



BNG (U)-VRT/4652/2013-14 / 1-13 6  
BKE 4652/2013-14 SALE DEED  
THIS DEED OF ABSOLUTE SALE is made and executed on this the  
Ninth day of December, Two Thousand Thirteen (09.12.2013), at  
Bangalore,  
BY :

*Sri M.G. Rajakumar*  
SRI. M.G. RAJAKUMAR,  
Son of Sri. M.G. Naidu,  
Aged about 49 years,  
Residing at No. 401,  
10<sup>th</sup> Cross, Shastrinagar,  
Bangalore 560 023.  
PAN No: AFEPR3450G

hereinafter referred to as the 'VENDOR' of the ONE PART, (which  
expression wherever the context so requires or admits shall mean and  
include his heirs, legal representatives, administrators, executors,  
assigns etc.)  
IN FAVOUR OF :

Mr. SANTHOSH THAZHATHU,  
Son of late Dr. Mathew,  
aged about 42 years,  
residing at No. 18/1A1,  
Doddakannelli, Carmelram Post,  
Bangalore 560 025.  
PAN NO: AAXPT9523G

hereinafter referred to as the 'PURCHASER' of the OTHER PART,  
(which expression wherever the context so requires or admits shall  
mean and include his heirs, legal representatives, administrators,  
executors, assigns etc.)

*Sri M.G. Rajakumar*

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Print Date & Time : 12-12-2013 04:05:48 PM




ಕಾನ್ಟ್ರಾಕ್ಟ್ ನಂ: 4652

BNG (U)-VP/11/52/2013-14/2-13/

ಮೊದಲ ದೃಢೀಕರಣ ಉಪನಿರ್ದೇಶಾಧಿಕಾರಿ ಸಹಾಯಕರ ಕಛೇರಿ ಕುರಿತು ದಿನಾಂಕ 12-12-2013 ರಂದು 03:10:19 PM ರಲ್ಲಿ ಉಂಟಾದ ವಿವರಣೆ ದೃಢೀಕರಣ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ.
1	ಮೊದಲಿನ ದಾಖಲೆ	187000.00
2	ಸೇವಾ ದಾಖಲೆ	455.00
3	ಕೊಡುಗೆ ದಾಖಲೆ	40.00
	ಒಟ್ಟು:	187495.00

ಶ್ರೀ Santhosh Thazhathu S/o Late. Dr. Mathew ಎಂಬವರ ಮಾರ್ಗದರ್ಶನ

ಹೆಸರು	ಫೋಟೋ	ಪಟ್ಟಣದ ಗುರುತು	ಹೆಸರು
ಶ್ರೀ Santhosh Thazhathu S/o Late Dr. Mathew			

ಕುರಿತು ಉಪನಿರ್ದೇಶಾಧಿಕಾರಿ  
ವರದಿ, ಬೆಂಗಳೂರು ನಗರ ಪಂಚಾಯತ್

ಮರುಕೊಟ್ಟಿರುವ ದಾಖಲೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಪಟ್ಟಣದ ಗುರುತು	ಹೆಸರು
1	Santhosh Thazhathu S/o Late. Dr. Mathew . (ಮರುಕೊಟ್ಟಿರುವ)			
2	M.G. Rajakumar S/o M.G. Naidu (ಮರುಕೊಟ್ಟಿರುವ)			

ಕುರಿತು ಉಪನಿರ್ದೇಶಾಧಿಕಾರಿ  
ವರದಿ, ಬೆಂಗಳೂರು ನಗರ ಪಂಚಾಯತ್



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಪ್ರಾಚೀನವು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದಾದದ್ದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ಬೆಲೆ : ರೂ. 2/-

ದಸ್ತಾವೇಜು ಬರೆದುದಕ್ಕಿಂತ ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

BNG(U)-VRT.4052/2013-14 3-136

WHEREAS the Vendor is the sole and absolute owner of the converted land bearing Sy.No.1/3, measuring 0-33 guntas situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk (formerly Bangalore South Taluk), (which are morefully described in the schedule hereunder and hereinafter referred to as the schedule property).

AND WHEREAS originally schedule property belonged to Sri Annayappa and their family members, besides other lands.

AND WHEREAS in the partition held in the year 1962, amongst other properties, the schedule property also fell to the share of Sri Venkatappa.

AND WHEREAS after the demise of Sri Venkatappa his wife Smt. Neelamma and her children have succeeded to the schedule property and the RTC and other revenue records stood transferred in the name of Smt. Neelamma, vide IHC No.7/2000-01.

AND WHEREAS thereafter, the said Smt. Neelamma and her children have jointly sold the schedule property in favour of the Vendor herein, under the registered sale deed dated 19.11.2001, which is registered as Document No.BNG(U)-BLR(S) 8389/2001-02/1-14 of Book-I, stored in CD No.64/2001-02, registered in the Office of the Sub-Registrar, Bangalore (South), Bangalore.

AND WHEREAS thereafter, the Vendor herein has got all the revenue records such as RTC and Mutation vide M.R.No.5/2001-02, transferred and made out in his name in the records of the concerned Revenue Department.

*Signature*

*Signature*

BNG (U)-VRT/4652/2013-14/4-13/

ಕ್ರಮ ಸಂಖ್ಯೆ	ಪರಿಚಯ ಮತ್ತು ವಿವರ	ಹೆಸರು
1	K. Venugopal Doddakannelli, Varthur Hobli, Bangalore	K. Venugopal
2	K.L. Uma Mahesh Doddakannelli, Varthur Hobli, Bangalore	U. Mahesh

*[Signature]*  
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ  
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

  
 1 ನೇ ಪ್ರದರ್ಶನ ದೃಶ್ಯವು  
 ಸಂಖ್ಯೆ VRT-1-04652-2013-14 ಅಗ  
 ಸಿ.ಡಿ. ಸಂಖ್ಯೆ VRTD201 ನೇ ಧರಣಿ  
 ದಿನಾಂಕ 12-12-2013 ರಂದು ಪೂರೈಸಬೇಕಾಗಿದೆ

*[Signature]*  
 ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕಾಧಿಕಾರಿ  
 ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ





57



BNG (U)-VET. 4.052/2013-14 / 5-136

AND WHEREAS with a view to convert the schedule property from agricultural use to non-agricultural residential use, the Vendor has applied to the Deputy Commissioner, Bangalore District, Bangalore, for grant of an order of conversion converting the schedule property from agricultural use to non-agricultural residential use and the Deputy Commissioner, Bangalore District, Bangalore, as per his order bearing No.ALN (EVH) SR 841/13-14, dated 27.07.2013, has been pleased to convert the schedule property from agricultural use to non-agricultural residential use.

AND WHEREAS ever since the date of purchase of the schedule property by the Vendor herein, he is in lawful and peaceful possession and enjoyment of the schedule property exercising all the acts of ownership over the same. And whereas the schedule property is the self acquired property of the Vendor herein and except the Vendor no other person has any manner of claim, right, title or interest in or over the schedule property or any part thereof.

AND WHEREAS the Vendor herein with a view to meet some of his financial commitments, family legal necessities and to purchase the some other properties of his choice elsewhere, had offered to sell the schedule property in favour of the Purchaser herein for a total sale consideration amount of Rs.1,87,00,000/- (Rupees one crore eighty seven lakhs only) and whereas the Purchaser herein has agreed and come forward to buy the schedule property for the aforesaid sale consideration amount of Rs.1,87,00,000/- (Rupees one crore eighty seven lakhs only) free from all encumbrances. Hence, this Deed of Absolute Sale.

*[Signature]*

*[Signature]*

BNG (U)-V. 4052/13-14

6-138

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಮೊಂಡಸೆ ಹಾಗೂ ಮುದ್ರಾಂಶ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

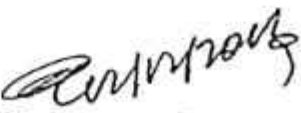
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಶ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Santhosh Thazhathu S/o Late. Dr. Mathew , ಇವರು 1056550.00 ರೂಪಾಯಿಗಳನ್ನು ನೀಡಿತೆ  
ಮುದ್ರಾಂಶ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಯಾದದ್ದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಕ್ರ. ಸಂ.	ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
1	ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1056550.00	DD No. 092560, Dt: 18/11/2013. Drawn on The South Indian Bank Limited, Bangalore.
ಒಟ್ಟು:		1056550.00	

ಸ್ಥಳ : ಮೊಂಡಸೆ

ದಿನಾಂಕ: 12/12/2013

  
ಹಿರಿಯ ಮುದ್ರಾಂಶ ಮಂಡಳಿ ಅಧೀಕ್ಷಕರು  
ಮಂಡಳಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Designed and Developed by C- DAC ACTS Pune.



58

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದು  
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ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ  
Date of registration

ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಪಾವತಿಯಾದದ್ದು  
Total stamp duty paid

ದಾಖಲೆ ಮಾಡಿದ ದಿನಾಂಕ  
Date of registration

ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಪಾವತಿಯಾದದ್ದು  
Total stamp duty paid

BNG (U)-VET/152/2013-14 17-136

**NOW THIS INDENTURE OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:-**

That in pursuance of the foregoing and in consideration of the price herein hereby reserved, the VENDOR hereby sells to the PURCHASER and the PURCHASER has therefore agreed to purchase the 'SCHEDULE PROPERTY' for the total valuable sale consideration amount of Rs.1,87,00,000/- (Rupees one crore eighty seven lakhs only) free from all kinds of encumbrances on the terms and conditions contained hereunder.

The PURCHASER as on this day, paid the entire sale consideration amount of Rs.1,87,00,000/- (Rupees one crore eighty seven lakhs only) to the VENDOR herein in the following manner :-

- a. Rs.30,00,000/- (Rupees thirty lakhs only) paid by means of a Demand Draft bearing No.091657, dated 30.07.2013, drawn on The South Indian Bank Ltd., Kaikondarahalli Branch, Sarjapur Road, Bangalore,
- b. Rs.25,00,000/- (Rupees twenty five lakhs only) paid by means of a Demand Draft bearing No.091719, dated 12.08.2013, drawn on The South Indian Bank Ltd., Kaikondarahalli Branch, Sarjapur Road, Bangalore,
- c. Rs.25,00,000/- (Rupees twenty five lakhs only) paid by means of a Demand Draft bearing No.091760, dated 22.08.2013, drawn on The South Indian Bank Ltd., Kaikondarahalli Branch, Sarjapur Road, Bangalore,

*[Signature]* *[Signature]*

59

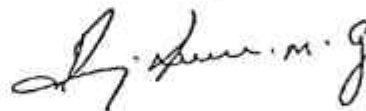
ಈ ದಾಖಲೆಯು ಮಹಾರಾಷ್ಟ್ರ ಸರ್ಕಾರದ ಆದಾಯ ಸಂಖ್ಯೆ ೪೦೪ 132 ಮಹಾರಾಷ್ಟ್ರ 2003 ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.	<b>ಕರ್ನಾಟಕ ಸರ್ಕಾರ</b> <b>Government of Karnataka</b>	ದಾಖಲೆಯ ಹಾಳೆ Document Sheet
	<b>ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ</b> <b>Registration and Stamps Department</b>	ಪರಿಶೀಲನೆ: ರೂ. 2/-
ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಾಖಲೆಗಾಗಿ ಬಳಸಬಹುದಾಗಿದೆ. This sheet can be used for any document		
ದಾಖಲೆಯನ್ನು ಮಾಡಿದ ದಿನಾಂಕ Date of execution	ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶೇಖರು Total stamp duty paid	

BNG (U)-VRT/4052/2013-14/8-136

- d. Rs.25,00,000/- (Rupees twenty five lakhs only) paid by means of a Demand Draft bearing No.091852, dated 29.08.2013, drawn on The South Indian Bank Ltd., Kaikondarahalli Branch, Sarjapur Road, Bangalore,
- e. Rs.40,00,000/- (Rupees forty lakhs only) paid by means of a Demand Draft bearing No.091946, dated 11.09.2013, drawn on The South Indian Bank Ltd., Kaikondarahalli Branch, Sarjapur Road, Bangalore,
- f. Rs.40,00,000/- (Rupees forty lakhs only) paid by means of a Demand Draft bearing No.092523, dated 13.11.2013, drawn on The South Indian Bank Ltd., Kaikondarahalli Branch, Sarjapur Road, Bangalore,
- g. Rs.13,000/- (Rupees thirteen thousand only) this day paid by means of cash;

Rs.1,87,000/- (Rupees one lakh eighty seven thousand only) being the amount deposited to The Axis Bank, Bangalore, vide challan No.ITNS280/00035, dated 14.11.2013, in favour of the Income-tax Department on behalf of the Vendor herein being the amount deducted towards TDS.

The receipt of the above said entire sale consideration amount, being received by the Vendor herein, in the presence of the attesting witnesses, in full and final settlement and satisfaction, has been duly acknowledged by the Vendor.

5



60

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮುನ್ಸೀಮು 2001  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ದಿಸಲಾಗಿದೆ.

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 ಬರೆಯುವ ತಾರೀಖು  
Date of execution

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

BNG (U)-VVT/652/2013-14/9-13

The VENDOR has this day delivered the vacant physical possession of the SCHEDULE PROPERTY to the custody of the PURCHASER herein and the PURCHASER herein hereby acknowledges having taken delivery of the same.

The VENDOR hereby grants, conveys, transfers, assigns and sells absolutely all his right, claim, title and interest in the SCHEDULE PROPERTY together with all hereditaments, appurtenances, rights of easements TO HAVE AND TO HOLD the same UNTO the use of the PURCHASER in his own right and the PURCHASER is at liberty to enjoy the SCHEDULE PROPERTY without any hindrance either by the VENDOR or any one claiming through or under him.

THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:-

The VENDOR assures that he is the full and absolute owner of the SCHEDULE PROPERTY and that the VENDOR has good, valid, subsisting and marketable title and interest in the SCHEDULE PROPERTY and that there are no others, who have got any kind of right, title or interest whatsoever in the SCHEDULE PROPERTY and he has absolute power to convey the same in favour of the PURCHASER herein, and none else other than the VENDOR has/have any manner of right, title, interest or share in the SCHEDULE PROPERTY and that there is no legal impediment for this sale under any law, order, decree or contract and/or any prior contract, and that the PURCHASER can enjoy the same without any let or hindrance either by the VENDOR or any one claiming through or under him.

The VENDOR assures the PURCHASER that there are no encumbrances, attachments, maintenance charges, acquisition proceedings either by the Government or of Income-tax authorities or likewise on the SCHEDULE PROPERTY and further assures that if there be any defect in the title of the SCHEDULE PROPERTY, then the



61

ಈ ದಸ್ತಾವೇಜು ಹಾಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಅಧೀನ ಕಡ್ಡಾಯ ಕಂಪೌಂಡ್ ಮುದ್ರಣಮು 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

ದೊ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಪಿಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು  
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದಿನಾಂಕ  
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಗುಣ್ಯ ರೂ.  
Total stamp duty paid for

ONG (U)-114/0.52/2013-14/10-13

VENDOR hereby expressly undertakes that he will set right the same at his own cost and expenses.

The VENDOR has paid upto date kandayam in respect of the SCHEDULE PROPERTY to the concerned revenue department. The VENDOR has this day delivered all the originals/certified/Xerox copies of all the title deeds and documents of title and other documents / revenue records available with him to the custody of the PURCHASER and the PURCHASER herein hereby acknowledges having received the same.

The VENDOR has no objection for the PURCHASER getting the khatas, revenue or records in respect of the SCHEDULE PROPERTY transferred and made out in his name in the records of the concerned revenue department and/or any other authority.

The VENDOR hereby assures the PURCHASER that the SCHEDULE PROPERTY is his personal, absolute and self acquired property and that none else other than the VENDOR has/have got any manner of claim, right, title or interest in the SCHEDULE PROPERTY.

The VENDOR further assures the PURCHASER that he has got good, perfect, valid and marketable title to the SCHEDULE PROPERTY and that there is no legal impediment for absolute sale of the SCHEDULE PROPERTY in favour of the PURCHASER herein.

The VENDOR assures the PURCHASER that there are no encumbrances or charges over the SCHEDULE PROPERTY and that the SCHEDULE PROPERTY is free from all kinds of encumbrance such as court attachment, minor's claim, maintenance claim, charge, lien, etc., and that the schedule property has not been mortgaged or sold to anybody.

*[Signature]*

*[Signature]*



02

ಈ ದಾಖಲೆಯು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಅಧೀನದಲ್ಲಿ ಕರ್ನಾಟಕ ಸರ್ಕಾರ 152 ಮುಖಾಂತರ 2003  
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

ದಾಖಲೆಯ ಹಾಳೆ  
Document Sheet

**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಪುಟ : ರೂ. 2/-



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

ದಾಖಲೆಯನ್ನು ಬರೆಯಲು ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

BNG (U)-V...4652/2013-14 /11-136

The VENDOR assures the Purchaser that all the kandayam taxes payable in respect of the SCHEDULE PROPERTY have been paid upto date and that no taxes either municipal, Income-tax etc., are payable or due by the VENDOR.

The VENDOR assures the PURCHASER that no attachment on the SCHEDULE PROPERTY has been made by any of the tax authorities viz., Income-tax, Gift Tax, Wealth Tax, or by any other person, authority or in pursuance of any decree or order of any court.

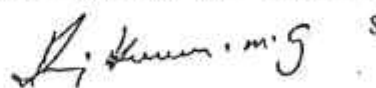
The VENDOR hereby undertakes to indemnify the PURCHASER, should the PURCHASER suffer any loss, monetary or otherwise due to any defect in the title, latent or patent of the VENDOR or any assurance made by the VENDOR in respect of the SCHEDULE PROPERTY or any act of the VENDOR or through the VENDOR.

The VENDOR hereby assures the PURCHASER to take all steps and measures at his cost to see that the title of the PURCHASER to the SCHEDULE PROPERTY is perfected in the event of there being any threat to the same by anybody claiming through or under the VENDOR.

The VENDOR assures the Purchaser that the schedule property does not fall under the provisions of Sections 79(a) and 79(b) and 80 of the Karnataka Land Revenue Act., and does not prevent the VENDOR from selling the SCHEDULE PROPERTY in favour of the Purchaser herein.

The VENDOR assure the Purchaser that the sale of the schedule property does not come under the provisions / orders passed by the Government of Karnataka, and that the holding of the schedule property by the VENDOR herein is within the ceiling limits of the Karnataka Land Reforms Act, and that the sale of the schedule



 8

63

ಈ ದಸ್ತಾವೇಜು ಹಾಕುವುದು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಆದೇಶ ಸಂಖ್ಯೆ ೧೦೯/೧೨ ಮುನ್ಸೂಚನೆ ೨೦೦೩  
ದಿನಾಂಕ ೦೨-೦೨-೨೦೦೩ರ ಪ್ರಕಾರ ಮಾಡಬೇಕಾಗಿದೆ

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

ದಸ್ತಾವೇಜು ಹಾಕು  
Document Sheet

**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಪೇಜ್ : ೨೨ - ೨



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

ಮುದ್ರಾಂಕವನ್ನು ಬರೆಯಬೇಕು, ದಿನಾಂಕ  
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ  
Total stamp duty paid

BNG (U)-VRI/4652/2013-14/12 - 136

property does not contravene any of the provisions of the Karnataka Registration Act, as found in the order bearing No.RD56 MUNOSA 99, dated 20.05.1999 and the sale of the schedule property is in accordance with law of the land in force for the time being.

The Vendor assures the Purchaser that the schedule property is not subject matter of any acquisition or requisition proceedings initiated by the Bangalore Development Authority, KHB, KIADB or any other State or Central Government.

The PURCHASER alone has met the entire cost of stamp duty, registration charges, and other incidental expenses.

#### SCHEDULE PROPERTY

All that piece and parcel of the undeveloped converted land bearing Sy.No.1/3, measuring 0-33 guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk (formerly Bangalore South Taluk), converted vide the order of conversion bearing No. ALN (EVH) SR 841/13-14, dated 27.07.2013, passed by the Deputy Commissioner, Bangalore District, Bangalore, and bounded on the :-

EAST BY : Land bearing Sy. No.1/4 belonging to Mana Projects Property  
WEST BY : Land belonging to Krishna Reddy;  
NORTH BY : Land belonging to Gopala Reddy and Annaiah Reddy; and  
SOUTH BY : Land bearing Sy.No.1/5B, belonging to Mr. Santosh Thazhathu;







64

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ದೇಶ ಸಂಖ್ಯೆ ೧೦೯ 152 ಮುಖ್ಯಮಂತ್ರಿ 2003  
ತಾರೀಖು 09-05-2003ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Registration and Stamps Department

ಪುಟ : ೦೨, 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದ ಸಂಖ್ಯೆ ದಿನಾಂಕ  
Date of execution

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

BNG (U)-VRT 4052/2013-14 / 13 - 13

IN WITNESS WHEREOF, the VENDOR and the PURCHASER have  
red and executed this Deed of Absolute Sale on the day, month and  
ear first hereinabove written in the presence of the following  
witnesses.

WITNESSES :

1. K. Vengal  
Doddakumalli  
Channarayana (P)  
Bangalore 35

VENDOR

U. Mahesh  
Doddakumalli  
Channarayana (P)  
B.L. 35

PURCHASER

DRAFTED BY :

Controlled By  
S.M. NAGENDRA  
D.W.L. No. 26/09-10  
BANGALORE



BNG (U)-VRT...2092.../2013-14

**SALE DEED**

THIS DEED OF ABSOLUTE SALE is made and executed on this the Second day of August, Two Thousand Thirteen (02.08.2013), at Bangalore,

**BY :**

**SRI. M.G. RAJAKUMAR,**  
Son of Sri. M.G. Naidu,  
Aged about 49 years,  
Residing at No. 404,  
10<sup>th</sup> Cross, Shastrinagar,  
Bangalore 560 028.  
**PAN NO:- AFEPR3450G**

**DOCUMENT No. 18**

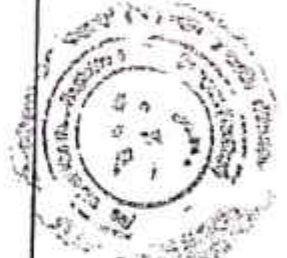
Hereinafter referred to as the 'VENDOR' of the ONE PART, (which expression wherever the context so requires or admits shall mean and include his heirs, legal representatives, administrators, executors, assigns etc.)

**IN FAVOUR OF :**

**Mr. SANTHOSH THAZHATHU,**  
Son of late Dr. Mathew,  
aged about 42 years,  
residing at No. 18/1A1,  
Doddakannelli, Carmelram Post,  
Bangalore 560 035.  
**PAN NO:- AAXPT9523G.**

Page 1 of 13

132



ಈ ಸಲಹೆ ಅರ್ಜಿಯು.../ಬಾಕಿಗೊಳಿಸಿ ಮೊದಲು  
ನಕಲು ಅರ್ಜಿ ಸಂಖ್ಯೆ.../2014-15ರ...ನೇ ಹಾಗೆ






ಕ್ರಮಿಕ ಸಂಖ್ಯೆ: 2092

BNG (U)-VRT 2013-14 72-16 e

ಜಾರಿದ ಪಟ್ಟಿಯ ಕುಡಿಯುವುದಕ್ಕಾಗಿರುವ ಕುಡಿಯುವಿಕೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ 02.08.2013 ರಂದು 03:32 PM ರಂದು ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಡಿಯುವಿಕೆ






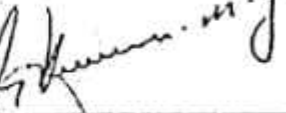
ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ಮೊ. 4
1	ದೊಡ್ಡ ಕುಡು	150000.00
2	ಕುಡು	770.00
3	ಕುಡು ಕುಡು	40.00
	ಒಟ್ಟು:	150810.00

1) Santhosh Inazhathu S/o Late. Dr. Mathew ಇವರಿಂದ ಜಾರಿದ ಪಟ್ಟಿಯು

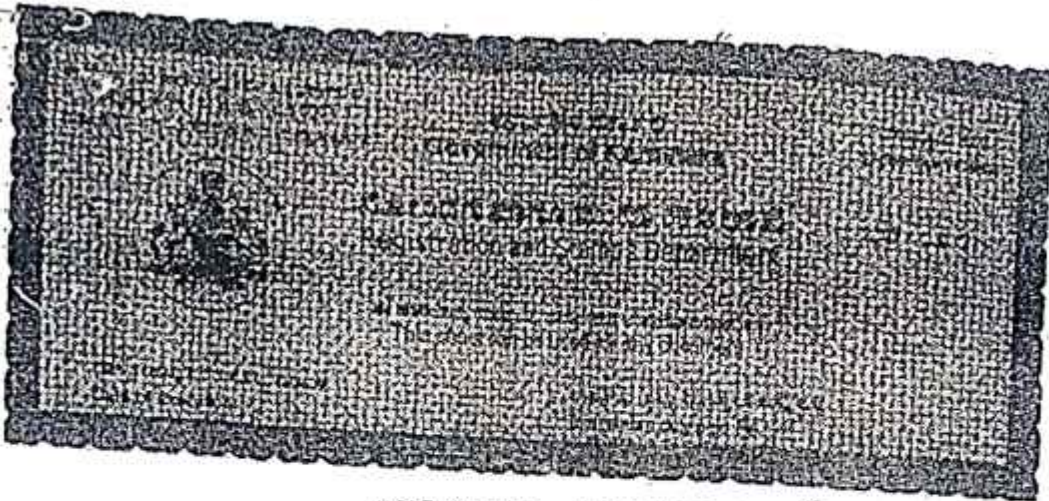
ಹೆಸರು	ಚಿತ್ರ	ಹೆಸರಿನ ಸಹಿ	ಹೆಸರು
Dr. Santhosh Inazhathu S/o Late. Dr. Mathew			

20/08/13  
ಓರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ  
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಜಾರಿದ ಪಟ್ಟಿಯು 2 ಪಟ್ಟಿಯು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಚಿತ್ರ	ಹೆಸರಿನ ಸಹಿ	ಹೆಸರು
1	Santhosh Inazhathu S/o Late. Dr. Mathew. (ಕುಡಿಯುವಿಕೆ)			
2	M.C. Rajkumar S/o M.G. Naikdu (ಕುಡಿಯುವಿಕೆ)			

20/08/13  
ಓರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ  
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ



BNG (U)-VRT...2692/2013-14 / 3-16 e

Hereinafter referred to as the 'PURCHASER' of the OTHER PART, (which expression wherever the context so requires or admits shall mean and include his heirs, legal representatives, administrators, executors, assigns etc.)

WHEREAS the Vendor is the sole and absolute owner of the converted land bearing Sy.No.1/5B, measuring 1 acre, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, (which is morefully described in the schedule A and B hereunder and hereinafter referred to as the schedule 'A' and 'B' properties).

AND WHEREAS originally the schedule 'A' and 'B' properties belonged to one Sri. A.G.Narayana Reddy, who had sold the schedule 'A' and 'B' properties in favour of one Mr. Yerrappa, under the registered sale deed dated 27.12.1965, which is registered as Document No.4354/65-66 of Book-I, Volume 565 at pages 46 to 48, registered in the Office of the Bangalore South Taluk for valuable sale consideration amount.

AND WHEREAS after the purchase of the schedule 'A' and 'B' properties by the said Yerrappa he had got all the revenue records, such as RTC, Mutation etc., transferred and made out in his name in the records of the concerned revenue department and had been paying taxes / kadayam in respect of the schedule 'A' and 'B' properties and had been in lawful and peaceful possession and enjoyment of the schedule 'A' and 'B' properties exercising all the acts of ownership over the same.

*Signature*

Page 2 of 13

*Signature*

132



ನವಲು ಲರ್ವ ಸಂಖ್ಯೆ 97 / 2014-15 ರ 2 ನೇ ಹಂತ




BNG.(U)-VRT/2692/2013-14

4-16 2


ಕ್ರ. ಸಂಖ್ಯೆ	ಕೆರೆದ ಕುಳ್ಳಿ ವಿವರ	ಹೆಸರು
1	Venugopal, K Doddakannelli Village, Varthur Hobli, Bangalore.	K. Venugopal
2	K.L. Uma Mahesh Doddakannelli Village, Varthur Hobli, Bangalore.	U. mahesh

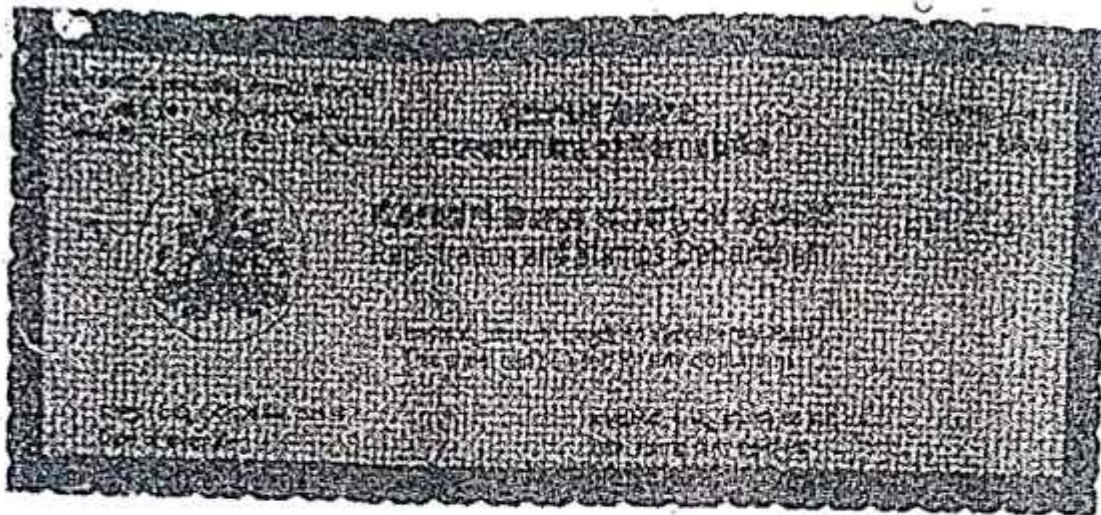
02/08/13  
ನಿರ್ದೇಶನ, ಬೆಂಗಳೂರು ನಗರ ಪಾಲಿಕೆ



1 ನೇ ಪ್ರಕಟಿತ ಕಾನೂನು  
ಸಂಖ್ಯೆ VRT/2692-2013-14 ಆನಿ  
ಪಿ.ಒ. ಸಂಖ್ಯೆ VRTD193 ನೇ ಪ್ರಕಾರ  
ದಿನಾಂಕ 02-08-2013 ರಂದು ಜಾರಿಯಲ್ಲಿರುತ್ತದೆ.

**ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರಾದ  
ವಕೀಲರು, ಬೆಂಗಳೂರು ನಗರ ಪಾಲಿಕೆ.**  
ಉಪನಿರ್ದೇಶಕರಾದ ಹಿರಿಯರ (ವಕೀಲರು)





BNG (U)-VRI. 2692 /2013-14 /5-160

AND WHEREAS the said Yerrappa died intestate at Bangalore on 10.02.1999, leaving behind him his wife and children Smt. Chinnamma, Sri Y. Nagaraju, Sri Y. Munireddy and Sri. Y. Ramachandra to succeed to his estate including the schedule 'A' and 'B' properties as his sole surviving Class-I Legal heirs.

AND WHEREAS after demise of the said Yerrappa the aforesaid Smt. Chinnamma and her children became the sole and absolute owners in lawful and peaceful possession and enjoyment of the schedule 'A' and 'B' properties exercising all the acts of ownership over the same and the khata and other revenue records such as RTC, Mutation vide IHC 10/2000-01 stood transferred in the name of Smt. Chinnamma and they had been paying kadayam as in respect of the schedule 'A' and 'B' properties.

AND WHEREAS thereafter, the said Smt. Chinnamma and her children, referred to supra, have jointly sold the schedule 'A' and 'B' properties in favour of the Vendor herein, under the registered sale deed dated 06.06.2003, which is registered as document No. BNG(U)-BLR(S)/4726/2003-04/1-14 of Book-I stored in CD No. 109, registered in the Office of the Sub-Registrar, Bangalore South Taluk.

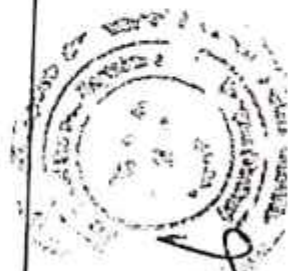
AND WHEREAS after the purchase of the schedule 'A' and 'B' properties by the Vendor herein, the Vendor herein has got all the revenue records such as RTC, Mutation vide M.R.No.3/2003-04, Issued by the Village Accountant, Bangalore East Taluk and the Vendor had paid upto date taxes in respect of the schedule 'A' and 'B' properties to the concerned Revenue Department.

*Signature*

Page 3 of 13

*Signature*

134



ನವು ವರ್ ಸಂಖ್ಯೆ 97 /2014-15ರ 3 ನೇ ಪುಟ



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BNG (U)-VRT...26.9.2013-14

16-16 e

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಮೊಂಡಲೆ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

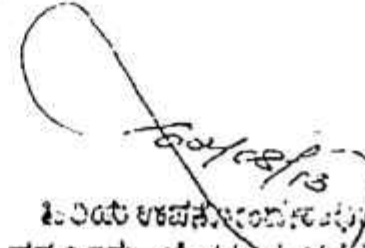
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sonthosh Thozhathu S/o Late. Dr. Mathew ಇವರು 847500.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ  
ಮುದ್ರಾಂಕ ಶಿಲ್ಪವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

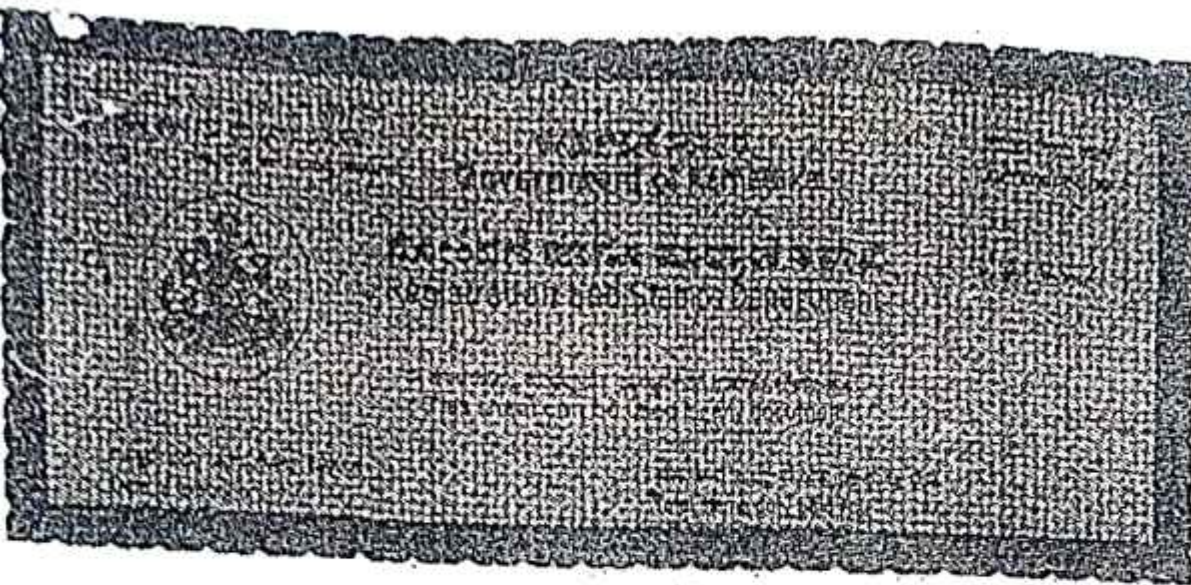
ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	847500.00	DD No. 091660, Dt: 30/07/2013, Drawn on The South Indian Bank Ltd., Bangalore.

ಒಟ್ಟು: 847500.00

ಸ್ಥಳ : ಮತೂರು  
ದಿನಾಂಕ: 02/08/2013

  
ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು, ಮತೂರು  
ಮತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ  
ಉಪ-ಮೊಂಡಲೆ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
(ಮತೂರು)

Designed and Developed by C- DAC ACTS Pune.



135

BNG (U)-VRT. 2692 /2013-14 / 7-16

AND WHEREAS with a view to convert an extent of 0-10 guntas of land in the schedule 'A' and 'B' properties from agricultural use to non-agricultural residential use, the Vendor had applied to the Deputy Commissioner, Bangalore District, Bangalore, for grant an order of conversion converting the said extent of 0-10 guntas of land in the schedule 'A' and 'B' properties from agricultural use to non-agricultural residential use as per the order bearing No.ALN(EVH) S.R 280/2011-12, dated 29.10.2011 (which 0-10 guntas of land is morefully described in the schedule 'A' hereunder and hereinafter referred to as the schedule 'A' property).

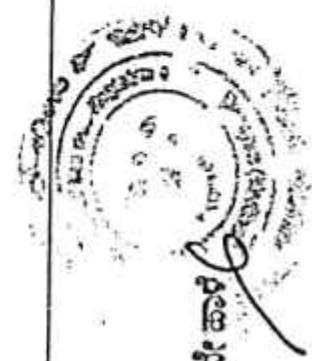
AND WHEREAS the Vendor also obtained an order of conversion in respect of the remaining extent of 0-30 guntas in the schedule 'A' and 'B' properties vide the order of conversion bearing No.ALN(EVH) S.R.581/2011-12, dated 12.04.2012, passed by the very same Deputy Commissioner, Bangalore District, Bangalore (which 0-30 guntas of land is morefully described in the schedule 'B' property hereunder and hereinafter referred to as the schedule 'B' property); and thus the entire extent of 1 acre in the land bearing Sy.No.1/5B (schedule 'A' and 'B' properties) stood converted from agricultural use to non-agricultural residential use.

AND WHEREAS ever since the date of purchase of the schedule 'A' and 'B' properties by the Vendor herein, he is in lawful and peaceful possession and enjoyment of the schedule 'A' and 'B' properties exercising all the acts of ownership over the same, And whereas the schedule 'A' and 'B'

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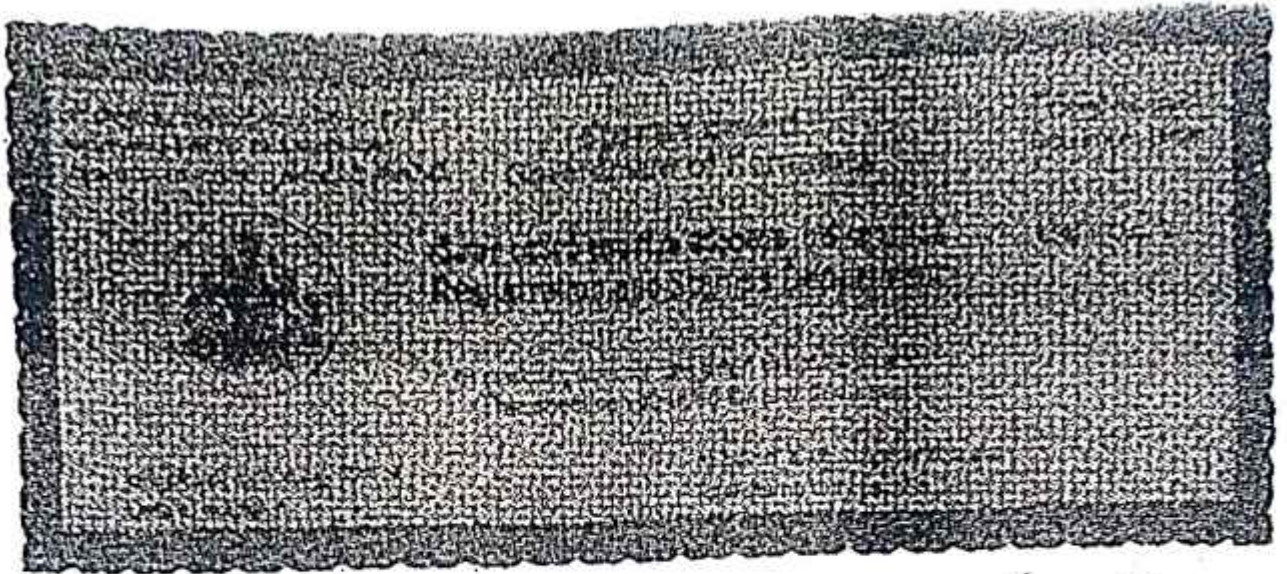
Page 4 of 13

*[Handwritten signature]*



ನಾಲ್ಕು ಲಕ್ಷ ಸಂಖ್ಯೆ 97 /2014-15ರ 4 ನೇ ಹಂತ





BNG (U)-VRT...26.9.2013-14/10-16 ✓

- (e) Rs.1,50,000/- (Rupees one lakh fifty thousand only) being the amount paid vice Challan No. itns280/ 31488, dated: 31.07.2013, in favour of the Income-tax Department on behalf of the vendor herein towards the amount deducted towards TDS through Axis Bank by the purchaser.

The receipt of the above said entire sale consideration amount, being received in the presence of the attesting witnesses, in full and final settlement and satisfaction, has been duly and jointly acknowledged by the Vendor.

2. The VENDOR has this day delivered the vacant physical possession of the SCHEDULE 'A' AND 'B' PROPERTIES to the custody of the PURCHASER herein and the PURCHASER herein hereby acknowledges having taken delivery of the same.
3. The VENDOR hereby grants, conveys, transfers, assigns and sells absolutely all his right, claim, title and interest in the SCHEDULE 'A' AND 'B' PROPERTIES together with all hereditaments, appurtenances, rights of easements TO HAVE AND TO HOLD the same UNTO the use of the PURCHASER in his own right and the PURCHASER is at liberty to enjoy the SCHEDULE 'A' AND 'B' PROPERTIES without any hindrance either by the VENDOR or any one claiming through or under him.

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Page 7 of 13

*[Handwritten signature]*



BNG (U)-VRT. 2692/2013-14/11-16 ✓

THE VENDOR COVENANTS WITH THE PURCHASER AS FOLLOWS:-

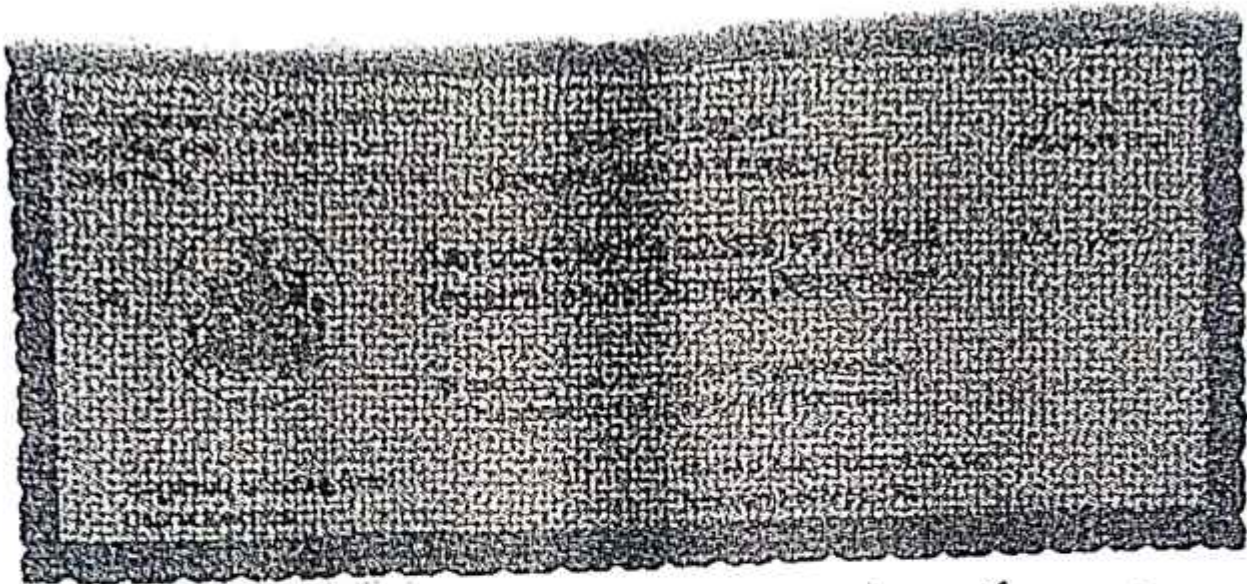
1. The VENDOR assures that he is the full and absolute owner of the SCHEDULE 'A' AND 'B' PROPERTIES and that the VENDOR has good, valid, subsisting and marketable title and interest in the SCHEDULE 'A' AND 'B' PROPERTIES and that there are no others, who have got any kind of right, title or interest whatsoever in the SCHEDULE 'A' AND 'B' PROPERTIES and he has absolute power to convey the same in favour of the PURCHASER herein, and none else other than the VENDOR has/have any manner of right, title, interest or share in the SCHEDULE 'A' AND 'B' PROPERTIES and that there is no legal impediment for this sale under any law, order, decree or contract and/or any prior contract, and that the PURCHASER can enjoy the same without any let or hindrance either by the VENDOR or any one claiming through or under him.
2. The VENDOR assures the PURCHASER that there are no encumbrances, attachments, maintenance charges, acquisition proceedings either by the Government or of Income-tax authorities or likewise on the SCHEDULE 'A' AND 'B' PROPERTIES and further assure that if there be any defect in the title of the SCHEDULE 'A' AND 'B' PROPERTIES, then the VENDOR hereby expressly undertakes that he will set right the same at his own cost and expenses.

*[Handwritten signature]*

Page 8 of 13

*[Handwritten signature]*





BNG (U)-VRT 2692/2013-14/12-160

3. The VENDOR has paid upto date kadayam in respect of the SCHEDULE 'A' AND 'B' PROPERTIES to the concerned revenue department. The VENDOR has this day delivered all the originals/certified/Xerox copies of all the title deeds and documents of title and other documents / revenue records available with him to the custody of the PURCHASER and the PURCHASER herein hereby acknowledges having received the same.
4. The VENDOR has no objection for the PURCHASER getting the khatas and other revenue records in respect of the SCHEDULE 'A' AND 'B' PROPERTIES transferred and made out in his name in the records of the concerned revenue department and/or any other authority.
5. The VENDOR hereby assures the PURCHASER that the SCHEDULE 'A' AND 'B' PROPERTIES are his personal, absolute and self acquired properties and that none else other than the VENDOR has/have got any manner of claim, right, title or interest in the SCHEDULE 'A' AND 'B' PROPERTIES.
6. The VENDOR further assures the PURCHASER that he has got good, perfect, valid and marketable title to the SCHEDULE 'A' AND 'B' PROPERTIES and that there is no legal impediment for absolute sale of the SCHEDULE 'A' AND 'B' PROPERTIES in favour of the PURCHASER herein.

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Page 9 of 13

*[Handwritten signature]*





BNG (U)-VRT. 2692/2013-14/13-16a

7. The VENDOR assures the PURCHASER that there are no encumbrances or charges over the SCHEDULE 'A' AND 'B' PROPERTIES and that the SCHEDULE 'A' AND 'B' PROPERTIES are free from all kinds of encumbrance such as court attachment, minor's claim, maintenance claim, charge, lien, etc., and that they have not been mortgaged or sold to anybody.
8. The VENDOR assures the Purchaser that all the kadayam / taxes payable in respect of the SCHEDULE 'A' AND 'B' PROPERTIES have been paid upto date and that no taxes either municipal, Income-tax etc., are payable or due by the VENDOR.
9. The VENDOR assures the PURCHASER that no attachment on the SCHEDULE 'A' AND 'B' PROPERTIES has been made by any of the tax authorities viz., Income-tax, Gift Tax, Wealth Tax, or by any other person, authority or in pursuance of any decree or order of any court.
10. The VENDOR hereby undertakes to indemnify the PURCHASER, should the PURCHASER suffer any loss, monetary or otherwise due to any defect in the title, latent or patent of the VENDOR or any assurance made by the VENDOR in respect of the SCHEDULE 'A' AND 'B' PROPERTIES or any act of the VENDOR or through the VENDOR.

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Page 10 of 13

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ನಗರ ಪಂಚಾಯತ್ ೨೭ / ೨೦೧೪-೧೫ ೭  
137





BNG (U)-VRT... 2692/2013-14 / 14-16 ✓

11. The VENDOR hereby assures the PURCHASER to take all steps and measures at his cost to see that the title of the PURCHASER to the SCHEDULE 'A' AND 'B' PROPERTIES is perfected in the event of there being any threat to the same by anybody claiming through or under the VENDOR.
12. The VENDOR assure the Purchaser that the schedule 'A' and 'B' properties does not fall under the provisions of Sections 79(a) and 79(b) and 80 of the Karnataka Land Revenue Act., and does not prevent the VENDOR from selling the SCHEDULE 'A' AND 'B' PROPERTIES in favour of the Purchaser herein.
13. The VENDOR assure the Purchaser that the sale of the schedule 'A' and 'B' properties does not come under the provisions / orders passed by the Government of Karnataka, and that the holding of the schedule 'A' and 'B' properties by the VENDOR herein is within the ceiling limits of the Karnataka Land Reforms Act, and that the sale of the schedule 'A' and 'B' properties does not contravene any of the provisions of the Karnataka Registration Act, as found in the order bearing No.RD56 MUNOSA 99, dated 20.05.1999 and the sale of the schedule 'A' and 'B' properties is in accordance with law of the land in force for the time being.
14. The PURCHASER alone has met the entire cost of stamp duty, registration charges, and other incidental expenses.

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Page 11 of 13

*[Handwritten signature]*



BNG (U)-VRT...26.9.2013-14/15-16

**SCHEDULE 'A' PROPERTY** *undeveloped*

All that piece and parcel of the converted land bearing Sy.No.1/5B, totally measuring 0-10 guntas (out of the total extent of 1 acre, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, vide the order of conversion bearing No.ALN(EVH) S.R 280/2011-12, dated 29.10.2011 to an extent of 10 guntas passed by the Deputy Commissioner, Bangalore District, Bangalore, and bounded on the:-

- EAST BY : Remaining portion of the same Survey number 1/5B (schedule 'B' property mentioned below), measuring 0-30 guntas;  
WEST BY : Land belonging to Halanayakanahalli Krishna Reddy;  
NORTH BY : Remaining portion of the same Survey number 1/5B (schedule 'B' property mentioned below), measuring 0-30 guntas;  
SOUTH BY : Land belonging to Smt. Gowamma and Sri. Venkataramanappa;

**SCHEDULE 'B' PROPERTY** *developed*

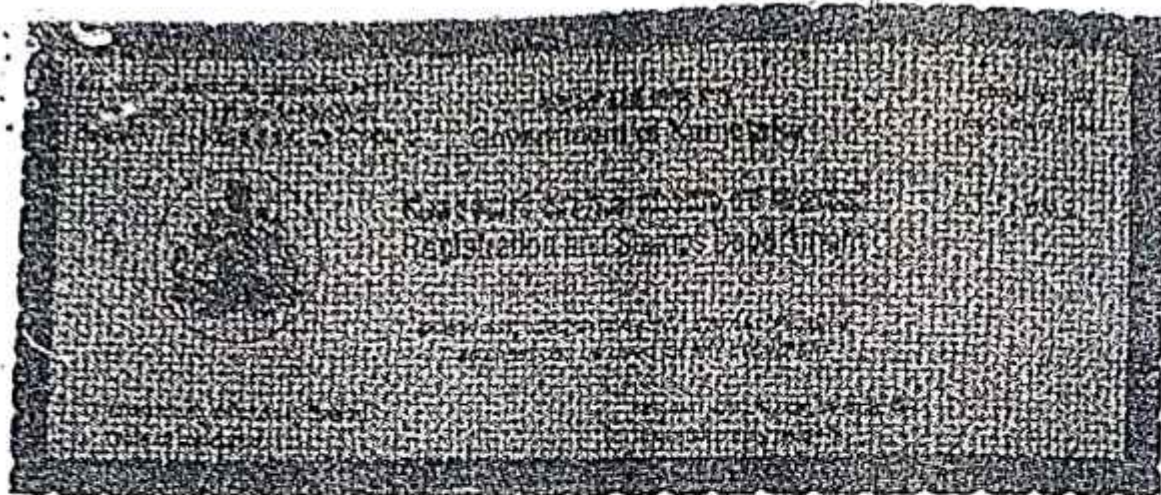
All that piece and parcel of the converted land bearing Sy.No.1/5B, totally measuring 0-30 guntas (out of the total extent of 1 acre), situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, converted as per the order of conversion bearing No.ALN(EVH) S.R.581/2011-12, dated 12.04.2012, passed by the Deputy Commissioner, Bangalore District, Bangalore, and bounded on the:-

Page 12 of 13

138

ನವಲೂ ಅರ್ಜಿ ಸಂಖ್ಯೆ 97/2014-15ರ...ನೇ ಹಾಕಿ





BNG (U)-VRT...2692/2013-14/16-160

EAST BY : Road;  
WEST BY : Land belonging to Halanayakanahalli  
Krishna Reddy;  
NORTH BY : Land bearing Sy.No.1/3 and 1/4;  
SOUTH BY : Land belonging to Smt. Gowamma and  
Sri. Venkataramanappa

IN WITNESS WHEREOF, the VENDOR and the PURCHASER have signed  
this deed of absolute sale on the day, month and year first hereinabove  
written in the presence of the following witnesses.

**WITNESSES:**

1) K. Venugopal  
Doddalannelli  
Armelavaram (P)  
B.L. No. 506035

VENDOR

2) Umamaheswari  
Doddalannelli  
C.A. No.  
D.L. No. 35

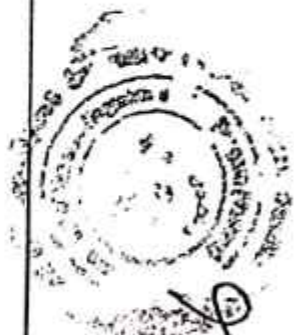
PURCHASER

Page 13 of 13

**DRAFTED BY**

H.G. VENKATARAMAN, Advocate  
# 717/8, 8th 'A' Main,  
Brinagar, BANGALORE-69

139



ನವೀನ ಕರ್ನಾಟಕ ಸರ್ಕಾರ / 2014-15 / 97 / 2014-15 / 97 / 2014-15 / 97

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ORIGINAL

254

BNG (U)-VRT 2254/2019-2020/1-17 R

**ABSOLUTE SALE DEED**

This Absolute Sale Deed is executed on this the 12<sup>th</sup> day of July, Two Thousand Nineteen (12/07/2019) at Bengaluru.

By:

**M/s MANA PROJECTS PRIVATE LIMITED**

**PAN:AAF8M8997G**

A private limited company

Incorporated under the companies Act 1956

having its registered office at: No.20/7,Swamy Legato, Kadubesanahalli, ORR, Bengaluru-560103.

Represented by its Managing Director **Mr. D.Kishore Reddy**

HEREINAFTER REFERRED TO AS THE "VENDOR/OWNER" (which expression shall, wherever the context so requires or admits, mean and include the company, it's Directors, executors, successors, administrators, legal representatives and assigns or anyone else claiming through or under it)

**MR.SANTHOSH THAZHATHU,**

**PAN.AAXPT9523G**

S/o, Late.Dr.Mathew Thazhathu,

Aged about 48 years,

Residing at No. 18/1A1, "CANTICLE",

Doddakannahalli, Carmelaram,

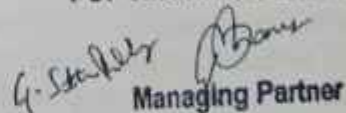
Sarjapura Road,

Bengaluru - 560 035.

For Mana Projects Pvt. Ltd.

  
Authorized Signatory

**For Vaishno Builders**

  
Managing Partner







Print Date & Time : 12-07-2019 03:12:49 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2254

BNG (U)-VRT 9254/2019-2020  
a-172

ವರ್ತಮಾನ ದಲ್ಲಿರುವ ಉಪನೋದ್ಧಾರಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಸಹಿಗೊಳಿಸಿ ದಿನಾಂಕ 12-07-2019 ರಂದು 02:51:05 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಕುಲ್ಕ	400000.00
2	ಶೇಖರು ಕುಲ್ಕ	630.00
3	ದ್ರಿ ಪ್ರತಿ ಕುಲ್ಕ	200.00
	ಒಟ್ಟು:	400830.00

ಶ್ರೀ M/s VAISHNO BUILDERS Rep by its Partner Sathyanarayana Reddy G S/o Late Gopal Reddy ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿಗಾಗಿ

ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
ಶ್ರೀ M/s VAISHNO BUILDERS Rep by its Partner Sathyanarayana Reddy G S/o Late Gopal Reddy			

ಹರಿಯ ಉಪನೋದ್ಧಾರಾಧಿಕಾರಿ  
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
1	M/s VAISHNO BUILDERS Rep by its Partner Sathyanarayana Reddy G S/o Late Gopal Reddy (ಬರೆದುಕೊಂಡವರು)			
2	M/s VAISHNO BUILDERS Rep by its Partner Bhanuprakash Gummadi S/o G V Subbaiah (ಬರೆದುಕೊಂಡವರು)			

ಹರಿಯ ಉಪನೋದ್ಧಾರಾಧಿಕಾರಿ  
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

255

BNG (U)-VRT..... 2254/2019-2020  
3-178

HEREINAFTER REFERRED TO AS THE "CONFIRMING PARTY" (which term wherever the context so permits or admits shall mean and include his heirs, legal representatives, executors, administrators and assigns) of the **ONE PART;**

**IN FAVOUR OF**

**M/s VAISHNO BUILDERS,**

**PAN.AARFV6137A**

A partnership firm having its  
Office at : Flat No. 007, Trinity Meadows,  
Bellandur, Bangalore - 560103

**Represented by it's Partners :**

1) **Mr.Sathyanarayana Reddy.G.**  
**S/o Late Sri. Gopal Reddy**

2) **Mr. Bhanuprakash Gummadi**  
**S/o Sri. G.V.Subbaiah**

HEREINAFTER REFERRED TO AS THE "PURCHASER" (which expression shall, wherever the context so requires or admits, mean and include the Partnership Firm, its Partners, executors, nominees, administrators and assigns) of the **OTHER PART;**

**WITNESSES AS FOLLOWS:**

WHEREAS the Vendor is the sole and absolute owner of Converted land bearing Sy No. 1/4 measuring 33 Guntas (converted from agricultural to non agricultural residential status vide Official Memorandum ALN (EVH) SR 581/2011-12 Dated 12-04-2012) situated at Chikkanayakanahalli Village, Varthur Hobli, Bengaluru East Taluk Bengaluru more particularly described

**For Vaishno Builders**







Mans Projects Pvt Ltd

  
Authorised Signatory

  
Managing Partner





ಕ್ರ. ಸಂಖ್ಯೆ	ನಾಮ	ಚಿತ್ರ	ಮುದ್ರಿತ ರೂಪ	ಹಸ್ತ
3	M/s Mana Projects Private Limited Rep by its Managing Director D Kishore Reddy (ಮಧ್ಯಸ್ಥಿಕವಾಗಿ)			
4	Santhosh Thazhathu S/o Late Dr. Mathew (Confirming Party) (ಮಧ್ಯಸ್ಥಿಕವಾಗಿ)			

BNG (U)-VRT. 2054/2019-2020

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ವಸತಿ, ಪಂಚಾಯತ್ ರಾಜ್

4-172

256

2254/2019-2020/5-17 &

ENG (U)-VRT.....

in the schedule hereunder and herein after referred to as "SCHEDULE PROPERTY" for the sake of brevity and convenience.

**WHEREAS**, the Schedule property previously belonged to Smt. Hanumakka, who was the absolute owner in possession and enjoyment of the Schedule Property.

**WHEREAS** Smt. Hanumakka has passed away and hence Khatha and other revenue records were mutated in the name of her daughter Smt. Neelamma.

**WHEREAS** legal heirs of Late Hanumakka being 1) Smt. Neelamma, 2) Smt. Shanthamma 3) Sri. Abbaiiah Reddy and 4) Smt. Shakunthala have conveyed the Schedule Property in favour of Mr.M.G.Rajakumar through Sale Deed bearing doc No. 8390/2001-02, stored in CD No. 64/2001-02 Dated 19-11-2001 registered in the office of the sub-registrar Bengaluru South.


**WHEREAS** the revenue records stands mutated in the name of Mr.M.G.Raja kumar vide Mutation Register extract bearing MR No. 6/2001-02

**WHEREAS** Mr.M.G.Rajakumar applied for conversion and Deputy Commissioner has passed an order for conversion of land use through Official Memorandum bearing No. ALN [EVH] SR: 581/2011-12 dated 12.04.2012 converting property bearing Sy No. 1/4 measuring 33 guntas from agricultural to non-agricultural residential purpose.

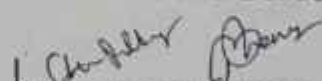
**WHEREAS** the Vendor M/s Mana Projects Private Limited purchased the Schedule Property from Mr. M.G.Rajakumar under a Sale Deed registered as Doc No: INR-I-04948/2013-14 Dated 26-09-2013 stored in CD No. INRD77 registered in the office of the sub-registrar, Indira Nagar, Bengaluru.

**WHEREAS** the Vendor M/s Mana Projects Private Limited had entered in to un-Registered agreement of sale 16-07-2014 with

M/s Mana Projects Pvt. Ltd

  
Authorised Signatory

For Vaishno Builders

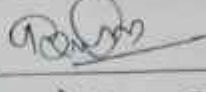
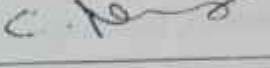
  
Managing Partner



ಗುರುತಿಸುವವರು

BNG (U)-VRT 02254 2019-2020

6-17E

ಕ್ರಮ ಸಂಖ್ಯೆ	ನಿರ್ದೇಶನದ ವಿವರ	ಹೆಸರು
1	Bajju Kurian No 7, Chikkabellandur Carmelaram Bangalore-35	
2	Madhusudhan Reddy No 406, 4th B Cross, OMBR Layout, Banaswadi, Bangalore-43	

Note: No. of copies registered with original: 1 (one) only.

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು  
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

<p style="text-align: center;"></p> <p style="text-align: center;">1 ನೇ ಪ್ರಕಟಣೆ ದಾಖಲೆ ಸಂಖ್ಯೆ VRT-1-02254-2019-20 ಆಗಿ ಪಿ.ಡಿ. ಸಂಖ್ಯೆ VRTD499-ನೇ ದಿನಾಂಕ 12-07-2019 ರಂದು ಮೊಂಡಾಯಿನಲ್ಲಿ ಉಪನಿರ್ದೇಶಕರು (ವರ್ತಮಾನ)</p> <p style="text-align: center;">ಹಿರಿಯ ಉಪನಿರ್ದೇಶಕರು ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ</p>	
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Designed and Developed by C-DAC, ACTS, Pune

BNG (U)-VRT.....2254/2019-2020/7-17


252

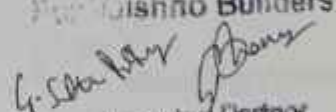
MR.SANTHOSH THAZHATHU, the confirming party herein to sell the Schedule Property and received **Rs.3,95,00,000/- (Rupees Three crore ninety five lakhs only)** from the Confirming Party in the following manner;

- (a) A sum of **Rs.15,00,000/- (Rupees Fifteen lakhs only)** paid through RTGS bearing UTR NO. SIBLH14197192355, dated.16-07-2014, from South Indian Bank, Bengaluru.
- (b) A sum of **Rs.50,00,000/- (Rupees Fifty lakhs only)** paid through RTGS bearing UTR NO. SIBLR5201410160043089, dated.16-10-2014, from South Indian Bank, Bengaluru
- (c) A sum of **Rs.30,00,000/- (Rupees Thirty lakhs only)** paid through Cheque bearing NO. 025082, dated.04-12-2014, from Axis Bank, Bengaluru.
- (d) A sum of **Rs.2,00,00,000/- (Rupees Two crores only)** paid through RTGS bearing UTR NO. SIBLR52017070600332084, dated.06-07-2017, from South Indian Bank, Bengaluru
- (e) A sum of **Rs.1,00,00,000/- (Rupees One crores only)** paid through RTGS bearing UTR NO. SIBLR52017071000481386, dated.10-07-2017, from South Indian Bank, Bengaluru

WHEREAS the vendor and the Confirming Party entered in to written agreement of sale between them pertaining to the schedule property and possession of the same was with the Vendor. However, now after mutual negotiations between the Vendor and the Confirming Party herein, it is agreed that the Vendor should sell the schedule property to the Purchaser herein for a total sale consideration of **Rs.4,00,00,000/- (Rupees Four crores only)** and the Confirming party should give up his rights in favour of the Purchaser.

For Mana Projects Pvt. Ltd.

  
Vendor Signatory

  
Managing Partner





BNG (U)-VRT... 2254 /2019-2020

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಪೊಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

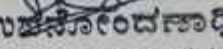
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s VAISHNO BUILDERS Rep by its Partner Sathyanarayana Reddy G S/o.Late Gopal Reddy , ಅವರು 2260040.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ನಗದು ರೂಪ	40.00	Paid in cash
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	2260000.00	DD No 012376 Rs.2260000/- dated 11/Jul/2019 drawn on AXIS BANK KASTHURI NAGAR.
ಒಟ್ಟು :	2260040.00	

ಸ್ಥಳ : ಮತೋರ

ದಿನಾಂಕ : 12/07/2019

  
ಹಿರಿಯ ಉಪನಿರ್ದೇಶನಾಧಿಕಾರಿ  
ವತುರ್ತು, ಚಿನ್ನಪ್ಪನೂರು ನಗರ ಜಿಲ್ಲೆ  
(ಮತೋರ)

Designed and Developed by C-DAC ,ACTS Pune

258

2254

BNG (U)-VRT.....2019-2020/a-17

WHEREAS the vendor represents that it is in peaceful possession and enjoyment of the Schedule Property without any let or hindrance from anybody. The Vendor is in un interrupted and peaceful enjoyment of the Schedule Property paying the property taxes inter-alia exercising all acts of domination and ownership over the same without any claims, objections or hindrance from any one whomsoever and the vendor obtained Plan Sanction for construction of residential apartment building in respect of the Schedule Property along with adjacent lands totally measuring 2acre 16 ½ Guntas.

WHEREAS the Vendor has been enjoying the "Schedule property" as absolute owner thereof, to the exclusion of all others, and agreed to sell the Schedule Property to the purchaser for a total Sale consideration of **Rs. 4,00,00,000/- (Rupees Four crores only)** and has made the following representations as to the Schedule Property.

- i. That the Schedule Property is absolutely owned and possessed by the Vendor, and it's title thereto is good, marketable, subsisting and that none else has any right, title, interest or share therein.
- ii. That the Schedule Property is not subject to any encumbrance, attachment, court or acquisition proceedings or charges of any kind howsoever remote.
- iii. That it is in the physical possession of the Vendor and has not parted with the possession in any manner including and not limited to or through or by any agreement of tenancy or lease.
- iv. The Vendor has not entered into any Agreement or arrangement for sale or transfer of the Schedule Property with anyone else except the Un-Registered agreement of sale with the Confirming Party herein.

Authorised Signatory

For Vaishno Builders

Managing Partner



BNG (U)-VRI.....

2254/2019-2020/10-17

259

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v. The Vendor has acquired the Schedule Property in compliance with and on fulfillment of all statutory obligations and is not in any manner restrained by any statute or any order otherwise to sell the Schedule Property.

**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:**

That in the pursuance of the foregoing and in consideration of the entire sale consideration of **Rs. 4,00,00,000/- (Rupees Four crores only)** paid by the Purchaser to the Vendor and at the request of the vendor to the confirming party in the following manner:

- a) Under the instructions from the Vendor, a sum of **Rs. 3,95,00,000/- (Rupees Three Crores Ninety Five Lakhs only)** paid to **MR.SANTHOSH THAZHATHU**, the confirming party, in the following manner :
  - i) A sum of **Rs.25,00,000/- (Rupees Twenty Five Lakhs only)** by way of RTGS with reference number - N084190782814038 dated 25/03/2019 through HDFC Bank, Bengaluru.
  - ii) A sum of **Rs.50,00,000/- (Rupees Fifty Lakhs only)** by way of RTGS with reference number - UTIBR52019032600361278 dated 26/03/2019 through Axis Bank, Bengaluru.
  - iii) A sum of **Rs.14,00,000/- (Rupees Fourteen Lakhs only)** by way of RTGS with reference number - HDFCR52019040872872314 dated 08/04/2019 through HDFC Bank, Bengaluru.

Projects Pvt. Ltd

Authorised Signatory

For Vaishno Builders

Managing Partner

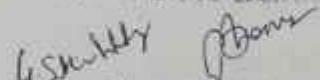
(260)

BNG (U)-VRT.....2254/2019-2020/11-17

- iv) A sum of **Rs.12,00,000/- (Rupees Twelve Lakhs only)** by way of RTGS with reference number - HDFCR52019041573801985 dated 15/04/2019 through HDFC Bank, Bengaluru.
- v) A sum of **Rs.33,00,000/- (Rupees Thirty three Lakhs only)** by way of RTGS with reference number - UTIBR52019041500361498 dated 15/04/2019 through Axis Bank, Bengaluru.
- vi) A sum of **Rs.25,00,000/- (Rupees Twenty Five Lakhs only)** by way of RTGS with reference no: SAK119801203/1446 dated 06/05/2019 drawn on Axis Bank, Bengaluru.
- vii) A sum of **Rs.65,00,000/- (Sixty Five Lakhs only)** by way of RTGS with reference number AXSK191280027193 dated 08/05/2019 through Axis Bank, Bengaluru.
- viii) A sum of **Rs.50,00,000/- (Rupees Fifty Lakhs only)** by way of Cheque bearing No.087397 dated 06/06/2019 drawn on Axis Bank, Bengaluru.
- ix) A sum of **Rs.11,00,000/- (Rupees Eleven Lakhs only)** by way of RTGS with reference number - UTIBR52019060700358420 dated 07/06/2019 through Axis Bank, Bengaluru.
- x) A sum of **Rs.10,00,000/- (Rupees Ten Lakhs only)** by way of RTGS with reference number - HDFCR52019061782983374 dated 17/06/2019 through HDFC Bank, Bengaluru.
- xi) A sum of **Rs.50,00,000/- (Rupees Fifty Lakhs only)** by way of cheque bearing number 246220 dated 12/07/2019 drawn on Axis Bank, Bengaluru.

Mana Projects Pvt. Ltd

  
Authorized Signatory

  
Managing Partner





262

DNG (T) RTL 2254 / 2019-2020 / 12-17  
2

xiii) A sum of **Rs.50,00,000/- (Rupees Fifty Lakhs only)** by way of Cheque bearing number 246221 dated 12/07/2019 drawn on Axis Bank, Bengaluru.

a) A sum of **Rs.4,00,000/- (Rupees Four Lakhs only)** was paid towards 1% TDS on the sale consideration by the purchaser vide **challan Serial No:3581 Dated 11/07/2019 to the vendor** and TDS certificate shall be issued to the **"vendor"** within stipulated period.

b) A sum of **Rs. 1,00,000/- (Rupees One lakh only)** paid to the Vendor by way of cheque bearing No:246222 dated 12/07/2019 drawn on Axis Bank, Bengaluru.

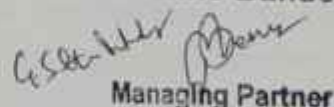
the receipt of which both the Vendor and the confirming party hereby accept and acknowledge in full and final settlement and satisfaction of the entire sale consideration and therefore the Vendor does now hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all the absolute right, title and interest in the Converted land bearing Sy.No.1/4 measuring 33 Guntas situated at Chikkanayakanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru which is the more fully described in the 'Schedule' hereunder and hereinafter referred to as "Schedule Property" or "Property hereby conveyed" with all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, unto the Purchaser.

The Vendor has this day delivered vacant possession of the Schedule Property to the Purchaser by putting the Purchaser in possession of the Schedule Property.

**For Vaishno Builders**

For Vaishno Builders Pvt. Ltd

  
Authorized Signatory

  
Managing Partner




262

BNG (U)-VRT. 2254 / 2019-2020 / 13 - 17 R

**THE VENDOR COVENANTS TO THE PURCHASER :**

1. That Vendor is the absolute owner of the "Schedule Property" and that none else has any right, title, interest or share in the Schedule Property.
2. That the Property hereby conveyed is not subject to any encumbrance, attachment, court or acquisition proceedings or charges of any kind howsoever remote and in any manner whatsoever.
3. That Vendor's title to the "Schedule Property" is subsisting, good, marketable, and that it has the power to convey the same and that there is no impediment for this sale under any law, decree or contract, will or gift, memorandum of understanding oral or written;
4. That the Property hereby conveyed has become the Vendor absolute property as aforesaid and the vendor has not done or been party to any act or deed whereby it is prevented from conveying the "Schedule Property" or any part thereof to the Purchaser herein and that there is no minor interest therein.
5. That the Property hereby conveyed is not subject to any charge for payment of income tax, wealth tax, gift tax or any other taxes whatsoever;
6. That there is no tenancy claims with regard to the Schedule Property under the Karnataka Land Reforms Act.

Mana Projects Pvt. Ltd.

  
Authorised Signatory

For Vaishno Builders

  
Managing Partner



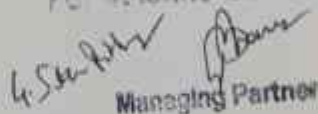


DNG (U)-VRT.....2254/2019-2020/14-172

7. That the Vendor has 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 hereby conveyed.
8. That the Property hereby conveyed is not a land in respect of which there is a statutory prohibition regarding sale and that there is /was no statutory bar or prohibition to acquire, hold the Property hereby conveyed;
9. That the vendor has not mortgaged the "Schedule Property" or offered it as collateral for securing any loan or for obtaining any advance whatsoever and not created any charge, interest or lien howsoever remote;
10. That the Property hereby conveyed is not the subject matter of any sale agreement or any other agreement with any other party other than the referred above.
11. That the vendor has not given the "Schedule Property" by way of rent or lease to any party whatsoever, by way of written deed or otherwise and that they are in actual physical possession of the Property hereby conveyed;
12. The Purchaser shall be entitled to quietly enter upon, hold, possess and enjoy the Schedule Property and receive the income and profits there from without any interference or disturbance by the For Kaishna Builders

Mania Projects Pvt. Ltd.

  
Authorised Signatory

  
Managing Partner

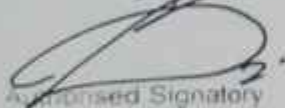
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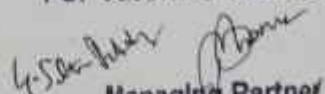
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Vendor or any one claiming through or under it or any person claiming any legal title thereto;

13. That the vendor has the absolute authority to sell the "Schedule Property".
14. That the vendor has this day delivered all the available original documents relating to the Schedule Property along with the plan sanction issued by the BDA, to the Purchaser;
15. That the Vendor shall, whenever so required by the Purchaser, do and execute all such acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed;
16. The Vendor has no objection to the Purchaser getting the Khatha of the Schedule Property transferred into their/it's name, if necessary.
17. That the Vendor and confirming party shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed and with regard to any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser or due to breach of any covenants or representations made hereinabove by the Vendor.

For Mana Projects Pvt. Ltd

  
Authorized Signatory

  
Managing Partner





(265)

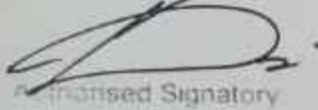
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**SCHEDULE PROPERTY**

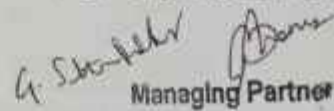
All that piece and parcel of a portion of the residentially un-Developed converted property bearing Survey No.1/4, measuring 33 Guntas (converted from agricultural to non agricultural residential status vide Official Memorandum ALN (EVH) SR 581/2011-12 Dated 12-04-2012) situated at Chikkanayakanahalli Grama Village, Varthur Hobli, Bengaluru East Taluk Bengaluru together with all rights appurtenances whatsoever whether underneath or above the surface and bounded as follows:

EAST BY	: Road,
WEST BY	: Sy No.1/3 belongs to Mr. Santhosh Thazhathu,
NORTH BY	: Gopal Reddy and Annaiah Reddy property,
SOUTH By	: Property bearing Sy No.1/5B belongs to Mr.Santhosh Thazhathu.

Mana Projects Pvt. Ltd

  
Authorised Signatory

For Vaishno Builders


  
Managing Partner

266

DNG (U)-VRT. 2254/2019-2020/17-17 R

IN WITNESS WHEREOF the parties above named have signed this deed, on the day month, year first mentioned above.

**WITNESSES:**


1.   
BAIJU KURIAN  
#4,  
Chikkabellandm  
Carmelaram PO

For Mana Projects Pvt. Ltd

  
Authorised Signatory

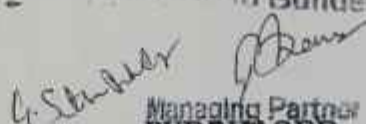
**VENDOR/OWNER**

M/s MANA PROJECTS PRIVATE LIMITED  
Rep. by it's Managing Director Mr. D.Kishore Reddy

2.   
No. 406, 4th Cross,  
OMBR Layout, Banaswadi,  
Bangalore - 43.




**CONFIRMING PARTY**  
MR. SANTHOSH THAZHATHU  
For Vaishno Builders

  
Managing Partner  
**PURCHASER**

M/s VAISHNO BUILDERS,  
Rep. by its Partners  
Mr. Sathyanarayana Reddy.G. &  
Mr. Bhanu prakash Gummadi

**Drafted By:**

  
Lakshmaiah, T, Advocate  
Cunningham road, Bangalore