

The clubhouse and other common facilities remains the property of the **VENDOR / SELLER**. However the **VENDEE /PURCHASER** gets lifetime membership for these facilities subject to payment of maintenance and usage charges.

The builder has the right to give the membership of above facilities to any persons other than clients of the **LAKE CITY** this is for optimum utilization / upkeep of the facilities.

SCHEDULE PROPERTY.

All that piece and parcel of the property bearing **Site No 20, Katha No 50/11/20, Property No 50/11, Situated at Sonnathamanna Halli alias Thambuchetty Palya Village, K.R. Puram Hobli, Bangalore East Taluk, now comes under K.R.Puram C.M.C Limits, Bangalore, Measuring East to West 61 feet, and North to South 55 feet, in all measuring 3,355 Sqft, and bounded on: -**

East By: Private Property

West By: Road

North By: Part of Site No. 19

South By: Site No. 21

IN WITNESS WHERE OF, the vendors have signed this Deed of absolute sale on the day, month and the year first above written in the presence of the following witnesses:

WITNESSES:

1. *Shakeel Ahmed*
849 12th cross & main
DIT stage auditorium.

G. A. [Signature]
VENDOR

2

PURCHASER

2.

Where as the **Vendor** of this sale agreement has formed a residential layout under the name **LAKE CITY**, which has been approved by CMC K.R.Puram. He has offered to sell the site in the said layout to the aforesaid **PURCHASER** bearing Site no 20 & part of 19, fully described in the schedule hereinafter and on the term as follows:

1. SITE DETAILS

- Site No : 20 & part of 19
- Site Dimension : Site No. 20- 40 ft X 61ft, 2440 sq ft
Site No. 19 – 15ft X 61ft , 915sq ft
- Totally measuring : 3,355 sqft

2. PRICE:

Rs.470/- per Sq ft

• Land Cost X Total Sq Ft	= Rs. 15,76,850/-
• <u>Maintenance charges</u>	= Rs. 60,000/-
<u>Total Cost</u>	= Rs. 16,36,850/-
<u>Advance Paid</u>	= Rs. 07,86,527/-
<u>Balance Amount</u>	= Rs. 08,50,323/-

(Rupees Eight Lakh Fifty Thousand, Three Hundred and Twenty Three Only)

Where as the **PURCHASER** having accepted the offer made by the vendor has agreed to purchase the Schedule Property and has this day paid a sum of Rs 2,36,527/- (Rs. Two lakh Thirty Six Thousand Five Hundred and Twenty Seven Only) and Rs. 5,50,000/- (Rs. Five Lakh Fifty Thousand Only) as advance amount through cheque No. 777014 dated 15/02/04 & cheque No. 777018 dated 07/03/04, drawn on HDFC , Bangalore respectively, towards the part payment of the sale consideration and agreed to pay the balance sale consideration Rs. 8,50,323/- (Rs. Eight Lakh, Fifty Thousand Three Hundred and Twenty Three Only) 3 days before the date of registration, if payment made through cheque, as detailed here under:

In case the **PURCHASER** fails to pay his/her/their payment under this agreement by 10th of April 2004, then the vendor can exercise at his discretion any of the following option:

- a) To charge interest @ of 2% per month for the due amount until the payment is made.
- b) To cancel this agreement, allot site to other prospective buyer and charge 25% of the total sale consideration as default penalty by the **PURCHASER**. The balance amount, if any, will be refunded to the **PURCHASER** within 60 days of receiving the sale consideration from new buyer.
- c) In case if the **VENDOR / SELLER** fails to execute the aforesaid agreement, the **VENDOR / SELLER** stands liable to pay interest @ of 2% on the advance payment made by the **PURCHASER**.

< G. A. [Signature]

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



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಬೆಲೆ : ರೂ. 2/-

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


ಉಪನೋಂದಣಿ ಧಿಕಾರಿ
ಮಂತ್ರಿ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

Whereas the expenses for the registration of the proper sale deed such as stamp duty, registration fee etc should be borne by the **PURCHASER** only.

Whereas the **SELLER** assures the **PURCHASER** that the scheduled property is free from all encumbrances, minor rights, court attachments etc, and undertake to clear, if any disputes were to arise in future regarding the title of the schedule property at his risk. All the development charges has been paid to concerned authority towards the forming of the above said layout (Lake City). The vacant possession of the schedule property shall be delivered to the **PURCHASER** at the time of registration of the proper sale deed.

The project **LAKE CITY** will have the following facilities, which will be developed by the **VENDOR / SELLER** and they are as follows:

- COUMPOUND WALL
- SECURITY
- DRAINAGE: STORM WATER DRAINS
- SANETRY: WATER LINES
- ASPHELTED ROADS
- TREE LINE AVENUES
- ELECTRICITY / STREET LIGHTS
- UNDER GROUND SEWERAGE
- CLUB HOUSE WITH INDOOR / OUTDOOR GAMES
- SWIMMING POOL WITH LIESURE AND LAP

SCHEDULE OF AMENITIES IN LAKE CITY PROJECT:

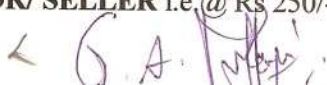
AMENITIES PROVIDED

- ROAD
- COMPOUND WALL
- STORM WATER DRAINAGE
- WATER
- SEWAGE
- PLANTATION
- STREET LIGHTS
- SWIMMING POOL
- CLUB HOUSE
- SECURITY

COMPLETION PERIOD

- | | | |
|--------------|---|---------------|
| January 2004 | - | October 2004 |
| January 2004 | - | April 2004 |
| January 2004 | - | February 2004 |
| March 2004 | - | May 2004 |
| March 2004 | - | May 2004 |
| May 2004 | - | June 2004 |
| June 2004 | - | August 2004 |
| June 2004 | - | February 2005 |
| June 2004 | - | February 2005 |
| March 2004 | - | onwards. |

The maintenance cost of the layout and its facilities will be borne by the purchaser in proportion to the site area, for this purpose **Rs 60,000/- (Sixty Thousand Only)** for the site of **40X40 and 40X60** and the **PURCHASER** will pay proportionately higher amount for bigger sites at the time of registration. The purchaser shall pay Rs 3,000/- Per Annum towards the Water and Electricity for common area, which will be provided by the **VENDOR/ SELLER** i.e. @ Rs 250/- per month.



This endorsement is issued in respect of the Document presented relating to the property mentioned below:

- (1) In opinion of the undersigned the estimated market value of the property is Rs. 218075.00 and Consideration Amount is Rs.218075.00 accordingly it is informed to pay Stamp Duty Rs. 19544.00 and Registration fee Rs.2181.00
- (2) If you are willing to pay Stamp duty and Registration fee on the estimated market value as informed above affirm item No. 1 shown below and affix signature.
- (3) If you are not willing to pay stamp duty Registration fee as mentioned above the Document will be kept pending without completing Registration and the matter will be referred to the Deputy Commissioner (Detection of under valuation) for determination of market value of the property under section 45A of the Karnataka Stamp Act.

Land Mark :

Description of Property :

Site bearing No.20, formed in Property No.50/11, bearing Katha No.50/11/20, situated at Sonnathamanna Halli alias Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk

Schedules :

Schedule A: Site bearing No.20, formed in Property No.50/11, bearing Katha No.50/11/20, situated at Sonnathamanna Halli alias Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk, measuring 61.0 X 40 ft


Signature of the Sub-Registrar

AFFIRMATION OF THE PRESENTANT

- (1) I agree with the valuation informed above accordingly I am prepared to pay Stamp duty and Registration Fee. The document may be registered or
- (2) I do not agree with the valuation informed above. The document may be kept pending and matter may be referred to Deputy Commissioner under Section 45A of the Karnataka Stamp Act 1957 for determination of market value.
- (3) I withdraw my document from registration


Signature of Presentant.

Name :Sri.N.Sathish

11374

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಗಳನ್ನು ಹೊಂದಿರುತ್ತದೆ
ಒಂದನೇ ಹಾಳೆಯ ದಸಾ ವೇಜು ಸಂಖ್ಯೆ. 11374

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

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.

ABSOLUTE SALE DEED

THIS DEED OF ABSOLUTE SALE is made and executed on this the 22nd day of July, 2004 (22/07/2004) at Bangalore by :

Sri G. A. MUNI RAJU

Aged about 30 years,
S/o. Late Annaiahappa,
Residing at No.39, 5th Cross,
Narasimhaiah Layout, R.R. Layout Road,
Doorvani Nagar Post, Vijnapura,
BANGALORE - 560 016.

Hereinafter called the "VENDOR" which term shall mean and include his legal heirs, legal representatives, administrators, assigns, etc.) of the ONE PART.

AND:

Sri. N.SATHISH

Aged about 31 Years,
S/o. T.N. Narayanan,
FFI, 1st Floor, Rosedale Apts,
Cambridge Layout,
Artillery road,
BANGALORE - 560 008

Hereinafter called as the "PURCHASER" which term shall mean and include his/her legal heirs, legal representatives, administrators, executors, assigns, etc. wherever the context so admits or demands on the OTHER PART.

G. A. Muni Raju



FORM DIN-1

Application for allotment of Director Identification Number

[See rule3(1)]

Your application for allotment of DIN has been accepted and your provisional DIN is **01652744**
Submit this DIN application eform along with certified copies of your proof of identity, of your proof of residence and of your photograph at the following address by normal postal mail for further processing.

MCA DIN Cell

Post Box No. 03, Noida, Uttar Pradesh - 201301, India

You may send at the following address in case you wish to send by registered post, speed post or through courier

MCA DIN Cell, A-14, Sector-I,

PDIL Bhavan, Noida, Uttar Pradesh - 201301, India

In case we receive incomplete or incorrect documents, provisionally allotted DIN shall be disabled.

Please make a payment of Rs 100 by accessing DIN application fee option under Pay Miscellaneous Fee on the portal. You are required to send the DIN application to the DIN cell only after payment has been made

Service Request Number(SRN) of fee paid

(to be filled by the applicant after making payment with respect to provisional DIN)

Provisional Director Identification Number (DIN)

01652744

(Not to be filled by the applicant)

1. Applicant's name (Enter Full Name and do not use abbreviations)

(a). First name
(b). Last name
(c). Middle name

2. Father's name (Even married women must give father's name)

(a). First name
(b). Last name
(c). Middle name

3. Whether a citizen of India

4. Nationality

5. Date of birth

6. Gender

7. Place of birth

8. Income-tax permanent account number

9. Voter's identity card number

10. Passport number

11. Driving license number

Photograph

(Affix a latest passport size photograph and get it attested/ certified for submission of physical copy of the Form with MCA)

(Signature of the applicant)

Signature should be within the box






Print Date & Time : 23-07-2004 05:26:55 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 11374

ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್ ಕೃಷ್ಣರಾಜಪುರಂ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 23-07-2004 ರಂದು 05:21:05 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಫೀಯೊಂದಿಗೆ







ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	2190.00
2	ಸ್ಯಾನಿಂಗ್ ಫೀ	360.00
3	ಇತರೆ	40.00
	ಒಟ್ಟು :	2590.00

ಶ್ರೀ Sri.N.Sathish ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ Sri.N.Sathish			 23/7/04

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಿ ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	Sri.N.Sathish . (ಬರೆದುಕೊಂಡವರು)			 23/7/04
2	Sri.G.A.Muni Raju . (ಬರೆದುಕೊಡುವವರು)			

ಹಿರಿಯ ಉಪನೋಂದಣಿ ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

WITNESS AS FOLLOWS :

2ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11374
2003-2004

WHEREAS the landed Property measuring 3 acres and 36 guntas along with (6 guntas of Kharab Land) in all 4 acres 2 guntas in survey No. 50/11 of Sonnathamana Halli @ Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk, was purchased by one Smt Papamma, W/o Sri Rayappa and got the sale registered in her name vide document No. 2461/1962-63 of Book 1 in volume 412 at pages 41 to 42, registered on 13.08.1963 in the office of the Sub-Registrar Bangalore South Taluk. Later upon the death of said Smt Papamma and her husband Sri. Rayappa who died, their children Sri Kireetappa and Sri Chinnaswamy, who were their legal heirs, inherited the said land in Survey No. 50/11, of Sonnathamana Halli @ Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk and they were in possession and enjoyment as joint owners thereof.

Subsequently out of the above said Sri. Kireetappa and Sri. Chinnaswamy, Sri Chinnaswamy expired, leaving his wife and children who inherited the rights over the said land. Thereafter the said Sri Kireetappa, his wife and children and wife of Sri Late Chinnaswamy, Smt. Elizabeth and her children jointly sold the said land in Survey No. 50/11 of Sonnathamana Halli @ Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk to the Vendor herein above by virtue of a sale deed which is registered as document No Document NO. 20143 of 2003-04, of Book 1 stored in CD No. 125, registered on 01/01/2004 in the

G. A. [Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂಞ 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.

-3- 3 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11374
2004-200

office of the Sub-Registrar, K.R.Puram, Bangalore. Thereafter the vendor applied for the transfer of Khatha to his name and the entire land has been mutated in his name vide M.R. No. 12/2003-04 and got the same converted for residential purposes vide conversion order No. ALN/SR (E) 99/2003-04, dated 18/03/04 by the Deputy Commissioner, Bangalore Dist, Bangalore.

The Vendor with an intention of forming a residential layout in the said land bearing Survey No. 50/11 of Sonnathamana Halli @ Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk, Further the Bangalore Development Authority has also issued an endorsement vide No. BDA/ LAO/ 2179/ 2003-04 dated 27.01.2004, stating that the said land in Survey No. 50/11 of Sonnathamana Halli @ Thambuchetty Palya has not been acquired and there is no notification issued for any acquisition proceedings over the land.

The Vendor upon the approval of layout plan formed sites in the said land Survey No. 50/11 of Sonnathamana Halli @ Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk as absolute owner in title, interest and possession and has now offered to sell site No. bearing No. 20 and Part of Site No. 19 B, khatha No. 50/11/ 20 and 50/11/19 B, which is morefully described in the Schedule hereunder and hereinafter referred to as the SCHEDULE PROPERTY to this

G. A. [Signature]



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ Sri.N.Sathish , ಇವರು 19650.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	19650.00	DD.No.785574, dt 08/07/04, drawn on Global Trust Bank Ltd., Indiranagar, Bangalore
ಒಟ್ಟು :	19650.00	

ಸ್ಥಳ : ಕೃಷ್ಣರಾಜಪುರಂ

ದಿನಾಂಕ : 23/07/2004


ಉಪನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರಂ
(ಕೃಷ್ಣರಾಜಪುರಂ)



Government of Karnataka
Department of Registration and Stamps
(From - IA)
(See Rule 3A)

Form of Communication under rule 3A of Karnataka Stamp
(Prevention of under valuation of Instrument) Rules 1977.
Communication of Value

DELIVERED

Print Date/Time :Friday, July 23, 2004 5:21:06 PM

Date :23-Jul-2004

Office of the Sub-Registrar : Krishnarajapuram

This endorsement is issued in respect of the Document presented relating to the property mentioned below:

- (1) In opinion of the undersigned the estimated market value of the property is Rs. 218075.00 and Consideration Amount is Rs.218075.00 accordingly it is informed to pay Stamp Duty Rs. 19544.00 and Registration fee Rs.2181.00
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Land Mark :

Description of Property :

Site bearing No.19B, formed in Property No.50/11, bearing Katha No.50/11/19B, situated at Sonnathamanna Halli alias Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk

Schedules :

Schedule A: Site bearing No.19B, formed in Property No.50/11, bearing Katha No.50/11/19B, situated at Sonnathamanna Halli alias Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk, measuring 61.0 X 15.0 ft

Signature of the Sub-Registrar

AFFIRMATION OF THE PRESENTANT

- (1) I agree with the valuation informed above accordingly I am prepared to pay Stamp duty and Registration Fee. The document may be registered or
- (2) I do not agree with the valuation informed above. The document may be kept pending and matter may be referred to Deputy Commissioner under Section 45A of the Karnataka Stamp Act, 1957 for determination of market value.
- (3) I withdraw my document from registration

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

ಚಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

4 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11374
2002-2003

Indenture for a sale consideration amount of Rs. 2,18,075/- (Rs. Two Lakhs Eighteen Thousand And Seventy Five Only) to the purchaser herein and he has duly agreed to purchase the same for the said sale consideration after going through all the relevant title document of the vendor to the Schedule Property and on the assurances given by him.

NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:

1. In pursuance of the said agreement by the vendor to sell the Schedule Property the purchaser having agreed to purchase the same, the purchaser has paid the entire sale consideration amount of Rs. 2,18,075/- (Rs. Two Lakhs Eighteen Thousand And Seventy Five Only) to the Vendor by way of cash and the same has been acknowledged by him in full and final settlement of this sale transaction under these presents, in the presence of the witnesses signed hereunder as witnesses to this sale transaction as well as the payment of entire sale consideration amount by the purchaser to the Vendor.
2. In pursuance of the receipt of the entire sale consideration amount and the execution of these presents, the Vendor hereby convey, sell, grant and set over all his rights, title, interest over the Schedule Property in favour of the Purchaser and has handed over the vacant possession of the same to her/him on this day alone TO HAVE and TO HOLD the

G. A. [Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂ 152 ಮುನೋಮು 2003
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Government of Karnataka

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ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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Total stamp duty paid Rs.

5
ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11374
2004-2005

same UNTO and To her/his use as absolute owner thereof without any
let or hindrance from any quarter whatsoever and the Purchaser hereby
acknowledges the receipt of the Schedule Property conveyed to him /
her the Vendor under these presents.

3. The Vendor hereby assures the Purchaser that he has not conveyed the
Schedule Property to anybody in any manner whatsoever prior to this
sale transaction nor he has been a party or privy to any such acts, deeds
or things which may affect the title of the Purchaser to the Schedule
Property. Nevertheless, notwithstanding anything agreed and assured
under these presents, the Vendor keeps the Purchaser indemnified from
and against any loss, claim or damage that he/she may sustain or incur
due to any of his defaults or defective titles to the Schedule Property.

4. The vendor hereby assures the Purchaser that he has paid all the
taxes, cesses etc., in respect of the Schedule Property to the concerned
authorities up to-date and hereafter the Purchaser shall pay all such
outgoings that are payable in respect of the same and get the Khatha of
the Schedule Property, transferred to his or her name. However, the
Vendor undertakes to do any of the acts, deeds or things that are
necessary at the time of such transfer.

G. A. [Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

೧೬ ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11374
2003-2004

5. The Vendor hereby assures the Purchaser that the Schedule Property is not subject to minor claims, maintenance claims, court decree, attachment, etc., and there is no civil disputes pending disposal in any Court of Law. Nevertheless, the Vendor hereby assures the Purchaser that in case any such litigation or disputes were to arise in future involving him or his title to the Schedule Property, the same shall be settled at his costs and personal responsibilities.
6. The Vendor hereby assures the Purchaser that she will be the absolute owner for any easements and appurtenances that is available or that may be available above or underneath the Schedule Property to which she is legally entitled.
7. Not withstanding the assurances given under these presents, the Vendor hereby agree to do any of the acts, deeds or things to more fully ensure the title of the Purchaser to the Schedule Property at any time in future without expecting any monetary benefits from him/her and as continuation of the documentation of this sale transaction.

G. A. [Signature]

Bangalore

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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Total stamp duty paid Rs.

-8-

8 ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11374
SCHEDULE PROPERTY -II 2002-2003

All that piece and parcel of the Site bearing No.19 B, formed in Property No. 50/11 bearing Khatha No.50/11/19B, situated at Sonnathamanna Halli alias Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, presently under CMC K.R.Puram limits, measuring East to West: 61.0 feet, and North to South 15.0 feet, in all measuring 915 Sq.ft., and bounded on:-

East by	::	Private Property
West by	::	Road
North by	::	Site No. 19 A ✓
South by	::	Site No. 20 ✓

Total Measuring (2,440+915)= 3355 Sq.ft

The present Market value of the Property is Rs. 2,18,075/- (Rs. Two Lakhs Eighteen Thousand And Seventy Five Only)

G. A. [Signature]

ಮೋ
Legist



K.R.P.

ಕರ್ನಾಟಕ

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
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Registration and Stamps Department

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Total stamp duty paid Rs.

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ನೇ ಹಾಳೆಯ ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ 11374
2004 2005

IN WITNESS WHEREOF, the VENDOR has signed this INDENTURE OF
ABSOLUTE SALE on the day, month and the year mentioned above at
Bangalore in the presence of the Witnesses signed hereunder

WITNESSES:

- 1) Rajani Rao
RAJANI RAO
FF-1, "ROSE-DALE" APPTS
3/1 ARTILLERY ROAD, ULSOOR, Bl.love
- 2) Ambati Shyam
(Ambati Shyam)
330, 7th Main
1st R. Puram
Ba-36

W. A.
PURCHASER

G. A. K.
VENDOR

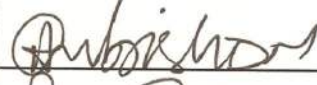

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Puttaswamy
PUTTASWAMY

Document Writer
Licence No. DR/DWL. 1/01-02
Kamakshipalya, Bangalore - 560 079

ಇದು ದಸ್ತಾವೇಜಿನ ಅಂಗವಲ್ಲ
The Seal of the Sub-r


ಗುರ್ತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Ambarish No.330, 7th Main, K.R.Pura Bangalore East Taluk	
2	Ravi No.330, 7th Main, K.R.Pura Bangalore East Taluk	


ಸಬ್ ರಜಿಸ್ಟ್ರಾರ್
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ KRI-1-11374-2004-05 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ KRID65 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 23-07-2004 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ


ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಕೃಷ್ಣರಾಜಪುರ, ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune



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

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Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Total stamp duty paid Rs.

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2004-2005

8. The Vendor hereby assures the Purchaser that the Schedule Property is his self acquired Property and none other than him including his legal heirs have got any right, title or interest over the same and he has conveyed same to the Purchaser in the capacity of absolute owner having the rightful marketable title.
9. The Vendor has handed over all the relevant documents pertaining to the Schedule Property which stands in his name to the Purchaser on this day alone renouncing and relinquishing all his right, title and interest over the same once and forever and undertake to handover any left out documents pertaining to the Schedule Property to the Purchaser if found at future date.

SCHEDULE PROPERTY - I

All that piece and parcel of the Site bearing No.20, formed in Property No. 50/11 bearing Khatha No.50/11/20, situated at Sonnathamanna Halli alias Thambuchetty Palya Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore, presently under CMC K.R.Puram limits, measuring East to West: 61.0 feet, and North to South 40 feet, in all measuring 2440 Sq.ft., and bounded on:-

East by	::	Private Property
West by	::	Road
North by	::	Site No. 19 B .
South by	::	Site No. 21

G.A. [Signature]

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
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GOVERNMENT OF KARNATAKA
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ದಸ್ತಾವೇಜು ಹಾಳೆ
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ಮುದ್ರಾಂಕ
ಮಂತ್ರಿ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
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Total stamp duty paid Rs.

AGREEMENT OF SALE

This Agreement of sale is made and executed at Bangalore on this 22nd day of March of 2004.

BETWEEN

Represented by G.A.MUNIRAJU
PROPRIETOR
MANJUNATHA LAND DEVELOPERS & CONSTRUCTIONS
#330, 7TH MAIN, OPP GOVT COLLEGE,
K.R.PURAM,
BANGALORE-560036.

Herein after called the **VENDOR / SELLER** of the one part:

AND

MR. N. SATISH
S/O. T.N. NARAYAN
FFI, I FLOOR, ROSEDALE APARTMENTS
CAMBRIDGE LAYOUT,
ARTILLERY ROAD
BANGALORE -560 008.

Here in after called the **VENDEE / PURCHASER** of the other part.

WITNESSETH as follows:

The terms **VENDOR** and **PURCHASER** shall do mean and include their respective heirs, executors, administrators, assigns, representatives etc.

Where as the **VENDOR** is an absolute owner of sites formed in the land under Survey No 50/11, Situated at Sonnathammanahalli alias T.C.Palya, K.R.Puram Hobli, Bangalore South Taluk

x G.A. Muniraju

Shankar
9901991412

Where as the **Vendor** of this sale agreement has formed a residential layout under the name **LAKE CITY**, which has been approved by CMC K.R.Puram. He has offered to sell the site in the said layout to the aforesaid **PURCHASER** bearing Site no 20 & part of 19, fully described in the schedule hereinafter and on the term as follows:

1. SITE DETAILS

- Site No : 20 & part of 19
- Site Dimension : Site No. 20- 40 ft X 61ft, 2440 sq ft
Site No. 19 - 15ft X 61ft , 915sq ft
- Totally measuring : 3,355 sqft

2. PRICE:

Rs.470/- per Sq ft

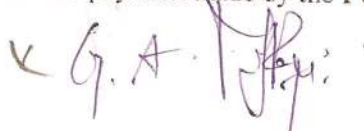
• Land Cost X Total Sq Ft	= Rs. 15,76,850/-
• <u>Maintenance charges</u>	= Rs. 60,000/-
<u>Total Cost</u>	= Rs. 16,36,850/-
<u>Advance Paid</u>	= Rs. 07,86,527/-
<u>Balance Amount</u>	= Rs. 08,50,323/-

(Rupees Eight Lakh Fifty Thousand, Three Hundred and Twenty Three Only)

Where as the **PURCHASER** having accepted the offer made by the vendor has agreed to purchase the Schedule Property and has this day paid a sum of Rs 2,36,527/- (Rs. Two lakh Thirty Six Thousand Five Hundred and Twenty Seven Only) and Rs. 5,50,000/- (Rs. Five Lakh Fifty Thousand Only) as advance amount through cheque No. 777014 dated 15/02/04 & cheque No. 777018 dated 07/03/04, drawn on HDFC , Bangalore respectively, towards the part payment of the sale consideration and agreed to pay the balance sale consideration Rs. 8,50,323/- (Rs. Eight Lakh, Fifty Thousand Three Hundred and Twenty Three Only) 3 days before the date of registration, if payment made through cheque, as detailed here under:

In case the **PURCHASER** fails to pay his/her/their payment under this agreement by 10th of April 2004, then the vendor can exercise at his discretion any of the following option:

- To charge interest @ of 2% per month for the due amount until the payment is made.
- To cancel this agreement, allot site to other prospective buyer and charge 25% of the total sale consideration as default penalty by the **PURCHASER**. The balance amount, if any, will be refunded to the **PURCHASER** within 60 days of receiving the sale consideration from new buyer.
- In case if the **VENDOR / SELLER** fails to execute the aforesaid agreement, the **VENDOR / SELLER** stands liable to pay interest @ of 2% on the advance payment made by the **PURCHASER**.



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



GOVERNMENT OF KARNATAKA
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
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ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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Document Sheet

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಮಂಜು

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

Whereas the expenses for the registration of the proper sale deed such as stamp duty, registration fee etc should be borne by the **PURCHASER** only.

Whereas the **SELLER** assures the **PURCHASER** that the scheduled property is free from all encumbrances, minor rights, court attachments etc, and undertake to clear, if any disputes were to arise in future regarding the title of the schedule property at his risk. All the development charges has been paid to concerned authority towards the forming of the above said layout (Lake City). The vacant possession of the schedule property shall be delivered to the **PURCHASER** at the time of registration of the proper sale deed.

The project **LAKE CITY** will have the following facilities, which will be developed by the **VENDOR / SELLER** and they are as follows:

- COUMPOUND WALL
- SECURITY
- DRAINAGE: STORM WATER DRAINS
- SANETRY: WATER LINES
- ASPHELTED ROADS
- TREE LINE AVENUES
- ELECTRICITY / STREET LIGHTS
- UNDER GROUND SEWERAGE
- CLUB HOUSE WITH INDOOR / OUTDOOR GAMES
- SWIMMING POOL WITH LIESURE AND LAP

SCHEDULE OF AMENITIES IN LAKE CITY PROJECT:

AMENITIES PROVIDED

- ROAD
- COMPOUND WALL
- STORM WATER DRAINAGE
- WATER
- SEWAGE
- PLANTATION
- STREET LIGHTS
- SWIMMING POOL
- CLUB HOUSE
- SECURITY

COMPLETION PERIOD

- | | | |
|--------------|---|---------------|
| January 2004 | - | October 2004 |
| January 2004 | - | April 2004 |
| January 2004 | - | February 2004 |
| March 2004 | - | May 2004 |
| March 2004 | - | May 2004 |
| May 2004 | - | June 2004 |
| June 2004 | - | August 2004 |
| June 2004 | - | February 2005 |
| June 2004 | - | February 2005 |
| March 2004 | - | onwards. |

The maintenance cost of the layout and its facilities will be borne by the purchaser in proportion to the site area, for this purpose Rs 60,000/- (Sixty Thousand Only) for the site of 40X40 and 40X60 and the **PURCHASER** will pay proportionately higher amount for bigger sites at the time of registration. The purchaser shall pay Rs 3,000/- Per Annum towards the Water and Electricity for common area, which will be provided by the **VENDOR/ SELLER** i.e. @ Rs 250/- per month.

G.A. [Signature]

The clubhouse and other common facilities remains the property of the **VENDOR / SELLER**. However the **VENDEE /PURCHASER** gets lifetime membership for these facilities subject to payment of maintenance and usage charges.

The builder has the right to give the membership of above facilities to any persons other than clients of the **LAKE CITY** this is for optimum utilization / upkeep of the facilities.

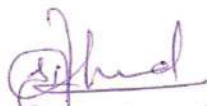
SCHEDULE PROPERTY.

All that piece and parcel of the property bearing **Site No 20, Katha No 50/11/20, Property No 50/11, Situated at Sonnathamanna Halli alias Thambuchetty Palya Village, K.R. Puram Hobli, Bangalore East Taluk, now comes under K.R.Puram C.M.C Limits, Bangalore**, Measuring East to West 61 feet, and North to South 55 feet, in all measuring 3,355 Sqft, and bounded on: -

East By: Private Property
West By: Road
North By: Part of Site No. 19
South By: Site No. 21

IN WITNESS WHERE OF, the vendors have signed this Deed of absolute sale on the day, month and the year first above written in the presence of the following witnesses:

WITNESSES:

1. 
Shakeel Ahmed.
849, 12th Cross 4th Main
1st Stage Indiranagar.


VENDOR

2.


PURCHASER

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

ಬೆಲೆ : ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು
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ಉಪನೋಂದಣಿ
ಮಂತ್ರಿ

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

AGREEMENT OF SALE

This Agreement of sale is made and executed at Bangalore on this 22nd day of March of 2004.

BETWEEN

Represented by G.A.MUNIRAJU
PROPRIETOR
MANJUNATHA LAND DEVELOPERS & CONSTRUCTIONS
#330, 7TH MAIN, OPP GOVT COLLEGE,
K.R.PURAM,
BANGALORE-560036.

Herein after called the **VENDOR / SELLER** of the one part:

AND

MR. N. SATISH
S/O. T.N. NARAYAN
FFI, I FLOOR, ROSEDALE APARTMENTS
CAMBRIDGE LAYOUT,
ARTILLERY ROAD
BANGALORE -560 008.

Here in after called the **VENDEE / PURCHASER** of the other part.

WITNESSETH as follows:

The terms **VENDOR** and **PURCHASER** shall do mean and include their respective heirs, executors, administrators, assigns, representatives etc.

Where as the **VENDOR** is an absolute owner of sites formed in the land under Survey No 50/11, Situated at Sonnathammanahalli alias T.C.Palya, K.R.Puram Hobli, Bangalore South Taluk

x G.A. Muniraju