

I 5472/16-17

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿರ್ದೇಶಕರು
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ನಿರ್ದೇಶಕರ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.

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ಕ್ರ. ಸಂ. 801552

of 1-11 page

ಬೆಲೆ: ರೂ. 2/-

ABSOLUTE SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED ON 16TH DAY OF JANUARY, 2017 (16-01-2017) AT ATTIBELE, BANGALORE;

BY AND BETWEEN:

**MR.M.ALLABAKASH,
AGED ABOUT 51 YEARS,
S/O LATE MOHAMMED PEER,
NO.1/2, MADIVALA,
4TH MAIN LINK ROAD,
2ND CROSS, MARUTHINAGAR,
BANGALORE-560 068**

PAN No.ACTPA4677J

Hereinafter called the **VENDOR** (Which term shall mean and include their legal representatives, agents, heirs, assigns and all or any of them who claim through or under them) on the **ONE PART;**

AND IN FAVOR OF:

**M/S J.R.HOUSING DEVELOPERS PVT. LTD.,
REPRESENTED BY ITS MANAGING DIRECTOR,
SRI.S.JAGADEESHWARA REDDY,
S/O LATE S.VENUGOPALA REDDY,
NO.71, 2ND FLOOR,
R.J.GARDENS, OUTER RING ROAD,
MARATHAHALLI, BANGALORE-560 037**

PAN NO.AACCT2277R

Hereinafter called the **PURCHASER** (Which term shall mean and include all its representatives, successors in interest, directors, assigns, and all or any one of them who claim through or under them) on the **SECOND PART:**

For J.R.Housing Developers (P) Ltd



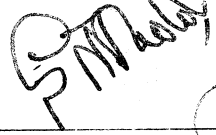
S. J. Jagadeeshwara Reddy
Managing Director

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5472

ಆತ್ಮಿಬೆಲೆ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-01-2017 ರಂದು 03:35:10 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	50330.00
2	ಸೇವಾ ಶುಲ್ಕ	385.00
3	ಕನ್ಸೇರ್ನಿಂಗ್ ಲಿಫ್ಟ್	100.00
	ಒಟ್ಟು :	50815.00

ಶ್ರೀ M/s J.R.Housing Developers Pvt.Itd Rep by its Managing Director Sri.S.Jagadeeshwara Reddy ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s J.R.Housing Developers Pvt.Itd Rep by its Managing Director Sri.S.Jagadeeshwara Reddy			

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಅಧಿಕಾರಿ,
ಅನೇಕಲ್ ತಾಲ್ಲೂಕು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

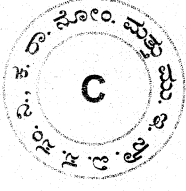
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	M/s J.R.Housing Developers Pvt.Itd Rep by its Managing Director Sri.S.Jagadeeshwara Reddy (ಬರೆಸಿಕೊಂಡವರು)			
2	ಎಂ ಆಲ್ಪಾಬಸಾಕ್ ಬಿನ್ ಲೀ ಮಹಮದ್ ಶೀರ್ (ಬರೆದುಕೊಡುವವರು)			

ಅನೇಕಲ್ ತಾಲ್ಲೂಕು
ಅಧಿಕಾರಿ,
ಅನೇಕಲ್ ತಾಲ್ಲೂಕು.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಪದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು. ABL S.R/D No. 5472/16
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ಬೆಲೆ : ರೂ. 2/-

WITNESSETH AS FOLLOWS:






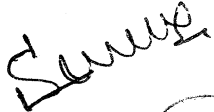
WHEREAS the Vendor is the absolute owner in peaceful possession of Residentially Converted land bearing **Sy.No.223/3 (Old Sy.No.223/1)** measuring **20 guntas** situated at **NERALUR** village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, Which was duly converted for Non-agricultural residential purpose as per **Official Memorandum No.A.L.N.(A) (A) CR: 21/2015-16, dated:24.3.2016** passed by Deputy commissioner, Bangalore District, Bangalore, which is more fully described in Schedule herein below and hereinafter referred to as **SCHEDULE PROPERTY**.

AND WHEREAS, the schedule property was originally an agricultural property and the vendor has acquired the absolute right, title, interest and possession over the same by virtue of sale deed dated: 20.1.2009 executed by its predecessor in title-Smt.Mallamma W/o Late C.Krishnareddy for valuable consideration, which was duly registered as Document No.ABL-1-02964-2008-09, stored in C.D.No.ABLD28 in the office of the Sub-Registrar, Attibele. For the said sale deed, the children of said Mallamma namely Sri.K.Venkatesh, Smt.K.Shusheela, Sri.K.Sureshreddy have signed as Consenting witnesses. Pursuant to said sale deed, the khatha of the schedule property was transferred to the name of vendor as per M.R.No.H58/2014-15.

Thereafter, the Vendor has got the agricultural land in Sy.No.223/3 measuring 20 guntas of Neralur village, converted for non agricultural residential purpose as per **Official Memorandum No.A.L.N.(A) (A) CR: 21/2015-16, dated: 24.3.2016** passed by Deputy commissioner, Bangalore District, Bangalore along with other property.

For IR Housing Developers (P) Ltd

S. M. Acharya
Housing Director

3	Mr.Kallappa (ಬಪ್ಪಿಗೆ ಸಾರ್ತಿ)			
4	Mr.Srirama (ಬಪ್ಪಿಗೆ ಸಾರ್ತಿ)			

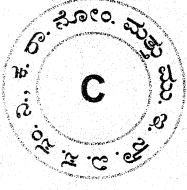
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 Social Learning Road Sheet
 of 4-11 page

ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
 ಅಧಿಕಾರಿ,
 ಅನೇಕಲ್ ತಾಲ್ಲೂಕು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

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The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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ADL No. 5472/6/17
Book-I containing total sheets 7
Of 5-41 Pages: 2/-

WHEREAS, thus Vendor being the absolute owner having acquired the right, title, interest and possession over the schedule property as stated above, has assured and represented to the purchaser that he has clear and marketable title to the Schedule Property and that the same is free from all encumbrances, charges, mortgages, attachments, court decrees, restrictive covenants, lispendence, acquisition and requisition proceedings, minor claims, maintenance claims and any other claims of whatsoever nature and further that there is no prohibition for the vendor to alienate the Schedule Property and that he has every power to dispose of the Schedule Property in any manner he deems fit.

WHEREAS, the Vendor is in need of funds to meet his domestic and legal necessities, minor benefit and for alternative investments and has accordingly offered to sell the Schedule Property to the Purchaser. The Purchaser being aware of the need, desire and requirements of the Vendor, agreed to purchase the Schedule property for a valuable consideration of **Rs.48,80,000/- (Rupees Forty Eight Lakhs Eighty Thousand Only).**

ACCORDINGLY THE DEED OF SALE WITNESSETH AS FOLLOWS:

1.The Total sale consideration of the schedule property is **Rs.48,80,000/- (Rupees Forty Eight Lakhs Eighty Thousand Only)** is paid by the purchaser to the Vendor as follows;

a).A sum of Rs.20,00,000/-(Rupees Twenty Lakhs Only) by way of Cheque bearing No.942992 dated 19.01.2017 drawn on Karnataka Bank, Nehrunagar Branch, Bangalore.

b).A sum of Rs.20,00,000/-(Rupees Twenty Lakhs Only) by way of Cheque bearing No.942993 dated 19.01.2017 drawn on Karnataka Bank, Nehrunagar Branch, Bangalore.

For JB Housing Developers (P) Ltd

[Signature]
Managing Director

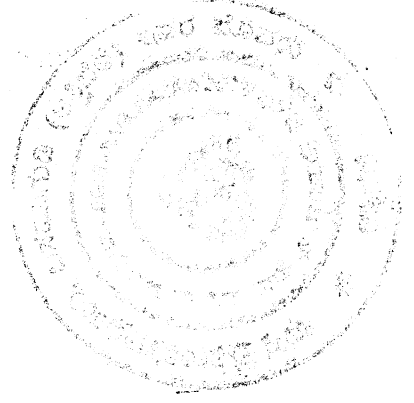
ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Muniraju Marathahalli, Bangalore	M. Mys
2	Yallappa Neralur Village, Attibele Hobli, Anekal tq	A. Prasad

ಉಪನಿರ್ದೇಶಕರು ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
 ಆರ್.ಎಸ್.ಎಸ್.ಆರ್.
 ಆರ್.ಎಸ್.ಎಸ್.ಆರ್.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
 ನಂಬರ್ ABL-1-05472-2016-17 ಆಗಿ
 ಪಿ.ಡಿ. ನಂಬರ್ ABLD289 ನೇ ಧರಲ್ಲಿ
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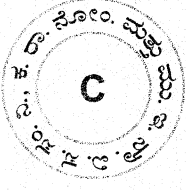
ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಆತ್ತಿಬೆಲೆ)



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ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

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Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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Book-1 Containing Serial Sheets. 7.
Of 7-11 pages : ರೂ. 2/-

c).A sum of Rs.8,80,000/- (Rupees Eight Lakhs Eighty Thousand Only) by way of Cheque bearing No.942994 dated 19.02.2017 drawn on Karnataka Bank, Nehrunagar Branch, Bangalore. Thus the Purchaser has paid full sale consideration to the Vendor in presence of the witnesses to this deed of sale which the Vendor do hereby admit for having received the entire sale consideration of **Rs.48,80,000/- (Rupees Forty Eight Lakhs Eighty Thousand Only)** and acknowledge the receipt of the same.

2). In consideration of the above said total sum of **Rs.48,80,000/- (Rupees Forty Eight Lakhs Eighty Thousand Only)** the Vendor do hereby acknowledges, acquits and discharges the Purchaser from further payment thereof and the Vendor hereby sell, transfer, convey, grant, acquit and assign by way of absolute sale of the schedule Property together with easements, liberties, privileges, advantages and appurtenances whatsoever belonging thereto and therewith enjoyed and all the estate rights, title and interest, claim and demand whatsoever of the Vendor to, in and upon the same unto the Purchaser free from all encumbrances whatsoever, absolutely for ever for the absolute use and enjoyment of the Purchaser.

3). The Vendor has this day handed over the actual and physical possession of the schedule Property to the Purchaser herein which the Purchaser duly hereby admit and acknowledge for having taken the actual and physical possession of the schedule Property.

For JR Housing Developers (P) Ltd

Managing Director



ಕರ್ನಾಟಕ ಸರ್ಕಾರ ೨೪/೦೬/೧೬/೧೭
 ಸಂಖ್ಯೆ: ೮-೧೧/೨೦೧೭
 ೦೬/೦೬/೨೦೧೭

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 J.R.Housing Developers Pvt.Ltd Rep by its Managing Director Sri.S.Jagadeeshwara Reddy , ಇವರು 284491.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	8770.00	Paid in Cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	251321.00	The Karnataka Bank Ltd., Marathahalli Branch Bangalore DD No. 917302 dt. 19.01.2017
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	24400.00	The Karnataka Bank Ltd., Marathahalli Branch Bangalore DD No. 917303 dt. 19.01.2017
ಒಟ್ಟು :	284491.00	

ಸ್ಥಳ : ಅತ್ತಿಬೆಲೆ

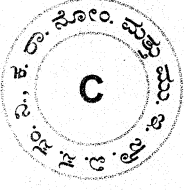
ದಿನಾಂಕ : 19/01/2017

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
 (ಅತ್ತಿಬೆಲೆ)
 ಅನೇಕದ ಕಾರ್ಯಾಧಿಪತಿ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
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Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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ADL No. 5472/11-12
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Of 9-11 page ಬೆಲೆ : ರೂ. 2/-

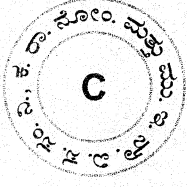
4). The Vendor covenant with the Purchaser that the schedule property is free from all encumbrances, liens, impediments, maintenance charges, Court decrees, attachments, property tax attachments, Income Tax attachments, acquisitions or requisitions of any kind whatsoever and that the Vendor is having absolute right, title interest and possession over the schedule property which the Vendor has unto this day is absolute and unfettered and if any impediment or obstruction of any nature whatsoever as regards the Vendor's absolute right, title and interest and possession over the schedule Property have cropped up, the Vendor shall be under the obligation to discharge and resolve such disputes, impediments or obstructions out of his own costs, and expenses.

5). The Vendor further covenant with the Purchaser that the Vendor shall and will indemnify and keep the Purchaser well and sufficiently indemnified against all claims, demands, damages and actions- at-law and other proceedings at the instance of any person or persons (1) by reason of any defect in title to the schedule property (2) by reason of any action for the purpose of enforcing or defending his title or peaceful possession and enjoyment of the schedule property (3) by reason of all losses, damages, costs and expenses, which the Purchaser may sustain, incur or be put to by reason of any such claim, demand or actions- at- law and other proceedings in respect of the schedule property.

6). The Vendor hereby covenant with the Purchaser that the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser and at the cost of the Purchaser do, execute or register or cause to be done or executed or registered all such acts, deeds and things for more perfectly assuring or vesting the schedule property and every part thereof unto the use of the Purchaser in the manner aforesaid as and when required by them shall do reasonably required.

For JR Housing Developers (P) Ltd

[Signature]
Managing Director



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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7). The Vendor also covenants with the Purchaser that he do not have any sort of objections or impediments for the Purchaser to continue to be in the lawful and peaceful possession and enjoyment of the schedule property hereinafter forever and further agreed that, to change the katha of the schedule property in favor of the Purchaser on the strength of this Sale Deed.

8). And whereas Mr.Kallappa and Mr.Srirama were the Agreement holders for the purchase of the schedule property who upon relinquishment/cancellation/full settlement of their rights secured under the agreement have joined in execution of this sale deed as consenting witnesses.

9). The Vendor has delivered all the original documents in their possession to the Purchaser on this day itself.

SCHEDULE PROPERTY

All that piece and parcel of Residential Converted land bearing **Sy.No.223/3 (Old Sy.No.223/1)** measuring **20 guntas** situated at **NERALUR** village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, Which was duly converted for Non-agricultural residential purpose as per **Official Memorandum No.A.L.N.(A) (A) CR: 21/2015-16, dated: 24.3.2016** passed by Deputy commissioner, Bangalore District, Bangalore, bounded on;

East : Land in Sy.No.223/4
West : Land in Sy.No.223/1
North : Land in Sy.No.228 and 229
South : Land in Sy.No.223/2

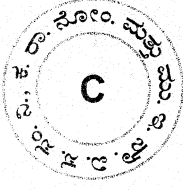
For JR Housing Developers (P) Ltd

Managing Director

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಸಂಘದ ಉಪನಿಯಮ
ಸಂಖ್ಯೆ 5(9) ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ರಾಜ್ಯ ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖಾ
ನೌಕರರ ವಿವಿಧೋದ್ದೇಶ ಸಹಕಾರ ಸಂಘ ನಿಯಮಿತ

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



The Karnataka State Registration and Stamps Department
Official's Multipurpose Co-Operative Society Ltd.

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

ಕ್ರ. ಸಂ. 801561

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01.11.11 ರಿಂದ ಬೆಲೆ: ರೂ. 2/-

INWITNESS WHEREOF the Parties hereto have affixed their
respective signatures to this **Absolute Sale Deed** on the day, month
and year first above mentioned.

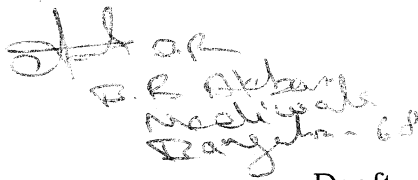
Consenting Witnesses:-


1. Mr. Kallappa


2. Mr. Srirama

WITNESSES:


1. 

2. 
P. R. Akhara
Mediyala
Bangalore - 68

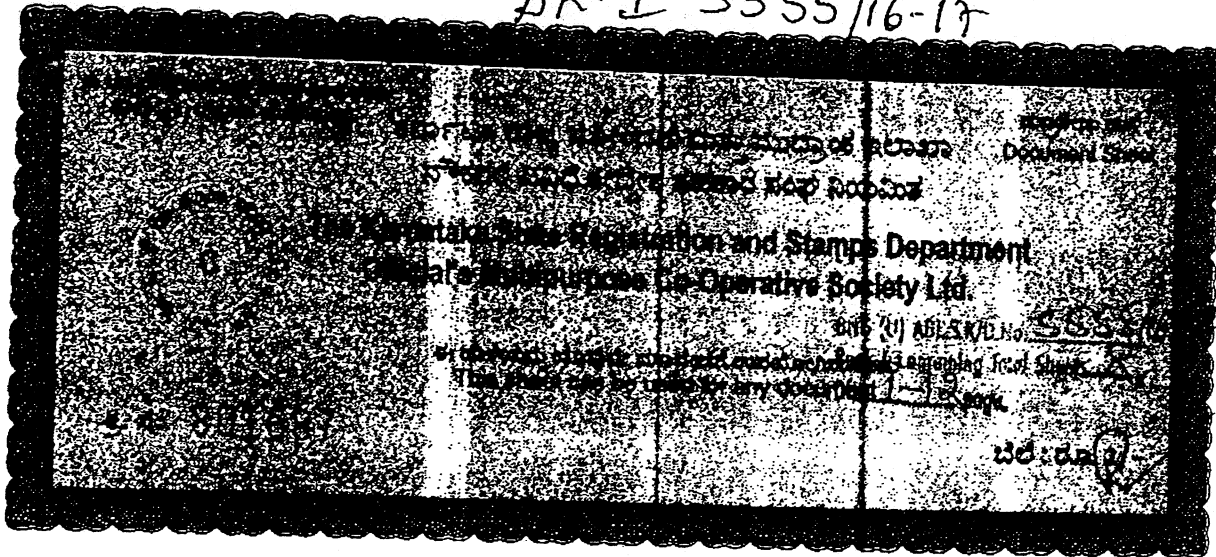
Drafted by:




VENDOR
For J.R. Housing Developers (P) Ltd.


Managing Director
PURCHASER

BK-I 5555/16-17



ABSOLUTE SALE DEED

THIS DEED OF SALE IS MADE AND EXECUTED ON 16th DAY OF JANUARY, 2017 (16-01-2017) AT ATTIBELE, BANGALORE;

BY AND BETWEEN:

- 1. SRI.VENKATASWAMY REDDY S/O.LATE THIMMA REDDY
AGED ABOUT 39 YEARS**
- 2. MASTER VEDIK V.REDDY S/O.SRI.VENKATASWAMY REDDY
AGED ABOUT 9 YEARS**
- 3. MASTER SHADAKSHARI S/O.SRI.VENKATASWAMY REDDY
AGED ABOUT 4 YEARS**
- 4. SRI.SATISH REDDY S/O.LATE THIMMA REDDY
AGED ABOUT 36 YEARS**
- 5. MASTER VISHAKSENA S REDDY S/O.SRI.SATISH REDDY
AGED ABOUT 4 YEARS**

Represented by Vendors No.2 and 3 their natural guardian father Venkataswamy Reddy Vendor No.1 herein.

Represented by Vendor No.5 his natural guardian father Sri.Satish Reddy Vendor No.4 herein.

All are residing at Neralur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban Dist.

Hereinafter called the **VENDORS** (Which term shall mean and include their legal representatives, agents, heirs, assigns and all or any of them who claim through or under them) on the **ONE PART;**

V.S. Reddy
[Signature]

[Signature]
[Signature]



Print Date & Time : 23-01-2017 04:47:00 PM

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 5555

ಅತ್ಯಂತ ದಲ್ಲಿರುವ ಉಪನೋದಕಾಧಿಕಾರಿ ಬಸವನಗುಡಿ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-01-2017 ರಂದು 04:06:16 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	50325.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
	ಒಟ್ಟು :	50745.00

ಶ್ರೀ M/s Golden Creative Developers Rep by its Managing Partner Sri.Kallappa ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

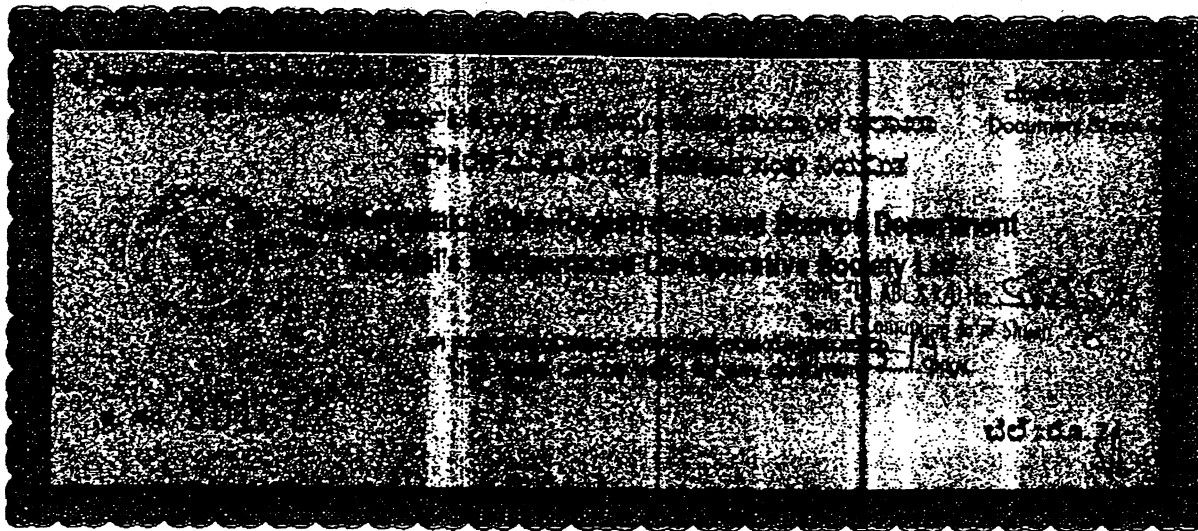
ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s Golden Creative Developers Rep by its Managing Partner Sri.Kallappa			

ಉಪ ನೋಂದಕಾಧಿಕಾರಿ
ಸಹಿ ರಜಸ್ವಲ್ಪಿಕಾರಿ
ಅಧಿಕಾರಿ
ಅಧಿಕಾರಿ ಕಾಲಾಪುರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
1	M/s Golden Creative Developers Rep by its Managing Partner Sri.Kallappa (ಬರೆದುಕೊಂಡವರು)			
2	M/s Golden Creative Developers Rep by its Managing Partner Sri.Sreerama (ಬರೆದುಕೊಂಡವರು)			

ಉಪ ನೋಂದಕಾಧಿಕಾರಿ
ಸಹಿ ರಜಸ್ವಲ್ಪಿಕಾರಿ
ಅಧಿಕಾರಿ
ಅಧಿಕಾರಿ ಕಾಲಾಪುರು.



AND IN FAVOR OF:

**M/S.GOLDEN CREATIVE DEVELOPERS
(PAN NO.AAOPG5791N)
A PARTNERSHIP FIRM
HAVING ITS OFFICE AT
NO.12, 14TH MAIN, MANJUNATHA LAYOUT
HSR II SECTOR, BANGALORE-560102
REPRESENTED ITS MANAGING PARTNERS:
SRI.KALLAPPA AND SRI.SREERAMA**

Hereinafter called the **PURCHASER** (Which term shall mean and include all its representatives, successors in interest, directors, assigns, and all or any one of them who claim through or under them) on the **SECOND PART**:



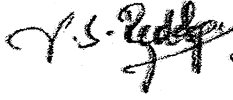
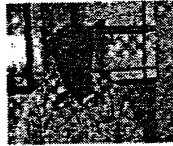


WITNESSETH AS FOLLOWS:

WHEREAS the Vendors are the absolute owners in peaceful possession of Residentially Converted land bearing **Sy.No.223/5 (Old Sy.No.223/1)** measuring **20 guntas** situated at **NERALUR** village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, Which was duly converted for Non-agricultural residential purpose as per **Official Memorandum No.A.L.N.(A) (A) CR: 21/2015-16, dated:24.3.2016** passed by Deputy commissioner, Bangalore District, Bangalore, which is more fully described in Schedule herein below and hereinafter referred to as **SCHEDULE PROPERTY**.

AND WHEREAS the Vendors represent that the schedule property is portion of the larger extent of land bearing **Sy.No.223/5 (Old Sy.No.223/1)** measuring 3 Acres 15 Guntas situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban Dist. Was originally belonged to one Sri.Chikkamuniyappa after the dismiss of said Sri.Chikkamuniyappa his estates including the property bearing **Sy.No.223/5 (Old Sy.No.223/1)** got inherited by his only son Sri.Chikkannaiah subsequent there to the revenue records in respect of the said land where made out in the name of Sri.Chikkannaiah vide mutation registration extract No.01/1983-84.

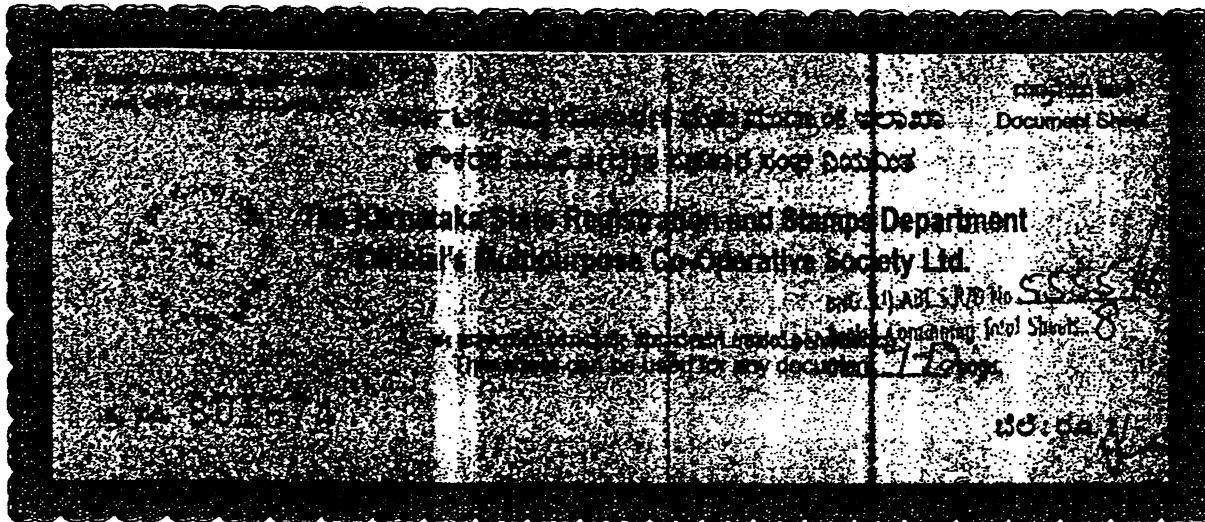
V.S. Reddy
Sri. Chikkannaiah

Sri. Chikkannaiah
Sri. Chikkannaiah

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ವೋಟಿಂಗ್	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	Sri.Venkataswamy Reddy S/o Late.Thimma Reddy Self & Minor Guardian for Master.Vedik V.Reddy & Master.Shadakshari (ಬರೆದುಕೊಡುವವರು)			
4	Sri.Satish Reddy S/o Late.Thimma Reddy Self & Minor Guardian for Master.Vishaksena S Reddy (ಬರೆದುಕೊಡುವವರು)			

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ಪೂರ್ವ ರಜಿಸ್ಟ್ರಾರ್
ವಿವರ ದೃಢೀಕರಣ ಗುರುತು
1/23/2017 3:34 PM



WHEREAS, the Vendors are in need of funds to meet his domestic and legal necessities, minor benefit and for alternative investments and has accordingly offered to sell the Schedule Property to the Purchaser. The Purchaser being aware of the need, desire and requirements of the Vendors, agreed to purchase the Schedule property for a valuable consideration of **Rs.48,80,000/- (Rupees Forty Eight Lakhs Eighty Thousand Only)**.

ACCORDINGLY THE DEED OF SALE WITNESSETH AS FOLLOWS:

1.The Total sale consideration of the schedule property is **Rs.48,80,000/- (Rupees Forty Eight Lakhs Eighty Thousand Only)** is paid by the purchaser to the Vendors as follows;

a).A sum of Rs.5,00,000/- (Rupees Five Lakhs Only) by way of Cheque bearing No.017462 dated 06.04.2015 drawn on Central Bank of India, Bangalore.

b).A sum of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) by way of Cheque bearing No.381201 dated 04.04.2015 drawn on South Indian Bank, Bangalore.

c).A sum of Rs.1,00,000/- (Rupees One Lakh Only) by way of Cheque bearing No.3812214 dated 24.08.2015 drawn on South Indian Bank, Bangalore.

d).A sum of Rs.1,00,000/- (Rupees One Lakh Only) by way of Cash dated 24.08.2015.

e).A sum of Rs.3,00,000/- (Rupees Three Lakhs Only) by way of Cheque bearing No.732354 dated 23.01.2017 drawn on South Indian Bank, Bangalore.

V.S. Reddy
Secret

[Signature]
Sumit



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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Golden Creative Developers Rep by its Managing Partner Sri.Kallappa , ಇವರು
284357.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

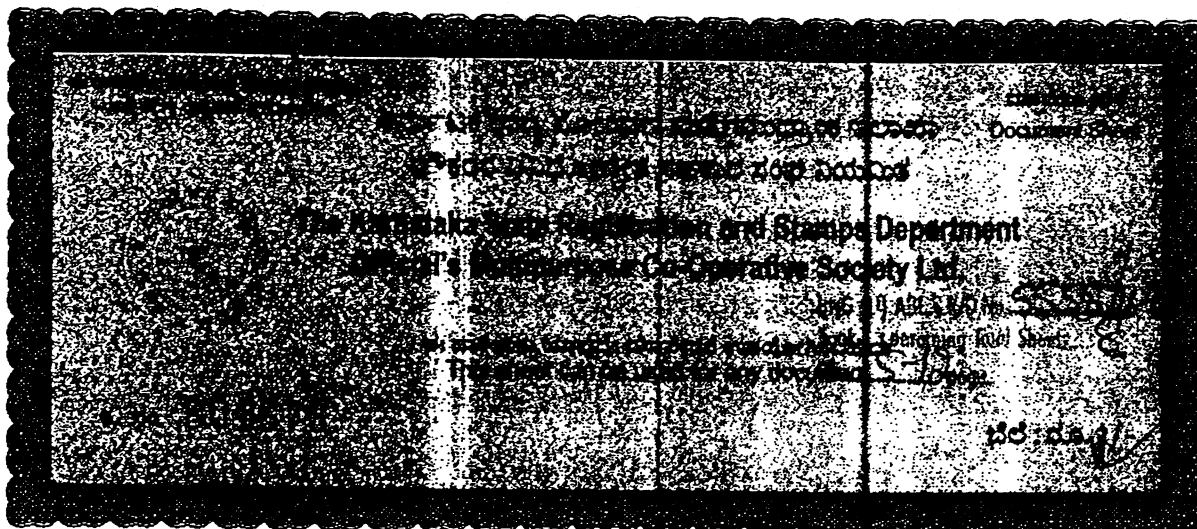
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	20.00	Paid in Cash
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	259174.00	The South Indian Bank Ltd., E-City Branch Bangalore DD No. 836899 dt. 23.01.2017
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	25163.00	The South Indian Bank Ltd., E-City Branch Bangalore DD No. 836898 dt. 23.01.2017
ಒಟ್ಟು :	284357.00	

ಸ್ಥಳ : ಅಕ್ರಿಬೆಲೆ

ದಿನಾಂಕ : 23/01/2017

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ಅಕ್ರಿಬೆಲೆ)

Designed and Developed by C- DAC ,ACTS Pune.



AND WHEREAS after the demise of afore said Sri.Chikkannaiah 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 afore said property bearing Sy.No.223/5 (Old Sy.No.223/1) measuring 3 Acres 15 Guntas situated at Neralur Village, Attibele Hobli, Anekal Taluk, Bangalore Urban Dist, in terms of partition deed dated 20.02.1984, Sri.Venkata Reddy, Sri.C.Krishna Reddy, Sri.Thimma Reddy and Sri.Nanja Reddy have allotted with 20 Guntas each and Smt.Eramma allotted with 1 Acres 15 Gunats of land. And whereas in pursuance to the afore said partition deed, the kathas in respect of their respective shares allotted to each of them were made out in their individual names in the revenue records as per MR No.61/1997-98. And whereas after the death of Thimma Reddy his share of lands were transferred in the names of his sons Venkataswamy Reddy and Satish Reddy as per MR No.MRH2/2015-16 in the revenue records. Thus the Vendors are the absolute owners and peaceful possession and enjoyment of the schedule property.

Thereafter, the Vendors have got the agricultural land in Sy.No.223/5 measuring 20 guntas of Neralur village, converted for non agricultural residential purpose as per **Official Memorandum No.A.L.N.(A) (A) CR: 21/2015-16, dated: 24.3.2016** passed by Deputy commissioner, Bangalore District, Bangalore along with other property.

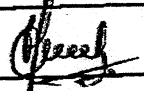
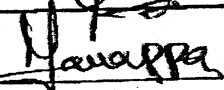
WHEREAS, thus Vendors being the absolute owner having acquired the right, title, interest and possession over the schedule property as stated above, has assured and represented to the purchaser that he has clear and marketable title to the Schedule Property and that the same is free from all encumbrances, charges, mortgages, attachments, court decrees, restrictive covenants, lispendence, acquisition and requisition proceedings, minor claims, maintenance claims and any other claims of whatsoever nature and further that there is no prohibition for the Vendors to alienate the Schedule Property and that he has every power to dispose of the Schedule Property in any manner he deems fit.

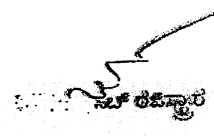
V.S. Reddy
[Signature]


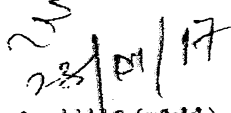

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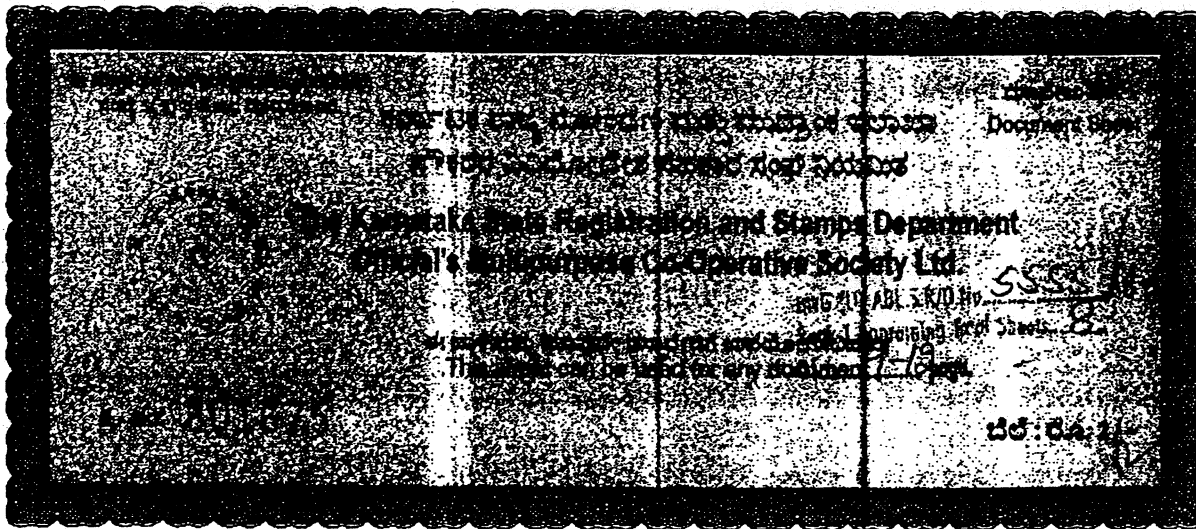
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ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಹೆಸರು
1	Obesh S/o H.G.Muntreddy Hongasandra, Begur Main Road, Bangalore-68	
2	Yallappa S/o Muniyallappa Neralur Village, Attibele Hobli, Anekal tq	



 <p>1 ನೇ ಪುಸ್ತಕದ ರಸ್ತಾವೇಳು ನಂಬರ ABL-1-05555-2016-17 ಅಗಿ ಸಿ.ಡಿ. ನಂಬರ ABLD289 ನೇ ಪುಸ್ತಕ ದಿನಾಂಕ 23-01-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p> 23/01/17</p> <p>ಉಪನೋಂದಣಾಧಿಕಾರಿ ಬಸವನಗುಡಿ (ಅತ್ತಿಬೆಲೆ)</p>	
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f). A sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) by way of Cheque bearing No.732356 dated 10.02.2017 drawn on South Indian Bank, Bangalore.

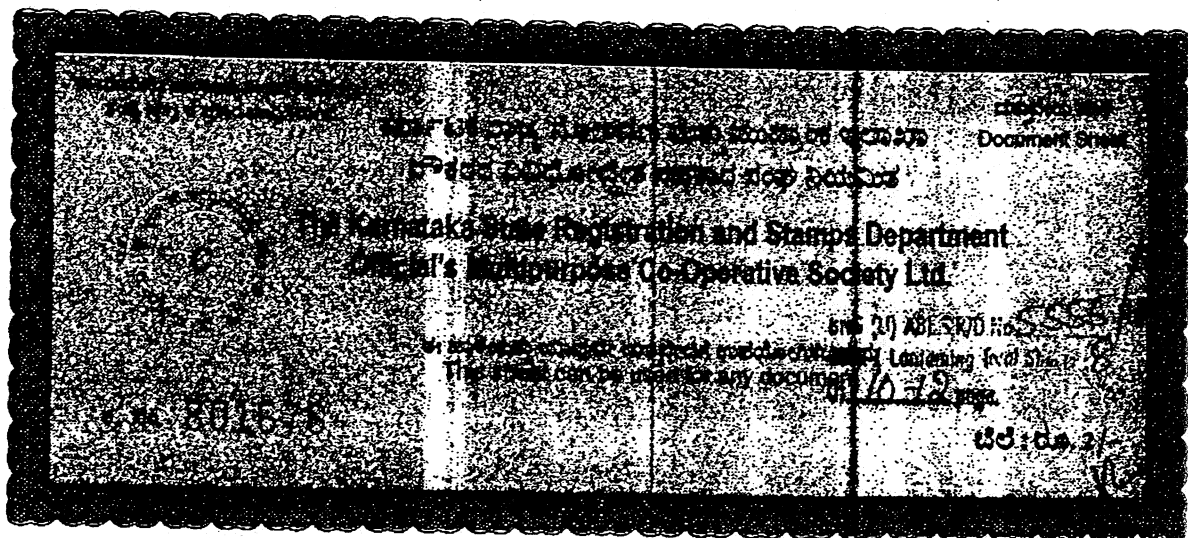
g). A sum of Rs.13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand Only) by way of Cheque bearing No.732355 dated 15.03.2017 drawn on South Indian Bank, Bangalore. Thus the Purchaser has paid full sale consideration to the Vendors in presence of the witnesses to this deed of sale which the Vendors do hereby admit for having received the entire sale consideration of **Rs.48,80,000/- (Rupees Forty Eight Lakhs Eighty Thousand Only)** and acknowledge the receipt of the same.

2). In consideration of the above said total sum of **Rs.48,80,000/- (Rupees Forty Eight Lakhs Eighty Thousand Only)** the Vendors do hereby acknowledges, acquits and discharges the Purchaser from further payment thereof and the Vendors hereby sell, transfer, convey, grant, acquit and assign by way of absolute sale of the schedule Property together with easements, liberties, privileges, advantages and appurtenances whatsoever belonging thereto and therewith enjoyed and all the estate rights, title and interest, claim and demand whatsoever of the Vendors to, in and upon the same unto the Purchaser free from all encumbrances whatsoever, absolutely for ever for the absolute use and enjoyment of the Purchaser.

3). The Vendors have this day handed over the actual and physical possession of the schedule Property to the Purchaser herein which the Purchaser duly hereby admit and acknowledge for having taken the actual and physical possession of the schedule Property.

V.S. Reddy
[Signature]

[Signature]
Seniya



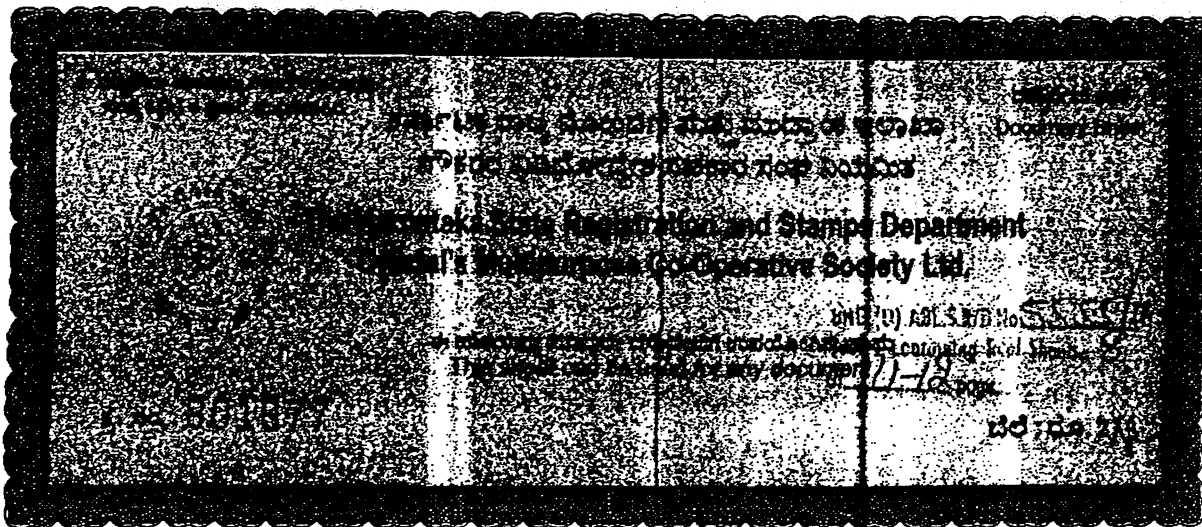
4). The Vendors covenant with the Purchaser that the schedule property is free from all encumbrances, liens, impediments, maintenance charges, Court decrees, attachments, property tax attachments, Income Tax attachments, acquisitions or requisitions of any kind whatsoever and that the Vendors are having absolute right, title interest and possession over the schedule property which the Vendors have unto this day is absolute and unfettered and if any impediment or obstruction of any nature whatsoever as regards the Vendor's absolute right, title and interest and possession over the schedule Property have cropped up, the Vendors shall be under the obligation to discharge and resolve such disputes, impediments or obstructions out of his own costs, and expenses.

5). The Vendors further covenant with the Purchaser that the Vendors shall and will indemnify and keep the Purchaser well and sufficiently indemnified against all claims, demands, damages and actions- at-law and other proceedings at the instance of any person or persons (1) by reason of any defect in title to the schedule property (2) by reason of any action for the purpose of enforcing or defending his title or peaceful possession and enjoyment of the schedule property (3) by reason of all losses, damages, costs and expenses, which the Purchaser may sustain, incur or be put to by reason of any such claim, demand or actions- at- law and other proceedings in respect of the schedule property.

6). The Vendors hereby covenant with the Purchaser that the Vendors shall and will from time to time and at all times hereafter at the request of the Purchaser and at the cost of the Purchaser do, execute or register or cause to be done or executed or registered all such acts, deeds and things for more perfectly assuring or vesting the schedule property and every part thereof unto the use of the Purchaser in the manner aforesaid as and when required by them shall do reasonably required.

V. S. Reddy
[Signature]

[Signature]
Sumit



7). The Vendors also covenants with the Purchaser that he do not have any sort of objections or impediments for the Purchaser to continue to be in the lawful and peaceful possession and enjoyment of the schedule property hereinafter forever and further agreed that, to change the katha of the schedule property in favor of the Purchaser on the strength of this Sale Deed.

8). The Vendors have delivered all the original documents in their possession to the Purchaser on this day itself.

SCHEDULE PROPERTY

All that piece and parcel of Residential Converted land bearing **Sy.No.223/5 (Old Sy.No.223/1)** measuring **20 guntas** situated at **NERALUR** village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, Which was duly converted for Non-agricultural residential purpose as per **Official Memorandum No.A.L.N.(A) (A) CR: 21/2015-16, dated: 24.3.2016** passed by Deputy commissioner, Bangalore District, Bangalore, bounded on;

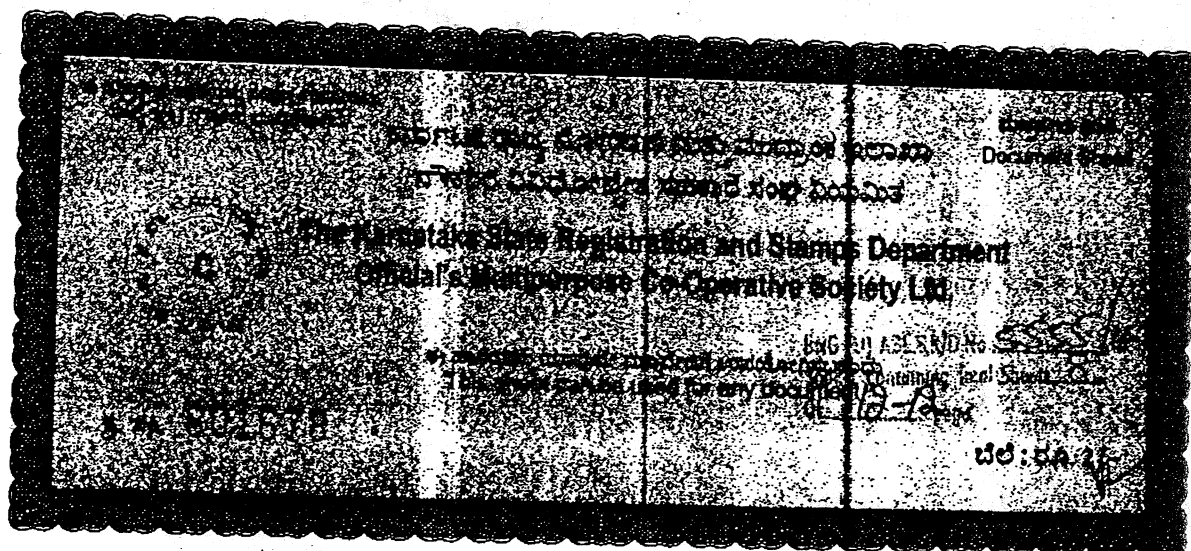
East : Land in Sy.No.223/6
West : Land in Sy.No.223/4
North : Land in Sy.No.229
South : Land in Sy.No.223/2

V.S. Reddy

[Signature]

[Signature]

[Signature]



INWITNESS WHEREOF the Parties hereto have affixed their respective signatures to this **Absolute Sale Deed** on the day, month and year first above mentioned.

WITNESSES:

1.

2.

Drafted by:

VENDORS

PURCHASER

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
Surya
Sumantra



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

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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	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಮೆ. ಗೋಲ್ಡನ್ ಕ್ರಿಯೇಟಿವಿಟಿ ಡೇವಲಪ್ಸ್ ಇವರ ಪರವಾಗಿ ಮ್ಯಾನೇಜಿಂಗ್ ಪಾರ್ಟನರ್ ಶ್ರೀ.ಕಲ್ಲಪ್ಪ			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ 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's

[Signature]



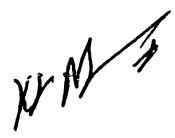


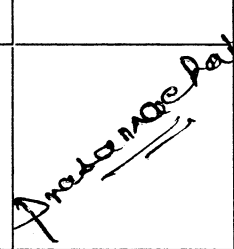





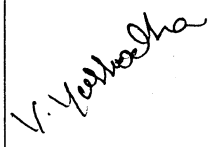


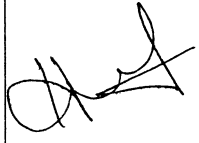


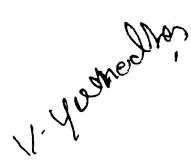


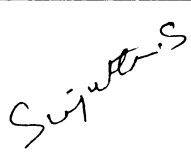



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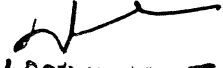
[Signature]

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. ಯಶೋದ . (ಬರೆದುಕೊಡುವವರು)			
9	ಶ್ರೀಮತಿ.ಸುಜಾತಾ . (ಬರೆದುಕೊಡುವವರು)			
10	ಶ್ರೀ.ಅಜಯ್ . (ಬರೆದುಕೊಡುವವರು)			

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No. BNG(U)BSK 9462 12015-16


ಹರಿಯ ಉಪನಿರ್ದೇಶಾಧಿಕಾರಿ
ಕಸವನಗುಡಿ (ಬನಶಂಕರಿ).
ಬೆಂಗಳೂರು

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

Sugata
mansala
Shy-15

Sumalatha

Prasanna Achari
Vino
AR

Sumit
Kishor
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>Thy 15</i>
14	ಶ್ರೀ ಪ್ರಜ್ವಲ್ . (ಬರೆದುಕೊಡುವವರು)			<i>Prjwal</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

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ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ 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
[Signature]
[Signature]

Sugulba S
[Signature]
[Signature]

Prasanna S
[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 ಉಪನೋದಗ್ರಾಧಿಕಾರಿ
ಬಸವನಗುಡಿ (ಬನಶಂಕರಿ),
ಬೆಂಗಳೂರು

Kept Pending for Time Out

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋದಗ್ರಾಧಿಕಾರಿ
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
Ain

Sujatha
Manjula
Sumalatha

Prasanna
A. Reddy


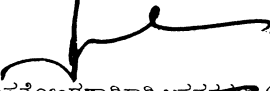

Sumalatha
Ain

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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> <p style="text-align: center;"></p>
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Designed and Developed by C-DAC, ACTS, Pune

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
[Signature]
Adian

Sugatha's
[Signature]
Chy. K

Prasanna Chari
[Signature]
Vini
[Signature]
Sumantra

[Signature]
Dhanu
[Signature]
KAM



- c) That the Schedule Property is free from mortgages, liens, encumbrances, lispences 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 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
Sugatha S
manasulu
Phy. R
Sumalatha
Prasanna Chari
Sune
KMN

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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

Sugathan

Jyotama

1. Yashodhan

idjay

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R. K.

Kine
R. K.

Sunil

Sunil
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
manuulo
R. K. 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),

11. Yasheshwar Singh Prasad
manjula
Raj K
sumatna
Kini
Bandy
Suresh
K.M.



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 NERALURU.
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

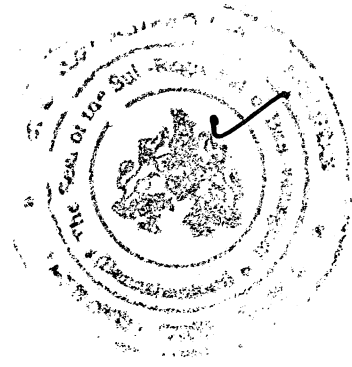
Manjula
(MANJULA)

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)

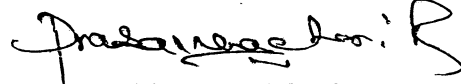
(Signature)

(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