

9462
2015-16

P-10068
2015-16

THIS DOCUMENT CONSISTS OF..... 22PAGES

1 PAGE OF No. BNG/UBSK 9462/2015-16



:SHREE:
ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE IS MADE AND EXECUTED AT BANGALORE ON/ THIS THE EIGHTEENTH DAY OF NOVEMBER, YEAR TWO THOUSAND FIFTEEN (18/11/2015):

BY:

1. SMT. YASHODA

Aged about 46 years,

W/o. Anand Babu,

D/o. Sri. C. Venkata Reddy,

2. SRI. HARSHA

Aged about 22 years,

S/o. Anand Babu,

3. SRI. VARUN

Aged about 17 years,

S/o. Anand Babu,

(Since minor represented by his natural guardian Mother

Smt. Yashoda the Vendor No.1 herein)

4. SMT. SUJATHA

V. Yashoda
Sujatha
Prasanna
Vine
Suman
Sumanetra



No. BNG(U)BSK.....9462...../2015-16

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 ಮೆ. ಗೋಲ್ಡನ್ ಕ್ರಿಯೇಟಿವಿಟಿ ಡೇವಲಪ್ಸ್ ಇವರ ಪರವಾಗಿ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟ್ನರ್ ಶ್ರೀ.ಕಲ್ಲಪ್ಪ , ಇವರು 248640.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid by Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	6600.00	DD No 451441 Dated 18-11-2015 Drawn on South Indian Bank Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	220000.00	DD No 451440 Dated 18-11-2015 Drawn on South Indian Bank Bangalore
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	22000.00	DD No 451443 Dated 18-11-2015 Drawn on South Indian Bank Bangalore
ಒಟ್ಟು :	248640.00	

ಸ್ಥಳ : ಬನಶಂಕರಿ

ದಿನಾಂಕ : 18/11/2015


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬನಶಂಕರಿ (ಬನಶಂಕರಿ),
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
(ಬನಶಂಕರಿ)

Designed and Developed by G-DAC ACSI Purje



Aged about 43 years,

D/o. Late Sri. C. Venkata Reddy,

W/o. Late Sanjay,

5. SRI. AJAY

Aged about 20 years,

S/o. Late Sri. Sanjay,



6. SRI. AKSHAY

Aged about 17 years,

S/o. Late Sri. Sanjay,

(Since minor represented by his natural guardian Mother

Smt. Sujatha the Vendor No.4 herein)

7. SMT. MANJULA

Aged about 40 years,

D/o. Late Sri. C. Venkata Reddy,

W/o. Kamalesh Reddy,

V. Vashodha

Ajay

Sujatha S
manjula
Raj. K

Prasanna
Vini
Sumalatha

Sumi
KM/B



Print Date & Time : 18-11-2015 05:53:20 PM

4 PAGE OF DOCUMENT



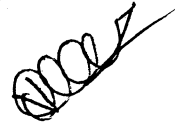
ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : P-10068

No. BNG(U)BSK 9462/2015-16

ಬನಶಂಕರಿ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 18-11-2015 ರಂದು 04:17:42 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ






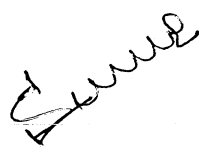
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	44000.00
2	ಸೇವಾ ಶುಲ್ಕ	770.00
	ಒಟ್ಟು :	44770.00

ಶ್ರೀ ಮೆ. ಗೋಲ್ಡನ್ ಕ್ರಿಯೇಟಿವಿಟಿ ಡೇವಲಪ್ಸ್ ಇವರ ಪರವಾಗಿ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟನರ್ ಶ್ರೀ.ಕಲ್ಲಪ್ಪ ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ. ಗೋಲ್ಡನ್ ಕ್ರಿಯೇಟಿವಿಟಿ ಡೇವಲಪ್ಸ್ ಇವರ ಪರವಾಗಿ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟನರ್ ಶ್ರೀ.ಕಲ್ಲಪ್ಪ			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	ಮೆ. ಗೋಲ್ಡನ್ ಕ್ರಿಯೇಟಿವಿಟಿ ಡೇವಲಪ್ಸ್ ಇವರ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟನರ್ ಶ್ರೀ.ಕಲ್ಲಪ್ಪ (ಬರೆಸಿಕೊಂಡವರು)			
2	ಮೆ ಗೋಲ್ಡನ್ ಕ್ರಿಯೇಟಿವಿಟಿ ಡೇವಲಪ್ಸ್ ಇವರ ಪರವಾಗಿ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟನರ್ ಶ್ರೀರಾಮ (ಬರೆಸಿಕೊಂಡವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

8. SRI.RAHUL REDDY

Aged about 20 years,

S/o. Kamalesh Reddy,

9. SRI. PRAJWAL

Aged about 19 years,

S/o. Kamalesh Reddy,

10. SMT. SUMALATHA

Aged about 34 years,

D/o. Late Sri. C. Venkata Reddy,

W/o. Sudarshan Reddy,

11. KUMARI. GEETHANJALI

Aged about 15 years,

D/o. Sudarshan Reddy,



V. Yashodha

[Signature]

[Signature]

Sujatha's

manjula

[Signature]

Pratima

[Signature]



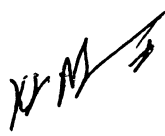


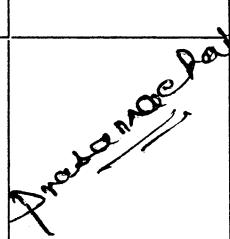











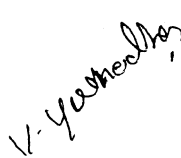


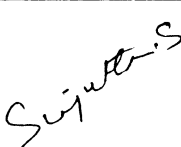



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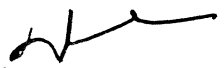
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Sumalatha

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಬ್ಬಟ್ಟನೆ ಗುರುತು	ಸಹಿ
3	ಮೆ. ಗೋಲ್ಡನ್ ಕ್ರಿಯೇಟಿವ್ ಡೆವಲಪ್ಸ್ ಇದರ ಪರವಾಗಿ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟನರ್ ಶ್ರೀ. ಕೆ.ಎಲ್ ನವೀನ್ . (ಬರೆಸಿಕೊಂಡವರು)			
4	ಮೆ. ಗೋಲ್ಡನ್ ಕ್ರಿಯೇಟಿವ್ ಡೆವಲಪ್ಸ್ ಇದರ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟನರ್ ಶ್ರೀ.ಪ್ರಸನ್ನ ಆಚಾರಿ .ಆರ್. . (ಬರೆಸಿಕೊಂಡವರು)			
5	ಮೆ. ಗೋಲ್ಡನ್ ಕ್ರಿಯೇಟಿವ್ ಡೆವಲಪ್ಸ್ ಇದರ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟನರ್ ಶ್ರೀ.ವಿನಯ್ ಸಿ ಗೌಡ . (ಬರೆಸಿಕೊಂಡವರು)			
6	ವಿ.ಯಶೋಧ ಬಿನ್ ಸಿ.ವೆಂಕಟರಾಜ್ (ಬರೆದುಕೊಡುವವರು)			
7	ಶ್ರೀ.ಹರ್ಷ . (ಬರೆದುಕೊಡುವವರು)			
8	ಶ್ರೀ.ವರುಣ್ ಇವರು ಮೈನರ್ ಗಾರ್ಡಿಯನ್ ಆಗಿ ಇವರ ಖಾಸ ತಾಯಿ ಶ್ರೀಮತಿ. ಯಶೋಧ . (ಬರೆದುಕೊಡುವವರು)			
9	ಶ್ರೀಮತಿ.ಸುಜಾತಾ . (ಬರೆದುಕೊಡುವವರು)			
10	ಶ್ರೀ.ಅಜಯ್ . (ಬರೆದುಕೊಡುವವರು)			

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ಹರಿಯ ಉಪನಿರ್ದೇಶಾಧಿಕಾರಿ
ಕಸವನಗುಡಿ (ಬನಶಂಕರಿ).
ಬೆಂಗಳೂರು

No. BNG(U)BSK 9462/2015-16

12. MASTER. RATHAN

Aged about 12 years,

D/o. Sudarshan Reddy,

(The Vendors 11 & 12 since Minor represented by their natural guardian Mother Sumalatha the Vendor No.10 herein)

All are residing at, Neralur Village,

Attibele Hobli, Anekal Taluk,

Bangalore Urban District.

Hereinafter referred to as the **"VENDORS"** (which expression wherever the context so requires so or admits shall mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART.**

IN FAVOUR OF

**M/s. GOLDEN CREATIVE DEVELOPERS,
(PAN No: AAOFG5791N)**

A Partnership Firm,

Having its office at;

No.12, 14th Main, Manjunatha Layout,

HSR II Sector,

Bangalore – 560 102

Represented by its **Managing Partners:**

1. **SRI. KALLAPPA**
2. **SRI. SREERAMA**
3. **SRI. K.L NAVEEN,**
4. **SRI. PRASANNA ACHARI. R**
5. **SRI. VINAI C. GOWDA**

V. Yathodhan













Shy
Ajay

Sugulata
manjula
Shy-15

Sumalatha

Prasanna Achari
Vino
AR

Sum
K1M
Page 14

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
11	ಶ್ರೀ. ಅಕ್ಷಯ್ ಇವರು ಮೈನರ್ ಇವರ ಪರವಾಗಿ ಗಾರ್ಡಿಯನ್ ಮತ್ತು ಖಾಸ ತಾಯಿ ಶ್ರೀಮತಿ. ಸುಜಾತ . (ಬರೆದುಕೊಡುವವರು)			<i>Sujata S</i>
12	ಶ್ರೀಮತಿ. ಮಂಜುಳಾ . (ಬರೆದುಕೊಡುವವರು)			<i>manjula</i>
13	ಶ್ರೀ. ರಾಹುಲ್ ರೆಡ್ಡಿ . (ಬರೆದುಕೊಡುವವರು)			<i>Rahul R</i>
14	ಶ್ರೀ ಪ್ರಜ್ವಲ್ . (ಬರೆದುಕೊಡುವವರು)			<i>Pravall</i>
15	ಶ್ರೀಮತಿ. ಸುಮಲತಾ . (ಬರೆದುಕೊಡುವವರು)			<i>Sumalata</i>
16	ಕುಮಾರಿ. ಗೀತಾಂಜಲಿ ಮತ್ತು ಮಾಸ್ತರ್ ರತನ್ ಇವರುಗಳು ಮೈನರ್ ಗಾರ್ಡಿಯನ್ ಇವರ ಖಾಸ ತಾಯಿ ಶ್ರೀಮತಿ. ಸುಮಲತಾ . (ಬರೆದುಕೊಡುವವರು)			<i>Sumalata</i>

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No. BNG(U)BSK.....9462...../2015-16

[Signature]
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹರಿಹರ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

No. BNG(U)BSK.....9462...../2015-16

Hereinafter referred to as the **"PURCHASER"** (which expression wherever it so requires shall mean and include all its partners, their respective heirs, legal representatives, administrators and executors etc.,) of the **OTHER PART**.

: WITNESSETH :

WHEREAS, the Vendors represent that they are the full and absolute owner by title and in actual possession and enjoyment of all that property land bearing Sy.No. 223/4 (Old Sy.No. 223/1), measuring 20 Guntas, duly converted for non-agricultural residential purposes by the Order of the Deputy Commissioner Bangalore District, vide No. ALN (A) (A) CR 20/2015-16, Dated:07/11/2015, situated at Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, which is more fully set out in the Schedule hereto and hereinafter referred to as **'SCHEDULE PROPERTY'**.

WHEREAS, the Vendors represent that, the Schedule Property is the portion of the larger property bearing Sy.No. 223/4 (Old Sy.No. 223/1), measuring 3 Acre 15 Guntas, situated at Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District was originally belonged to one Sri. Chickamuniyappa. After the demise of said Sri.Chickamuniyappa his estates including the property bearing Sy.No. 223/4 (Old Sy.No. 223/1) got inherited by his only son Sri.Chikka Annaiah. Subsequent, thereto the revenue records in respect of the said Land were made out in the name of Sri.Chikka Annaiah vide Mutation Register Extract No. 01//1983-84.

WHEREAS, after the demise of aforesaid Sri.Chikka Annaiah his children Sri.Venkata Reddy, Sri. C. Krishna Reddy, Sri. Thimma Reddy, Sri. Nanja Reddy and Smt. Eramma effected a Partition of their family property including the aforesaid property bearing Sy.No.

V. Yalabala
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[Signature]

Sugulasa
[Signature]
[Signature]

Prasanna
[Signature]
[Signature]
Sumahtra

[Signature]
[Signature]
[Signature]

ಗುರುತಿಸುವವರು

No. BNG(U)BSK.....9462...../2015-16

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಕೆಮಲೇಶ್ ರೆಡ್ಡಿ ನೆರಳೂರು ಅತ್ತಿಬೆಲೆ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲೂಕು ಬೆಂಗಳೂರು	J.R. Reddy
2	ವೆಂಕಟಸ್ವಾಮಿ ರೆಡ್ಡಿ ನೆರಳೂರು ಅತ್ತಿಬೆಲೆ ಹೋಬಳಿ, ಆನೇಕಲ್ ತಾಲೂಕು ಬೆಂಗಳೂರು	V.S. Reddy

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

Kept Pending for Time Out

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

223/4 (Old Sy.No. 223/1), measuring 3 Acre 15 Guntas, situated at Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District in terms of Partition Deed dated:20/02/1984, under the said Partition Deed Sri. Venkata Reddy, Sri.C. Krishna Reddy, Sri. Thimma Reddy, Sri. Nanja Reddy are allotted with 20 Guntas each and Smt. Eramma allotted with 1 Acre 15 Guntas of land in Sy. No. 223/4 (Old Sy.No. 223/1) situated at Neraluru Village, Attibele Hobli, Anekal Taluk and the revenue records in respect of the said Land were made out in the name of their respective name to their respective extent.

WHEREAS, subsequently the aforesaid Sri.Venkata Reddy effected a partition of his property among his daughters Sri.V.Yashoda, Sri.V.Sujatha , Sri. V. Manjula and Smt. V. Sumalatha, a Vendor 1, 4, 7 and 10 herein, by entering into a Partition Deed dated: 21.07.2003 registered as Document No. 2130/2003-04, of Book-I, Stored in C.D. No. ANKLSR 30/2003-04 which was registered in the office of the Sub-Registrar, Anekal, Bangalore Urban District. Under the said Partition Deed Sri.V.Yashoda, Sri.V.Sujatha , Sri. V. Manjula and Smt. V. Sumalatha, a Vendor 1, 4, 7 and 10 herein, each are allotted with 05 Guntas of land in Sy.No. 223/4 (Old Sy.No. 223/1) situated at Neraluru Village, Attibele Hobli, Anekal Taluk and the revenue records in respect of the said Land were made out in the name of their respective name to their respective extent. Subsequent, thereto the portion allotted to their share got allotted with the new Sy.No. 223/4 and the same has been muted in their respective name vide Mutation Register Extract No. 11/2010-2011.

WHEREAS, subsequently the aforesaid Sri.V.Yashoda, Sri.V.Sujatha , Sri. V. Manjula and Smt. V. Sumalatha made an application to Special Deputy Commissioner, Bangalore District for conversion of property bearing Survey No. 223/4 (Old Sy. No. 223/1), measuring 20 Guntas, situated at Neraluru Village, for conversion of land from agricultural to non-agricultural purpose and subsequent to said Application the Deputy Commissioner, Bangalore District issued a Demand Notice thereby demanding payment conversion charges

V. Yashodha
Aish

Sujatha
Manjula
Sumalatha

Prasanna
A. Reddy


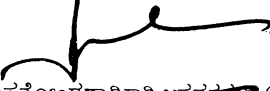

Sumalatha
Aish

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No. BNG(U)BSK...9462/2015-16

order for Registration

ಹಿರಿಯ ಉಪನೋದಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

<p style="text-align: center;"></p> <p style="text-align: center;">1 ನೇ ಪ್ರಸ್ತುತ ದಸ್ತಾವೇಜು ನಂಬರ BSK-1-09462-2015-16 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ BSKD330 ನೇ ದೃಢೀಕರಣ ದಿನಾಂಕ 19-11-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"> ಉಪನೋದಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ), ಬೆಂಗಳೂರು</p>	
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Designed and Developed by C-DAC, ACTS, Pune

ವ್ಯಕ್ತಿಯ ವರದಿ
ಹಿರಿಯ ಉಪನೋದಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು



and in pursuance of payment of conversion charges the Special Deputy Commissioner, Bangalore District has issued an Official Memorandum bearing No: ALN (A) (A) CR 20/2015-16, Dated:07/11/2015, according to which the property measuring 20 Guntas in Survey No. 223/4 (Old Sy. No. 223/1), measuring 20 Guntas, situated at Neraluru Village, has been converted from agricultural to non-agricultural residential purposes.

WHEREAS, Vendors No.2 and 3, are the children of Vendor No.1, Vendors No.5 and 6 are the children of Vendor No.4, Vendors No.8 and 9 are the children of Vendor No.7 and the Vendor No. 11 and 12 are the children of Vendor No.10 herein, who are also joined in the execution of this Sale Deed as Vendors to convey perfect right, title and interest over the Schedule Property in favour of the Purchaser herein and also by way of abundant caution and also to lend assurance to the Purchaser and also to pass interest, if any, in them in favour of the Purchaser.



Thus in the manner stated above the Vendors herein become the absolute owner of the converted land bearing Survey No. 223/4 (Old Sy. No. 223/1), measuring 20 Guntas, situated at Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District,

WHEREAS the Vendors are thus fully seized and possessed of the Schedule Property with power and authority to sell or otherwise dispose off the same in favour of any person of their choice and hence desirous by the Vendors of disposing of Schedule Property by making the following representations:

- That the Vendors are 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.

V. yashodhan
Arian

Sugatha's
marigala
Chy. K

Sumalata

Prasanna Chari

Vini
A. B. R.

Sumire
K. M.



- c) 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.
- 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) That 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.
- 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.44,00,000/- (Rupees Forty Four Lakhs 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 finalised 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:

V. Yashodha Sugultha S Prasanna [Signature]
[Signature] [Signature] [Signature] [Signature]
[Signature] [Signature] [Signature] [Signature]
[Signature] [Signature] [Signature] [Signature]



That in pursuance of the aforesaid agreement and in consideration of the payment of the sale price of **Rs.44,00,000/- (Rupees Forty Four Lakhs Only)** paid by the Purchasers to the VENDOR as detailed below :

a) **Rs. 9,00,000/- (Rupees Nine Lakhs Only)** by way of Cheque bearing No.381205, dated:08.04.2015, drawn on South Indian Bank, Electronic City Branch, Bangalore in favour of the of the Vendor No.1 as desired and directed by other members of the Vendors.

b) **Rs. 9,00,000/- (Rupees Nine Lakhs Only)** by way of Cheque bearing No. 381202, dated:08.04.2015, drawn on South Indian Bank, Electronic City Branch, Bangalore in favour of the of the Vendor No.4 as desired and directed by other members of the Vendors.

c) **Rs. 9,00,000/- (Rupees Nine Lakhs Only)** by way of Cheque bearing No. 381203, dated:08.04.2015, drawn on South Indian Bank, Electronic City Branch, Bangalore in favour of the of the Vendor No.7 as desired and directed by other members of the Vendors.

d) **Rs. 9,00,000/-* (Rupees Nine Lakhs Only)** by way of Cheque bearing No. 381204, dated:08.04.2015, drawn on South Indian Bank, Electronic City Branch, Bangalore in favour of the of the Vendor No.10 as desired and directed by other members of the Vendors.

e) **Rs. 2,00,000/- (Rupees Two Lakhs Only)** by way of Cheque bearing No. **873498**, dated:12.11.2015, drawn on South Indian Bank, Electronic City Branch, Bangalore in

V. Yashodhan

Sujatha

Jyotama

1. Yashodhan

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R. K.

Sumalata

Sumur
K. K.



favour of the of the Vendor No.1 as desired and directed by other members of the Vendors.

f) **Rs. 2,00,000/- (Rupees Two Lakhs Only)** by way of Cheque bearing No. 870707, dated:17.11.2015, drawn on South Indian Bank, Electronic City Branch, Bangalore in favour of the of the Vendor No.4 as desired and directed by other members of the Vendors.

g) **Rs. 2,00,000/- (Rupees Two Lakhs Only)** by way of Cheque bearing No. 870708, dated:17.11.2015, drawn on South Indian Bank, Electronic City Branch, Bangalore in favour of the of the Vendor No.7 as desired and directed by other members of the Vendors.

h) **Rs. 2,00,000/- (Rupees Two Lakhs Only)** by way of Cheque bearing No. 870709, dated:17.11.2015, drawn on South Indian Bank, Electronic City Branch, Bangalore in favour of the of the Vendor No.10 as desired and directed by other members of the Vendors.

Thus, the Purchaser paid the entire amount of **Rs.44,00,000/- (Rupees Forty Four Lakhs Only)** before the undersigned witnesses which sum the Vendors do hereby admit and acknowledge the receipt of the same in full and final settlement and acquit the Purchaser of any further payment and in consideration thereof the Vendors hereby grant, convey, sell, transfer, assign and assure **UNTO AND TO THE USE** of the said Purchasers all their right, title, interest and ownership in the Schedule Property free from all encumbrances, court attachments, litigations, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water courses, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonged to the Schedule Property, who shall hold, possess, use and enjoy all the right, title and interest claims,

V. Yathoaka Sugulthas Pradana Dasgupta
manabala
R. K. Sumanth
Sumanth
Sumanth
Sumanth
Sumanth

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ownership and possession of the Schedule Property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

The Vendors assure that apart from them, there are no other person(s) interested in the Schedule Property or portion(s) thereof and the Vendors hereby agree to keep the Purchaser at all times fully indemnified and harmless against any loss or liability, action or proceedings, cost or claims which may arise against the Purchaser or the Schedule Property by reason of any defect in or want of title on the part of the Vendors and/or breach of the terms of this sale.

The Vendors have this day delivered and put the Purchaser in constructive possession of Schedule Property. That in view of sale of Schedule Property in terms of this Sale Deed the Purchaser have become the absolute owner of entire Schedule Property and Vendors have not retained any residuary share therein and they also declare and confirm that the Purchaser has become the full and absolute owners of the entire Schedule Property from this day.

THAT the vendors hereby have no objection to get the relevant records by 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.

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.

SCHEDULE PROPERTY

Undeveloped

All that piece and parcel of converted land bearing Sy.No. 223/4 (Old Sy.No. 223/1),

V. Yashodhar Singh Prasad
manjula
Raj K
sumatna
Kini
Bandy
Suresh
K.M.

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measuring 20 Guntas, duly converted for non-agricultural residential purposes by the Order of the Deputy Commissioner Bangalore District, vide No. ALN (A) (A) CR 20/2015-16, Dated:07/11/2015, situated at Neraluru Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and bounded on:

East by : Property bearing Sy.No. 223/5.
West by : Property bearing Sy.No. 223/3;
North by : Road and Property bearing Sy.No. 229 ;
South by : Property bearing Sy.No. 223/2.

IN WITNESS WHEREOF THE VENDORS AND PURCHASERS HAVE SIGNED AND EXECUTED THIS DEED OF SALE ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN:

WITNESSES:

D Jannalekha Reddy
No. 604 NERALUR.
ATTIBELE HOBALI
ANEKAL, TALUK.
.562107

V. Yashoda
(YASHODA)

(HARSHA)

② Venkata Swamy Reddy.
V. S. Reddy.
Neraluru Village of past
Anekal (T) Bangalore 562107

V. Yashoda
(VARUN)
Minor

Represented by his natural guardian Mother
Smt. Yashoda

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Sujatha
(SUJATHA)

Ajay
(AJAY)

Akshay
(AKSHAY)
Minor

Represented by his natural guardian Mother
Smt. Sujatha

Manjula
(MANJULA)

Rahul K
(RAHUL REDDY)

Prajwal
(PRAJWAL)

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Sumalatha

(SUMALATHA)

Sumalatha

(GEETHANJALI)

Minor

Represented by her natural guardian Mother
Smt. Sumalatha

Sumalatha

(RATHAN)

Minor

Represented by his natural guardian Mother
Smt. Sumalatha

VENDORS

For, M/s. GOLDEN CREATIVE DEVELOPERS

(Signature)

(KALLAPPA)

(Signature)

(SREERAMA)

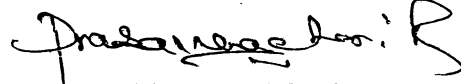
(Signature)

(K.L NAVEEN)

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(PRASANNA ACHARI. R)


(VINAI C. GOWDA)
MANAGING PARTNERS
PURCHASER

Document Drafted by :


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Bangalore-560102