

ಈ ದಸ್ತಾವೇಜು 12 ಪುಟಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ.

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 319/2017-18ರ ಪುಟ ಸಂಖ್ಯೆ 1

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಧೂ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALEDEEDIS MADE AND EXECUTED ON THE 15TH DAY OF APRIL MONTH TWO THOUSAND AND SEVENTEEN (15/04/2017) AT BANGALORE:

BY:-

- 1. SMT.JAYAMMA**
W/o.late.Muniyappa
Aged about **54** years,
PAN NO:- BDAPJ0884P
- 2. MRS.AMARAVATHI**
D/o.late.Muniyappa
Aged about **37** years,
- 3. MR.VASANTH KUMAR**
S/o.late.Muniyappa
Aged about **34** years,

ALL ARE RESIDING AT:- #148,Renukamma Road,Kalkere,
Horamavu Post,K.R.Puram Hobli,Bangalore:-560043.

Hereinafter called the **"VENDOR/S/OWNER/S"** (which expression shall mean and include their respective legal heirs, legal representatives, executors, assigns, administrators, successors, etc., wherever the context so admits, or demands) **ON THE FIRST PART;**

IN FAVOUR OF:-

M/S.DS-MAX REALTY PVT.LTD.,
A Company incorporated under the
Companies Act, 1956 and having the Office at
1854, 17th Main, 30th 'B' Cross,
HBR Layout, 1st Stage, 5th Block,
Bangalore:-560043.
PAN NO:- AADCD0950C

REPRESENTED BY ITS **AUTHORISED SIGNATORY,**
MR.SHIVASHANKAR CHIKKERI.

Hereinafter called the **"PURCHASER/S"** (which expression shall mean and include their respective legal heirs, legal representatives, executors, assigns, administrators, successors, etc., wherever the context so admits, or demands) **ON THE SECOND PART;**

For DS-MAX REALTY PVT. LTD.

Authorised Signatory

279
2017-18ರ ಪುಟ ಸಂಖ್ಯೆ



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 DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar Chikkeri .
ಇವರು 237180.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|--------------------|-------------|--|
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 237180.00 | DD NO. 517518 Dt 13/04/2017 Drawn on Bank of Maharashtra, B'lore |
| ಒಟ್ಟು : | 237180.00 | |

ಸ್ಥಳ : ಮಹದೇವಪುರ

ದಿನಾಂಕ : 15/04/2017

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಅಧಿಕಾರಿ
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

ಸಹಾಯಕಿ

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

:::WITNESSETH AS FOLLOWS:::

WHEREAS Smt. Jayamma w/o late Muniyappa, is the absolute owner of immovable land property bearing Sy. No. **58/1**, which measuring **39** Guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk. The said land property being acquired through by virtue of registered Sale Deed dated **30/04/2015**, which is regd as doc No. **BNS-1-16504/2015-2016**, in C.D. No. **BNSD405**, before the sub-registrar office, Banaswadi (Shivajinagar), Bangalore.

WHEREAS originally the schedule land property was held and possessed by Sri. Muniyellaga s/o. Sri. Hottiga and subsequent to his death, his successors i.e., Society Muniyappa, Smt. Ramakka w/o. Sri. Berakappa, Smt. Ulluramma w/o. Sri. Chikkamuniyappa got transferred the revenue records in their names and since then they are in peaceful possession of the schedule property and conferred in MR. No. **H33/2012-13** and later subsequently the predecessor of Vendors who executed Sale Deed, dated- **30/04/2015**, in favour of Smt. Jayamma w/o. late Muniyappa, before sub-registrar office, Banaswadi, Bangalore.

WHEREAS the **OWNER Smt. Jayamma** w/o. late Muniyappa having applied for Conversion from Agricultural to Non-Agricultural for residential use and obtained Conversion Order, dated- **08/08/2016**, in vide; Conversion Order No. **ALN (KRPB):SR.26/2016-17**, issued by Deputy Commissioner, Bangalore District, in respect to Sy. No. **58/1**, which measuring to an extent of **39.08** guntas of **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, Bangalore District. And further **Smt. Jayamma** w/o. late Muniyappa, having paid "A" Kharab charges of **Rs. 2,31,250/- (Rupees Two Lakhs Thirty One Thousand Two Hundred Fifty Only)** to an extent of **0.08** guntas.

WHEREAS the **OWNER Smt. Jayamma** w/o. late Muniyappa is the absolute owner of immovable converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, in vide; Conversion Order dated **08/08/2016**, in vide; Conversion Order No. **ALN(KRPB) : SR.26/2016-17**, issued by Deputy Commissioner, Bangalore District and referred to as "**schedule property**" and she as absolute discretion to convey by way of sale, transfer, sale deed or any other deeds to any person in any manner at her absolute discretion.

WHEREAS Mrs. Amaravathi d/o. late Muniyappa and **Mr. Vasanth Kumar** s/o. late Muniyappa are the legal heirs of Smt. Jayamma and made parties to this Absolute Sale Deed to give full scope as evident of parties for legal possibilities.

WHEREAS Sri. D.M. Munirajappa s/o. Sri. Muniyappa is a confirming party in the Sale Deed dated **30/04/2015** and the previous Vendor/s have entered into Agreement of Sale dated **16/10/2014**, with Sri. D.M. Munirajappa s/o. Sri. Muniyappa, due to some unforeseen reasons, the Sale Deed could not be executed in favour of Sri. D.M. Munirajappa s/o. Sri.

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For DS-MAX REALTY PVT. LTD.

For DS-MAX REALTY PVT. LTD.

Authorised Signatory



ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 379 2017-18ರ ಪುಟ ಸಂಖ್ಯೆ

Print Date & Time : 15-04-2017 03:41:22 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 379

ಮಹದೇವಪುರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 15-04-2017 ರಂದು 03:24:34 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|-------------|----------------------|---------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 500.00 |
| 2 | ಸೇವಾ ಶುಲ್ಕ | 455.00 |
| 3 | ಕನ್ಸಲ್ಟೇಷನ್ ಲಿಫ್ಟ್ | 100.00 |
| 4 | ಕೊರತೆ ಮುದ್ರಾಂಶ ಶುಲ್ಕ | 40.00 |
| | ಒಟ್ಟು : | 1095.00 |

ಶ್ರೀ M/s DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar Chikkeri . ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

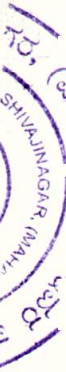
| ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|--|------|------------------|-----|
| ಶ್ರೀ M/s DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar Chikkeri . | | | |

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|-------------|---|------|------------------|-----|
| 1 | M/s DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar Chikkeri . (ಬರೆದುಕೊಂಡವರು) | | | |
| 2 | Jayamma W/o Late. Muniyappa . (ಬರೆದುಕೊಂಡವರು) | | | |

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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






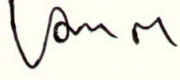



Muniyappa. Under the circumstances, Sri. D.M. Munirajappa s/o. late Muniyappa is the brother of Smt. Jayamma w/o. late Muniyappa and made has consenting witness to this Absolute Sale Deed to give full scope as evident of consent witness for legal possibilities.

AND WHEREAS the **OWNER/S/VENDOR/S** being the owner/s of the immovable converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, in vide; Conversion Order dated **08/08/2016**, in vide; Conversion Order No. **ALN(KRPB):SR.26/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District and intend to sell away a converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, in vide; Conversion Order dated **08/08/2016**, in vide; Conversion Order No. **ALN(KRPB):SR.26/2016-17**, issued by Deputy Commissioner, Bangalore District, at out rate price to the Purchaser and referred to as "**schedule property**" and in search of a well-established builder/developer for purchase of property and the **OWNER** having approached the **DEVELOPER/S** and offered them for out rate price of sale of property, which measuring **39.08** guntas, of Sy. No. **58/1**, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk.

WHEREAS the **OWNER/S/VENDOR/S** being self-acquired property and who is well seized and well possessed of the schedule property and has become the absolute owner of the said property and she has got right and sufficiently entitled to deal with the said land property in any manner whatsoever without any let or hindrances from anybody to alienate the property at her absolute discretion. The **OWNER/S/VENDOR/S** are legally competent to convey by sale, transfer or otherwise dispose of the schedule property in any manner at their option and discretion and there is no legal impediment of otherwise for sale of the schedule property.

WHEREAS the **OWNER/S/VENDOR/S** are in need of funds for their family beneficial purposes and other legal necessities and offered, desires and intend to sell away the schedule property.

The **OWNER/S/VENDOR/S** are in desirous of disposing of the immovable converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, to meet their family necessities/commitments, has agreed to sell the schedule property, which measuring **39.08** guntas, for a Full Sale Consideration Amount of **Rs.3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)**, which is free from all encumbrances, liens, charges, proclamations, claims, demands, court attachments, stay, major/minor claims or maintenance claims and with clear and good marketable title and subsisting and that none else has/ have any right, title, interest or share therein and that cost of good title and clear and shall be that of **OWNER/S** at all times.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|----------------|--|---|--|---|
| 3 | Amaravathi D/o Late. Muniyappa . (ಬರೆದುಕೊಡುವವರು) |  |  |  |
| 4 | Vasanth Kumar S/o Late. Muniyappa . (ಬರೆದುಕೊಡುವವರು) |  |  |  |
| 5 | D. M. Munirajappa S/o Muniyappa . . (ಬಪ್ಪಿಗೆ ಸಾಕ್ಷಿ) |  |  |  |

ಪ್ರತಿ ಸಂಖ್ಯೆ 349 2017-18ರ ಪುಟ ಸಂಖ್ಯೆ 6

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ಉಪ ವೋರಡ್ ನಾಥಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಅದೇಶ ಸಂಖ್ಯೆ ಕರ್ 152 ಮುನೋಮು 2003
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Date of execution

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

WHEREAS the **PURCHASER/DEVELOPER/S** who is in need of land property and being satisfied with title of the schedule property being indemnified and on assurance made by the **OWNER/S/VENDOR/S** and intend to purchase the schedule property and offered to purchase the schedule property of immovable converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at Kyalasanahalli Village, K.R. Puram Hobli, Bangalore East Taluk, for a full Sale Consideration of **Rs.3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)** with free from all encumbrances.

NOW THIS DEED OF ABOSLUTE SALE WITNESSETH THAT:

In pursuance of the above and the covenants contained herein, the **Purchaser** hereby paid the Full Sale Consideration Amount of **Rs.3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)**, to the **Vendor/s/Owner/s** as per discussion having issued cheques in Full and Final settlement on the following below manner as follows:-

- Rs. 10,00,000/- (Rupees Ten Lakhs Only)** has already being paid by the Purchaser by way of cheque bearing No. **060541**, dated **28/12/2015**, Drawn on **Bank of Maharashtra**, Banaswadi Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- Rs. 70,00,000/- (Rupees Seventy Lakhs Only)** has already being paid by the Purchaser by way of cheque bearing No. **061978**, dated **13/03/2017**, Drawn on **Bank of Maharashtra**, Banaswadi Branch, Bangalore, to the Vendor/s/Owner/s, in the name of **Smt. Jayamma**, before the following witnesses and acknowledged the receipt of the same.
- Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No. **061980**, dated **13/03/2017**, Drawn on **Bank of Maharashtra**, Banaswadi Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- Rs. 7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No. **061979**, dated **13/03/2017**, Drawn on **Bank of Maharashtra**, Banaswadi Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- Rs. 15,00,000/- (Rupees Fifteen Lakhs Only)** has already being paid by the Purchaser by way of cheque bearing No. **061981**, dated **13/03/2017**, Drawn on **Bank of Maharashtra**, Banaswadi Branch, Bangalore, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- Rs. 16,25,000/- (Rupees Sixteen Lakhs Twenty Five Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No. **061985**, dated **05/04/2017**, Drawn

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For DS-MAX REALTY PVT. LTD.

Authorised Signatory

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 279 2017-18ರ ಪುಟ ಸಂಖ್ಯೆ 8


ಗುರುತಿಸುವವರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|-------------|--|---|
| 1 | Anil S/o Rajashekar Gowda No 77, 1st Cross, K R Puram, B'lore |  |
| 2 | Satish S/o Shankar No 1845, HBR Layout, B'lore |  |


ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 1824420/- has been paid thereon. D No. 8978/16-17 Dt 16/03/2017 At Sub Registrar Office, Mahadevapura, Bangalore & Registration fee Rs. 364890/-

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ MDP-1-00379-2017-18 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ MDPD203 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 16-04-2017 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಮಹದೇವಪುರ)
ರೇಣುಕಾ ಪ್ರಸಾದ್ ಎನ್ ಆರ್

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ,
ಮಹದೇವಪುರ, ಬೆಂಗಳೂರು.



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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

on **Bank of Maharashtra, Banaswadi Branch, Bangalore**, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.

- g. **Rs. 16,25,000/- (Rupees Sixteen Lakhs Twenty Five Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No. **061986**, dated **05/04/2017**, Drawn on **Bank of Maharashtra, Banaswadi Branch, Bangalore**, to the Vendor/s/Owner/s, before the following witnesses and acknowledged the receipt of the same.
- h. **Rs. 32,50,000/- (Rupees Thirty Two Lakhs Fifty Thousand Only)** has already being paid by the Purchaser by way of cheque bearing No. **061982**, dated **05/04/2017**, Drawn on **Bank of Maharashtra, Banaswadi Branch, Bangalore**, to the Vendor/s/Owner/s, before the following witnesses and acknowledge the receipt of the same.
- i. **Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only)** has paid by the Purchaser by way of cheque bearing No. **062883**, dated **13/04/2017**, Drawn on **Bank of Maharashtra, Banaswadi Branch, Bangalore**, to the Vendor/s/Owner/s, before the following witnesses and acknowledge the receipt of the same.
- j. **Rs. 50,00,000/- (Rupees Fifty Lakhs Only)** has paid by the Purchaser by way of Postdated cheque bearing No. **256932**, dated **28/04/2017**, Drawn on **Bank of Maharashtra, Banaswadi Branch, Bangalore**, to the Vendor/s/Owner/s, before the following witnesses and acknowledge the receipt of the same.
- k. **Rs. 36,35,116/- (Rupees Thirty Six Lakhs Thirty Five Thousand One Hundred Sixteen Only)** has paid by the Purchaser by way of Postdated cheque bearing No. **256933**, dated **15/05/2017**, Drawn on **Bank of Maharashtra, Banaswadi Branch, Bangalore**, to the Vendor/s/Owner/s, before the following witnesses and acknowledge the receipt of the same.
- l. **Rs. 3,64,884/- (Rupees Three Lakhs Sixty Four Thousand Eight Hundred Eighty Four Only)** has been deducted towards TDS.
- m. **Rs. 64,88,400/- (Rupees Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)** has paid by the Purchaser to the Vendor/s/Owner/s, before the following witnesses and acknowledge the receipt of the same.

On receipt of which, the **Vendor/s/Owner/s** hereby acknowledged for having received the entire Full Sale Consideration Amount of **Rs. 3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)**, from the **Purchaser** in Full and Final settlement, before the following witnesses.

1. The **Vendor/s** as beneficial **Owner/s** does hereby Sell, Transfer, Convey, Assign and Grant unto the Purchaser/s the schedule property and all the rights, title, interest liberties, all easements, ways, water courses, privileges, common appendages pertaining thereto and

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For DS-MAX REALTY PVT. LTD.

Authorised Signatory

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

reputed to belong thereto, **TO HAVE AND TO HOLD AND TO ENJOY** the same unto the **Purchaser**, absolutely free from all encumbrances, claims, charges, rates, demands all litigation, attachments, lien, surety ship claims, bank debts etc., of whatsoever.

2. The **Vendor/s/Owner/s** assure the Purchaser that the schedule property is free from all kinds of encumbrances, litigations etc., and apart from the Vendor/s/Owner/s no one has any rights, title, interest etc., in respect of schedule property and the Vendor/s/Owner/s have not done any such acts, deeds and things knowingly or unknowingly that the title of the schedule property may be impeached.
3. The **Vendor/s** hereby covenants that they will at all times execute every such lawful deed, assurance or things as shall reasonably be required for further and more perfectly assuring the schedule property in favour of the **Purchaser**.
4. The **Vendor/s** hereby covenants and agree with the **Purchaser** to save harmless and indemnify the **Purchaser** against all losses or damages which they might sustain or incur in respect of any encumbrances made by the **Vendor/s** or any of their predecessors in title or in respect of any other claims or acquisition that may be put forward to the schedule property or in respect of any arrears of taxes, rates, cesses, assessments or any other charges or lien or any attachments made by any Court of law.
5. The **Vendor/s** have this day relinquished all their rights, title, interest, claims whatsoever in respect of the schedule property and delivered the vacant absolute possession of the schedule property to the **Purchaser**. From the date of this Absolute Sale Deed, the **Purchaser** shall possess and enjoy the schedule property as absolute owner and thereby paying all the future taxes, cesses, etc., to the concerned authority with the full powers of Sale, Mortgage, Gift, lease, release etc., and the **Purchaser** shall also develop and build the Schedule Property as they like at their absolute discretion. From this day onwards the **Vendor/s/Owner/s** nor their legal heirs, children's, executors, administrators, legal representatives, etc., have no manner of any rights, title, interest and claims or whatsoever in respect of schedule property.
6. The **Vendor/s** have today handed over all the available original title deeds of documents and other revenue records pertaining to the schedule property to the **Purchaser**.
7. The **Vendor/s** hereby represent to the **Purchaser** that the schedule property is free from all types of encumbrances i.e., lease, mortgage, any agreements, banks debts, etc., and in the event of any arrears in respect thereof, the **Vendor/s** shall clear all such liabilities in full without any consequential liabilities to the **Purchaser**. The **Vendor/s** hereby covenant with **Purchaser** that they have not entered into any agreement of sale etc., in favour of any other person or persons whomsoever in any manner.

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For DS-MAX REALTY PVT. LTD.

Authorised Signatory

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

8. The **Vendor/s** hereby assures the **Purchaser** that the schedule property is self-acquired property and they are the absolute owner/s of the schedule property and no other person or persons have any right, title, or interest in or over the schedule property, if there is, any claims arise over the schedule property from their legal heir's or any other person/s, the **Vendor/s** hereby agrees that they shall clear all such claims at their own cost and risk and put the **Purchaser** in lawful and peaceful possession over the schedule property.
9. The **Vendor/s** have "**NO OBJECTION**" for the **Purchaser** to get the Khatha and transfer other revenue records shall change in the name of the **Purchaser** in respect of the schedule property and covenants to do all acts; deeds and things which are necessary in this regard.
10. The **Vendor/s** further agree to compensate the **Purchaser** in full, in case there shall be any defect or litigation in the title of the **Vendor/s/Owner/s** to the Schedule Property or part thereof and shall fully indemnify the **Purchaser** for any loss, damages, claims, expenses suffered or incurred by the **Purchaser** on account of any defect in the title or any claims in respect of the Schedule Property.
11. The **Vendor/s/Owner/s** have this day handed over the peaceful vacant possession of the schedule property to the **Purchaser**. The **Purchaser** shall make use of the amenities as per the schedule hereunder.

SCHEDULE PROPERTY

All that piece & parcel of undeveloped converted land property bearing Sy. No. **58/1**, which measuring **39.08** guntas, situated at **Kyalasanahalli Village**, K.R. Puram Hobli, Bangalore East Taluk, in vide; Conversion Order dated **08/08/2016**, in vide; Conversion Order No. **ALN(KRPH):SR.26/2016-17**, for residential use, issued by Deputy Commissioner, Bangalore District and bounded on:

| | |
|----------|---|
| East By | : Road, |
| West By | : Sy. No. 62, |
| North By | : Sy. No. 57, |
| South By | : Sy. No. 58/2 and remaining portion of Sy. No. 58/1. |

The Present Market Value of the property is **Rs.3,64,88,400/- (Rupees Three Crores Sixty Four Lakhs Eighty Eight Thousand Four Hundred Only)**.

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For DS-MAX REALTY PVT. LTD.

For DS-MAX REALTY PVT. LTD.

Authorised Signatory

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

IN WITNESS WHEREOF the **VENDOR/S** and the **PURCHASER** have this day affixed their respective signatures to this **Absolute Sale Deed** on this day of **April** month **2017**, first above written in presence of the following attesting witnesses.

CONSENTING WITNESS:

SRI.D.M.MUNIRAJAPPA

S/o. Sri. Muniyappa

WITNESSES:

1.

Anil
77, 1st cross
K.R. Puram
Bangalore - 56

2.

Parish
1845, HBB layout
Bangalore - 43

1. **SMT. JAYAMMA**

2. **MRS. AMARAVATHI**

3. **MR. VASANTH KUMAR**
VENDOR/S/OWNER/S
For **DS-MAX REALTY PVT. LTD.**

Authorised Signatory
M/S DS MAX REALTY PVT.LTD.,
PURCHASER/DEVELOPER

Drafted by:

MR. LINGARAJ. S. NADAGOUDA.,

Advocate, Bangalore.



ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರವೃತ್ತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ನೋಡಿ)

Receipt No : 404

ಕಛೇರಿ : ಮಹದೇವಪುರ

Original

ದಿನಾಂಕ : 15/04/2017

ಶ್ರೀ M/s DS-Max Realty Pvt Ltd Rep by its Authorised Signatory Shivashankar

Chikkeri . - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2017 - 18 ವರ್ಷದ ಪುಸ್ತಕ - 1 ಪುಸ್ತಕದ 379 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ರೂ. ವೈ.

| | |
|----------------------|--------|
| ನೋಂದಣಿ ಶುಲ್ಕ | 500.00 |
| ಸೇವಾ ಶುಲ್ಕ | 455.00 |
| ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ | 40.00 |
| ಒಟ್ಟು : | 995.00 |

Rs. 995.00 ನಗದಾಗಿ Paid in Cash Rs.

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ : ----- + 0

ಒಟ್ಟು : 995.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಒಂಬತ್ತು ನೂರು ತೊಂಬತ್ತೈದು)

ಮೇಲಿನ ದಾಖಲೆಯನ್ನು 15/04/2017 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಮಹದೇವಪುರ