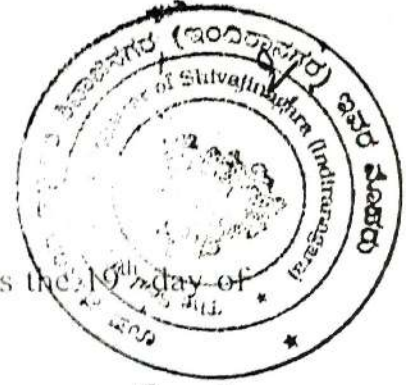


BKI 2172/2015-2016



**SALE DEED**

THIS SALE DEED is made and executed at Bangalore; on this the 19<sup>th</sup> day of June 2015 (19.06.2015)

BY:

This document consists of 8 Sheets

BETWEEN:

First Sheet of Doct, No 2172 of Book -  
2015 - 16

1. Mrs. Akilaa Navin  
W/o Mr. Navin Swaminathan  
Aged about 40 years,

[PAN ABDPA2638N]

2. Mr. Navin Swaminathan  
S/o Mr.K.S.Swaminathan

[PAN AAFPS6327M]

Aged about 43 years,  
Both residing at  
No.C303, No.76,  
"Sharada Nivas",  
15<sup>th</sup> Cross, 6<sup>th</sup> Main,  
II stage,  
Indiranagar  
Bangalore 560038

hereinafter called the "SELLERS" (which expression, wherever the context so requires or admits, shall mean and include their legal heirs, executors, successors, administrators, assigns, or any one claiming through or under them) of the FIRST PART.

IN FAVOUR OF:

1. Mrs.Rajani Rao  
W/o Mr. Sathish alias Mr. Sathish Narayanan  
Aged about 41 years,  
Residing at  
No. B302, Admiralty Square,  
off 13th cross, Appareddypalya,

[PAN AALPR5973J]

*[Handwritten signatures]*  
N.S.M. Rajan Rao  
R. Raghavender R



Print Date & Time : 19-06-2015 01:22:51 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 2172

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 19-06-2015 ರಂದು 12:40:52 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ           | ರೂ. ಪೈ   |
|-------------|----------------|----------|
| 1           | ನೋಂದಣಿ ಶುಲ್ಕ   | 54808.00 |
| 2           | ಸೇವಾ ಶುಲ್ಕ     | 420.00   |
| 3           | ಇವರೆ           | 40.00    |
| 4           | ಪರಿಶೋಧನಾ ಶುಲ್ಕ | 35.00    |
| 5           | ನೋಂದಣಿ ಶುಲ್ಕ   | 10.00    |
|             | ಒಟ್ಟು :        | 55313.00 |

ಶ್ರೀಮತಿ Mrs.Rajani Rao W/o Mr.Sathish alias Mr.Sathish Narayanan ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

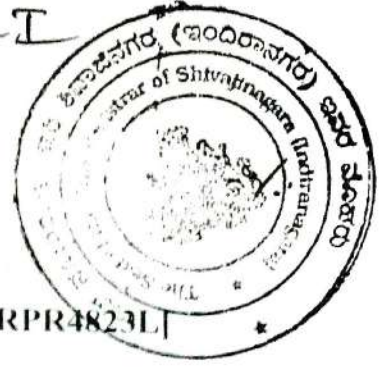
| ಹೆಸರು  | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|--|------|------------------|-----|
| ಶ್ರೀಮತಿ Mrs.Rajani Rao W/o Mr.Sathish alias Mr.Sathish Narayanan |      |                  |     |

ಬರೆದೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

Thanks...  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್  
ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ದಿವಾನಗರ, ಬೆಂಗಳೂರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು  | ಫೋಟೊ | ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು | ಸಹಿ |
|-------------|--|------|------------------|-----|
| 1           | Mrs.Rajani Rao W/o Mr.Sathish alias Mr.Sathish Narayanan .<br>(ಬರೆಸಿಕೊಂಡವರು) |      |                  |     |
| 2           | Mr.R.Raghavendra Rao S/o Late.R.Ramachandra Rao .<br>(ಬರೆಸಿಕೊಂಡವರು)          |      |                  |     |

Thanks...  
ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು



Page 2 of 8

Indiranagar,  
Bangalore -560038,

2. Mr. R Raghavendra Rao,  
S/o Late Sri.R. Ramachandra Rao  
Aged about 70years,  
Residing at  
B4 - 328,  
KENDRIYA Vihar,  
Yelahanka,  
Bangalore - 560064.

[PAN ADRPR4823L]

hereinafter called the "PURCHASERS" (which expression, wherever the context so requires or admits, shall mean and include their heirs, executors, successors, administrators, assigns, or any one claiming through or under them) of the SECOND PART.






**WITNESSETH AS FOLLOWS:-**

WHEREAS the SELLERS are well seized and possessed of or otherwise well and sufficiently entitled to in their own right, title and interest to property bearing Residential Apartment No.303 in "C" Block on Third Floor (BBMP PID No.72-3-76/45 and New PID No.089-W0186-6-45), measuring a total built up area of 1789sq. ft. along with two car park in the basement, more fully described in the Schedule hereunder and herein after referred to as the "Schedule C property" and having undivided share to the extent of 843 sq.ft. of the multi storied building complex known as "SHARADA NIVAS" more fully described in the Schedule hereunder and herein after referred to as the "Schedule B property". The said "Sharada Nivas" built in the land bearing corporation No.76, Appareddy Palaya, Corporation ward No.72, in all measuring 39034 sq.ft. more fully described in the Schedule hereunder and herein after referred to as the "Schedule A property" along with right to use the staircase, lift lobbies and all other common areas and amenities with other apartment owners, collectively hereafter referred to as the Schedule Property

WHEREAS originally the Schedule A Property, the corporation No.76, Appareddy Palaya, Bangalore Mahanagara Palike Division 67, now ward

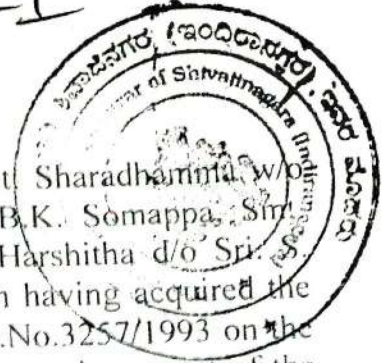
Hulu Nash  
Rajendra R. Raghavendra Rao

೨:

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು  | ಫೋಟೊ  | ಹೆಚ್ಚಿಟ್ಟಿರುವ ಗುರುತು   | ಸಹಿ   |
|-------------|--|---|--|---|
| 3           | Mrs. Akilaa Navin W/o Navin Swaminathan .<br>(ಬರೆದುಕೊಡುವವರು) |  |  |  |
| 4           | Navin Swaminathan S/o K.S.Swaminathan .<br>(ಬರೆದುಕೊಡುವವರು)   |  |  |  |

  
ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು



Page 3 of 8

No.72, measuring 39034 Sq.ft was jointly owned by Smt. Sharadamma, w/o Late B.K. Somappa, Sri. S. Nuthan Prakash s/o Late B.K. Somappa, Smt. Manjula A. Nuthan w/o Sri. S. Nuthan Prakash, Smt. Harshitha d/o Sri. Nuthan Prakash and Abijeeth s/o Sri. S. Nuthan Prakash having acquired the same vide a compromise decree dated 25.05.1993 in O.S.No.3257/1993 on the file of Hon'ble City Civil Court, Bangalore. The final decree in respect of the Schedule A property came to be passed on 04.10.1996 which came to be duly registered in the office of the Sub-Registrar, Shivajinagar, Bangalore.

AND WHEREAS the erstwhile owners intending to put up multistoried residential buildings comprising of apartments, entered into a Joint Development Agreement dated 26.11.2001, in respect of the above said property with M/s Sterling Developers Pvt. Ltd. Accordingly the developers and the erstwhile owners developed a scheme of development in accordance with the sanction plan, issued by the appropriate authorities and bearing L.P.No.261/2011-02.

WHEREAS, the SELLERS herein being interested in purchasing the Schedule property, purchased the same under the sale deed dated 22.12.2003, registered as Document No.SHV-1-04659-2003-04 and stored in C.D. No.SHVD2 of Book-I in the office of the Senior Sub- Registrar, Shivajinagar, Bangalore.

AND WHEREAS the SELLERS have acquired the title and ownership of the schedule property from out of their personal earnings and savings, derived the title as mentioned supra and the schedule property is their self-acquired property.

WHEREAS the SELLERS have been in uninterrupted possession and enjoyment of the schedule property ever since they acquired the same and the khata and other relevant revenue records are standing in the name of the SELLERS and they have been paying upto date taxes to the concerned authorities regularly.

AND WHEREAS the SELLERS for their bonafide needs and requirements has agreed to sell, convey, transfer and assign to the PURCHASERS and the PURCHASERS have agreed to purchase the SCHEDULE PROPERTY i.e., with all rights of easements, patent or latent, including rights of way and access enjoyed and reputed to be enjoyed in respect of the said property together with all rights in electricity, water, sanitary, and all rights of ownership and

*Sub*

*N.S.A.*

*Registrar of Shivajinagar, Bangalore*

3

2.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Mrs.Rajani Rao W/o Mr.Sathish alias Mr.Sathish Narayanan , ಇವರು 306933.00  
ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ             | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ                                    |
|--------------------|-------------|--|
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 306923.00   | DD No. 963474 Dt. 10/06/2015 Drawn on<br>Citi bank |
| ನಗದು ರೂಪ           | 10.00       | Paid By Cash                                       |
| ಒಟ್ಟು :            | 306933.00   |  |

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

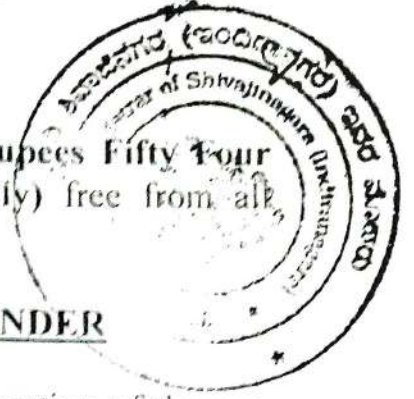
ದಿನಾಂಕ : 19/06/2015

*Kumar*  
ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ  
ನೋಂದಣಿ ಇಲಾಖೆ  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

Page 4 of 8

possession, for a total sale consideration of 54,80,760 (Rupees Fifty Four Lakhs Eighty Thousand, Seven Hundred and Sixty only) free from all encumbrances.



NOW THIS SALE DEED WITNESSETH AS UNDER


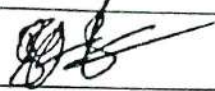
- 1] That the purchasers have now paid the entire sale consideration of the sum of 54,80,760 (Rupees Fifty Four Lakhs Eighty Thousand, Seven Hundred and Sixty only) which has been received by the SELLER from the PURCHASERS in the following manner.
  - a. Rs.24,62,976/- (Rupees Twenty Four Lakhs Sixty Two Thousand Nine Hundred and Seventy Six only) D.D. bearing No.963472 dated 10.06.2015 in favor of Vendor No.1 herein.
  - b. Rs.24,62,976/- (Rupees Twenty Four Lakhs Sixty Two Thousand Nine Hundred and Seventy Six only) D.D. bearing No.963471 dated 10.06.2015 in favor of Vendor No.2 herein.
  - c. Rs.27,404/- ( Rupees Twenty Seven Thousand Four hundred and Four only) towards TDS of Vendor No.1 vide Acknowledgement No.AC1469086
  - d. Rs.27,404/- ( Rupees Twenty Seven Thousand Four hundred and Four only) towards TDS of Vendor No.2 vide Acknowledgement No.AC1469204
- 2] The PURCHASERS have paid to the SELLERS before the witnesses to these presence, the receipt of which the SELLERS do hereby admit and acknowledge, in full and final settlement of sale consideration and the SELLERS do hereby acquit and release the PURCHASERS from making any further payment towards the same. The SELLERS doth hereby grant, convey, sell, transfer and assign all his right, title and interest in the said SCHEDULE PROPERTY, with all the rights of ownership, possession, easement, privileges and appurtenances, with all fittings, fixtures, connections, free from all encumbrances unto the PURCHASERS TO HAVE AND TO HOLD the said property hereby sold to the PURCHASERS absolutely and forever.

Hala NASH.

Rajan Lal R. Baghelwadia

ಗುರುತಿಸುವವರು

೬.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ   | ಸಹಿ   |
|-------------|---|---|
| 1           | Sathish alias Sathish Narayanan<br>No.B302 Admiralty Square, off 13th Cross, Appareddypalya.<br>Indiranagar Bangalore |   |
| 2           | Chennakeshava<br>No.41/2, 14th Cross, 2nd stage, Indiranagar Bangalore 38   |  |

  
ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್  
ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು

|   |  |
|---|--|
| <p style="text-align: center;"><br/>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು<br/>ನಂಬರ INR-1-02172-2015-16 ಆಗಿ<br/>ಪಿ.ಡಿ. ನಂಬರ INRD145 ನೇ ಧರಲ್ಲಿ<br/>ದಿನಾಂಕ 19-06-2015 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ</p> <p style="text-align: center;"><br/>ಉಪನೋಂದಣಾಧಿಕಾರಿ ತಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)</p> |  |
|---|--|

Designed and Developed by C-DAC, ACTS, Pune

ಬಿ.ಜಿ. ಕಮಲ  
ಉಪ ನೋಂದಣಾಧಿಕಾರಿ  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು



Page 5 of 8

- 3] That the actual peaceful, physical vacant possession of the SCHEDULE PROPERTY has been delivered by the SELLERS to the PURCHASERS, on this day at the time of registration of this Sale Deed.
- 4] That the SELLERS hereby confirm, admit and acknowledge that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the SCHEDULE PROPERTY, hereby sold, and the same has become the absolute and exclusive property of the PURCHASERS and PURCHASERS shall be at liberty to deal with the same in the manner they like and free to use, enjoy, sell, gift, mortgage, lease, convey and transfer the same by whatever means they like, without any interference, hindrance, demand, objection, claim or interruption by the SELLERS or any person(s) claiming under or through him or in trust for them.
- 5] That the SELLERS hereby assures the PURCHASERS that they have neither done nor been party to any act whereby his right and title of the SCHEDULE PROPERTY, in any way be impaired or whereby they may be prevented from transferring the SCHEDULE PROPERTY.
- 6] That the SELLERS hereby further assures, represents and covenants with the PURCHASERS as follows: -
- 7] That the SCHEDULE PROPERTY is free from all liens, mortgages, charges and encumbrances and lis-pendens and there is no notices of attachments, acquisition or requisition or notices thereto, relating to the SCHEDULE PROPERTY.
- 8] That the SELLERS have good and marketable title to the SCHEDULE PROPERTY and none other than the SELLERS have any interest, right, title thereto.
- 9] That there are no outstanding government dues of whatsoever nature including the attachment by the Income Tax Authorities or under any law in force, in respect of the SCHEDULE PROPERTY.
- 10] That the SELLER has not entered into any Agreement with any other person(s) at any time for the sale of the SCHEDULE PROPERTY.

Hub

NaSH

Rajan K. R. Raghavendra



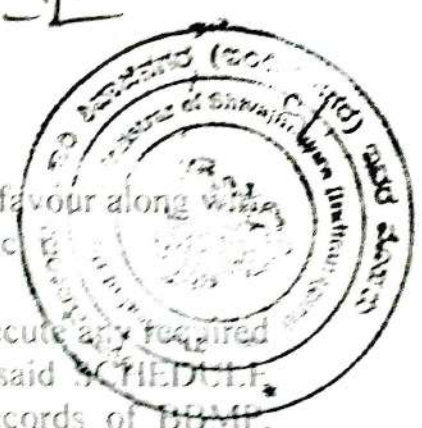
Page 6 of 8

- 11] That there is no legal impediment or bar whereby the SELLERS can be prevented from selling, transferring and vesting the absolute title in the SCHEDULE PROPERTY, in favour of the PURCHASERS.
- 12] That the SELLERS assure the PURCHASERS that the SCHEDULE PROPERTY is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaws, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment, maintenance charges payable to the owners association, or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the SCHEDULE PROPERTY is ever taken away or goes out from the possession of the PURCHASERS on account of any legal defect in the ownership and title of the SELLER, then the SELLERS shall be liable and responsible and stand to indemnify and to make good the loss suffered by the PURCHASERS and keep the PURCHASERS saved, harmless and indemnified against all such losses and damages suffered by the PURCHASERS.
- 13] That the SELLERS hereby further covenant with the PURCHASERS that in case the said SCHEDULE PROPERTY hereby sold or any part thereof, is lost from the PURCHASERS on account of any legal defects in the title of SELLERS' right and title or the possession or quiet enjoyment of the SCHEDULE PROPERTY by the PURCHASERS in any way is disturbed on account of some act or omission of the SELLERS or if any one else claims any right, title and interest paramount to the SELLERS, then the SELLERS shall be liable and responsible for all the losses, damages, costs and expenses sustained by the PURCHASERS.
- 14] That the PURCHASERS shall be at liberty to get the SCHEDULE PROPERTY mutated in their name in the Revenue Records of BESCOM, BWSSB and BBMP and other concerned authorities.
- 15] That the sale consideration includes the consideration for electricity and water connection and the security deposits made with the concerned departments. The PURCHASERS shall be entitled to get the

Hula

NanSA

Rajan Rao K. Rajaguru



Page 7 of 8

existing electricity and water connections transferred in his favour along with the security deposit with BE.SCOM, BWSSB Department etc.

- 16] That the SELLERS agree and undertake to sign and execute any required future documents for transfer of ownership, title of the said SCHEDULE PROPERTY in favour of the PURCHASERS in the records of BBMP, BE.SCOM and BWSSB or any other concerned authorities.
- 17] That the house tax, water and electricity charges, maintenance charges payable to owners association and other dues and demands of whatsoever nature if any payable in respect of the said SCHEDULE PROPERTY shall be borne and paid by the SELLERS upto the date of handing over the possession to the PURCHASERS and thereafter the PURCHASERS will be responsible for the payment of the same.
- 18] That all the relevant original documents and certified copies and papers etc., in respect of the said SCHEDULE PROPERTY have been handed over by the SELLERS to the PURCHASERS.
- 19] That all the expenses of this sale deed viz., registration charges etc. have been borne and paid by the PURCHASERS. The PURCHASERS shall have the right to collect the original Sale Deed from the office of the Sub-Registrar.

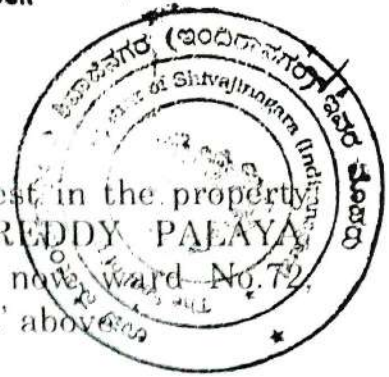
**SCHEDULE PROPERTY**

**SCHEDULE A PROPERTY:**

All that piece and parcel of the property measuring 39034 Sq ft bearing Corporation No 76 , APPAREDDY PALAYA, Bengaluru Mahanagar Palika Division No 67, now ward No.72, Bangalore city and bounded by :

- East by: 30 ft Road and measuring on that side 308ft and 5 inches
- West by: Property of Smt Lalitha V Reddy and Mr Sudarshan and Family and measuring on that side 338 ft and 10 inches
- North by: Property of Sri B.K Somappa and Measuring on that side 134 ft 6 inches
- South by: 51 Ft Road and Measuring on that side 119Ft 9 inches.

*[Handwritten signatures]*  
Hula, Na SA, Rajendra K. Hegde



Page 8 of 8

**SCHEDULE B PROPERTY:**

843 Sq.ft. undivided share, right, title and interest in the property known as bearing Corporation No 76, APPAREDDY PALAYA, Bengaluru Mahanagar Palika Division No 67, novel Ward No.72, Bangalore city, more fully described in 'Schedule A' above

**SCHEDULE C PROPERTY:**

Residential Apartment No.303 in "C" Block on Third Floor (BBMP PID No.72-3-76/45 and New PID No.089-W0186-6-45), measuring a total built up area of 1789sq. ft. along with two car park in the basement of the Multistoried residential building known as "Sharada Nivas", more fully described in "Schedule A" above along with right to use the staircase, lift lobbies and all other common areas and amenities with other apartment owners. (Apartment with mosaic tiles)

IN WITNESS WHEREOF, the SELLERS and the PURCHASER have signed this SALE DEED at Bangalore on the day, month and year above in the presence of the following witnesses:

**WITNESSES: -**

1. N. SATHISH  
B 302, GOPALAN ADMIRALTY  
SQUARE, APPAREDDY PALYA,  
BANGALORE - 8

2. Chenababhanu S.S.  
NO.41/2, 1st CROSS,  
2nd Stage, Indiranagar,  
Bangalore - 56

Mrs. Akilaa Navin  
Mr. Navin Swaminathan

SELLERS  
Mrs. Rajani Rao  
Mr. R Raghavendra Rao

PURCHASERS

DRAFTED BY:  
CHENABABHANU S.S.  
ADVOCATE  
NO.41/2, 1st CROSS,  
2nd Stage, INDIRANAGAR  
BANGALORE - 560035