

Summed

222 055 0888

PTT-1

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



6220
05-05

This document Consists of 125 sheets
This sheet of Doct No. 6220 of 05-05

SALE- DEED

This sale deed is made at Bangalore on the 17th day of March two thousand five. (17/03/2005)

Between:

1. Srinivasa Rao Pasupalati
s/o. Sri P.Surendran,
aged about 39 yrs,

2. Smt. Deepa Pasupulati
w/o. Srinivasa Rao
age: about 32 years

both residing at #31, Third cross
Street, Victoria Layout,
Bangalore-560 047

Hereinafter referred to as "VENDORS" (which expression shall mean and include, unless it is repugnant to the context, be deemed to include their heirs, legal representatives, executors, successors, assigns etc.,) of the first part;

And:

1. Smt. Rajani Rao
w/o. Sri. N. Sathish aged about 30 years

2. Sri. N. Sathish
s/o. Sri. T. N. Narayanan aged about 32 years,

PAGE NO 2

Rajani Rao

Surendran

Deepa



Print Date & Time : 17-03-2005 05:38:58 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 6220

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-03-2005 ರಂದು 05:23:40 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ.
1	ನೋಂದಣಿ ಶುಲ್ಕ	20000.00
2	ಸ್ಟ್ಯಾಂಪಿಂಗ್ ಫೀ	480.00
	ಒಟ್ಟು :	20480.00

ಶ್ರೀಮತಿ Rajani Rao ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀಮತಿ Rajani Rao			

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	Smt. Rajani Rao . (ಬರೆಸಿಕೊಂಡವರು)			
2	Mr. N Sathish . (ಬರೆಸಿಕೊಂಡವರು)			

ನಿರ್ದೇಶಕರು
ನವಿತ್ತಾಲಕ್ಷ್ಮಿ ವಿ. ಬೆಳಗಲ್
ಪುರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ನವಿತ್ತಾಲಕ್ಷ್ಮಿ ವಿ. ಬೆಳಗಲ್
ಪುರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಶಿವಾಜಿನಗರ, 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



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಂ. ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs

2 Sheet of Doct No 2607 of Book 1
04-05

both residing at Rosedale Apartments,
Flat no. FF1, # 3/1, Artillery Road,
Cambridge Layout, Bangalore-560 008

Hereinafter referred to as "PURCHASERS" (which expression shall mean and include, unless it is repugnant to the context, be deemed to include their heirs, legal representatives, executors, successors, assigns etc.,) of the SECOND PART:

WHEREAS the VENDORS are the absolute owners with peaceful possession and enjoyment of all that piece and parcel of immovable property, more specifically described under the schedule "B" hereunder written and hereinafter referred to as SCHEDULE PROPERTY.

WHEREAS the schedule "A" property formed out of various agricultural lands including the lands bearing Survey Nos. 20 and 21 of Ulsoor Village, Bangalore;

Whereas Smt.V.Lalitha Reddy sold the entire extent measuring 29,275 sft under three separate sale deeds, morefully described as follows:

a.) an extent measuring 9640 sft showing plot no. 8B under a sale deed (registered as document bearing no.2607/96-97, book no.1, volume no.3957 at pages 35 to 42 in the office of the Sub- Registrar, Shivajinagar, Bangalore) in favour of Sri.M.Vijayasarathy and Sri.S.Jeyasankar;

Rajani Rao

PAGE NO 3

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟ ಗುರುತು	ಸಹಿ
3	Mr. Srinivasa Rao Pasupalati . (ಬರೆದುಕೊಡುವವರು)			
4	Smt. Deepa Pasupulati . (ಬರೆದುಕೊಡುವವರು)			

~~ಸಹಿ~~
ಸಹಿ ರಜಿಸ್ಟ್ರಾರ್
ಸವಿತಾಲಕ್ಷ್ಮಿ ಪಿ. ಬೆಳಗಲ
ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 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

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಹಣದ ಮೊ.
Total stamp duty paid Rs.



3 Sheet of Doct No 220 of Book 9
04-08

b.) an extent measuring 9641 sft showing plot no. 8C under a sale deed (registered as document bearing no.2605/96-97, book no.1, volume no.3962 at pages 11 to 19 in the office of the Sub- Registrar, Shivajinagar, Bangalore) in favour of Sri.H.Hemalatha and Sri.S.Haribhaskar

c.) an extent measuring 9994 sft showing plot no. 8A under a sale deed (registered as document bearing no.2606/96-97, book no.1, volume no.3962 at pages 19 to 27 in the office of the Sub- Registrar, Shivajinagar, Bangalore) in favour of M/s. Rockfort Builders

Wheras vide agreement dated 27/1/2000 the said M/s. Rockfort Builders, Sri.M.Vijayasarathy and Sri.S.Jeyasankar; Sri.H.Hemalatha and Sri.S.Haribhaskar have entered into a development agreement on 27/1/2000 with M/s. Gopalan Enterprises to develop jointly the said three properties.

Whereas an extent measuring 20,000 sft in plot no.7, and an extent measuring 9275 sft in plot no.7 A in sy.no.20, and 21 of Ulsoor village, was held by Sri.B.Sudarshana Sri.B.Janaki Sudarshana, Sri.B.Kiran Kumar and Ms. B.S.Smitha have extecuted an agreement in favour of M/s. Gopalan Enterprises for development to an extent measuring 13187 sft on the northern portion of plot no.7, retaining an extent measuring 6813 sft on the southern side and entire extent

Rajani Rao
Udell

Ph. De
PAGE NO 5

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುದು ಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs

ಬೆಲೆ: ರೂ. 2/-

4 Annual of Doct No 6220 of Book 1
04/05

measuring 9275 sft of plot no.7A under Development Agreement dated 24/3/1995
and vide supplimental agreement on 5/6/2000.

Whereas an extent measuring 6813 sft on the southern side of plot no.7,
retained by the said Sri.B.Sudarshana Sri.B.Janaki Sudarshana, Sri.B.Kiran Kumar
and Ms..B.S.Smitha got assessed to tax. and sold the said property to
Sri.M.Vasantha Kumari under a deed of sale dated 31/3/2000 registered as
document bearing no.4510/99-2000 book no.I, volume no.109 page 67 in the office
of the Sub Registrar Shivajinagar, Bangalore.

Whereas Smt.M.Vasantha Kumari , M/s. Rockfort Builders,
SRI.H.Hemalatha, Sri.M.Vijayasathy, Sri.S.Jeyasankar, Sri.S.Haribhaskar,
SRI.B.S.Sudarsha, Smt.B.Janaki Sudarshana, Sri.B.Kiran Kumar and
Ms.B.S.Smitha formed a partnership firm in the name and style of M/s.M.Vasantha
Kumari and Company and they contributed their respective properties to the firm as
their capital under partnership deed dated 11/7/2000.

Whereas M/s. Gopalan Enterprises assigned its developmental rights to M/s.
Gopalan and Associates to develop the schedule "A" property vide agreement dated
30/1/2001. Plan bearing LP no. (SHN) 357/99-2000 dated 12/10/2000, came to be
secured for the purposes of constructing interegrated Multi storeyed complex

Rajani Rao

Sumit P. Rao



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

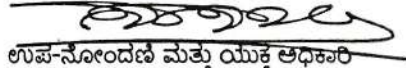
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀಮತಿ Rajani Rao , ಇವರು 179200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು
ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	179200.00	DD No. 119732 Dt. 16/03/05 Drawn on ICICI Bank
ಒಟ್ಟು :	179200.00	

ಸ್ಥಳ : ಶಿವಾಜಿನಗರ

ದಿನಾಂಕ : 17/03/2005


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ಶಿವಾಜಿನಗರ)

ಸವಿತಾಲಕ್ಷ್ಮಿ ವಿ. ಜಿಳಗಲ್

ಒರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು
ಶಿವಾಜಿನಗರ, ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ,ACTS Pune.

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
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

5
Sublist of Doct No 6220 of Boct
04/05

building.

Thereafter, the vendors ie., 1. Srinivasa Rao Pasupalati s/o. Sri P.Surendran, 2. Smt.Deepa Pasupulati w/o. Srinivasa Rao have got executed sale deed in their favour in respect of Schedule "B" property from M/s. Vasantha Kumari and Company, M/s. Gopalan Enterprises, and Gopalan Associates vide sale deed dated 22/08/2003, which is registered as document bearing no.2568/03-04, stored in ICD no.47 registered in the office of the Sub-Registrar, Shivajinagar, Bangalore.

Ever since the date of purchase, the vendors are in exclusive lawful possession and enjoyment of the same, the khata appearing in their joint names and as such are having a perfect, legal, valid, absolute, clear and marketable title without any let or hindrance from anyone.

WHEREAS the VENDORS in order to secure a suitable alternative accommodation and to meet their legal necessities, have offered to sell the schedule property for valuable consideration and were on the look out for a prospective PURCHASERS and the PURCHASERS, have come forward to purchase the schedule property for a valuable consideration of Rs.20,00,000/- (Rupees twenty lakhs only) as an absolute estate free from all encumbrances and that the VENDORS have accepted the offer of the PURCHASERS and there being no legal

Rajani Rao
J.R.

PAGE NO

9
Srinivasa Rao
P.H.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 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

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs



Government of Karnataka
Document No. 6220 of Book I
04/05

impediment, this deed of absolute sale is made.

AND WHEREAS both the parties are desirous of recording the terms and conditions mutually agreed between them in writing, as herein appearing.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

- 1.** The VENDOR hereby agrees that the total super built up area of the immovable "B" property to be sold to the PURCHASERS is 1287.80 sft together with 205 terrace area the total amount to be paid by the PURCHASERS to the VENDOR towards the entire sale transaction is Rs.20,00,000/- (Rupees twenty lakhs only).
- 2.** In consideration of a sum of Rs.20,00,000/- (Rupees twenty lakhs only) the PURCHASERS have paid the VENDORS in the following manner:

 - A)** Cheque bearing no.368315 dated 5/3/2005 drawn on Citi bank, Bangalore, for Rs.1,00,000/- (Rupees one lakhs only) favouring vendor no.2.
 - b)** BANKER'S Cheque bearing no.333556 dated 15/3/2005 drawn on Citi bank, Bangalore, for Rs.2,00,000/- (Rupees two lakhs only) favouring vendor no.2.

Rajani Rao
[Signature]

[Signature]
PAGE NO 10 [Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 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

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

ದಸ್ತಾವೇಜನ್ನು ಬಿಡುಗಡೆ ಮಾಡಿದ ದಿನಾಂಕ
Date of execution

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



Sheet of Doc't No. 6220 of Book 9
04/05

- c) BANKER'S Cheque bearing no.333557 dated 15/3/2005 drawn on Citi bank, Bangalore, for Rs.2,00,000/- (Rupees two lakhs only) favouring vendor no.2.
- d) Cheque bearing no.433227 dated 15/3/2005 drawn on ICICI Bank, Bangalore, for Rs.15,00,000/- (Rupees fifteen lakhs only) favouring vendor no.2

B, C & D, paid in the presence of the Sub-Registrar, Shivajinagar, Bangalore, at the time of the registration of this absolute sale deed, the receipt where of the VENDOR do hereby acknowledge. The entire sale consideration has been handed over to the 2nd vendor, for which the vendor no.1 does not have any objection whatsoever. The VENDORS hereby convey, sell, transfer and assign the schedule "B" property in favour of the PURCHASERS.

3. The VENDORS having acknowledged the receipt of the full sale consideration from the PURCHASERS do hereby convey, sell, transfer and assign unto and to the use of the PURCHASERS the schedule "B" property with all right, title and interest in the schedule "B" property of the VENDORS unto the PURCHASERS for ever as ordinarily conveyed on such sale.

Rajani Rao
[Signature]

[Signature] P. Sankar

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
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರಮಾಡಿಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



Signature of Doct No. 6220 of Book 19
04-05

4. The VENDORS do hereby covenant and declare that the VENDORS possess a valid title and a right to convey the said schedule "B" property hereby conveyed or expressed to be conveyed unto and to the use of the PURCHASERS in the manner aforesaid.
5. The VENDORS and all persons claiming under the VENDORS shall and will from time to time upon the request of the PURCHASERS and at the cost of the PURCHASERS do or execute all such acts, deeds and things whatsoever for further and more particularly and perfectly assuring the said schedule "B" property and every part thereof unto the PURCHASERS and placing the PURCHASERS in possession of the same according to the intents and meanings of these presents as shall or as may be reasonably required.
6. The VENDORS further covenant and declare that the schedule "B" property is the self acquired property of the VENDORS and is free from all encumbrances, claims, charges, litigation/s either present or past and demands and that the VENDORS have not done anything whereby the schedule "B" property may be subjected to any court attachment or lien of any person or persons, banking or financial institution whatsoever and that

Rajani Rao
[Signature]

Sumit
PAGE NO - 12 [Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕರ್ನಾ 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

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



Sheet of Doct No. 6220
as

there are no claims of the minors or claims of any other person/s whatsoever. The vendors further covenant that there is no litigation/s presently pending in any court, authority or forum with regard to the schedule property, if found so, the vendors shall indemnify against all damage, costs to the purchasers.

7. The VENDORS hereby assure the said PURCHASERS that this absolute sale is made as an act of prudent management and for the benefit of the members of their family and estate.
8. Further more the VENDORS shall at all times hereafter indemnify and keep indemnified the PURCHASERS against any loss, damages, costs, charges and all expenses incurred on account of any litigation with regard to any suit for specific performance case instituted or being instituted in any court/ authority / forum, if any suffered by reason of any defect in the title of the VENDORS or any breach of the covenants herein contained.
9. The VENDORS hereby assure the PURCHASERS that all taxes/cesses including the payment of property taxes in respect of the schedule "B" property have been paid by the VENDORS to the Civic Authorities upto the date of the registration of this sale deed. However, if any dues are found to

Rajani K
J

Shrini

P. K.

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಲಾ 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

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

ಪಾವತಿಸಿದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ಮೊತ್ತ
Total stamp duty paid Rs.



10... of Dept No 6230 of 2003
9
of 2

be payable subsequently till the date of registration of this sale deed, the same shall be paid by the VENDORS to the jurisdictional competent authorities.

10. The PURCHASERS shall pay all charges/taxes/cesses from this date including payment of property tax in respect of the schedule "B" property to the Bangalore Mahanagara Palike and obtain the transfer of khata of the schedule "B" property in the name of the PURCHASERS and at the cost of the PURCHASERS.
11. The VENDORS have this day delivered all the original documents in respect of the schedule "B" property to the PURCHASERS and that the PURCHASERS acknowledges the receipt of the same. The vendors further assure the purchasers that they have not entered into any agreement to sell in favour of any person apart from the present purchasers.
12. The VENDORS have this day delivered vacant possession of the schedule property to the PURCHASERS and the PURCHASERS hereby acknowledge of having been put in vacant possession of the schedule "B" property this day by the VENDORS.

Rajani Rao
[Signature]

[Signature]

[Signature]

PAGE NO 3/4

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ. 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

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



1. List of Doc No 6220 of Book 04-95

13. The cost of stamp duty and registration charges incurred towards the registration of the sale deed have been borne by the PURCHASERS.
14. The market value of the schedule "B" property for the purpose of payment of stamp duty and registration fee is Rs.20,00,000/- (Rupees twenty lakhs only).

SCHEDULE PROPERTY

All that property bearing municipal no 79 (plot no.7, 7A & 8) in lands bearing no.20 and 21 situated off 13th Cross, 6th Main Appareddy palya, Indirangagar, Bangalore ally measuring 58,550 sft and bounded as follows:

East by : property belonging to Sri.Somappa & Sharadamma, Nuthan Prakash , ABhijith Harshita , Plot no.1, 1B, 1C, 3 and 2
West by : property belonging to Sri.Sudanvas land, Gurappa's land and Pappiah's land and Venkatappa's land
North by : road
South by : 51 feet wide road

SCHEDULE - "B"

(Description of the apartment hereby conveyed)

Rajani Rao
[Signature]

[Signature]
[Signature]
PAGE NO 1/5

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
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

Deed of Doct No. 1210 of 2003
04-8-2

A three bedroom Apartment including Pent house-bearing No.no.302 bearing Khata no.79/55, presently coming within the limits of BMP Ward No.72, Jeevanbhimannagar Ward, Bangalore, situated in the Third Floor in the "B" Block in the building known as "ADMIRALTY SQUARE" with right to exclusive use of terrace area of 205 sq feet constructed in the Property described in Schedule "A" hereto with a built-up area of 1287.80 sq feet built out of RCC Roof, teak wood frame with flush type Shutter teak, aluminium windows, with granite floor, together with an undivided area of 600 sq feet in schedule "A" property with one cellar covered car parking space and bounded on :

East by passage and thereafter flat no.306

West by open to sky

North by flat bearing No.301

South by flat bearing No.303

IN WITNESS WHEREOF, the VENDORS and the PURCHASERS hereto have signed and executed this deed of absolute sale, the day, month and year, first above written in the presence of the following witnesses.

Witnesses:

1) *[Signature]*
100th Main St Block
Rajaj Nagar

2) *[Signature]*
(Channa Rao amma)

Drafted by *[Signature]*
ANGADI ASSOCIATES
S.V. Angadi
Advocate
22, 2nd AT-Str
Link Road, Bangalore

[Signature]
VENDORS
[Signature]
PURCHASERS

PAGE NO - 16