಿಕ್ಕೆ ಮುಖ್ಯಾಯಿಕ ಅಧಿಕಾರಿ  
ಬ್ಯಾಂಕ್ ಕಾರ್ಯಾಲಯ, ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಚಿಕ್ಕ  
ದೇವಾಲಯ, ಬೆಂಗಳೂರು ಸರ್ಕಾರ ಚಿಕ್ಕ

Designed and Developed by C-DAC ACTS Pune.

ಕರ್ನಾಟಕ ಹಾಂತರಾರ್ಥಿಕ ಸಂಸ್ಥೆ  
ಅಧೀಕ್ಷ ಸಂಖ್ಯೆ 152 ಮುನ್ಹಾಚು 2003  
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಿತಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಿನಾಂಕ ಕಾರ್ಡ  
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ  
Registration and Stamps Department

ಚಿಲೆ: ರೂ. 2/-

ಈ ಹಾಂತರಾರ್ಥಿಕ ಯಾವುದೇ ದಿನಾಂಕ ಕಾರ್ಡ ಉಪಯೋಗಿಸಬಹುದು  
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ದಿನಾಂಕ ನಾಮ ಬರೆದುಕೊಳ್ಳಿ ದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ಮತ್ತು ರೂ.  
Total stamp duty paid Rs.

BNG (U)-VRT. 6587 /2012-13 9 - 13 4

- 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. Jayadevashni

R. D. L

Manjula Kunari

C. Manjesh. Kunari

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ  
Registration and Stamps Department

ಚಿಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲಬಹುದು  
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ದಾಖಲೆಯನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ  
Date of execution

ಹಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ರೂ. 2/-  
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, lis pendentes 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. Jayashree

Manjula Kumar

C. Manjesh. Kumar.

R.R. L

ಕೆ. ದುರ್ಗಾಪ್ರೇಜು ಹಾಳೆಯನ್ನು ಕನ್ನಾಡ ಒಕ ಸರ್ಕಾರದ  
ಅಧೀಕ್ಷ ಸ್ಯಾಕ್ಸೆ ಕೆರ್ನ್ 152 ಮುನ್ಸಿಲೋಮ್ ಮತ್ತು 2003  
ದಿನಾಂಕ 09-05-2003ರ ದ್ವಾರಾ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ಉದ್ದೇಶಕ್ಕಾಗಿ  
Document Sheet



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## ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ, ಒಕ್ಕ ಇಲಾಖೆ Registration and Stamps Department

ચીલે: રૂ. 2/-

ದುರ್ವಾಸೆಜನ್ನು ಬರೆದುಹೊಣ್ಟು, ದಿನಾಂಕ  
Date of execution

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದ್ವಾರಾ ವೇದಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ಬಾಹ್ಯಾದ ಒಟ್ಟು ಮುದ್ರಾ ರೂ. ೧೨.  
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. Tugalewski

Manjula Kumar

R.P. J. H.

C. Langford. Turner.

ಕರ್ನಾಟಕ ಪ್ರಾಂತೀಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆರ್ಥಿಕ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುನ್ಡೆಯು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

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Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಬೆಲೆ: ರೂ. 2/-

ಕಾಳಿಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಲಾಗುವುದು  
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Date of execution

ಪ್ರಾಚ್ಯಕಾರ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಕುಲ್ಲು ರೂ.  
Total stamp duty paid Rs.

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

Manjula Kumar

R. R. D. L

C. Ilango et. Kumar

ಈ ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆರ್ಥಿಕ ಸಂಖ್ಯೆ ಕಂಜ 152 ಮುದ್ರಣದಲ್ಲಿ  
ದಿನಾಂಕ 09-05-2003 ರ ದ್ವಾರಾ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ  
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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ  
Registration and Stamps Department

ಬಿಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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Date of execution

ಬಾವಡಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾ ತುಲ್ಯ ರೂ.  
Total stamp duty paid Rs.

BNG (U)-VRT 0587/2012-13/3-13

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. Toujanam Reddy  
Holanayakanhalli  
Bangalore

M Jayalakshmi

1. JAYALAKSHMI

Manjula Kumar  
2. MANJULA KUMARI

C. Manjesh Kumar,  
3. MANJESH KUMAR  
[VENDORS]

2. Ramachandra  
Chikkavayalikavalli  
Bangalore

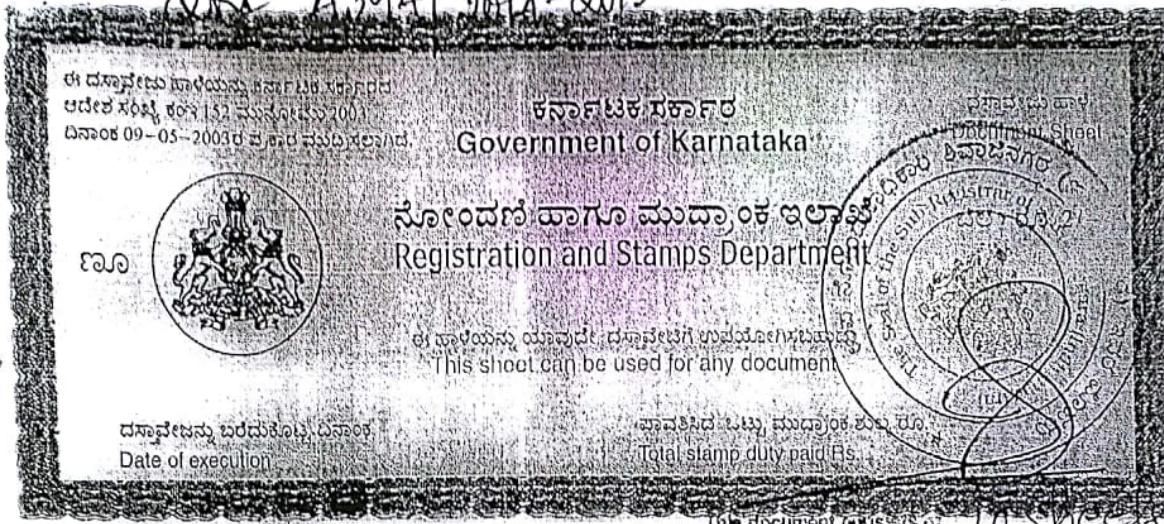
for ASTRO LAND DEVELOPERS

3. R. Ravichandran  
Ejipura  
Uvittanayakar Post  
Bangalore 561

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

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

SKL A3941 2014-2015



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.AMNP8079N.
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.AMNP8080H.
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, 9<sup>th</sup> Cross, Gundappa Gowda Road, Ejipura, Viveknagar Post, Bangalore - 560 047.

Sri. Narendra Kumar  
Rupa.N

Sri. Nanda Kumar  
Jayashree. R

Smt. Nagaveni

Sri. Narendra Kumar  
R. Narendra Kumar

Smt. Nanda Kumar  
M. Nanda Kumar

Smt. Navitha Kumar

PAGE NO -1 R.D.L

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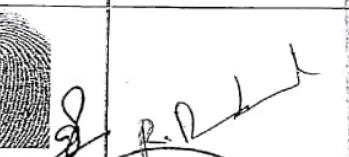
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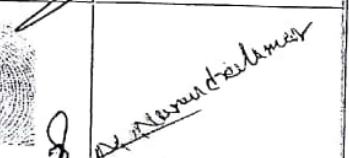
ಇಂದಿರಾನಗರ ದ್ವಿತೀಯ ಉಪನ್ಯಾಸಂದಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರೆ ರಸ್ತೆ ಕೆರೆಯಲ್ಲಿ ದಿನಾಂಕ 01-09-2014 ರಂದು 03:04:37 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ನಿರ್ವಹಿಸಿದ ಕ್ಷಮೆಗಳಿಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವರ್ವರ	ರೂ. ಹೆಚ್ಚು
1	ನೋವೆಲ್ ಟೆಲ್	300000.00
2	ಫೋನ್ ಟೆಲ್	490.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	300530.00

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

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

ಬರೆದುಹಾಕಿದ್ದಾಗಿ ಒಕ್ಕಾರೆಯಾಗಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿನ ಸುರುಳಿ	ಉಪನ್ಯಾಸಂದಾಧಿಕಾರಿ ಸ್ಥಾನ ಇಂದಿರಾನಗರೆ, ಬೆಂಗಳೂರು
1	M/s Astro Land Developers Rep by its Managing Partner Mr.R.Ravichandran S/o Late M K Radha Krishna Reddy . (ಬರೆದುಹಾಕಿದವರು)			
2	Sri M.Narendra Kumar S/o Late Muniyellappa . (ಬರೆದುಹಾಕಿದವರು)			

PAGE NO - 2

ಈ ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಅದೇ ಸಂಖ್ಯೆ ರಂಜಿತ್ ಮುದ್ರೆಯು 2003  
ದಿನಾಂಕ 09-05-2003 ರ ಬ್ರಿಂಗಿಲ್ ಮುದ್ರೆಯಾಗಿ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

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ಸೂಂಡಣ ಹಾಗೂ ಮುದ್ರಾ ಓ ಇಲಾಖೆ  
Registration and Stamps Department

ಇ ಕಾರ್ಡನು ಯಾವುದೂ ದಾಖಲೆಗೆ ಉತ್ತಮ ಸಬ್ಬಕಾದು  
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Date of execution

ಸೂಂಡಣ ಒಟ್ಟು ಮುದ್ರಾ ಓ ತಾಳಿ ರೂ.  
Total stamp duty paid Rs.

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Sheet of Doc 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  
Residng at No.36, Green Wood Regency  
Sarjapura Road, Bangalore - 560 035.

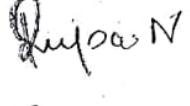
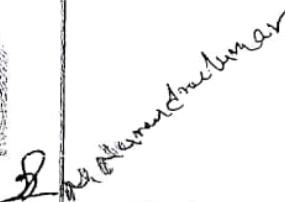
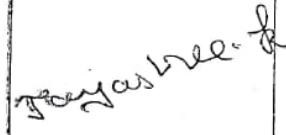
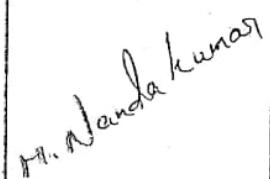
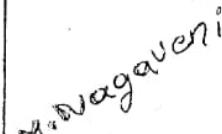
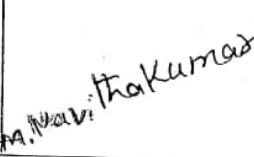
Hereinafter referred to as the "PURCHASER" which expression wherever the context so requires shall mean and include its, successors-in-interest, executives and assigns etc., of the **OTHER PART**

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.

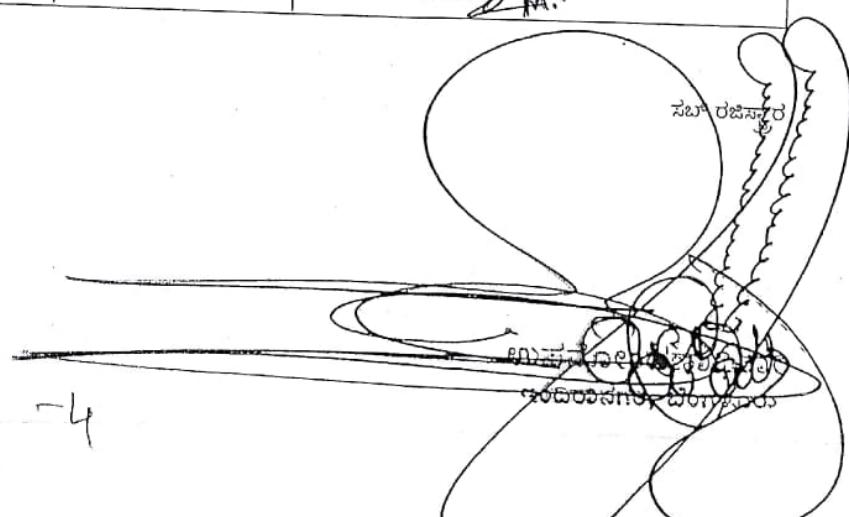
M. Narendra Kumar  
Rao, N  
M. Narendra Kumar  
M. Narendra Kumar

M. Nanda Kumar  
Tatyashree, S  
M. Nanda Kumar  
M. Nanda Kumar  
R. D. L. L

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3	Smt.Rupa.N. W/o M.Narendra kumar . (ಬರೆದುಹಿಡುವವರು)			
4	Kumari.N.Sneha and Kumari.N.Cethana Minor rep by Natural Gaurdian and Father Sri.Narendra.Kumar . (ಬರೆದುಹಿಡುವವರು)			
5	Sri.M.Nanda Kumar S/o Late Muniyellappa . (ಬರೆದುಹಿಡುವವರು)			
6	Smt.Jayashree W/o Nanda Kumar . (ಬರೆದುಹಿಡುವವರು)			
7	Kumari. Ankitha Nidhi Kumar and Kumari N.Namithasarika Kumar Minor rep by Natural Gaurdian and Father Sri Nanda Kumar . (ಬರೆದುಹಿಡುವವರು)			
8	Smt.Nagaveni D/o Late Muniyellappa . (ಬರೆದುಹಿಡುವವರು)			
9	Smt.Naveetha Kumari D/o Late Muniyellappa . (ಬರೆದುಹಿಡುವವರು)			

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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.Chandrashekhar, 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.Chandrashekhar, 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 Shankaramma 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.Shankaramma 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.Shankaramma, 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.Shankaramma, Sri.Chinnapullai, Sri.Rajagopal and Sri.Ramaiah as per Panchayath Parikath vide Mutation Register Extract No.4/94-95.

Sri Narendra Kumar  
Signature: N

Sri Narendra Kumar

Sri Narendra Kumar

Sri Narendra Kumar

Signature: Sri Narendra Kumar

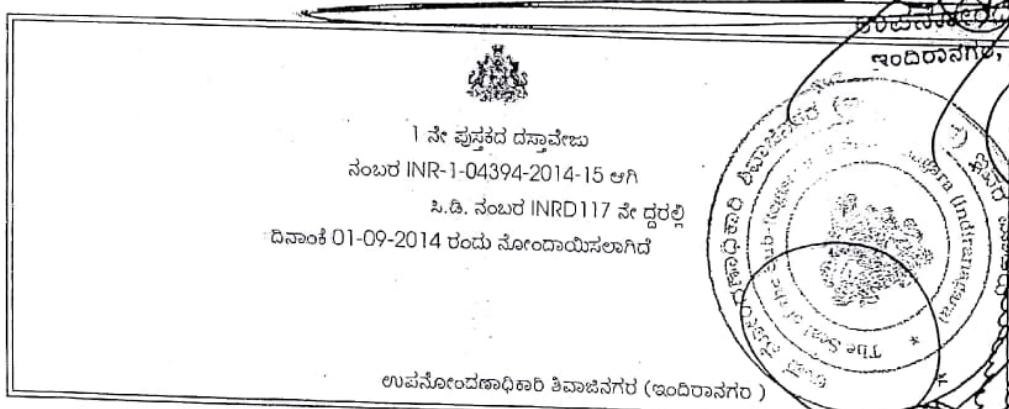
Sri Narendra Kumar M. Navitha Kumar

Sri Narendra Kumar

PAGE NO: 5 R. B. L

ಗುರುತಿಸುವವರು

ಕ್ರಮ ನಂಜೀ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Jayaram Reddy S/o Venkata Reddy Halanayakanahalli Village, Varthur Hobli Bangalore	<u>JReddy</u>
2	:Nagesh S/o Late M Ramalih :Ejipura Bangalore	<u>R.Nagesh</u>



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PAGE NO ~ 6



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.Rajgopal 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 alias 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  
Signature: M. Narendra Kumar  
M. Narendra Kumar  
M. Narendra Kumar

M. Nanda Kumar  
Signature: M. Nanda Kumar  
M. Nanda Kumar  
M. Nanda Kumar  
M. Nanda Kumar

PAGE NO - 7 R. D. L

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಸೂರ್ಯಾಂಗಕ ಕಾರ್ಡ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

೧೯೫೭ ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾರ್ಡ್ ನಿಯಮ ೧೦ ಎಕ್ಸಿಂಪ್ಲಿಕ್ ಪ್ರಮಾಣ ಪತ್ರ

ಈ M/s Astro Land Developers Rep by its Managing Partner Mr.R.Ravichandran S/o Late

M K Radha Krishna Reddy, ಇವರು 1695000.00 ರೂಪಾಯಿಗಳನ್ನು ಸಿಗ್ನಿಕ್ ಮುದ್ರಾಂಕ ಮಲ್ವಾಗಿ

ಹಾವಡಿಸಿಕ್ಕುವುದು ದೃಷ್ಟಿರೂಪಾಗಿದೆ

ಜೀವನ್ ಕ್ರಾಂತಿ

ಮೌಲ್ಯ (ರೂ.)

ಹಿಂಬಣೆ ಹಾವಡಿಯ ವಿಷಯ

ಇತ್ಯಾಂಗ್ರಹಣ್ಯಾಂಕ್ ಕ್ರಿಡಿ.

1695000.00

DD No 000392 dt 1-9-2014 Karnataka

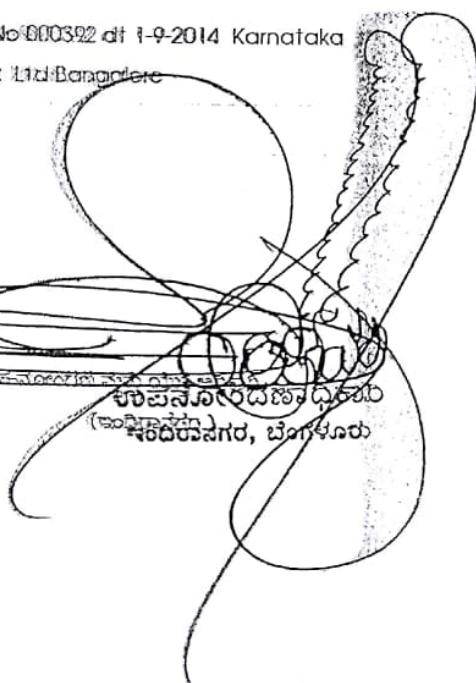
Bank Ltd Bangalore

ಹಾವಡಿಯ ಪತ್ರ:

1695000.00

ಸ್ಥಳ : ಕುಂದಿರಾಗಂ

ದಿನಾಂಕ : 09/09/2014



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PAGE NO - 8



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  
Rupali N  
M. Narendra Kumar  
M. Narendra Kumar

M. Nanda Kumar  
Sugashree B  
M. Nanda Kumar  
M. Nanda Kumar  
R. P. L

PAGE NO  
9

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ದಾಖಲೆ ಸಂಖ್ಯೆ: ಕರ್ಜ 152 ದಿನಾಂಕ: 09-05-2003  
ದಿನಾಂಕ: 09-05-2003 ದಿನಾಂಕ: 09-05-2003

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ಈ



ಸ್ಥಾಂಡಣ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಕಾರ್ಡ್ ಯಾವುದೇ ದಾಖಲೆ ಪ್ರಮಾಣೇತೆಗೆ ಉಪಯೋಗಿಸುವುದು  
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Total stamp duty paid Rs. 1

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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 acquires 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. Narendra Kumar  
Rupali N.  
M. Narendra Kumar  
M. Narendra Kumar

M. Nanda Kumar  
Tatyashree R. M. Nagaveni  
M. Nanda Kumar M. Navitha Kumari  
M. Nanda Kumar

PAGE NO - 10 R. 12 L 1

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ಅಧಿಕರಣ ಸಂಖ್ಯೆ 152 ಮುದ್ರಣದಿಂದ  
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಣದಿಂದ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾ ಇಲಾಖೆ  
Registration and Stamps Department

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Total stamp duty paid: Rs.

7 Sheet of Doc No 1394 of P 2014-15

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, lis pendentes 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.

Mr. Narendra Kumar  
Rupesh N

Mr. Narendra Kumar

Mr. Narendra Kumar

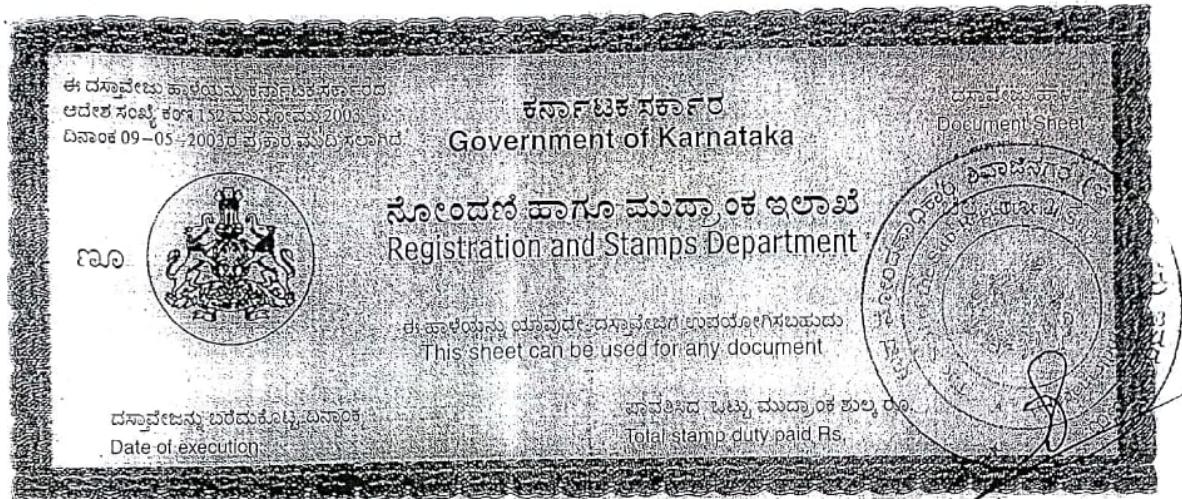
Mr. Nanda Kumar  
Tatyashree R. M. Nagavuchi

Mr. Nanda Kumar M. Navitha Kumari

Mr. Nanda Kumar

PAGE NO - 11

R.N.L



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.

M. Narendra Kumar  
Super. N  
Mr. Narendra Kumar

M. Narendra Kumar  
PAGE NO-12

M. Nanda Kumar  
Tatyabree. R. M. Nagaveni

M. Nanda Kumar M. Navitha Kumar

M. Nanda Kumar

R. R. L

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಆರ್ಥಿಕ ವಿಭಾಗ  
ಆರ್ಥಿಕ ವಿಭಾಗ  
ದಿನಾಂಕ 09-05-2003

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

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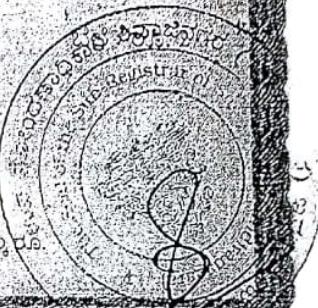


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Registration and Stamps Department

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Total stamp duty paid Rs.



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2014-15

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 vidē. 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  
Rupan

M. Nagaveni

M. Narendra Kumar

M. Navitha Kumar

M. Narendra Kumar

R. N. L

M. Nanda Kumar  
Ranganathalli-8

M. Nanda Kumar  
M. Nanda Kumar

PAGE NO - 13

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಅಧಿಕಾರ ಸಂಖ್ಯೆ: ೨೦೦೧೫೨ ಮುದ್ರಣ: ೨೦೦೩  
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

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Total stamp duty paid Rs.

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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. Tayyam Ratty  
Halonayakanahalli village  
Varthur Hobli,  
Bangalore

2. R. Nigel  
R. Nigel  
Ejipura i  
Bangalore

1. M. Narendar Kumar
2. Rupa N
3. M. Narendar Kumar
4. M. Narendar Kumar
5. M. Nanda Kumar
6. Tayastree. R
7. M. Nanda Kumar
8. M. Nanda Kumar
9. M. Nagaveni
10. M. Navitha Kumar

[VENDORS]

R. R. L.

[PURCHASER]

R. Dey  
VENKOBAGUDADNAL, M.A.L.L.B  
ADVOCATE  
# KAR/1744/90, MUTTU NILAYA,  
Kumbakonam, Varthur,  
BANGALORE - 560 034. Ph: 9880133050

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