

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

ರೇ



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.



This document consists of.....

SALE DEED

First Sheet of Doct. No. 7475 of Book 1

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE 28 DAY 12-13  
OF MARCH, TWO THOUSAND THIRTEEN (28.03.2013) AT BANGALORE:

BY

SRI.SHIVARUDRAIAH, S/o Sri. Veerabhadraiah, aged about 54 years,  
residing at Shivanahalli, Kasaba Hobli, Kanakapura Taluk, Bangalore.

hereinafter called the "VENDOR" (which expression wherever it so requires  
shall mean and include his heirs, legal representatives, administrators,  
executors and assigns etc.) OF THE FIRST PART:

AND

M/s ADARSH DEVELOPERS, a Partnership Firm having its office situated at  
No.10, Vittal Mallya Road, Bangalore 560 001, represented by its Partner, Sri.  
B. M. Karunesh, S/o late Sri B. M. Madaiah.

For ADARSH DEVELOPERS

PARTNER



Print Date & Time : 28-03-2013 01:13:08 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 7475

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 28-03-2013 ರಂದು 01:00:32 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ              | ರೂ. ಪೈ    |
|-------------|-------------------|-----------|
| 1           | ನೋಂದಣಿ ಶುಲ್ಕ      | 189730.00 |
| 2           | ಸೇವಾ ಶುಲ್ಕ        | 595.00    |
| 3           | ಇತರೆ              | 40.00     |
| 4           | ವೆರಿಫಿಕೇಷನ್ ಶುಲ್ಕ | 35.00     |
|             | ಒಟ್ಟು :           | 190400.00 |

ಶ್ರೀ M/s. Orchids Apartments Pvt Ltd Rep by its Managing Director Sri B.M Jayeshankar Rep by his SPA Holder Mr. Chikka Swamy S.T ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು                                                                                                                            | ಫೋಟೊ | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|----------------------------------------------------------------------------------------------------------------------------------|------|--------------------|-----|
| ಶ್ರೀ M/s. Orchids Apartments Pvt Ltd Rep by its Managing Director Sri B.M Jayeshankar Rep by his SPA Holder Mr. Chikka Swamy S.T |      |                    |     |

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು                                                                                                                                           | ಫೋಟೊ | ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು | ಸಹಿ |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------|------|--------------------|-----|
| 1           | M/s. Orchids Apartments Pvt Ltd Rep by its Managing Director Sri B.M Jayeshankar Rep by his SPA Holder Mr. Chikka Swamy S.T .<br>(ಬರೆಸಿಕೊಂಡವರು) |      |                    |     |
| 2           | Sri. Shivarudraiah .<br>(ಬರೆದುಕೊಡುವವರು)                                                                                                         |      |                    |     |

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.



hereinafter called the "CONFIRMING PARTY" (which expression wherever it so requires shall mean and include all its partners, their respective heirs, legal representatives, administrators, executors and assigns etc.,) OF THE SECOND PART:

IN FAVOUR OF

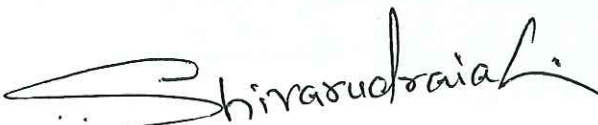
M/s. ORCHIDS APARTMENTS PVT LTD A Company incorporated under the Companies Act of 1956, Having its Registered Office at No.10, Vittal Mallya Road, BANGALORE - 560 001, Represented by its Managing Director Sri.B M Jayeshankar.

hereinafter called the "PURCHASER" (which expression wherever it so requires shall mean and include all its successors and assigns etc.,) OF THE THIRD PART:

WITNESSETH:

WHEREAS

1. The Vendor herein is the absolute owner and is in the peaceful possession and enjoyment of the undeveloped converted property bearing Sy.No.64/5 (Old No. 64/2), measuring 37Guntas and Sy.No.64/4 (Old No. 64/2) measuring 1Acre, totally constituting 1Acre 37Guntas, both situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk (formerly Bangalore South Taluk) and morefully described in the Schedule hereunder written and hereinafter referred to as Item No. 1 and 2 of the "Schedule Property".

 Shivarudraiah

For ADARSH DEVELOPERS

  
PARTNER

| ಕ್ರಮ<br>ಸಂಖ್ಯೆ | ಹೆಸರು                                                                                                                                                         | ಪೋಟೊ                                                                              | ಹೆಚ್ಚೆಟ್ಟಿನ ಗುರುತು                                                                 | ಸಹಿ                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 3              | M/s. Adarsh Developers Rep by<br>Its Partner Sri B.Mi Karunesh Rep<br>by his SPA Holder Mr. Chikka-<br>Swamy S T ( Confirming Party) .<br><br>(ಬರೆದುಕೊಡುವವರು) |  |  |  |

  
ಹಿರಿಯ ಉಪನೋರ್ದಣಾಧಿಕಾರಿಗಳು  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.



2. The Schedule Property is a portion of the larger extent of the Property measuring to an extent of 2Acres 36Guntas and 01Gunta of kharab and the same belonged to one Sri.Munimuddappa, S/o Papanna having acquired the same by virtue of the Sale Deed dated 07.03.1974, executed by Sri.Chikka Abbaiah bearing Document No.5053, Book I, Pages 94-96 and he got his name entered in all revenue records as owner and khathedar of the same.
3. Subsequently, Sri.Chinnappa alias Munishamappa, S/o Sri.Munimuddappa and his brother Sri.Krishnappa and Smt.Venkatalakshamma, W/o Late.Papanna entered into partition on 14.07.1977, which is duly registered as Document No.1579/1977-78, Book I, Volume 1249, Pages 156 to 161 in the office of the Sub-Registrar, Bangalore and as per the aforesaid partition deed, Sri.Chinnappa alias Munishamappa was allotted the property bearing Sy.No.64/2 measuring to an extent of 2Acres 36Gunta and 01Gunta along with other joint family properties towards his share and he got his name entered in all revenue records as owner and khathedar of the same vide RR.576 and MR-1/82-83.
4. Subsequently, Sri.Chinnappa alias Munishamappa and his children viz., Sri.Suresh, Master.Ramesh and Kum.Shantha (Since Master.Ramesh and Kum.Shantha being minors are represented by their mother Smt.Jayamma, who is the first wife of Sri.Chinnappa) and his second wife Smt.Sakamma entered into family partition on 6.07.1987 which is duly registered as Document No.2458/87-88, Book-I, Vol.2624, Pages 8 to 11, in the office of the Sub-Registrar, Bangalore South Taluk and as per the aforesaid partition deed Sri.Suresh,

 Shivachudraiah

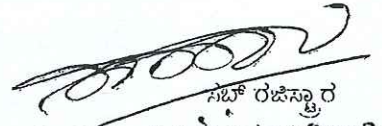
For ADARSH DEVELOPERS

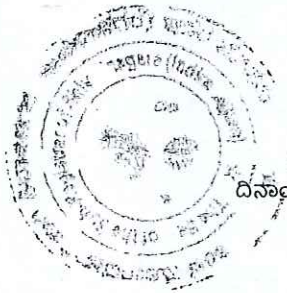
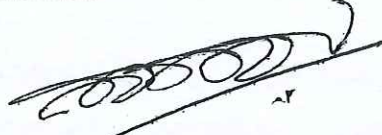
  
PARTNER

PAGE NO 5

ಗುರುತಿಸುವವರು

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ                          | ಸಹಿ                                                                                 |
|-------------|--------------------------------------------|-------------------------------------------------------------------------------------|
| 1           | Ramachandra<br>No. 10. V M Road, Bangalore |  |
| 2           | Manjunatha<br>Domlur, Bangalore            |  |

  
ಸಿ.ಆರ್. ಸತ್ಯನಾರಾಯಣ  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

|                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p style="text-align: center;"><br/>1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು<br/>ನಂಬರ INR-1-07475-2012-13 ಆಗಿ<br/>ಸಿ.ಡಿ. ನಂಬರ INRD63 ನೇ ಧರಲ್ಲಿ<br/>ದಿನಾಂಕ 28-03-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ<br/><br/>ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)</p> |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Designed and Developed by C-DAC, ACTS, Pune

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.



Master.Ramesh and Kum.Shantha were allotted the Property bearing Sy.No.64/2 measuring to an extent of 2Acres 37Guntas along with other joint family properties towards their share and they got their names entered in all revenue records as owners and khathedars of the same vide MR.No.1/91-92.

5. Further, Smt.Jayamma, Sri.Suresh, Sri.Ramesh and Kum.Shantha sold a portion of property admeasuring 37Guntas in Sy.No.64/2, i.e., Item No.1 of the Schedule Property in favour of Sri.Chinnappa Reddy, S/o Sri.Muniswamappa vide Sale Deed dated 11/4/1996 which is duly registered as Document No.135/96-97, Book-I, stored in C.D.No.9/96-97 in the office of the Sub-Registrar, Banglaore South Taluk and a portion of property admeasuring 1 acre in Sy.No.64/2, i.e., Item No.2 of the Schedule Property in favour of Sri.H.M. Venkatesh Reddy, S/o Sri.Muniswamappa vide Sale Deed dated 11/4/1996 which is duly registered as Document No.136/96-97, Book-I, stored in C.D.No.9/96-97 in the office of the Sub-Registrar, Banglaore South Taluk and they got their name entered in all revenue records as owner and kathedar of the same vide MR.No.3/96-97 and MR.No.4/96-97 respectively.

6. Subsequently, the said Sri. Chinnappa Reddy, S/o Sri.Muniswamappa sold the land admeasuring 37 Guntas, in Sy No.64/2, which is morefully described as Item No.1 of the Schedule Property in favour of Sri. Shivarudraiah S/o. late Veerabhadraiah, the Vendor herein, by way of registered Sale Deed dated 20.09.2007 duly registered as Document No. 5961/2007-08, Book I and stored in C.D. No. VRTD21 in the office of the Senior Sub Registrar, Varthur, Bangalore District and

 Shivarudraiah

For ADARSH DEVELOPERS

  
PARTNER



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Orchids Apartments Pvt Ltd Rep by its Managing Director Sri B.M Jayeshankar  
Rep by his SPA Holder Mr. Chikka Swamy S.T , ಇವರು 1071980.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ  
ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ              | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ                                          |
|---------------------|-------------|----------------------------------------------------------|
| ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 1071980.00  | D D No. 363387, Dt: 21/03/2013, Indian Bank, Bangalore . |
| ಒಟ್ಟು :             | 1071980.00  |                                                          |

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

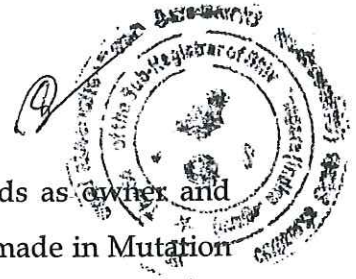
ದಿನಾಂಕ : 28/03/2013

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ಇಂದಿರಾನಗರ)

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿಗಳು  
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.



his name has been entered in all the revenue records as owner and khatedar of the Schedule Property as per the entries made in Mutation Register No. 38/2007-08.

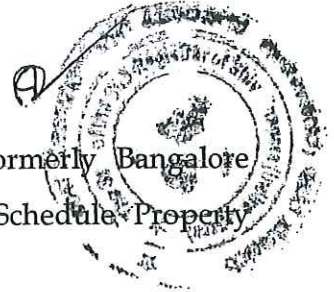
7. Subsequently, the said Sri. H.M. Venkatesh Reddy, S/o Sri.Muniswamappa sold the land admeasuring 1 Acre, in Sy No.64/2, which is morefully described as Item No.2 of the Schedule Property in favour of Sri. Shivarudraiah S/o. late Veerabhadraiah, the Vendor herein, by way of registered Sale Deed dated 20.09.2007 duly registered as Document No. 5960/2007-08, Book I and stored in C.D. No. VRTD21 in the office of the Senior Sub Registrar, Varthur, Bangalore District and his name has been entered in all the revenue records as owner and khatedar of the Schedule Property as per the entries made in Mutation Register No. 37/2007-08.
8. Subsequently, the Vendor herein has applied for conversion of the Item No.1 and 2 of the Schedule Property. The Special Deputy Commissioner (R), Bangalore District, Bangalore has converted the Item No.1 and 2 of the Schedule Property from agricultural to non-agricultural residential purposes, vide its Order No. ALN (EVH) SR: 343/2008-09, dated 22.02.2013, in the name of the Vendor herein.
9. Thus, in the aforesaid manner, Sri. Shivarudraiah S/o. late Veerabhadraiah, the Vendor herein, became the absolute owner and is in peaceful possession and enjoyment of the converted Property bearing Sy.No. 64/2, admeasuring 37 Guntas and 1Acre, totally constituting 1Acre 37Guntas, both situated at Chikkanayakanahalli

*Shivarudraiah*

For ADARSH DEVELOPERS

*[Signature]*  
PARTNER





Village, Varthur Hobli, Bangalore East Taluk (Formerly Bangalore South) Bangalore, i.e., Item No.1 and 2 of the Schedule Property hereunder mentioned.

10. The Item No.1 and 2 of the Schedule Property is the Self acquired property of the Vendor herein and no one else has any manner of right, title and interest whatsoever over the same. Further the Vendor herein has got every right to deal with the Item No.1 and 2 of the Schedule Property as absolute owner thereof.
11. The Vendor had borrowed a sum of Rs.1,89,73,000/- (Rupees One Crore Eighty Nine Lakhs Seventy Three Thousand Only) from M/s. Adarsh Developers, the confirming party herein and since it was not possible for him to discharge the loan due to M/s. Adarsh Developers, he has agreed to sell the Item No.1 and 2 of the schedule property to them or to their nominee for a consideration of Rs.1,89,73,000/- (Rupees One Crore Eighty Nine Lakhs Seventy Three Thousand Only).
12. The Purchaser approached the Vendor to purchase the Item No.1 and 2 of the Schedule Property.
13. After mutual negotiations between the Vendor and the confirming party, it is agreed that the Vendor should sell the Item No.1 and 2 of the Schedule Property and the Confirming Party should give up its rights under the agreement of sale in favour of the Purchaser for a total consideration of Rs.1,89,73,000/- (Rupees One Crore Eighty Nine

 Shivarudraiah L.

For ADARSH DEVELOPERS

  
PARTNER





Lakhs Seventy Three Thousand Only) and both the Vendor and the Confirming Party are selling the Item No.1 and 2 of the Schedule Property for a total consideration of Rs.1,89,73,000/- (Rupees One Crore Eighty Nine Lakhs Seventy Three Thousand Only).

14. That in view of the aforesaid, the Vendor herein requested the Purchaser to pay the aforesaid total sale consideration as detailed below.

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

1. That in pursuance of the aforesaid agreement and in consideration of the payment of the total sale consideration of a sum of Rs.1,89,73,000/- (Rupees One Crore Eighty Nine Lakhs Seventy Three Thousand Only) paid by the Purchaser in the following manner:
  - (a) Rs.91,17,000/- (Rupees Ninety One Lakhs Seventeen Thousand Only) by way of Cheque bearing No.096896, dated ~~28-3-13~~ drawn on Vijaya Bank, Indiranagar Branch, Bangalore, in favour of the Vendor herein for discharging the debt due by him to M/s Adarsh Developers; and
  - (b) Rs.98,56,000/- (Rupees Ninety Eight Lakhs Fifty Six Thousand Only) by way of Cheque bearing No.096897, dated ~~28-3-13~~ drawn on Vijaya Bank, Indiranagar Branch, Bangalore, Bangalore, in favour of the Vendor herein for discharging the debt due by him to M/s Adarsh Developers.

The receipt of the entire sale consideration, both the Vendor and the Confirming Party do hereby acknowledge as full and final sale consideration and hereby acquits the Purchaser of any further payment and in consideration thereof the Vendor hereby grants, conveys, sells, transfers, assigns and

 Shivarudraiah

For ADARSH DEVELOPERS

  
PARTNER



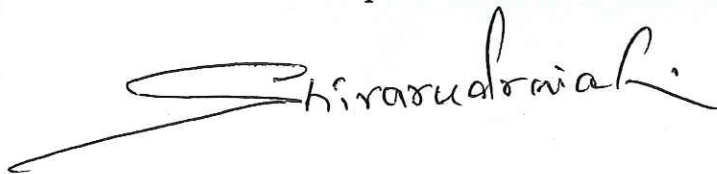


assures UNTO AND TO THE USE of the said Purchaser all his right, title, interest, ownership and other rights in Schedule Property, free from all encumbrances, court attachments, litigations, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water courses, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonging to the Schedule Property, who shall hold, possess, use and enjoy all the right, title and interest claims, payments of the Vendor and all other rights, privileges and amenities belonging thereto TO HAVE AND TO HOLD the Schedule Property and every part thereof TO AND UNTO THE Purchaser absolutely and forever.

2. The Vendor has this day delivered and put the Purchaser in actual physical vacant possession of the Schedule Property. The Purchaser shall hereafter hold, possess and enjoy the Schedule Property as absolute owners and it shall be lawful for the Purchaser at all times to possess, occupy and enjoy the Schedule Property hereby conveyed and sold with all its appurtenances together with all the rights for their benefit without any interference from the Vendor and his predecessor-in-title.

3. The Vendor covenants with the Purchaser herein as follows:

- i) That the Purchaser shall be entitled to hold, possess and enjoy the Schedule Property and the rents and profits received without any lawful interruption or disturbance by the Vendor or any person claiming through or under him or any of his predecessor.



For ADARSH DEVELOPERS

  
PARTNER

1. The first part of the report is a general introduction to the subject of the study. It discusses the importance of the study and the objectives of the research. It also provides a brief overview of the methodology used in the study.

2. The second part of the report is a detailed description of the study. It includes a description of the sample, the data collection methods, and the analysis techniques used. It also discusses the results of the study and the conclusions drawn from the data.

3. The third part of the report is a discussion of the findings of the study. It discusses the implications of the findings for the field of study and provides suggestions for further research. It also discusses the limitations of the study and the strengths of the findings.

4. The fourth part of the report is a conclusion. It summarizes the main findings of the study and provides a final statement on the importance of the study.

The study was conducted in a systematic and rigorous manner. The sample was selected using a random sampling method, and the data collection methods were standardized. The analysis techniques used were appropriate for the data and the research objectives. The results of the study are presented in a clear and concise manner, and the conclusions drawn are based on the data.

The findings of the study have important implications for the field of study. They provide a new perspective on the subject and suggest areas for further research. The study also has practical implications for the field of study, and the findings can be used to inform policy and practice.

The study was limited by several factors, including the sample size and the data collection methods. However, the strengths of the findings outweigh the limitations, and the study provides a valuable contribution to the field of study.

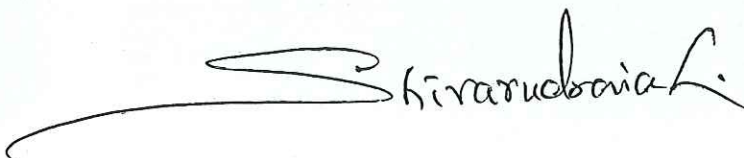
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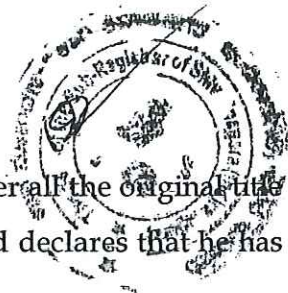
- ii) The Vendor shall do and execute at the cost of the Purchaser all such further acts, deeds and things as may be necessary for more fully and perfectly assuring the title to the Property hereby conveyed to the Purchaser.
- iii) The title of the Vendor to the Property hereby conveyed is good, marketable and subsisting and that the Vendor herein has power to convey the same.
- iv) The Property hereby conveyed is not subject to any court proceedings, attachments, minor or maintenance claims or acquisition proceedings and are absolutely free from all encumbrances. There is no impediment to convey the Property either under any central enactment or state enactment.
- v) The taxes and all other public charges payable in respect of the Property hereby conveyed have been paid fully up-to-date. If any taxes and public charges are levied by the government or any other public authority with retrospective effect, they shall be borne and paid by the Vendor.
- vi) The Vendor hereby agrees to keep the Purchaser at all times fully indemnified and harmless against any loss or liability, action or proceedings costs or claims which may arise against the Purchaser or the Property hereby conveyed by reasons of any defect in or want of title on the part of the Vendor or his predecessor in title and against any disturbance to the peaceful and quite enjoyment and in consequence thereof.

 Shivaramaiah

For ADARSH DEVELOPERS

  
PARTNER





4. The Vendor has this day delivered to the Purchaser all the original title deeds of the Schedule Property in his custody and declares that he has not retained any title deeds with him.
5. Though Vendor is the Owner of Schedule Property the Confirming Party has joined execution of this Sale Deed in order to confirm the nomination of Purchaser as buyer of Schedule Property and to assure Purchaser that they have not parted with the rights under the Agreement executed in their favour, in favour of any persons and in case of any claims in respect thereto, the Confirming Party would answer the same and protect the Purchaser therefrom and accordingly offer indemnity to the Purchaser against such claims and demands.
6. The Stamp Duty and registration charges in respect of the execution and registration of this Sale Deed are borne and paid by the Purchaser.

Sri B M Jayeshankar, S/o late Sri B. M. Madaiah, has authorised Sri Chikkaswamy S. T., S/o Sri Thimme Gowda, under registered Special Power of Attorney dated 19.10.2006, duly registered as Document No.737/2006-07, Book IV and stored in C.D.No.BASD280 and Sri B. M. Karunesh, has also authorized Sri Chikkaswamy S. T., S/o Sri Thimme Gowda, under registered Power of Attorney dated 09.10.2006, duly registered as Document No.699/2006-07, Book IV and stored in C.D.No.BASD278 both registered in the office of Sub Registrar, Bangalore South Taluk, Bangalore, to represent them, before the Jurisdictional Sub-Registrar's office and to perform the registration formalities.

 Shivadasraiah

For ADARSH DEVELOPERS

  
PARTNER



Sheet of Doc No. 7475 of Book 12-12

**SCHEDULE PROPERTY**

(Property hereby conveyed)



**Item No.1**

All that piece and parcel of undeveloped converted property bearing Sy.No.64/5 (Old No. 64/2) admeasuring 37Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore South Taluk, Bangalore District, and bounded on the,

East by : Property bearing Sy.No.65;  
West by : Property bearing Sy.No.64/2;  
North by : Property bearing Sy.No.64/3,1;  
South by : Property bearing Sy.No.64/5.

**Item No.2**

All that piece and parcel of undeveloped converted property bearing Sy.No.64/4 (Old No. 64/2) admeasuring 1Acre, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore South Taluk, Bangalore District, and bounded on the,

East by : Property bearing Sy.No.65;  
West by : Property bearing Sy.No.64/2;  
North by : Property bearing Sy.No.64/4;  
South by : Property bearing Sy.No.67.

The Item No.1 and 2 of the Schedule Property has been converted from, agricultural to non-agricultural residential purposes, vide Conversion Order No. ALN (EVH) SR: 343/2008-09, dated 22.02.2013.

*Shivarudraiah*

For ADARSH DEVELOPERS

*[Signature]*  
PARTNER

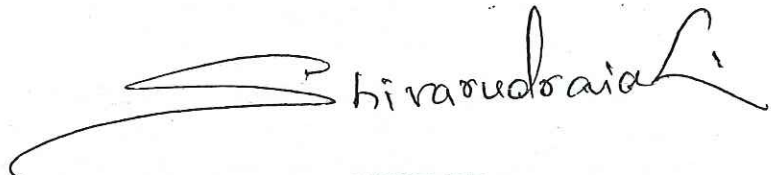




IN WITNESSES WHEREOF the Parties herein have affixed their signatures to these presents in the presence of the witnesses attesting hereunder on the day, month, and year first above mentioned.

WITNESSES:

1. ~~D. S. RAO~~  
RAMA CHANDRA.V  
No. 10. V.m. ROAD  
B'LORE - 560001

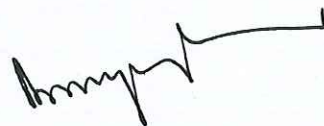
  
HIRANUDRAIAH  
VENDOR

2. ~~S. S. RAO~~  
MANJUNATHA  
DOMMALORE  
BANGALORE

For M/S ADARSH DEVELOPERS

  
PARTNER  
CONFIRMING PARTY

For M/s. ORCHIDS APARTMENTS PVT LTD.

  
DIRECTOR  
PURCHASER.

Drafted by :

  
for H.R. Vijaya  
Advocate, Bangalore

