5000Rs.

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

BHG (U)-YLNK/ /2002-2003

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 3rd day of July, 2002, between:-

1) **SMT. KEMPAMMA, aged about 65 years,**
W/o. Shri. Byarappa.

2) **SHRI. MUNIANJINAPPA, aged about 40 years.**
3) **SHRI. MUNIRAJU, aged about 35 years.**
4) **SHRI. ASWATHNARAYANA, aged about 29 years.**
5) **SHRI. PATALAPPA, aged about 27 years.**

2 to 5 are the Childrens of Shri. Byarappa and all are residing at Kasuvanahalli Village, Kasaba Hobli, Doddaballapura Taluka, Bangalore District., represented by their registered General Power of Attorney Holder **SHRI.N.RAMESH** residing at No.33, 11th Main, Malleswaram, Bangalore -560 003, Vide Registered GPA No. 1247/97-98, SF105, Pages 13 15, registered in the office of the Sub Registrar Yelhanka, Dated 26/02/1998, hereinafter jointly called the **VENDORS** (which term shall mean and include their heirs, legal representatives, executors and assigns) of the other part.

Contd.,2.

29 JUL 2002

For Worth of Stamp Papers Value Rs. 25000/-
Issued to ... 5000/-
... Shubh

No 3726 ... 5000/-
Name ... Pvt Ltd.
Date 30-07-02

B.K. Gaithonde
A. Lic. Stamp Vendor
No 33 ... Road
Malleswaram, Bangalore-560 003

BNG (U)-YLNK/3820/2002-2003

ಮಾರಾಟ ಪತ್ರ
ಸೋಲಂಗಿ
ಪರಿಶೀಲಿಸಲಾಗಿದೆ
ಹೋಲಿಸಲಾ
ಸಿಬ್ಬಂದಿ
ಸೈಟ್
R. R.
ಬಾಕಿ ಮೊ.

ಖರೀದುಕೊಟ್ಟವರು ಒಪ್ಪಿಕೊಂಡಿರುವುದು

ಸಹಾಯಕ ಸೋಂದೆಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

P. A. KOLLUR

ಸಹಾಯಕ ಸೋಂದೆಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

5000Rs.

4000 रु. Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

(U)-YLNK/ /2002-2003

PG-2-

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND CO., PVT LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Director **Shri.** N. Ramesh, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

WHEREAS the First Vendor has inherited the Schedule Property from her father and the title of the property stands in her name from the date of inheritance.

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.4,00,000/- (Rupees Four Lakhs Only).

Contd..3..

5000Rs.

5000रु. Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

EWS (U)-TL/[illegible]/2002-2003

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/05/2002-03, Dated 05.07.2002. has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.4,00,000/- (Rupees Four Lakhs Only). as per the Terms of Agreement of Sale, the receipt of which the vendor do hereby acknowledges.

Contd..4..

29 JUL 2002

No. [illegible]
Name Sampangi Dr. [illegible] Co. Pvt. Ltd.
Date 30-07-02

B.R. [illegible]
'A' Class [illegible]
[illegible]
No. 33, [illegible] Road
Malleswaram, Bangalore-[illegible]

BNG (U)-YLNK/[illegible]/2002-2003

PG-4

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.4,00,000/- (Rupees Four Lakhs Only), paid by the Purchaser to the Vendors, the Vendors as beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof. **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..5..

29 JUL 2002

No. [illegible]
Name [illegible]
Date [illegible]

[illegible]
A Class [illegible]
[illegible]
No. [illegible]
Malleswaram, Bangalore [illegible]

BNG (U)-YLNK/[illegible]/2002-2003/[illegible]

ಸಾರಾಂಶ

[illegible]

[illegible]

[illegible]

[illegible]
ಮಂಡಳಿ ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು.

- 1 AUG 2002

5000Rs.

INDIA NON JUDICIAL

5000रु. Rs5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

ANB (U)-TLNK/ /2002-2003

PG-6-

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the Market Value of the Schedule property. The Market Value of the **SCHEDULE PROPERTY** is Rs.4,12,000/- (Rupees Four Lakhs Twelve Thousand Only).

The Vendors have this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd.6..

19 JUL 2002

No. 37.26.26 Rs. 5000.00
Name Sowmya Dreamland Co. P02.10.
Date 30-07-02

D.K. [illegible]
'A' Class Stamp Vendor
Lic. No. [illegible]
No 33, [illegible] Cross [illegible] Road
Malleswaram, Bangalore-560 003

BNG (U)-YLAK/38880/2002-2003

PG-6

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of commercial converted land vide Order No.ALN/SR/NA/05/2002-03, bearing Survey No. 10/1 situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, measuring 0-27 Guntas land and bounded as follows :

EAST BY : **SHRI.K.BACHHANNA'S LAND**

WEST BY : **SHRI. MUTTHAMMA'S LAND.**

NORTH BY : **SHRI.H.B.THAMMANNA'S LAND.**

SOUTH BY : **REMAINING PORTION OF SY.NO.10/1.**

Contd..7..

5000Rs

५०००रु. Rs 5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

BNG (U)-YLNK/ /2002-2003

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDOR'S
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II nd FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

29 JUL 2002

No. 37/A.C.O. No. 5000 [illegible]
No. 10 Sponsoring Department [illegible] Co. Pvt. Ltd.
Date 30.7.02

E.K. Geetharani
'A' Class Stamp Vendor
Sys. No. 7.97.95
No 22, 7th Cross [illegible] Road
Malleswaram, Bangalore-[illegible]

Ad/PW 94/2002-03

'APPENDIX-BA' (See rule 10A)
Certificate under section 5A of the Indian Stamp Act 1957

Thirty Thousand Six hundred Seventy only
(Rupees)
[illegible]

Signature of the issuing officer

BNG (U)-YLNK/13820/2002-2003/10-10

NEGO. as Doct. No. 13820/2002-03
dated 30.7.02
PRINCIPAL SUB REGISTRAR
Yelahanka,
Bangalore (U) Dist.

This Document is stored
in CD No. [illegible]
PRINCIPAL SUB REGISTRAR
Bangalore (U) Dist.

10000 रु. Rs.10000

TEN THOUSAND RUPEES

INDIA NON JUDICIAL

00AA 859784

DK:(U)-VIII/4650/1998-99

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 18th day of November 1998, between:-

1. SHRI. K.BACHAPPA , aged about 50 years, S/O. LATE DODDA KEMPANNA.
2. SHRI. B. RAJANA , aged about 29 years.
3. SHRI. B. NARAYANASWAMY , aged about 27 years.
4. SHRI. B. DEVARAJU , aged about 25 years.
5. SMT. B. MAMATHA , aged about 20 years.

2 to 5 are the Childrens of SHRI. K. BACHAPPA, and all are Residing at HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Represented by their General Power of Attorney Holder Shri.N.RAMESH, S/o. SHRI.NARAYANDAS residing at No.39, 11th Main, Malleswaram, Bangalore - 560 003. hereinafter called the VENDORS, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

(P.T. Nalini)

[illegible] 36000 [illegible]

[illegible]

[illegible] 10000 [illegible]

[illegible]

[illegible]

[illegible] 465 [illegible]

[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	[illegible]
[illegible]	
[illegible]	
[illegible]	5320

[illegible]

[illegible]

Rs.10000 RUPEES TEN THOUSAND INDIA NON JUDICIAL

BNP(U)-YLNK/4652/1998-99/3-100 AA 859785

PAGE.2.

IN FAVOUR OF

M/s.SAMMY'S DREAMLAND PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032

Represented by its Chief Executive Shri.K.VISHWANATH, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor-in office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a "SCHEDULE PROPERTY" they having acquired the same by virtue of family settlement.

Whereas the Vendors and the Purchaser has entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,00,000/- (Rupees Two Lakhs Only).

Contd.3..

DNG(U)-YLNK/4652/1998-97/4-10

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.AL N/SR/NA/17/98-99, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Contd/-4.

Rs.10000 RUPEES TEN THOUSAND

BKL(SO)-TLXV/4662/1996-97 859786

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,00,000/- (Rupees Two Lakhs Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,00,000/- (Rupees Two Lakhs Only), paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof. TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6.

5000Rs.

INDIA NON JUDICIAL

Rs.5000

FIVE THOUSAND RUPEES

JNG(U)-YLNK/4652/1998-99

PAGE.6.

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or Ten or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

Contd..7..

12 NOV 1998

PAGE 2

The stamp duty is paid on the market value of the Schedule property. The market value of the **SCHEDULE PROPERTY** is Rs.2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

Contd..3..

1000Rs.

Rs 1000

ONE THOUSAND RUPEES

PAGE..8..

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR/NA/17/98-99, Bearing Survey No.10/1, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 13 & 1/2 Guntas land and bounded as follows:

EAST BY : SMT.KEMPAMMA'S LAND.

WEST BY : SMT.KEMPAMMA'S LAND.

NORTH BY : SIDRETHAMMANNA'S LAND.

SOUTH BY : SIDRAMARRISHNAPPA'S LAND.

Contd..9..

10 NOV 1998

[illegible]-IV-YLRK/4652/1998-99/[illegible]

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. [illegible]
[illegible]
Bangalore

2. [illegible]
[illegible]
Bangalore

VENDORS
(GPA HOLDER).

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

Regd. as No. 4652/1998-99
Dt: 8-1-99
Yelahanka (Bangalore (U) Dist)

10000 रु. Rs.10000 दस हजार रुपये RUPEES TEN THOUSAND INDIA NON JUDICIAL

DDAA 859747

BNS(U) YEN/ /1997-98/

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 18th day of November 1998, between:-

1. SHRI. K BACHAPPA , aged about 50 years,
   S/O. LATE. DODDA KEMPANNA.
2. SHRI. B. RAJANA aged about 29 years,
3. SHRI. B. NARAYANASWAMY , aged about 27 years,
4. SHRI. B. DEVARAJU , aged about 25 years,
5. SMT. B. MAMATHA , aged about 26 years,

2 to 5 are the Childrens of SHRI. K. BACHAPPA, and all are Residing at HORAMAVU VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Represented by their General Power of Attorney Holder Shri.N.RAMESH, S/o. SHRI.NARAYANDAS residing at No.33, 11th Main, Malleswaram, Bangalore - 560 003. hereinafter called the VENDORS, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

REG(D)-VLRK/4662/1993-94

2

23000

23000

10000 रु. Rs.10000 RUPEES TEN THOUSAND INDIA NON JUDICIAL

DK(O)-XLNK/2452/1350/2004 AA 859788

PAGE 2.

IN FAVOUR OF

M/s.SAMMY'S DREAMLAND PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO 4, IIND FLOOR,
A.G.S PLAZA, RT NAGAR, BANGALORE - 560 032.

represented by its Chief Executive Shri.K.VISHWANATH, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor-in office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a "SCHEDULE PROPERTY" they having acquired the same by virtue of family settlement.

Whereas the Vendors and the Purchaser has entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,00,000/- (Rupees Two Lakhs Only).

Contd..3..

PAGE 3

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/17/98-99, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Contd..4.

10000 रु. Rs.10000 RUPEES TEN THOUSAND

PAGE 4.

Whereas the Venders are the absolute owners and in actual possession and enjoyment of the Property, and the Venders have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,00,000/- (Rupees Two Lakhs Only) as per the Terms of Agreement of Sale, the receipt of which the venders do hereby acknowledges.

Contd..5.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,00,000/- (Rupees Two Lakhs Only), paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof. TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6.

5000Rs.

INDIA NON JUDICIAL

Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

AH-(U)-YRK/462/2009/2-10

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

Contd..7..

1 2 NOV 1998

PAGE 7

HIC (II) - YLNX/ 10552/1998-99

The stamp duty is paid on the market value of the Schedule property. The market value of the **SCHEDULE PROPERTY** is Rs.2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

Contd..8..

(P.K. Kolhe)

1000Rs.

INDIA NON JUDICIAL

300075

Rs.1000

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

PAGE..8..

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR/NA/17/98-99, Bearing Survey No.10/1, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 13 & 1/2 Guntas land and bounded as follows :-

EAST BY : SMT.KEMPAMMA'S LAND.

WEST BY : SMT KEMPAMMA'S LAND.

NORTH BY : SHRI THAMMANNA'S LAND.

SOUTH BY : SHRI BAMARKRISHNAPPA'S LAND.

Contd..9..

(N.R. Hebbar)

19 NOV 1999

PAGE 9

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDORS
(SEA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

Regd. as Doc. No. 4652/1999

2003 [illegible] 156 5000Rs.

5000

FIVE THOUSAND RUPEES

ONG (D)-[illegible] 2002 [illegible]

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 27th day of February 2002, between:-

1. SMT. GANGAMMA, aged about 66 years,
   W/O. LATE. MUNIANNAIAHAPPA.

2. SMT. PUTTAMMA, aged about 40 years,
   D/O. LATE. MUNIANNAIAHAPPA

3. SMT. RAJAMMA, aged about 36 years,
   D/O. LATE. MUNIANNAIAHAPPA

All are residing at KOGAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK, represented by Sri.B.Ramesh, S/o. Late. Nanjandas residing at No.33, 11th Main, Malleswaram, Bangalore, being their Registered Power of Attorney Holder vide Document No.1289 of Book IV, Sl. No. 110 19.03.97, registered in the office of the Sub-Registrar, Yelahanka, Bangalore, hereinafter called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors and assigns) of the ONE PART,

Contd..2.

No. [illegible]

Name: [illegible]

Date: [illegible]

R. G. Gadhelu

[illegible] SEETHARAM

A' Class Stamp Vendor

SY.No. [illegible] 79 5th Cross

Tipelline Malleswaram

BANGALORE-560 003

25 FEB 2002

996(D)/[illegible]/2001-2002 | 2-10. d

[illegible] Rs. [illegible]

[illegible] 28/02/10

[illegible] 1000/-

[illegible]

[illegible]

[illegible]

R. R.

[illegible] 28/02/10

P. A. HOLDER

[illegible]

[illegible]

P. A. HOLDER

[illegible]

[illegible]

[illegible]

[illegible] 2002

[illegible]

5000Rs.

Rs. 5000

FIVE THOUSAND RUPEES

INE(II) YLNK/ 1039/2001-2002 (3-10)

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(a REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING ITS OFFICE AT NO.4, IIIrd FLOOR,
A.G.S. PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director Shri.Farooq, hereinafter called the **PURCHASER** (which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter described as a "SCHEDULE PROPERTY" they having acquired the same by virtue of Registered Sale Instrument bearing No.1554, Vol.No. 825, Pages 194-198, Registered in the office of the Sub-Registrar, Devanahalli Taluk, Dated [illegible] 1981.

Contd..3..

No. [illegible]
Name: [illegible] PVT LTD.
Date: [illegible]

R. K. [illegible]
S. K. GOPI THARAN
'A' Class Corp Vendor
Sy. No. 7/1, 98 V-29 5th Cross
Pushpa Nilayam
BANGALORE - 560 001

BNG (U)-ILRE/ 0329/2001-2002

-PG-3-

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only).

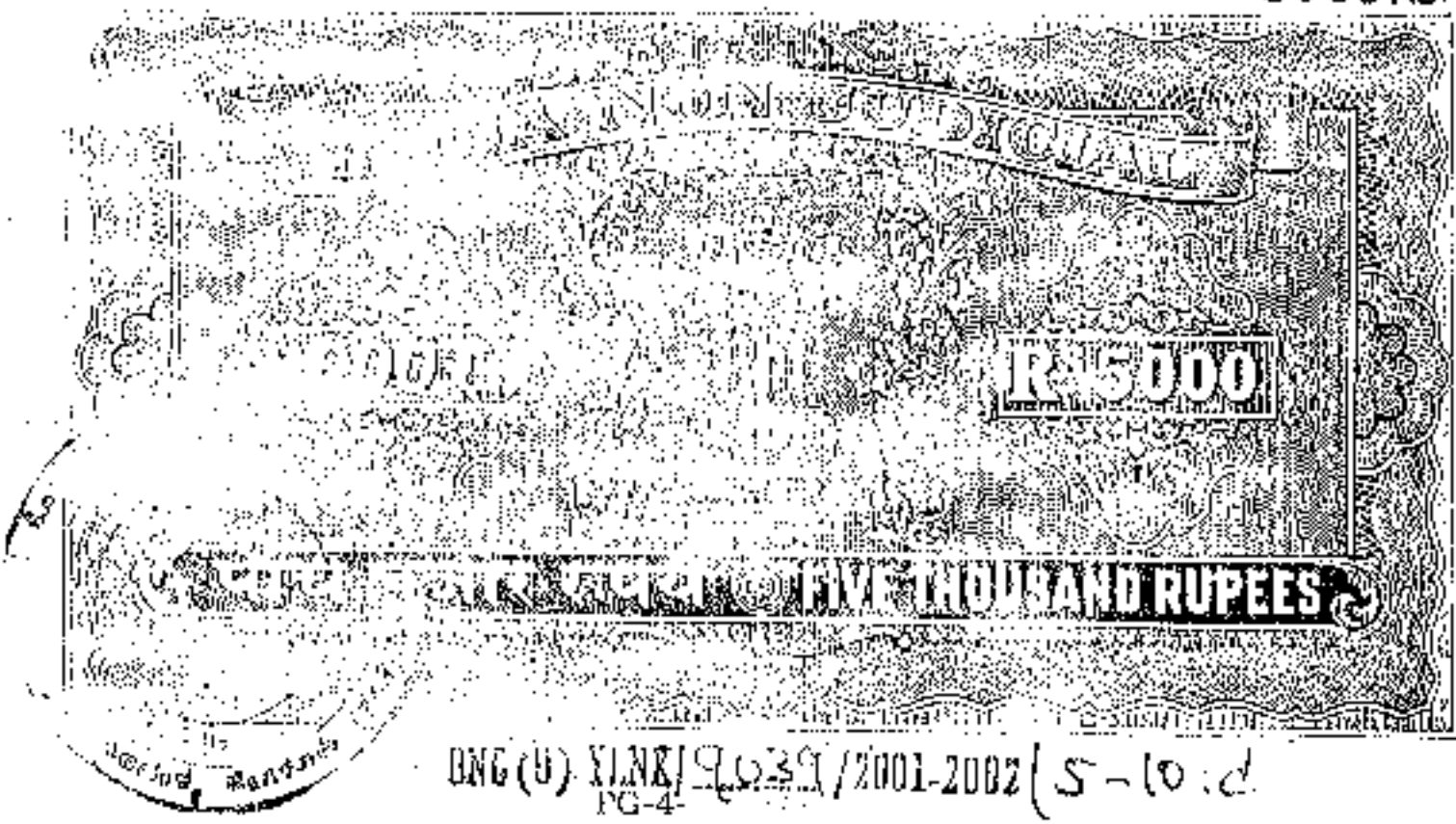
And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.A.N/SU/NA/14/2000-01, Dated: 30.11.2001 has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only), as per the terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..4..

5000Rs.



BNG(S) XLNX/9639/2001-2002 (S-10)

PG-4-

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only) paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurance or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..5..

25 FEB 2002

No. 735 Sl. No. 2000
Name: Sowmya Developers Pvt Ltd.
Date: 25-02-2002

B. K. Geethakant
B. K. GEETHAKANT
'A' Class Stamp Vendor
No. 187/95 V 79 5th Cross
Palace Malleswaram
BANGALORE 560 003

BNG (U)-YLK/1530/2001-2002/6-10.

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrance made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward in the Schedule property or in respect of any other charges or liens or Revenue taxes, rates or assessments or in respect of any attachments made by any Co[illegible]

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed may be encumbered, in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner hereto before appearing.

Contd..6..

5000Rs.

INDIA NON JUDICIAL

Rs. 5000

FIVE THOUSAND RUPEES

BRS (U)-T[illegible]/2001-2002

The stamp duty is paid on the Market Value of the Schedule property. The market Value of the SCHEDULE PROPERTY is Rs.4,12,000/- (Rupees Four Lakhs Twelve Thousand Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..7..

25 FEB 2002

No. [illegible] Rs. [illegible]
Name [illegible]
Date [illegible]

B. K. GEETHARANI
'A' Class Stamp Vendor
SVI No. 79/98 V 79 [illegible]
Pipe line Malleswaram
BANGALORE-560 003

ONE (3) YLNK/2039 /2001-2002 | 8-10

PG-7

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of converted land Vide Order No.ALN/SR/NA/44/2000-01, Dated 30.11.2001 bearing Survey No. 10/2, situated at Yelahanka Village, Jala Hobli, Bangalore North Taluk, measuring 0-27 Guntas [illegible] and bounded as follows :-

EAST BY	:	**SHRI.MUNIANNAYYAPPA'S LAND.**
WEST BY	:	**THOTI INAMATHI LAND.**
NORTH BY	:	**SHRI. NARASIMHAREDDY'S LAND.**
SOUTH BY	:	**SHRI. MUNIYELLAPPA's LAND.**

Contd..8..

5000Rs.

Rs 5000/-

FIVE THOUSAND RUPEES

DKG(U)-YLHK/ 1039/2001-2002

PG-8-

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDORS
(GPA HOLDER)

ADVOCATE
No. 136/II nd FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

25 FEB 2002

Issued Jointly

No. 7457 Rs. 50/-

Name: Sarojamma Prasad & Pur. Co.

Date: 20-02-2002

B. K. Sridhar

B. K. SRIDHAR

'A' Class Stamp Vendor

SVI No. 7/57/93 V-59 5th Cross

Pineline, Malleswaram

BANGALORE-560 003

RC (0) 1039/2001-2002 | 16-10-2

Regd. as Doc. No. 1039/2001-2002

Date: 25-2-2002

Bidanaku Bangalore (U) Dist.

5000Rs.

INDIA NON JUDICIAL

BANGALORE

Rs.5000

FIVE THOUSAND RUPEES

BNG (U)-YLNK/[illegible]/2001-2002

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE **SALE** made and executed at Bangalore on this [illegible] day of February 2002, between:-

1. **SMT. GANGAMMA**, aged about 66 years, W/O. LATE. MUNIANNAIAHAPPA.

2. **SMT. PUTTAMMA**, aged about 40 years, D/O. LATE. MUNIANNAIAHAPPA

3. **SMT. RAJAMMA**, aged about 36 years, D/O. LATE. MUNIANNAIAHAPPA

All are residing at No. [illegible] **VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK**, [illegible] represented by [illegible] Rajnesh, S/o. Late. Naralandas residing at No. [illegible] Main, Malleswaram, Bangalore, being their Registered Power of Attorney Holder vide Document No. 1289 of Book IV, SF 80, Dtd. 19.03.97, registered in the office of the Sub-Registrar, Yelahanka, Bangalore, hereinafter called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns [illegible] LAKE,

Contd..2.

Sy. No. [illegible]

20 FEB 2002

For Want of Stamp Papers Value Rs. 25000=00

Issued Jointly 5000 X 5

Five Sheets

No. 4623-24/ Rs. 5000=00

Name [illegible] Promoters pvt Ltd.

Date 20-02-2002

B.K. Geetharani
B. K. GEETHARANI
'A' Class Stamp Vendor
SVL No. 7/97-98 V-79 5th Cross
Pipeline Malleswaram
BANGALORE 560 003

BNG (U)-YSHR/ [illegible] /2001-2002

[illegible]

P. A. HOLDER

[illegible]

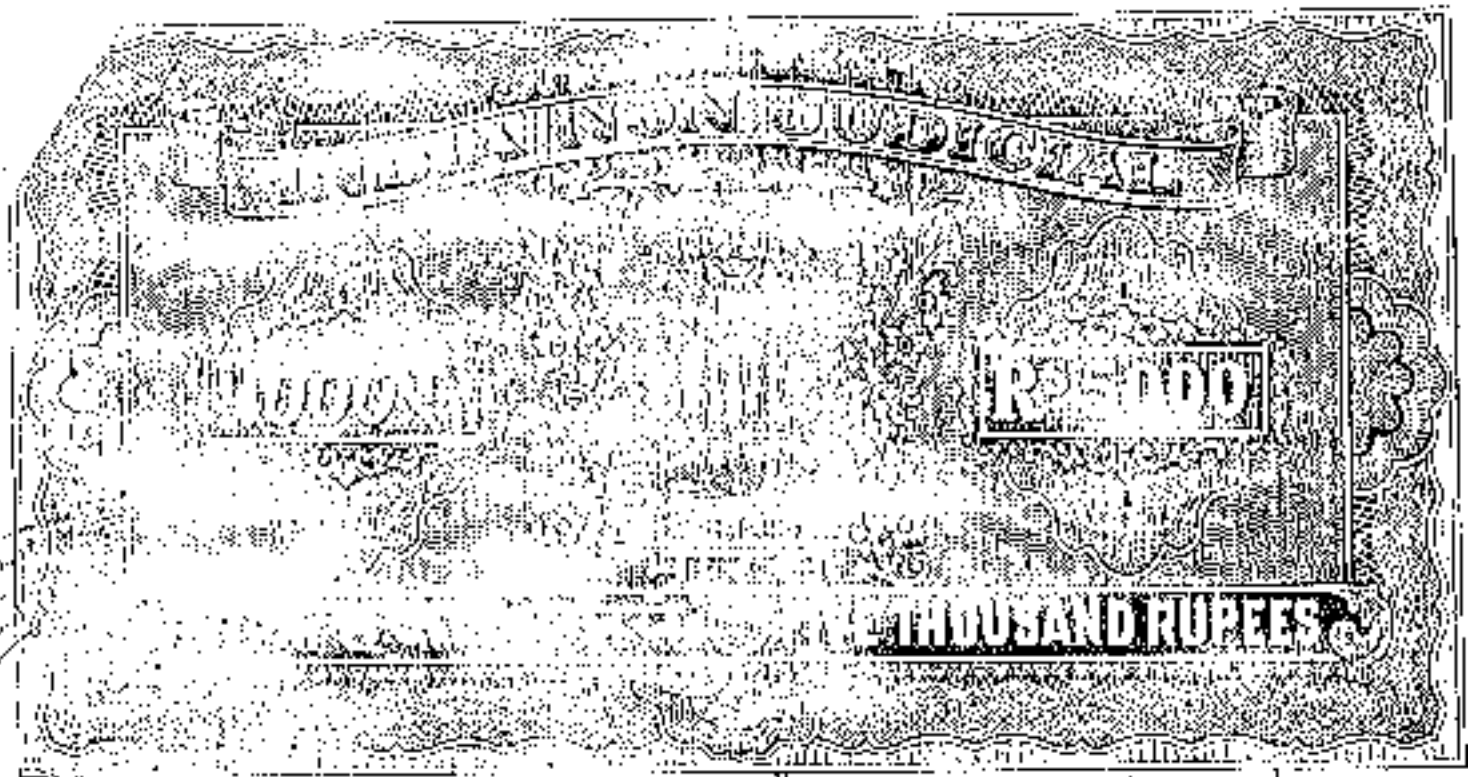
P. A. HOLDER

[illegible]

20/2/2002

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಶವಂತಪುರ, ಬೆಂಗಳೂರು.

5000Rs.



BNG(U)-KLN/ 8870/2001-2002 3-16

PG-2-

IN FAVOUR OF

M/s. SAMAI S. DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT [illegible], XIIth FLOOR,
M.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri.Farooq**, hereinafter called the [illegible] (which term shall mean and include their legal representatives, executors, [illegible]-in-office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a "SCHEDULE PROPERTY" they having acquired the same by virtue of Registered Sale Document bearing No.[illegible], of Book I, Vol.No. [illegible], Pages [illegible] 198, Registered in the office of the Sub-Registrar, Devanahalli Taluk, Dated.02.09.1961.

Contd..3..

2 0 FEB 2002

No. 6632-3/Rs. 50.00 [illegible]
Name: [illegible] D.Y. [illegible] Land For LTD.
Date: 20-02-2002

B. K. SELVARAJ
B. K. SELVARAJ
'A' Class Stamp Vendor
SVI No. 7,97,98 V 79 5th Cross
Pipeline Mallaswaram
BANGALORE 560 003

JNB (U)-TLR/3870 /2001-2002 4-10

PG-3-

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only).

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/11/2000-01, Dated 30.11.2001 has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Now the purchaser has paid full and final payment of total sale consideration of Rs.2,65,000/- (Rupees Two Lakhs Sixty Five Thousand Only) as per the terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledge.

Contd..4..

5000Rs.

Rs.5000

FIVE THOUSAND RUPEES

3KG(C)YIDC 9976 /2001-2002 S-10

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid [illegible] and in consideration of the entire sale price of Rs.2,6[illegible] Two Lakhs Sixty Five Thousand Only) paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or reasonably claiming through or interest for them or any of them [illegible] in title. AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful act, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..5..

2 0 FEB 2002

No. 6820 Dt. 2000
Name: Sri. Venkatesh Developers Ltd Pvt Co.
Date: 20.02.2002

B. K. CHITRAGAR
"A" Class Stamp Vendor
Sy. No. 7/97/98 V.P. 5th Cross
Vijaya Nagar
BANGALORE-40

DEC (2)-2187/2870 /2001-2002-10

(G-5-

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might [illegible] or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the schedule property or any part thereof in the manner hereto before appearing.

Contd..6..

5000Rs.

Rs.5000

FIVE THOUSAND RUPEES

BNG(U)-YLK/88-10 /2001-2002-10

The stamp duty is paid on the Market Value of the Schedule property. The Market Value of the SCHEDULE PROPERTY is Rs.4,12,000/- (Rupees Four Lakhs Twelve Thousand Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

Contd..7..

7 FEB 2002

No. 6622-26 Rs. 5000-00
Name: Sowmya Devanandar-1 POCTD.
Date: 20-02-2002

B. K. GOPALAKRISHNA
"A" Class Stamp Vendor
SVL No. 197,96 V 79 9th Cross
Pipeline Malleswaram
BANGALORE 560 003

DNC(C)-LNS/88/10 /2001-2002 8-00

PG-7

SCHEDULE

ALL THAT PIECE AND PARCEL: find portion of converted land vide Order No.ALN/SR/NA/44/2000-01, Dated 30.11.2001 bearing Survey No. 10/2 situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk [illegible] ing 0-27 Guntas land and bounded as follows :-

EAST BY : SHRI. MUNIANNAYYAPPA'S LAND.

WEST BY : THOTA NAMALLI LANE.

NORTH BY : SHRI. NAGASIMHAREDDY'S LAND.

SOUTH BY : SHRI. MUNIYELLAPPA's LAND.

Contd..8..

5000Rs.

Rs.5000

FIVE THOUSAND RUPEES

BNG(U)-[illegible] /2001-2002

IN WITNESS whereof, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDORS
(SPA HOLDER)

DRAFTED BY:
A.R.[illegible]
No. 139, II[illegible] FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

No. 6623 26 Rs. 500=00

Name: [illegible]

Date: 28.10.2002

B. K. GOPALA RAO
B. K. GOPALA RAO
'A' Class Stamp Vendor
SYLNo. 7/92/38 Y 79 5th Cross
Perdine, Mallewaram
BANGALORE-560 003

DRC (S)-ILR/8810 /2001-2002

Regd. as Cert. No. 8810 /2001-2002

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

RUPEES FIFTEEN THOUSAND

Rs 15000

सत्यमेव जयते

GOVERNMENT OF KARNATAKA

Rs 15000

0088 002667

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this [illegible] day of January 1999, between:-

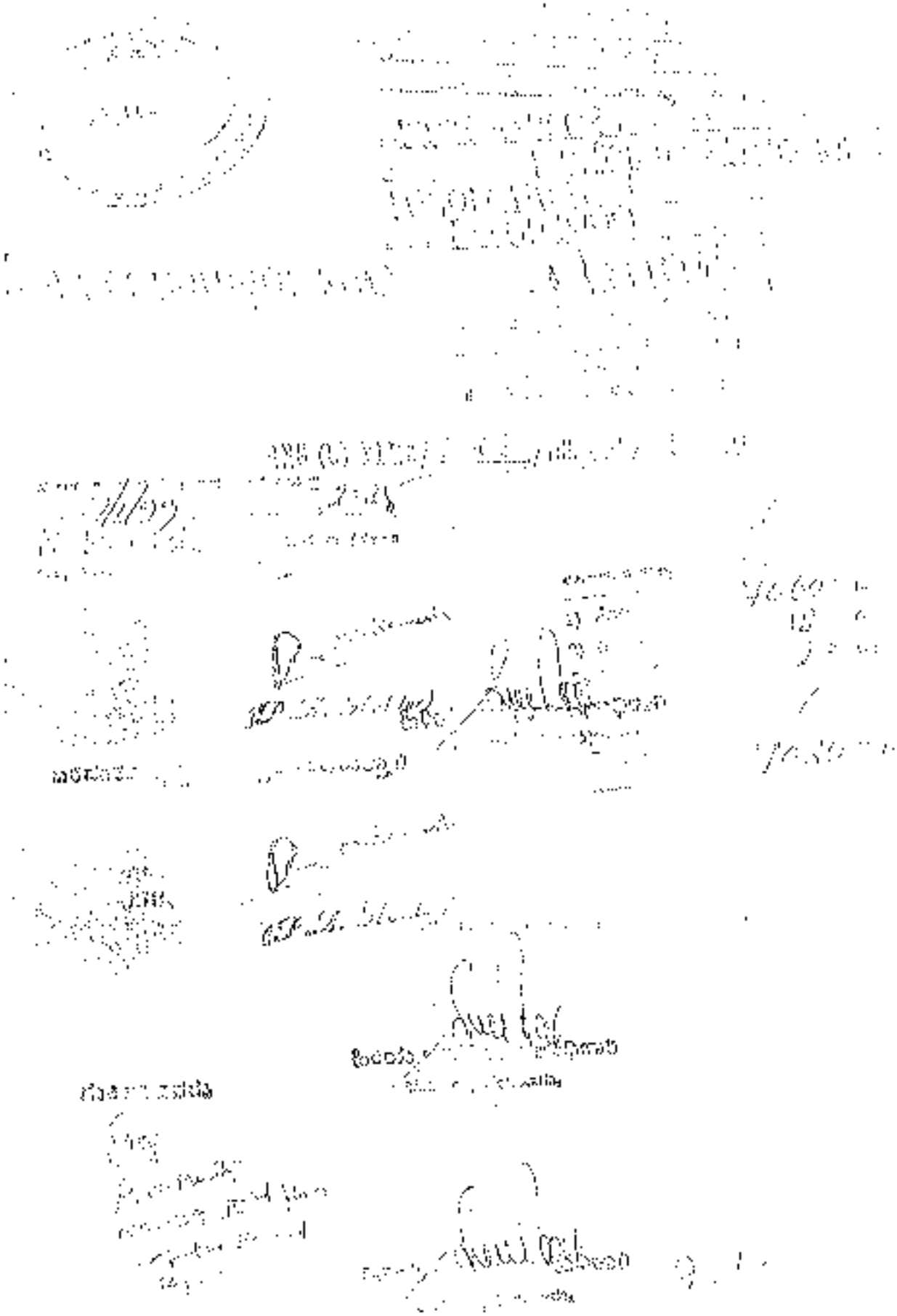
1. SMT. MUTHAMMA, aged about 45 years, W/O. LATE LAKSHMAIAH
2. SMT. ANJANAMMA, aged about 45 years. W/O. LATE LAKSHMAIAH.
3. SHRI. L.RAVEENDRA, aged about 40 years.
4. SHRI. MUNESWAMY, aged about 37 years.
5. SHRI. L.PARTHA, aged about 35 years,

3 to 5 are the Sons of LATE LAKSHMAIAH, and all are residing at SONNAPANAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Represented by their General Power of Attorney Holder Shri.N.RAMESH, S/o. SHRI.NARAYANDAS residing at No.83, 11th Main, Malleswaram, Bangalore 560 003. hereinafter called the VENDORS, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

(N. Ramesh)



INDIA NON JUDICIAL

FIFTEEN THOUSAND RUPEES

Rs.15000

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Chief Executive **Shri.K.VISHWANATH**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor in-office and assigns).

Whereas, the SCHEDULE PROPERTY was purchased by SHRI. M. LAKSHMAIAH, under a Registered Document No.1205 of Book I, Vol.No.1228, dated. 18.09.1978, Registered in the office of the Sub-Registrar, Devanahalli Taluk, Bangalore District.

Contd...3.

PAGE...

Whereas Shri.M.LAKSHMAIAH died intestate on 15.09.1991, leaving behind his wives and his children to succeed to his properties. The Khatha of the SCHEDULE PROPERTY was transferred in the names of SMT.MUTHAMMA & SMT.ANJINAMMA, with the consent of other family members.

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only).

Contd...

(P.K. Shah)

INDIA NON JUDICIAL

पन्द्रह हजार रुपये

FIFTEEN THOUSAND RUPEES

Rs.15000

INDIA

PAGE-4.

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR (NA) 12/98-99, Dated 25.11.98/ has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..5..

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd...

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only), paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof. TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd/2..

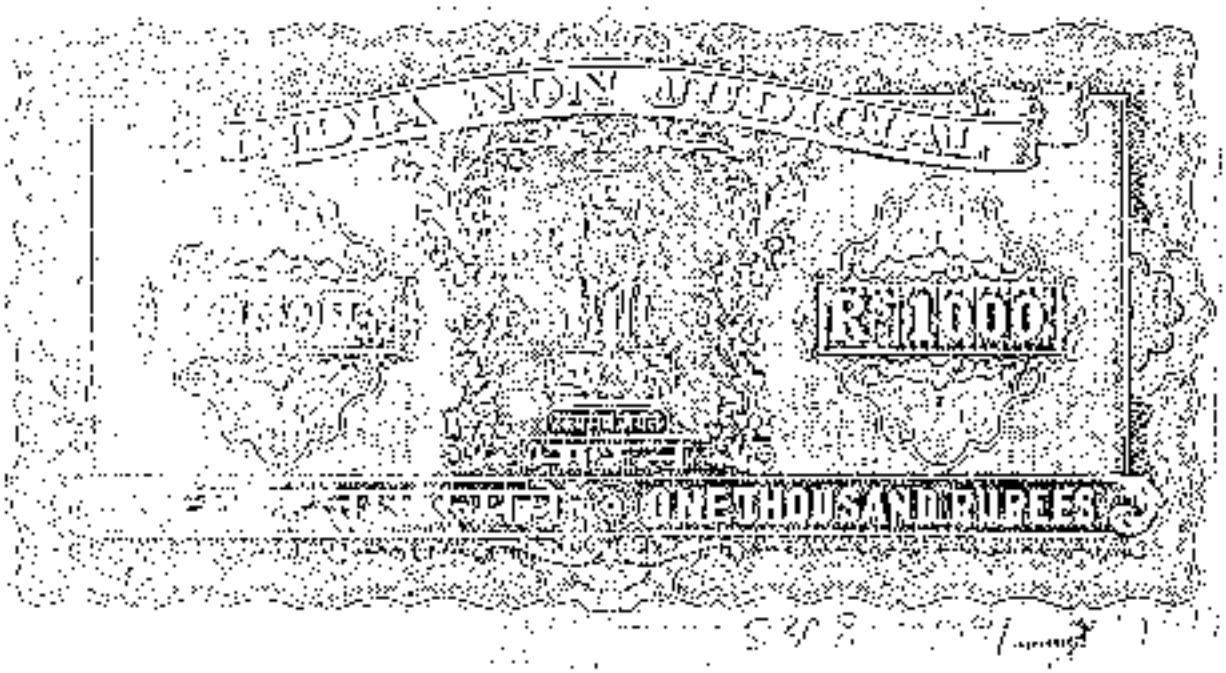
AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

Contd.../..

(P.T. Mehta)

1000Rs.



The stamp duty is paid on the market value of the Schedule property. The market value of the SCHEDULE PROPERTY is Rs.3,53,000/- (Rupees Three Lakhs Fifty Three Thousand Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

Contd..9.

(P.T. Holder)

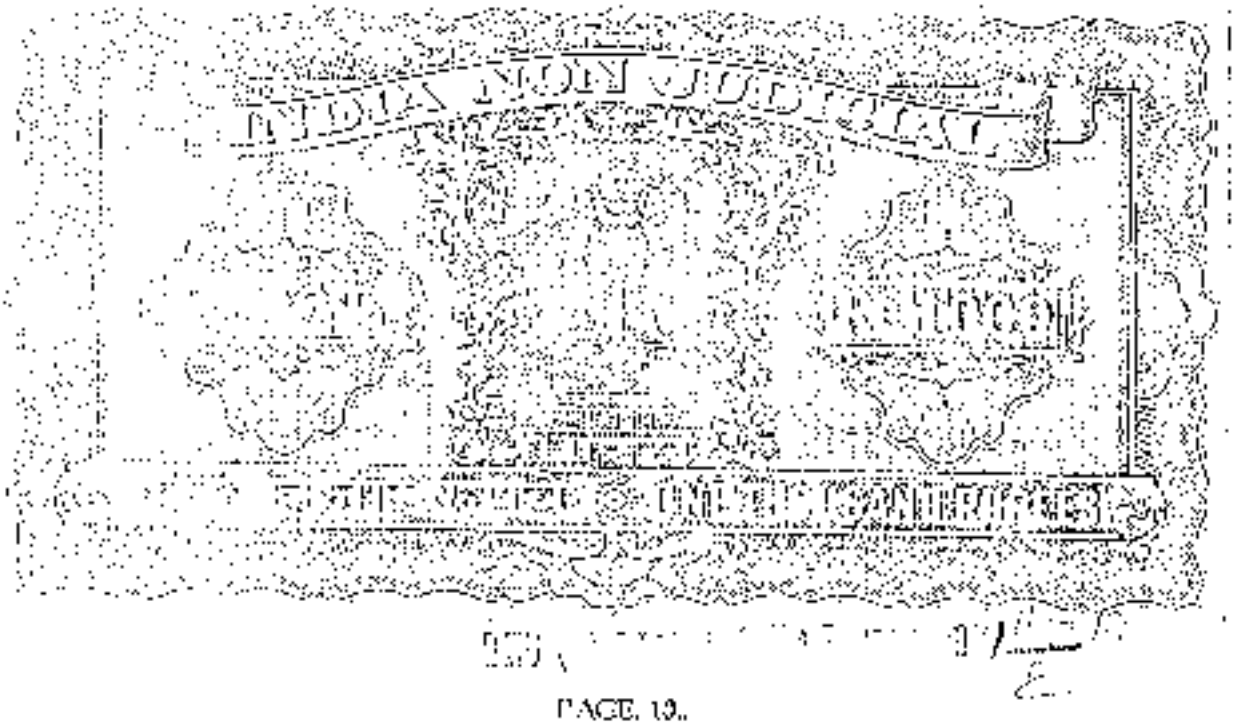
SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR (NA) 12/93-99,Dated 15.11.98, Bearing Survey No. 11, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 20 Guntas land and bounded as follows:

EAST BY	:	SMT.SHAMMAMMA'S LAND.
WEST BY	:	SMT.ANJANAPPA'S LAND.
NORTH BY	:	SRI.THAMMANNA'S LAND.
SOUTH BY	:	SMT.GANGAMMA'S LAND.

Contd...P/-

1000Rs.



PAGE. 10.

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

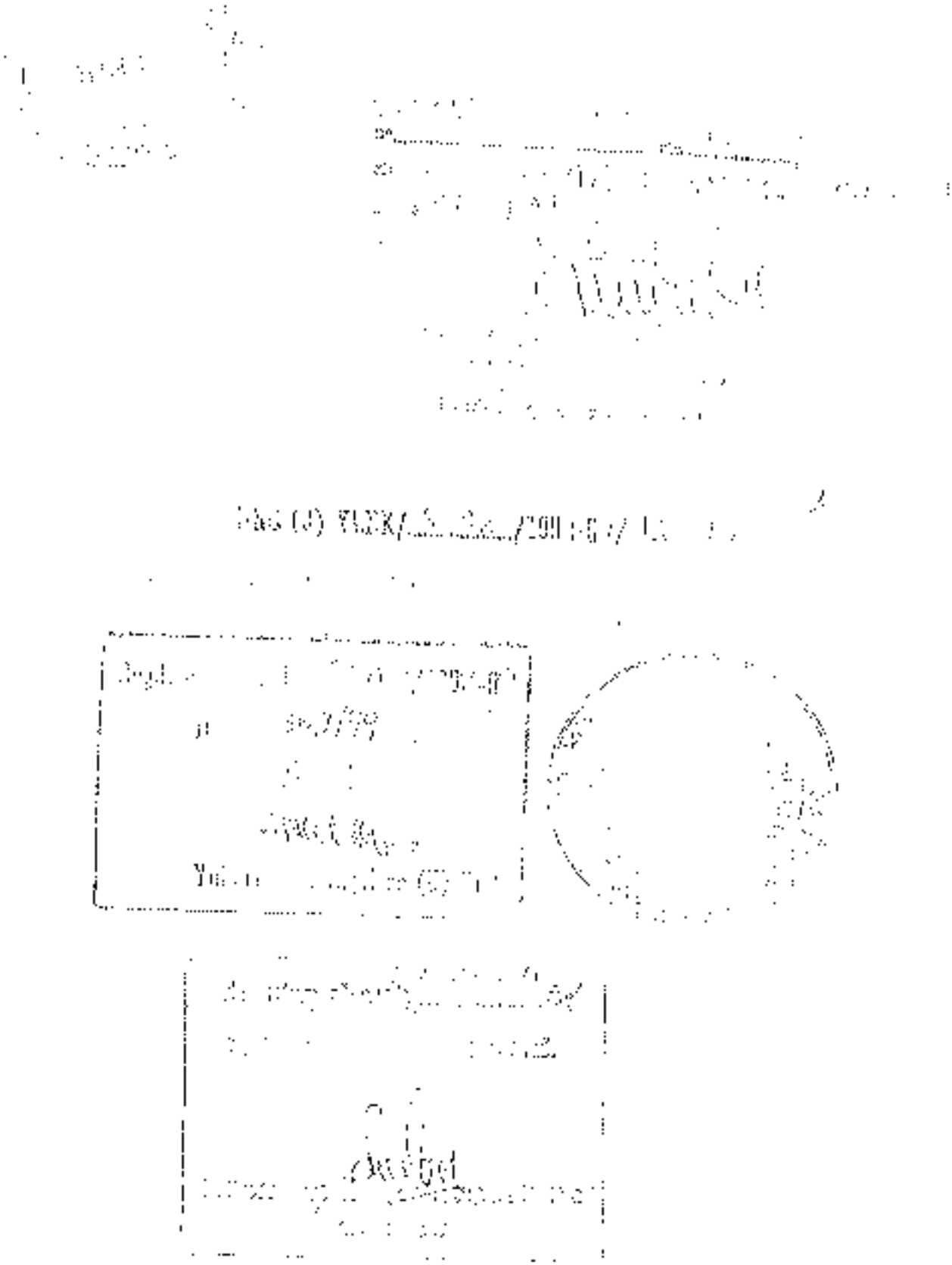
WITNESSES:

1.

VENDORS
(GPA HOLDER)

2.

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.



RUPEES TWENTY THOUSAND ONLY

RUPEES 20000

INDIA NON JUDICIAL

ABSOLUTE SALE DEED

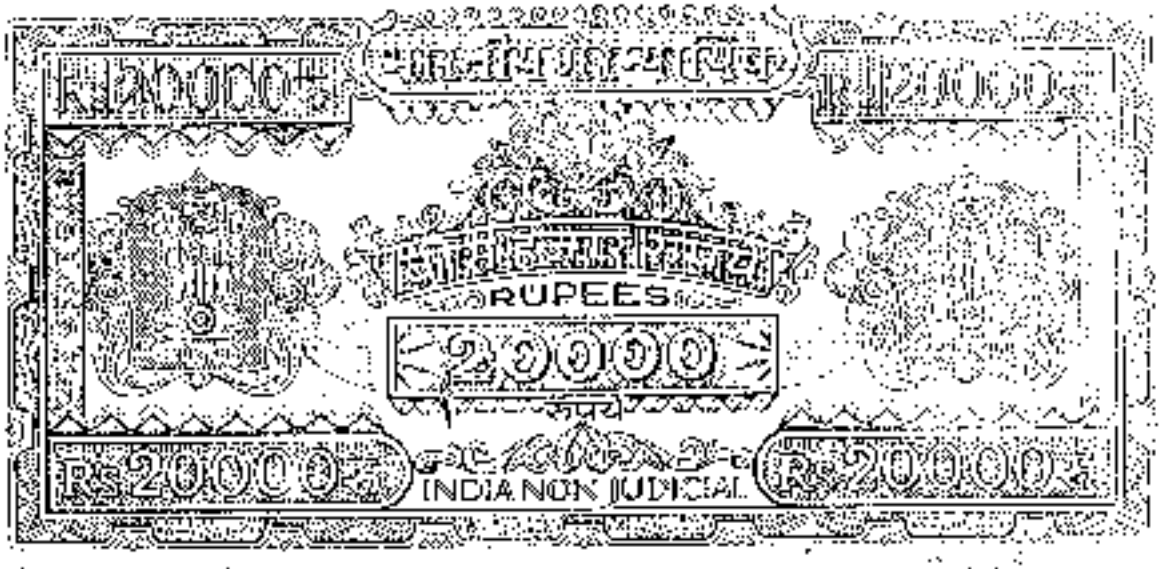
THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 5th day of January 1999, between:-

1. SMT. MUTHAMMA, aged about 65 years, W/O. LATE LAKSHMAIAH.
2. SMT. ANJANAMMA, aged about 45 years, W/O. LATE LAKSHMAIAH.
3. SHRI. L.RAVENDRA, aged about 40 years.
4. SHRI. MUNISWAMY, aged about 37 years.
5. SHRI. L.PARTHA, aged about 35 years.

3 to 5 are the Sons of LATE LAKSHMAIAH, and all are residing at SONNAPNAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Represented by their General Power of Attorney Holder Shri.N.RAMESH, S/o. SHRI.NARAYANDAS residing at No.33, 12th Main, Malleswaram, Bangalore 560 003, hereinafter called the VENDORS, (which term shall mean and include their heirs, legal representatives, executors and assigns) of the ONE PART.

Contd..2.



IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE 560 032.

Represented by its Chief Executive **Shri.K.VISHWANATH**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor in-office and assigns).

Whereas, the SCHEDULE PROPERTY was purchased by SHRI. M. LAKSHMAIAH, under a Registered Document No.1205 of Book I, Vol.No.1228, dated. 18.09.1970, Registered in the office of the Sub-Registrar, Devanahalli Taluk, Bangalore District.

Whereas Shri.M.LAKSHMAIAH died intestate on 15.09.1991, leaving behind his wives and his childrens to succeed to his properties. The Khatha of the SCHEDULE PROPERTY was transferred in the names of SMT.MUTHAMMA & SMT.ANJINAMMA, with the consent of other family members.

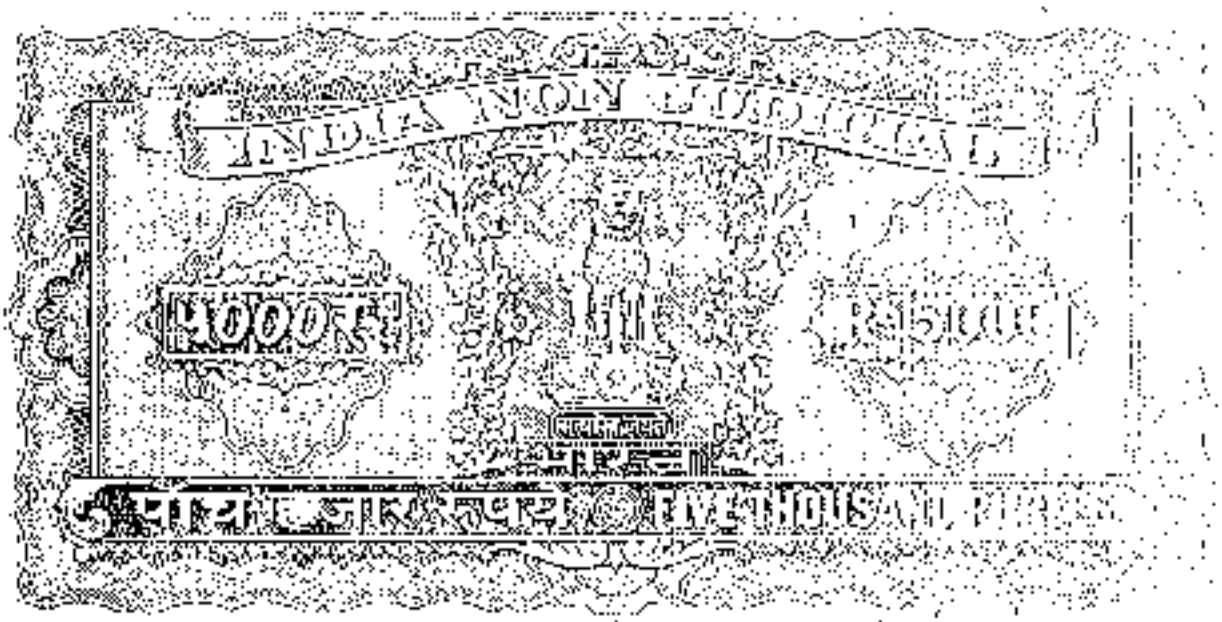
Contd..3.

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,73,125/- (Rupees Two Lakhs Seventy Three Thousand One Hundred and Twenty Five Only)

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.AL N/SR (NA) 12/98-99, Dated 25.11.98, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd. 4..



The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid up-to-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,73,125/- (Rupees Two Lakhs Seventy Three Thousand One Hundred and Twenty Five Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,73,125/- (Rupees Two Lakhs Seventy Three Thousand One Hundred and Twenty Five Only), paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchasers the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof. TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

INDIA NON JUDICIAL

5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

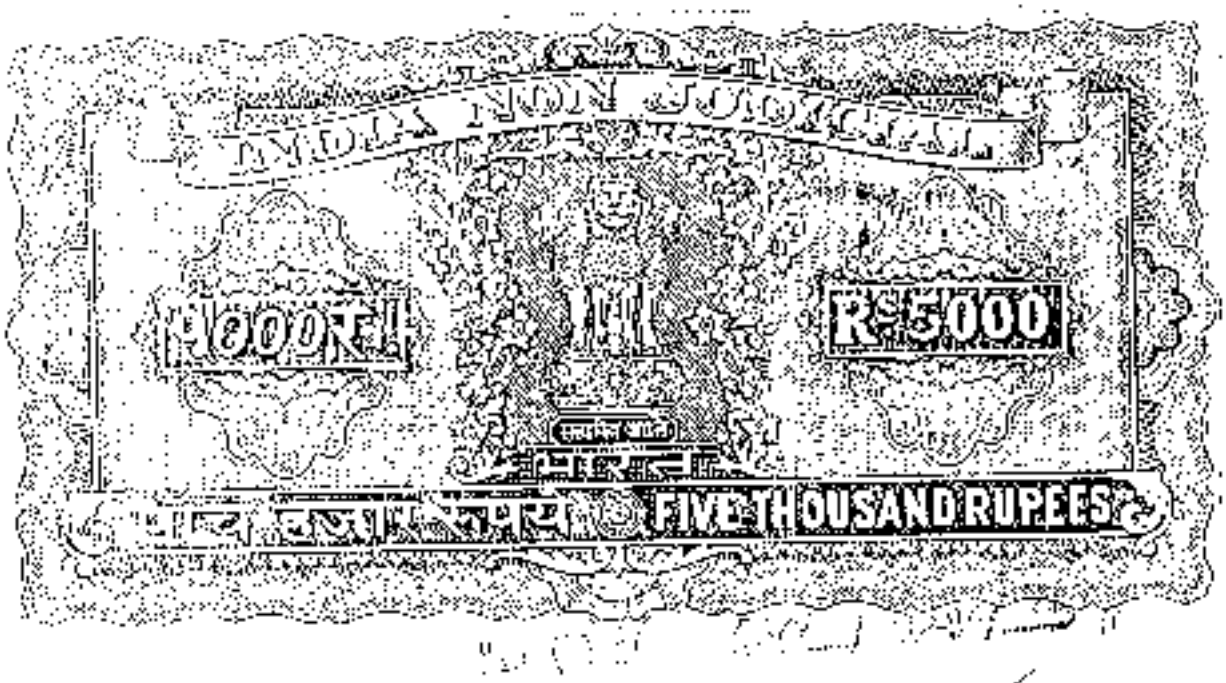
Contd..7..

The stamp duty is paid on the market value of the Schedule property. The market value of the SCHEDULE PROPERTY is Rs.4,06,000/- (Rupees Four Lakhs Six Thousand Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

Contd..8..

5000Rs.



SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR (NA) 22/98-99,Dated 25.11.98, Bearing Survey No. 31, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 23 Guntas land and bounded as follows :-

EAST BY : SMT. KEMPAMMA'S LAND.

WEST BY : SHRI. ANJANAPPA'S LAND.

NORTH BY : SHRI. THAMMANNA'S LAND.

SOUTH BY : SMT. GANGAMMA'S LAND .

Contd..9..

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

INDIA NON JUDICIAL

RUPEES FIFTEEN THOUSAND

Rs.15000

SATYAMEVA JAYATE

INDIA

00BD 902670

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 29th day of January 1999, between:-

1. SMT. MUTHAMMA, aged about 65 years, W/O. LATE LAKSHMAIAH.

2. SMT. ANJANAMMA, aged about 45 years, W/O. LATE LAKSHMAIAH.

3. SHRI. L.RAVEENDRA, aged about 40 years.

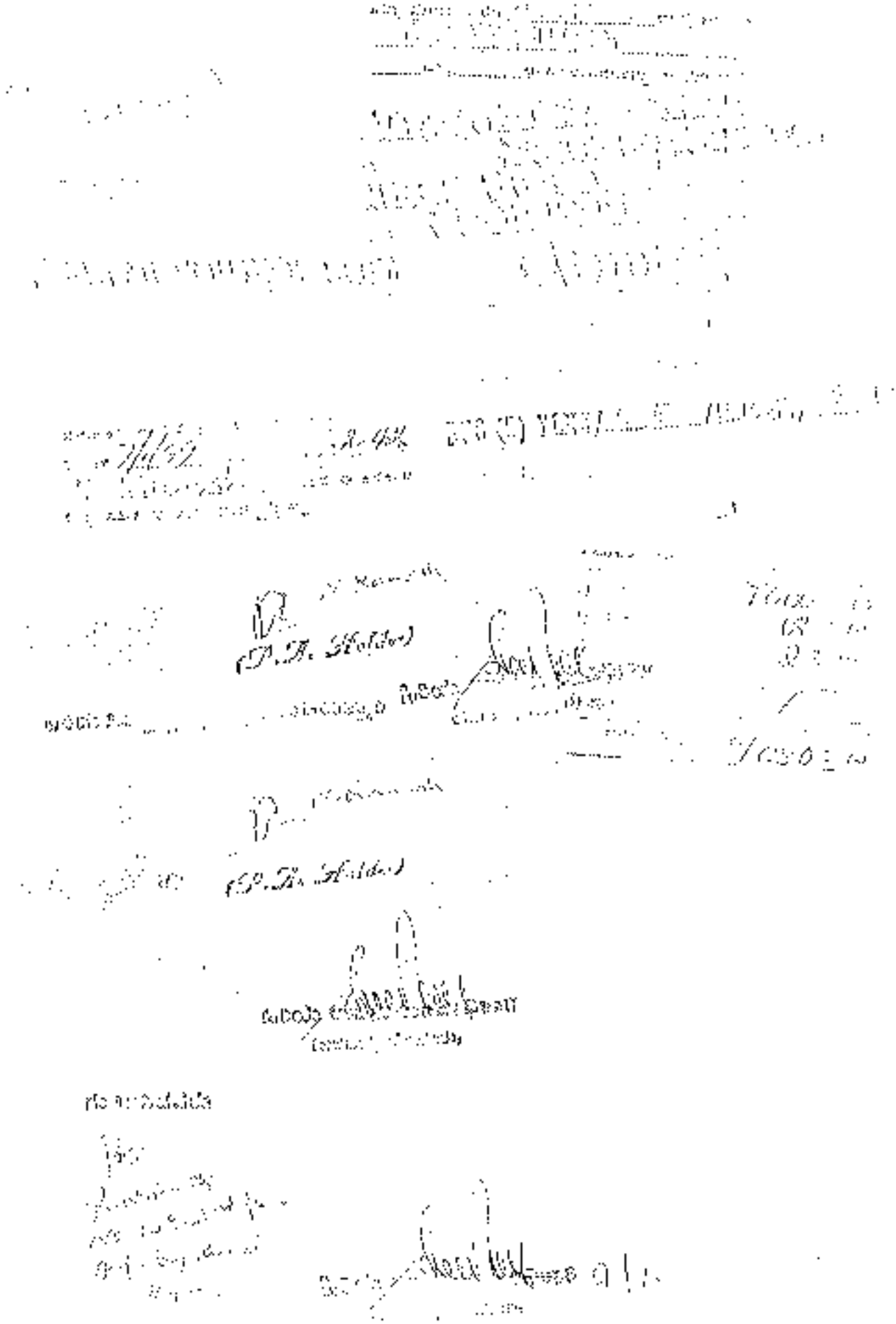
4. SHRI. MUNISWAMY, aged about 37 years.

5. SHRI. L.PARTHA, aged about 35 years.

3 to 5 are the Sons of LATE LAKSHMAIAH, and all are residing at SONNAPANAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Represented by their General Power of Attorney Holder Shri.N.RAMESH, S/o. SHRI.NARAYANDAS residing at No.33, 11th Main, Malleswaram, Bangalore - 560 003. hereinafter called the VENDORS, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.



INDIA NON JUDICIAL

RUPEES FIFTEEN THOUSAND

(Rs.15000)

INDIA

IN FAVOUR OF

M/s. SAMMYS DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Chief Executive Shri.K.VISHWANATH, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor in office and assigns).

Whereas, the SCHEDULE PROPERTY was purchased by SHRI. M. LAKSHMAIAH, under a Registered Document No.1205 of Book 1, Vol.No.1228, dated. 18.09.1978, Registered in the office of the Sub Registrar, Devanahalli Taluk, Bangalore District.

Contd..3..

Wherein SRI.MALLIKARJUNAIAH died intestate on [illegible], leaving behind his wives and his children to succeed to his properties. The Khata of the SCHEDULE PROPERTY was transferred in the names of SMT.MUTHAMMA & SMT.ANJINAMMA, with the consent of other family members.

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only).

Contd..2..

INDIA NON JUDICIAL

RUPEES FIFTEEN THOUSAND

Rs.15000

INDIA

PAGE..4..

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR (NA) 12/98-99, Dated 19.1.99, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..5..

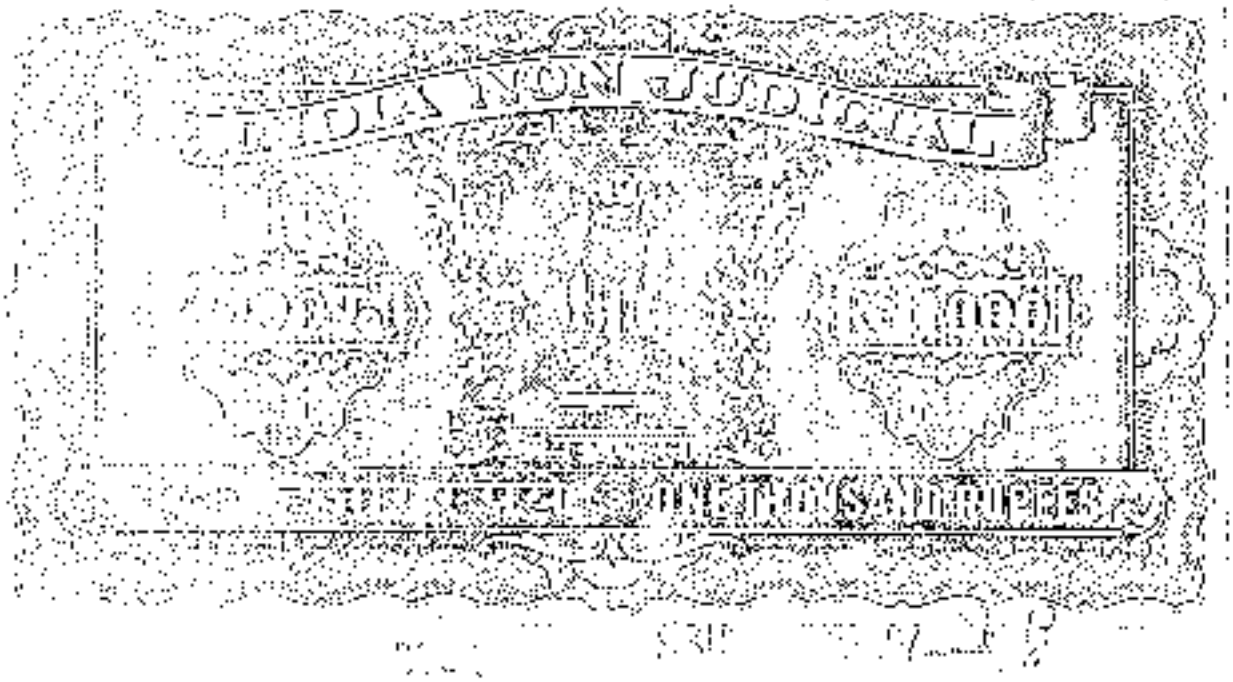
The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and The Vendors have paid upto date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd...

1000Rs



PAGE...6...

NOW THIS INDENTURE WITNESSETH that in pursuance of the afore-said terms of sale and in consideration of the entire sale price of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only), paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof. TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd./..

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

Contd...

C.R. Shaw

1000Rs

INDIA NON JUDICIAL

Rs.1000

ONE THOUSAND RUPEES

DXE (7)

The stamp duty is paid on the market value of the Schedule property. The market value of the SCHEDULE PROPERTY is Rs.3,03,000/- (Rupees Three Lakhs Fifty Three Thousand Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

Contd..9.

NIL (I) [illegible]/[illegible]/[illegible]

PAGE..2..

SCHEDULE

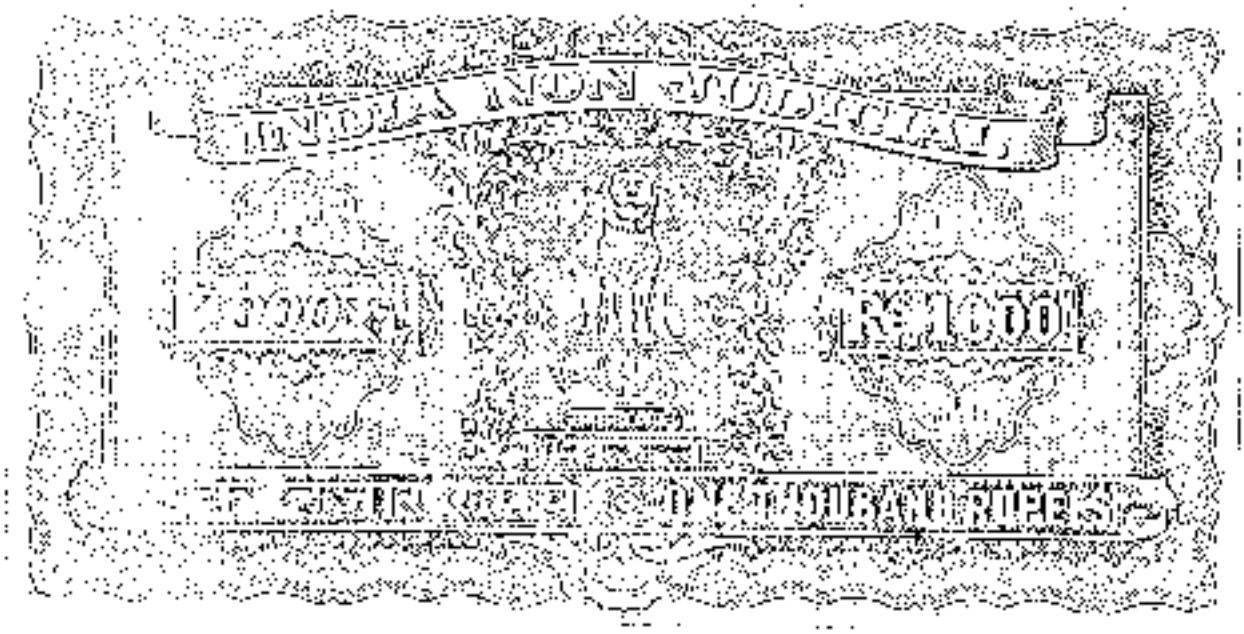
ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR (NA) 12/98-99,Dated 25.11.98, Bearing Survey No. 17, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 20 Guntas land and bounded as follows:

EAST BY	:	SMT. KEMPAMMA'S LAND.
WEST BY	:	SHRI. ANJANAPPA'S LAND.
NORTH BY	:	SHRI. THAMMANNA'S LAND.
SOUTH BY	:	SMT. GANGAMMA'S LAND.

Contd..10.

(A. R. Hide)

1000Rs.



PAGE-10.

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

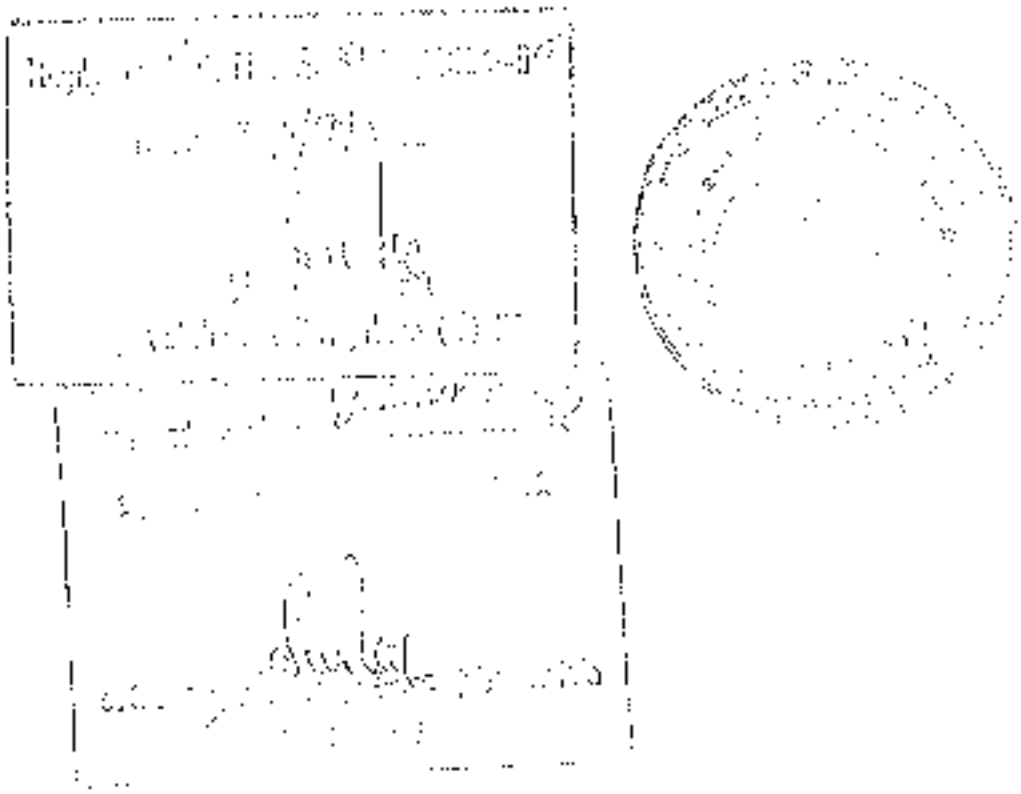
WITNESSES:

1.

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.



1 26564/04-05

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 ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

ಕಾಯಿದೆಯ ಪ್ರಕಾರ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 21st day of March 2005, between:-

1) **SHRI.ERAKEMPAIAH ALIAS APPAIAH, aged about 55 years. S/o. Late. Munikempaiah.**
2) **SHRI.MANJUNATH, aged about 28 years.**
3) **SHRI.MAHESH, aged about 22 years.**

2 & 3 are Sons of Shri.Erakempaiah. All are Residing at Hosahalli Village, Jala Hobli, Bangalore North Taluka, Bangalore., Represented by their GPA holder Shri.N.Ramesh vide registered document no.322/04-05.registered in the office of the Sub-registrar, Yelhanka, Dtd.29/11/2004. hereinafter jointly called the **VENDORS.** (which term shall mean and include their heirs, legal representatives, executors and assigns) of the one part.

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND CO.,PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by SHRI.AJIT KUMAR hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Contd. 2..

Print Date & Time : 22-03-2005 07:08:01 PM

Receipt No. 96564 ANG (U) - [illegible] 2004-2005 [illegible] - 10

[illegible] 22-03-2005 [illegible] 02:59:20 PM [illegible]

ಕ್ರ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	[illegible]	[illegible]
2	[illegible]	30[illegible]
	ಒಟ್ಟು :	10100.00

By M/S. Sunray's Decorators Co. Pvt. Ltd. Rep. by Shri Ajit Kumar [illegible]

ವಿವರ	ಫೋಟೋ	ಹೆಬ್ಬೆರಳು ಗುರುತು	ಸಹಿ
By M/S. Sunray's Decorators Co. Pvt. Ltd., Rep. by Shri Ajit Kumar			

[illegible]
ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

[illegible]

ಕ್ರ ಸಂಖ್ಯೆ	ವಿವರ	ಫೋಟೋ	ಹೆಬ್ಬೆರಳು ಗುರುತು	ಸಹಿ
1	M/S. Sunray's Decorators Co. Pvt. Ltd. Rep. by Shri Ajit Kumar [illegible]			
2	[illegible] Rep. by their GPA holder K. [illegible] [illegible]			

[illegible]
ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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SC (U)-1147/2004-2005

WHEREAS the Vendors are the absolute owners of the property hereinafter referred as Schedule Property and morefully described in the schedule hereinunder mentioned they having acquired the same by virtue of Inheritance form their ancestors.

Whereas the Vendors are in possession and enjoyment of the Schedule Property from the date of grant and kathi of the property stands in the name of vendors and they have paid uplo date taxes in the concerned authority.

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.10,00,000/- (Rupees Ten Lakhs Only).

Contd..3..

ಸರ್ ಎಲ್ಲರಿಗೂ

BNG (L)-II-b, 26564 2004-2005

ಸಂ.		
1	Nagaraja No. 139, 2nd Floor, Infantry Road, Block-01	
2	R.N. Murthy No. 139, 2nd Floor, Infantry Road, Block-01	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು.

ಸ್ಟಾಂಪ್ ಶುಲ್ಕ ರೂ.
ಸ್ಟಾಂಪ್ ನಂ. 26564-2004-05
ದಿನಾಂಕ 22.03.2005 ರಂದು ಸ್ವೀಕರಿಸಲಾಗಿದೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಬೆಂಗಳೂರು

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಡಾಕ್ಯುಮೆಂಟ್ ಶೀಟ್
Document Sheet

ಬೆಲೆ : ರೂ. 2/-

ಈ ಶೀಟನ್ನು ಯಾವ ಡಾಕ್ಯುಮೆಂಟಿಗಾದರೂ ಉಪಯೋಗಿಸಬಹುದು
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ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

LR (U)-Tank/ 2004-2005/ 57-10

PG-3-

Whereas the Vendors as per the terms of sale agreement have applied to the Special Deputy commissioner for the conversion of the Schedule Property from Agricultural to Non-agricultural commercial purpose. The Special Deputy Commissioner has issued order vide ALN/SR/NA/560/04 05 Dtd.21/03/2005 for the conversion of the schedule property for commercial purpose after collecting necessary conversion charges paid by the purchaser as per the terms of sale agreement.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.10,00,000/ (Rupees Ten Lakhs Only). as per the Terms of Agreement of Sale in the following manner :-

a). Rs 5,00,000/ Chq.No.593721 Dtd.07/09/04.
b). Rs.5,00,000/- Chq.No.610015 Dtd.22/10/04.

Both the cheques are drawn on Indusind Bank, M.G.Road, Bangalore, the receipt of which the vendor do hereby acknowledges.

Contd..4..

ಈ ದಸ್ತಾವೇಜು ಮಾರ್ಪಾಟು ಕಾಯಿದೆ ಕರ್ನಾಟಕ
ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ 6 ರನ್ವಯ 152 ಮುದ್ರಾಂಕ 2003
ದಿನಾಂಕ 09-05-2003ರ ಪ್ರಕಾರ ಮಾರ್ಪಡಿಸಲಾಗಿದೆ.

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 ಕಾರ್ಯಗತಪಡಿಸಿದ ದಿನಾಂಕ
Date of execution

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

ಸಂಖ್ಯೆ (ಬಿ) 2984/ 2004-2005 /6-10

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.10,00,000/- (Rupees Ten Lakhs Only)..paid by the Purchaser to the Vendors, the Vendors as beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof . **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..5..

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ ರೂ. 2/-

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

ದಸ್ತಾವೇಜು ಬರೆಯಲ್ಪಟ್ಟ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

WG (U)-TPK/ 2004-2005/ 4/10

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the Market Value of the Schedule property. The Vendors have this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd.6..

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: ಕಂಇ 152 ಮಾಇತಾಇ 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 ಬರೆಸಿದ ದಿನಾಂಕ
Date of execution

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

Reg (d)-Yelk/Gen/02/(4)2004-2005 / 8-10

SCHDEULE PROPERTY

ALL THAT PIECE AND PARCEL of commercial converted land vide Order No. ALN/SR/NA/560/04-05 Dtd.21/03/2005, Bearing Sy No.13/3 measuring 1 Acre 32 Guntas situated at Hosahalli Village, Jala Hobli, Bangalore North Taluka, Bangalore and bounded as follows:-

EAST BY :- **PRIVATE PROPERTY .**

WEST BY :- **PRIVATE PROPERTY.**

NORTH BY :- **PRIVATE PROPERTY.**

SOUTH BY :- **PRIVATE PROPERTY.**

Contd..7..

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ ರೂ. 2/-

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

ದಸ್ತಾವೇಜು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duly paid Rs.

BNG (U)-1LNK/ PV-7-16564 2004-2005/9-10

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDOR'S
(GPA HOLDER)

PURCHASER

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

ONE Cr. 26564 ... 05/2005 10:10

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮುದ್ರಾಂಕ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
Department of Stamps and Registration

ಪೃಷ್ಠಿಕರಣ ಪತ್ರ

1957 ರ ಕೂಲಿ ಅಧಿನಿಯಮದ ಅನುಬಂಧ ಸಂಖ್ಯೆ 10 ರ ಅಡಿಯಲ್ಲಿನ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S. Sermo's Dreamland Co., Pvt Ltd., Rep. by Sri Ajit Kumar, ರವರು 90400.00 ರೂಪಾಯಿಗಳನ್ನು ಕೆಳಕಂಡಂತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುತ್ತಾರೆ

ವಿವರ	ಮೊತ್ತ (ರೂ.)	ಸಂಖ್ಯೆ ಮತ್ತು ದಿನಾಂಕ
ಇತರೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	90400.00	DD No. 304634 Dt. 21.3.05, Drawn on HDFC Bank B'lore.
ಒಟ್ಟು :	90400.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 22/03/2005

ಉಪನಿಬಂಧಕರು
ಯಲಹಂಕ ಉಪನೋಂದಣಿ ಕಛೇರಿ

Designed & developed by C-DAC, ACTS Pune

Government of Karnataka

Registration and Stamps Department

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 15th day of April 2005, between :-

SMT. KAMINI R. RAMNANI, aged about 48 years.
W/o. SHRI. N. RAMESH

Residing at No. 4, 3rd Floor, A.G.S. Plaza, R.T.Nagar, Bangalore 560 032., Hereinafter called the **VENDOR**, (which term shall mean and include her heirs, legal representatives, executors, and assigns) of the OTHER PART.

IN FAVOUR OF :-

M/s. SAMMY'S DREAMLAND CO.,PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Director **Shri.N.RAMESH** hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns) .

× Kamini R. Ramnani

Contd..2...

BNC (U, YLNK/ ...1100..... 2005 2... | 9-10

Print Date & Time : [illegible] 11:08:45 AM

[illegible]

[illegible]

[illegible]	Date	[illegible]
1	[illegible]	840/-00
2	[illegible]	210/-00
	[illegible]	840/-00

[illegible] M/S. Sammy's [illegible] Co Pvt. Ltd Rep by its Director N. [illegible]

[illegible]	[illegible]	[illegible]	[illegible]
[illegible] M/S. Sammy's [illegible] Co Pvt Ltd Rep by its Director N. [illegible]			

[illegible]

[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
1	M/S. Sammy's [illegible] Co Pvt Ltd Rep by its Director N. [illegible] [illegible]			
2	Smt. [illegible] [illegible] [illegible]			Kavita R Ramkeni

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department
Document Sheet
This sheet can be used for any document
Date of execution
Total stamp duty paid Rs.

BNC U: XLMX/ 12400 2005 2 3-10

WHEREAS, the Vendor is the absolute owner of the Property hereinafter referred as Schedule Property, she having purchased the same under a 4 registered sale documents bearing Nos.7447/2002-03, 7449/02-03, & 7552/02-03 Dtd.12/11/2002, Registered in the office of the Sub-registrar,Yellanka.

WHEREAS, the Vendor is in enjoyment and possession of the Schedule Property and the katha of the property also stands in her name .

Whereas, the Purchaser has entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.5,00,000/- (Rupees Five Lakhs Only).

Whereas the Vendor as per the terms of sale agreement have applied to the Special Deputy commissioner for the conversion of the Schedule Property from Agricultural to Non-agricultural commercial purpose. The Special Deputy Commissioner has issued order vide ALN/SR/NA/552/04-05 Dtd.05/04/2005 for the conversion of the schedule property for commercial purpose after collecting necessary conversion charges paid by the purchaser as per the terms of sale agreement.

Whereas the purchaser has paid full and final payment of Total sale Consideration Rs.5,00,000/- (Rupees Five Lakhs Only) the receipt of which the Vendor do hereby acknowledges.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.5,00,000/- (Rupees Five Lakhs Only), paid by the Purchaser to the Vendor.

x Kamini R. Ramrani

Contd..3..

ರಹಸ್ಯ/ಅತಿರಹಸ್ಯ HRC (U, YLNK/ ...(1400)... 2013 2000 | 4-10

ಕ್ರ ಸಂ	ಹೆಸರು	ಸಹಿ
1	Nanjappa Head Call Jalahalli Belt	
2	R.N. Murthy No 179, 2nd Floor, Infantry Road, Bangalore-01	

ಸಂಜೆ

(ಎಂ. ಎಸ್. ಶ್ರೀನಿವಾಸ್)
ಸಹಾಯಕ ಕಮಿಷನರ್, ಯಲಹಂಕ ಉಪವಿಭಾಗ

Document Processed by C-DAC, ACIS Pune

Government of Karnataka

Registration and Stamps Department

This sheet can be used for any document

Date of execution

Total stamp duty paid Rs.

2005 2335 | 5-10

The Vendor is beneficial owner they do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule properties and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof .

TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title.

AND THAT the Vendor hereby covenant that she will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

AND FURTHER the Vendor do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendor or any of her predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Karuna R. Ramsani

Contd..4..

BNC (U) YLNK/ 1400 2025 2026 | 6 / 10

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮುದ್ರಾಂಕ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
Department of Stamps and Registration

ಚಲನ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ 10 ರ ಅನುಚ್ಛೇದ ಪ್ರಕಾರ ಪತ್ರ

ಶ್ರೀ M/S. Sunny's Dreamland Co Pvt Ltd Rep by its Director V. Ramesh , ಇವರು 75804.00 ರೂಪಾಯಿಗಳನ್ನು ಸರ್ಕಾರ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದು ಸ್ವೀಕೃತವಾಗಿದೆ

ವಿವರ	ಮೊತ್ತ (ರೂ.)	ಶುಲ್ಕ ಪಾವತಿಸಿದ ಪತ್ರ
ದಂಡ ಮೊತ್ತ	4.00	Paid in Cash
ಮೂಲ ಮುದ್ರಾಂಕ ಶುಲ್ಕ	75800.00	DD No. 006674, Dt 15/04/25, Drawn on HDFC Bank, Bhatu
ಒಟ್ಟು :	75804.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ : 15/04/2025

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
(ಕೇಂದ್ರಸ್থಾನ)
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC, ACTRONS.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Kamataka

ದಸ್ತಾವೇಜು ಕಾಗದ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಂ: ರಸ. 2/-

ಈ ಕಾಗದವನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗಾಗಿ ಉಪಯೋಗಿಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜು ಜರುಗಿದ ದಿನಾಂಕ
Date of execution

ಕಟ್ಟಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.
Total stamp duty paid Rs.

DNC (U) YLNK/2-1/200 2005 2007 7-10

AND THAT FURTHER the Vendor do hereby covenant that she has not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby she is prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property. The Vendor has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

The Vendor has also handed over the possession of the entire Schedule Property to the Purchaser.

This transaction does not violate any provisions of the SC/ST (PTCL Act. 1978).
THE purchaser must use for commercial purpose only.

Contd..5..

Kamini R. Kommane

Kamini R. Kommane

BNC U. TEK/ ...1100... 2005 2005 | 8-10

1	Hosahalli, Jakkhalli P, BNG	
2	R.N. Murthy	

P 7196/05 01, Pending for Undervaluation Dt. 16/04/05. Market Value Rs. 1009563. Total SD Rs. 298005/-. Out of which already paid Rs. 7980/-. Total SD Rs. 22752/- FD No. 562414, Dt. 19/04/05, Drawnon CBC, Blore. Total D.S. Fees Rs. 10900/-. Out of which already paid Rs. 8400/-. Deficit FRS Fees Rs. 2500/- by way of DD No. 562412, Dt. 16/04/05, Drawnon CBC, Blore. Hence the document is received and assign the document No. ...05/05 Dt. 19/04/05.

Designated Sub-Registrar, Jakkur, Bangalore

ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ: ಹಣ 152 ಮುದ್ರೆಆದು 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 ಬಳಸಬಹುದು
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

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

BNC U. YLK/ PR 3140 2005 2005 | 9-10

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL of commercial converted land vide ALNSR(NA)552/04-05 bearing Survey No.134/1, situated at HOSAHALLI VILLAGE, Jala Hobli, Bangalore North Taluk, measuring 0 Acre 29 Guntas of land and bounded as follows.

EAST BY :- Sammys dream land's property

WEST BY :- Sammys dream lands property

NORTH BY :- Sammys dream land's property

SOUTH BY :- private property.

x Kamini R. Ramnani

x Kamini R. Ramnani

Contd..6..

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದಿರುವುದು ದಿನಾಂಕ
Date of execution

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

BK U. YNK/ Page 1400 2005 2006 10-10

IN WITNESS WHEREOF, the Vendor and the Purchaser have affixed their respective signatures to this Deed of Absolute Sale on this day, month and the year first above written.

WITNESSES :-

1. [illegible] No. 139, II floor, 3rd Inf Rd, BLR-1

2. Ramesh No. 1450, I main 3rd Cross - 64

Karim R. Panvani
VENDOR

PURCHASER

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II ND FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

Document Sheet

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Date of execution

Total stamp duty paid Rs.

BNG (C) YLNK/ 1919 2006-2007 1-13

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 24th day of March 2006, between :-

1. **SHRI.ANJINAPPA, aged about 58 years.**
   S/o. LATE.SUBBARAYAPPA
2. **SMT.SARASWATHI, aged about 28 years**
3. **SMT.LALITHA, aged about 26 years**
4. **SHRI.SURESH, aged about 24 years**
5. **SHRI.ARUNKUMAR, aged about 22 years**

2 to 5 are Childrens of Shri.Anjinappa and all residing at Hosahalli Village, Jala Hobli, Bangalore North Taluka, Bangalore. Hereinafter called the **VENDOR'S,** (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

IN FAVOUR OF :-

SMT. ASHA PARDESHI, aged about 51 years.
W/o. SHRI. RAMESH PARDESHI

Residing at Flat No.13, Building No.C -12, Kubera Garden, NIBM Road, Kondhwa, Pune -48. Represented by her Specific Power of Attorney Holder Shri.B.J.Ajith Kumar @ Mudappa. S/o. Late.B.M.Joyappa Residing at 973, Sapthgiri Nilaya, 3rd Cross, Ayappa Block, Monorayanapalya, R.T.Nagar, Bangalore -560 032. Hereinafter called the **PURCHASER** (Which term shall mean and include her heirs, legal representatives, executors and assigns) of the OTHER PART.

Contd..2..

Print Date & Time : 25-03-2006 01:06:47 PM

Receipt No. : F-10425 BNG (U) YLNK/ 1919 2006-2007 ಸಂ-13

ಸದರಿ ಅರ್ಜಿಯನ್ನು ಯಲಹಂಕ ಉಪನೋಂದಣಿ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 25-03-2006 ರಂದು 12:07:30 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗಿನ ವಿವರಗಳೊಂದಿಗೆ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

ಕ್ರ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಮೂಲಧನ	25500.00
2	ಸೇವಾ ಶುಲ್ಕ	420.00
3	ಅಂಚೆ ವೆಚ್ಚ	70.00
	ಒಟ್ಟು	25990.00

Mr Smt. Asha Paresh Rep by her SPA holder B.J. Ajith Kumar @ Mudappa without been present

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
Mr Smt. Asha Paresh Rep by her SPA holder B.J. Ajith Kumar @ Mudappa			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಇತರೆ ವಿವರಗಳು ಸಂಕ್ಷಿಪ್ತ

ಕ್ರ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Smt. Asha Paresh Rep by her SPA Holder B.J. Ajith Kumar @ Mudappa, (ಇತರೆ ವಿವರಗಳು)			
2	Anjinappa, (ಇತರೆ ವಿವರಗಳು)			

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

Government of Karnataka

Registration and Stamps Department

DNG (C) YLNK/ 1919 2006-2007 3-13

WHEREAS, the Vendors are the absolute owners of the Property hereinafter referred as Schedule Property, they having acquired the same from their ancestors.

WHEREAS, the Vendors are in enjoyment and possession of the Schedule Property and the katha of the property also stands in the name of the First Vendor.

Whereas, the Purchaser has entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.21,00,000/- (Rupees Twenty One Lakhs Only).

Whereas the purchaser has paid full and final payment of Total sale Consideration Rs.21,00,000/- (Rupees Twenty One Lakhs Only) the receipt of the above payments the vendors do hereby acknowledges.

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Date [illegible] 2006-2007 (4-10)

ಕ್ರ ಸಂ	ಹೆಸರು	ಫೋಟೋ	ಬೆರಳಚ್ಚು ಗುರುತು	ಸಹಿ
3	Smt. Nirmalavathi (antrabandhadara)			[illegible]
4	Smt. Lalitha (adhikaradadara)			[illegible]
5	Suresh (adhikaradadara)			[illegible]
6	Anilkumar (adhikaradadara)			[illegible]

[illegible]
ಹಿರಿಯ ಉಪನ್ಯಾಸಕರು
ಪ್ರಾಚಾರ್ಯ, ಬೆಂಗಳೂರು

Government of Karnataka

Registration and Stamps Department

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BNG (U) YLNK/ 1919 2006-2007 5-13

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.21,00,000/- (Rupees Twenty One Lakhs Only). paid by the Purchaser to the Vendor.

The Vendors are beneficial owners they do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule properties and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof.

TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for her or any of her predecessors in title.

AND THAT the Vendors hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

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ಗಣಕ ಸಂಖ್ಯೆ/ಸಂಕೇತ

BNG (U) YLNK/ 1919 2006-2007, 6/43

ಕ್ರ ಸಂಖ್ಯೆ	ಹೆಸರು ವಿಳಾಸ
1	R N. Murthy No 139 2nd Floor, Infant Road, Bangalore 01
2	Venkatesh S/o Anjinappa Hosahalli village, Jala Hobli, Bangalore North Taluk

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

Kept Pending for Production of NOC of the Seller

Original Document Re-deposited Back After Use

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು

Government of Karnataka

Registration and Stamps Department

BNG (U) YLNK1 Pg-4- 1919 2006-2007 7-13

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of her predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby she is prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property. The Vendors have this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

The Vendors have also handed over the possession of the entire Schedule Property to the Purchaser.

This transaction does not violate any provisions of the SC/ST (PTCL Act. 1978).

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ಗುರುತಿಸಲ್ಪಟ್ಟವರು

DNG (D) YLNK/ 1919 2006-2007 & 1/5

ಕ್ರ. ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	R.N. Murthy No 139, 2nd Floor, Hilant Road, Bangalore 01	
2	Venkatesh S/o. Anjanappa Hosamalli village, Jala Hobli, Bangalore North Taluk	

ಸಹಿ ಮತ್ತು ದಿನಾಂಕ

The Document is Checked for Registration on Production of R.T.C of the Seller.

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಶ್ರೀ ಮತ್ತಿಕೆರೆ ಉಗ್ರಪ್ಪ
Award YAN -019 9-2006-07 on
R.N. Award YAND199 ಹಿ ಗ್ರಾಮ
Dated 26-04 2006 ಕಡತ ಹೊಂದಾಣಿಕೆಯಾಗಿದೆ

ಸಹಿ ಮತ್ತು (ಹೆಸರು)

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC, Acts, Pune

Government of Karmataka

Registration and Stamps Department

This sheet can be used for any document

BNG (U) YLNK-5- 1919 2006-2007 9-13

SCHEDULE A' PROPERTY

ALL THAT PIECE AND PARCEL AND UNDIVIDED PORTION of agricultural dry land bearing Sy.No.135/2 measuring 0-26.5 Guntas out of 1 A – 13 Guntas situated at HOASAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK, and bounded as follows:-

EAST BY	:-	**SMT.DODDAVENKATAMMA'S LAND**
WEST BY	:-	**SHRI.MUNIANJANPPA'S LAND**
NORTH BY	:-	**SHRI.MUNIYAPPA'S LAND**
SOUTH BY	:-	**SHRI.A.ANJINAPPA'S LAND.**

SCHEDULE B' PROPERTY

ALL THAT PIECE AND PARCEL AND UNDIVIDED PORTION of agricultural dry land bearing Sy.No.145 measuring 0-30 Guntas out of 1 A – 20 Guntas situated at HOASAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK, and bounded as follows:-

EAST BY	:-	**SHRI.MUNIANJANAPPA'S LAND**
WEST BY	:-	**SHRI.LAKSHMAIAH'S LAND**
NORTH BY	:-	**SHRI.NAIDU'S LAND**
SOUTH BY	:-	**SHRI.MUNIVENKATAPPA'S LAND.**

Contd..6..

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

BNG (U) YEMH 1919 2006-2007 10·13

IN WITNESS WHEREOF, the Vendor's and the Purchaser have affixed their respective signatures to this Deed of Absolute Sale on this day, month and the year first above written.

1. 2. Sadashathi

3. 4. Suth

5. A. Ramchandra

VENDOR'S

PURCHASER

WITNESSES :-

1. B.V. Venkatesh S/o. Anjinappa Hosakote Taluk
2. R. Ramesh No. 79 Bangalore

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II nd FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

BNG (U) YLNK/ 1917 2006-2007 11-13

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಮುದ್ರಾಂಕ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ

Department of Stamps and Registration

ಪ್ರತಿಯ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿನ ಪ್ರತಿಯ ಪತ್ರ

By Smt. Ashu Pardeshi Rep by her SPA Holder B.J. Ajith Kumar @ Mudoupu , ಇವರು 200000 (ಎರಡು ಲಕ್ಷ) ರೂಪಾಯಿ ಮುದ್ರಾಂಕ ಶುಲ್ಕವನ್ನು ಪಾವತಿಸಿದರು. (ರೂಪಾಯಿಗಳಲ್ಲಿ)

ವಿವರ	ಮೊತ್ತ (ರೂ.)	ಚಲನ ಮತ್ತು ದಿನಾಂಕ
ಒಟ್ಟು ಸ್ಟಾಂಪ್ ಡ್ಯೂಟಿ	200000.00	DD no. 006393 Dt. 23/03/2006. Drawn on HDFC Bank Ltd., R.T. Nagar, Vizag
ಒಟ್ಟು :	200000.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು

ದಿನಾಂಕ 25/03/2006

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ

ಬೆಂಗಳೂರು ಉತ್ತರ ತಾಲ್ಲೂಕು

ಬೆಂಗಳೂರು

Assigned and Developed by C-DAC, ACTS Pune

Br-I/4525/12-13

[redacted]

THIS DEED OF SALE executed on this 21st day of March Two Thousand and Thirteen (21.03.2013):

BY

1. **Sri. Munianjinappa,**
   S/o. Late. Subbarayappa,
   Aged about 44 years.

2. **Smt. Lakshmidevamma,**
   W/o. Munianjanappa,
   Aged about 41 years,

3. **Kum. Bhavya,**
   D/o. Munianjanappa,
   Aged about 23 years.

4. **Sri. Manjunath,**
   S/o. Munianjanappa,
   Aged about 21 years

All are residing at Hosahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore and all are Represented by their Power of Attorney Holder **Sri. N. Ramesh**, S/o. Late. Narayanadas, Aged about 62 years, Residing at No. 33, 15th Main, Malleswaram, Bangalore – 560 055

(hereinafter referred to as the "**VENDORS**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their legal

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮುದ್ರಾಂಕ ಮತ್ತು ನೋಂದಣಿ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ ಕಲಂ 10 ರ ಅಡಿಯಲ್ಲಿನ ಪ್ರಮಾಣ ಪತ್ರ

ಪತ್ರದ	ಮೊತ್ತ (ರೂ.)	ಮುದ್ರಾಂಕ ಮಾರಿದ ದಿನಾಂಕ
ಇತರೆ ಪತ್ರಗಳು ಸಿ.ಸಿ.	95260.00	ಮುದ್ರಾಂಕ ಶುಲ್ಕ ಇಲಾಖೆ ಸಿ.ಸಿ. ಸಂ 0341/71 ದಿನಾಂಕ 21/03/2013
ಒಟ್ಟು	95260.00	

ಸ್ಥಳ : ಬೆಂಗಳೂರು
ದಿನಾಂಕ : 21/03/2013

22/03

ಉಪನೋಂದಣಿ ಅಧಿಕಾರಿ
ಮಹದೇವಪುರ ಸಂಖ್ಯೆ-01
ಬೆಂಗಳೂರು (ಗ್ರಾಮಾಂತರ) ಜಿಲ್ಲೆ

Designed and Developed by NIC, Karnataka

Government of Karnataka
Registration and Stamps Department

heirs, administrators, executors, successors, assigns or any one claiming through or under them).

Mrs. Asha Pradesi, W/o. Ramesh Paradesi,
Aged about 58 years, residing at:
No. 1, Ist Floor, Ist Cross, MVCH Road,
Nrupathunga Extention, R. T. Nagar, Bangalore – 560 032,
duly represented her Power of Attorney Holder
Sri. N. Ramesh, S/o Late. Narayandas,
Aged about 62 years, Residing at No. 33
11th Main, 15th Cross, Malleswaram,
Bangalore – 560 053,

(hereinafter referred to as the "**PURCHASER**", which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include its successors and assigns),

WITNESSES AS FOLLOWS:

Originally the property bearing Sy. No. 135/2 measuring 2 acres 26 guntas excluding karab situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk belonged to one Sri. Subbanna. The said subbanna had two children namely (1) Sri. Subbarayappa and (2) Sri. Muniyappa. The said Subbarayappa died leaving behind his legal heirs to succeed his estate. Upon death of said Subbarayappa his brother Muniyappa along with children of Subbarayappa entered into an

[illegible] No. [illegible] 4525 [illegible] 4 [illegible]

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[illegible] 21-03-2013 [illegible] 21-03-2013 [illegible] 19:55 PM [illegible]

[illegible]	[illegible]	[illegible]
1	[illegible]	35/00.00
2	[illegible]	[illegible]
3	[illegible]	70.00
[illegible]	[illegible]	[illegible]

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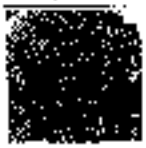
[illegible]			

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2	[illegible]			

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understanding agreement dt: 24/4/1997. As per the said agreement Ist parties i.e., Anjanappa and Munianjanappa got right title and interest over half (1/2) extent of 2 acres 26 guntas and the IInd party i.e., Muniyappa got right title and interest over half (1/2) extent of 2 acres 26 guntas

Upon such settlement of the entire extent the relavent revenue records were mutated in the names of the respective parties and were in possession and enjoyment of the properties falling to their respective shares

Sri. Anjanappa and Sri. Munianjanappa both sons of late Subbarayappa being brothers have partitioned all the properties belonging to their father i.e., Subbarayappa by entering into a Partition Deed Dt: 7/4/2005 and got all the properties partitioned as mentioned to in the schedule to the said partition deed. Wherein, as per the said partition deed Sy. No. 135/2 measuring 1 acre 13 guantas has been partitioned into two portions half (1/2) each. Upon such partition the respective parties were in possession and enjoyment of the properties. The revenue records have been updated and mutated in their respective names.

The Vendor No. 1 upon acquired right, title and interest over the schedule along with his wife Vendor No 2 and his children Vendors No. 3 and 4 represented that they are the owners of the property bearing No 135/2 measuring 26.12 guntas

[illegible] 1555 [illegible] 6

12-13

[illegible]

[illegible]	[illegible]	[illegible]
1	[illegible]	
2	[illegible]	

[illegible]

[illegible]

I hereby certify that on production of the original Agreement No 33/2012-13 Dt 16/1/2013 of Donell Hogar SEZ Bangalore I have certified myself that the stamp duty of Rs 95440/- by way of DD No 033264 Dt 17/1/2013, Drawn on Axis Bank Ltd, Bangalore, has been paid thereon. (this document is kept pending for time Out)

[illegible] 21/03/13

[illegible]

(Twenty Six point one two) guntas land situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, morefully described in the schedule hereunder and hereinafter referred to as the '**SCHEDULE PROPERTY**'.

Sri. Anjanappa and Sri. Munianjanappa being brothers got all the properties available for partition as mentioned in the above referred partition deed. Upon acquiring various properties the said Anjanappa being owner of property bearing Sy. No. 145 measuring 30 guntas and Sy. NO 135/2 measuring 26.12 guntas (Twenty Six point one two) guntas both situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk sold, transferred and conveyed the properties in favour of Asha Paradeshi vide registered sale deed bearing No. 1919/2006-07, Dt: 24/3/2006 and possession was delivered

The Vendors approached the purchaser and offered to sell Sy. No. 135/2 measuring 26.12 guntas (Twenty Six point one two) situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, which is morefully described in the schedule below and herein after referred to as the **SCHEDULE PROPERTY.** The purchaser considering the offer and with an intention to have compact block agreed to purchaser the same. Upon negotiations the Vendors and Purchaser mutually agreed and finalised to purchase the property for a total sale consideration of Rs 20,00,000/- In turn the Vendors offered and expressed with

The document is Cleared for Registration

K.H. SUMITHRA
SUB REGISTRAR
BANDHINAGAR (HEBBAL) BANGALORE.

the purchaser above named to purchase property bearing Sy. No. 145 measuring 30 guntas situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk. Considering the offer and request, the said Purchaser agreed to sell Sy. No. 145 measuring 30 guntas and accordingly sold vide sale deed bearing No. 492/06-09 dt: 21/05/2008 in favour of above said vendors.

The Vendors and the Purchaser, while negotiations have mutually executed documents dt: 7/6/2008 wherein both the parties have mutually and have executed receipts for having received money and delivery of the possession of both the properties respectively.

The Vendors as per the mutual discussions, negotiations and documents have jointly and collectively agreed to sell the schedule property for a total consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) and entered into an agreement to sale dt: 15th November 2006. The Vendors have received the full sale consideration and have also delivered possession of the property under the said agreement to sale. The Vendors jointly and severally have executed Power of Attorney in favour of Shri N. Ramesh, S/o. late Narainidas, for better assurance his family members have joined to the above said documents agreeing to convey the schedule property. Apart from Vendors No. 2 and 3 the Vendors no 1 and 2 does not have any children either legitimate or illegitimate

WHEREAS, the Vendors jointly and collectively with respect to the schedule property have executed Power of Attorney in favour of Sri. Ramesh wherein they jointly and collectively nominated, appointed and constituted Sri. Ramesh as their true and lawful attorney holder and empowered him to do all the acts and deeds mentioned to in the said power of attorney

The Vendors assure and confirm:

(a) that the Vendors have the powers to convey the Schedule Property and that there is no impediment for the vendors to sell the schedule property under any law, order, decree or contract and that none else has any right, title, interest or share in the Schedule Property.

(b) that the Schedule Property is not subject to any encumbrances attachments, acquisition proceedings or mortgages or lien or charges of any kind;

(d) that there are no suits, quasi judicial proceedings tenancy claims or any litigations of whatsoever nature in regard to the Schedule Property under the land laws.

(e) that the Vendors have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else apart from agreement mentioned above,

(g) that there is no impediment for the Vendors to acquire or hold or to sell

Government of Karnataka
Registration and Stamps Department

the Schedule Property under any law;

(h) the Vendors have represented to the Purchaser that ever since the execution of sale deeds by the previous owners of the Schedule Properties in favour of the Vendor No. 1, the Schedule Property have been owned, held and possessed by him without any interruption; and the Vendors have offered the same to the Purchaser with an undertaking that he has fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser;

(i) that the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property;

(j) that the Schedule Property is agricultural in nature

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of Rs. 20,00,000/- the Purchaser paid the entire consideration amount of Rs. 20,00,000 (Rupees Twenty Lakhs Only) to the Vendors on various dates

2. The Vendors hereby accepts and acknowledges in full and final settlement and satisfaction of the entire sale price and nomination fee. The Vendors

hereby grants, transfers and conveys UNTO the Purchaser BY WAY OF SALE, all that piece and parcel of residentially converted land bearing Survey No 135/2 measuring 28 and ¾ (Twenty Six and Three Fourth) guntas land situated at Hosahalli Village, Jala Hobli Bangalore North Taluk , more fully described Schedule below and hereinafter and referred to as the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED" with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as absolute owner;

THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

1) That the Purchaser is in possession and enjoyment of the Schedule Property hereby conveyed by receiving the income and profits there from, as absolute owner, without any interference or disturbance by the Vendors or their predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto;

2) That the Vendors have the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract.

Government of Karnataka
Registration and Stamps Department

3) That the Vendors are absolute owners of the Schedule Property and that none else has any right, title, interest or share therein;

4) That the Property hereby conveyed is not subjected to any encumbrances, attachments, tenancy or acquisition proceedings or charges of any kind.

5) That the Vendors have paid all rates, taxes, cesses and outgoings in respect of the Schedule Property up to the date of sale;

6) That the Vendors have this day delivered original documents of title relating to the Schedule Property to the Purchaser.

7) That the Vendors shall, whenever so required by the Purchaser, do and execute all acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed.

8) The Vendors do hereby indemnify and keep indemnified the Purchaser against any loss or damage that the Purchaser may suffer by reason of any breach, default or misrepresentation or negligence on the part of the Vendors Subsequent to the sale of the Schedule Properties to the Purchaser, the Vendors agree to keep indemnified the Purchaser against any loss or damage which the

Government of Karnataka

Registration and Stamps Department

Purchaser may sustain on account of (i) the Purchaser' right to remain in peaceful possession and enjoyment of the Schedule Properties / or any part thereof, as the absolute owner thereof, being disturbed in any manner whatsoever, (ii) any defect or deficiency in the title of the Vendors to the Schedule Properties/ or any part thereof;

9) The Vendor agrees to defend the right, title and interest of the Purchaser to the Schedule Properties against all claims and that all expenses in this regard shall be borne and paid for by the Vendor.

10) The Vendor further agrees and undertakes to execute & secure execution of such other documents as may be required by the Purchaser to more fully satisfy and assure the Purchaser that the Vendors are the owners of the Schedule Property with uninhibited rights of alienation over the same.

11) That the Vendors have executed General Power of Attorney in favour of Sri. N. Ramesh with respect to the Schedule Property mentioned hereunder and the said General Power of Attorney is in subsistence and in full force;

12) The Vendor hereby declares and undertakes to do or causes to be done at all times all acts, deeds and things that are reasonably and legally required to be

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Registration and Stamps Department

done at the instance of the Purchaser for more fully and perfectly assuring conveying the Schedule Properties to the Purchaser. That the Vendors shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed, by reason of any defect in or want of title on the part of the Vendors or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser.

SCHEDULE PROPERTY

All that piece and parcel of the entire extent of agricultural property in survey No 135/2 measuring **26.12** guntas **(Twenty Six point one two)** of land situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, and bounded as follows:-

ON THE EAST	: Property belonging to Asha Paradesh.
WEST	: Property belonging to Sammy's Dreamland.
NORTH	: Property belonging to Sammy's Dreamland.
SOUTH	: Private Property.

Government of Karnataka

Registration and Stamps Department

IN WITNESS WHEREOF the VENDORS and the PURCHASER have executed this DEED OF SALE in the presence of the Witnesses attesting hereunder:

WITNESSES:

1)

2)

VENDORS

PURCHASER

DRAFTED BY :

N.VENUGOPAL NAIDU,
Advocate,
 # 5, MTB Road, Cunningham
Road Cross, Bangalore.

3244

138

INDIA NON JUDICIAL

Rs. 15000 FIFTEEN THOUSAND RUPEES

02BB 330479

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 9th day of August 2001, between:-

1. **SHRI. MUNIYAPPA**, aged about 65 years.
   S/O. LATE. SUBBANNA.

2. **SHRI. MUNIRAJA**, aged about 40 years.

3. **SHRI. H.M.RAJANNA**, aged about 34 years.

2 & 3 ARE THE SONS OF SHRI. MUNIYAPPA AND ALL are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK**, Represented by their General Power of Attorney Holder Shri.N.Ramesh, S/o. Late. Naratandas residing at No.33, 11th Main, Malleswaram, Bangalore. hereinafter jointly called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd. 2.

(P.A. Holder)

9160
200
9360

Private Limited

Dt. 08-2001

(M. Amar Narayan Road)

(F. R. Holder)

(F. R. Holder)

INDIA NON JUDICIAL

RS 15000 FIFTEEN THOUSAND RUPEES

भारत INDIA

02BB 330460

PG-2-

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director Shri.Farroq, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Contd..3..

06 AUG 2011

10833-10839 15000/-
M/s. Sunny Dreamland Pvt. Ltd.
07-08-2011

PG-3-

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a **"SCHEDULE PROPERTY"** they having acquired the same by way of inheritance from their ancestors.

Contd...4.

(P.R. Holla)

10000 रु. Rs 10000

Rs.10000

RUPEES TEN THOUSAND

INDIA NON JUDICIAL

02AA 963705

PG-4-

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only).

Contd..5..

(P. T. Holder)

PG-5

And Whereas, as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

Contd..6..

10000 रु. Rs.10000

RUPEES TEN THOUSAND

INDIA NON JUDICIAL

02AA 963706

PG-6-

And Whereas Deputy Commissioner Bangalore Urban District Vide their Order No.ALN/SR/NA/16/1998-99, Dated : 16.09.98, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..7.

(P.T. Holder)

Sub-Registrar Office
14 AUG 2001

Ex. 10982 10930 to 10997
Name : Sunny Dreamland Private Limited
Date 07.08.2001

Sub-Registrar
Sub-Registrar Office, Alipore
Alipore Sub-Division (S)
South 24 Parganas
Alipore, Kolkata 700 027

P(1)/-

The Purchaser, has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Contd..8/-

(P. K. Halder)

10000 रु. Rs 10000

RUPEES TEN THOUSAND

हजार रुपये

INDIA NON JUDICIAL

02AA 963707

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only), as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..9..

ಸಂಖ್ಯೆ 10,993 - 10,830 ರೂ. 10,000/-
ಮೊತ್ತ : ಹದಿನಾರು ಮಾತ್ರ Samriddhi Dreamland private limited
ದಿನಾಂಕ 21-08-2010

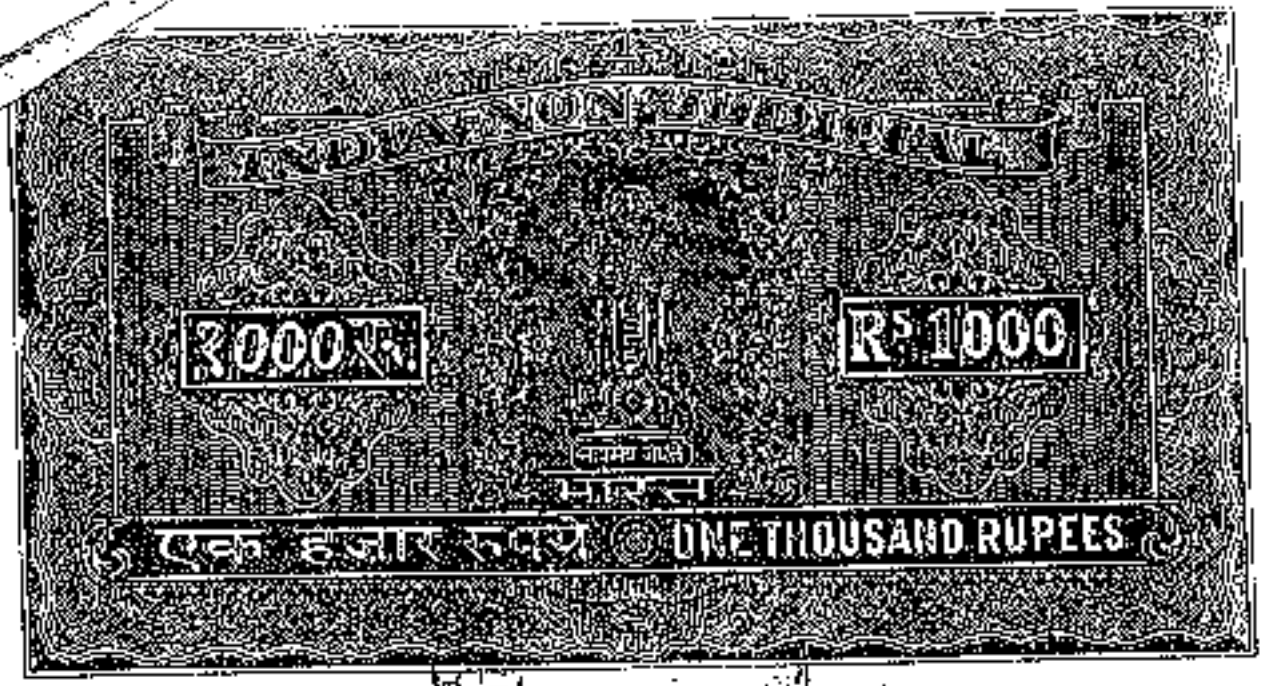
ಸಹಾಯಕ ಉಪ ನಿಬಂಧಕರು, ಶಿವಾಜಿನಗರ ಮತ್ತು ಪುಲಿಕೇಶಿನಗರ ಉಪ ನೋಂದಣಿ ಕಛೇರಿ (ಸಿ)
ಬೆಂಗಳೂರು ದಕ್ಷಿಣ ತಾಲ್ಲೂಕು
Assistant Sub Registrar, Bangalore-560 009

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.3,50,000/- (Rupees Three Lakhs Fifty Thousand Only) paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof. TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..10..

P. A. Holder

1000Rs.



AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..11..

(P. B. Halder)

30 JUL 2009

10883-10830-10901

M/S Simmons Dreamland Private Limited

07-08-2009

PG-11-9.21

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner hereinbefore appearing.

Contd.12..

500Rs.

500Rs. Rs500 FIVE HUNDRED RUPEES

PG-12-

The stamp duty is paid on the Market Value of the Schedule property. The Market Value of the **SCHEDULE PROPERTY** is Rs.4,58,000/- (Rupees Four Lakhs Fifty Eight thousand Only).

The Vendors has this day handed over all the original documents to the purchaser. pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..13..

31 JUL 2006

10953 - 10950 Sri Samanya Dreamland Private Limited

07.08.2006

PO-19-01-06

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of undivided land bearing Survey No. 135/2, situated at Bosahalli Village, Jala Hobli, Bangalore North Taluk, measuring 0*30 Guntas land and bounded as follows :-

EAST BY	:	SHRI. NANJAIAH'S LAND
WEST BY	:	THOTI INAMTI LAND.
NORTH BY	:	SHRI. MUNIYAPPA'S LAND.
SOUTH BY	:	SHRI. NARAYANAPPA'S LAND.

Contd..14..

(P.A. Holder)

500Rs.

500Rs. Rs.500

FIVE HUNDRED RUPEES

PG-14-

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. Neha R.
139, Infantry Rd
Bangalore-1

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II nd FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

31 JUL 2001

No. 10293 - 10330 Dt. 5001

Name : M/s. Samraj Dreamland private limited

Date : 07-08-2001

ಕಂದಾಯ ಇಲಾಖೆ, ಸಂಗಾಯಿತ ಮತ್ತು ಮುದ್ರಾಂಕ

ಸಹಾಯಕ ಕಂದಾಯ ಕಮಿಷನರ್ (ಪ್ರ)

ಕೆಂಪೇಗೌಡ ಕಛೇರಿ ಕಟ್ಟಡ

ಬೆಂಗಳೂರು ಕಛೇರಿ, ಬೆಂಗಳೂರು-560 009

137

INDIA NON JUDICIAL

Rs.10000

RUPEES TEN THOUSAND

42AA 964049

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 7th day of August 2001, between:-

1. **SHRI. MUNIYAPPA,** aged about 65 years.
   S/O. LATE. SUBBANNA.

2. **SHRI. MUNIRAJA,** aged about 40 years.

3. **SHRI. B.M.RAJANNA,** aged about 34 years.

2 & 3 are the sons of **SHRI.MUNIYAPPA** and all are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK,** Represented by their General Power of Attorney Holder Shri.N.Ramesh, S/o. Late. Narainadas residing at No.33, 11th Main, Malleswaram, Bangalore, hereinafter jointly called the **VENDORS,** (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

26 AUG 2001

Private Limited

03.08.2001

(M. Amar Narayana Rao)

18/8/2001

10000 रु. Rs.10000

INDIA NON JUDICIAL

02AA 964050

PG-2-

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri.Farooq**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a **"SCHEDULE PROPERTY"** they having acquired the same by way of inheritance from their ancestors

Contd..3:

(P.D. Mahesh)

28 MAR 2001

No. 10831 - 10836 Dt. 12/3/01

From : M/s. Samya Dreamland Private Limited

Date : 01.02.2001

Registrar Gen, Stamps and Registration
Government of Karnataka
Bangalore
Bangalore 560 009

PG-3

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.2,79,375/- (Rupees Two Lakhs Seventy Nine Thousand Three Hundred and Seventy-Five Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District vide their Order No.ALN/SR/NA/10/1998-99, Dated 16.09.98 has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..4..

P.H. Holder

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,79,375/- (Rupees Two Lakhs Seventy Nine Thousand Three Hundred and Seventy Five Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5..

(T. H. Halder)

No. 10221 10236 dt. 10.08.07
Name: M/s. Samaya Developers Private Limited
Date: 07-08-2007

Sub-Registrar
Central Zone, Bangalore City
Kaveri Bhavan, K.G. Road, Bangalore (U)
Registration Fees
Stamp Duty, Bangalore-560 009

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,79,375/- (Rupees Two Lakhs Seventy Nine Thousand Three Hundred and Seventy Five Only) paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof. TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

10000 रु. Rs.10000

दस हजार रुपये TEN THOUSAND RUPEES

INDIA NON JUDICIAL

02AA 964052

PG-6

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..7..

P. T. Holder

25 AUG 2021

No. 12831 - 12836 dt. 12/08/21

Name : M/S. Samaya Developers Private Limited

Date : 27-08-2021

Signature

Sub-Registrar, Sonarpur

Kolkata-700 099 (S)

PG 7

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner hereinbefore appearing.

Contd...8...

(P. K. Haldar)

5000Rs.

५००० रु. Rs.5000

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

The stamp duty is paid on the Market Value of the Schedule property. The Market Value of the **SCHEDULE PROPERTY** is Rs.3,66,000/- (Rupees Three Lakhs Sixty Six Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..9..

31 JUL 2007

10231 - 10236 - 5000/-
M/s. Sammish Properties Private Limited
04.08.2007

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of converted land bearing Survey No. 135/2 situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, measuring 0 24 Guntas Land and bounded as follows :-

EAST BY	:	**SHRI. NANJAIAH'S LAND**
WEST BY	:	**THOTI INAMTI LAND.**
NORTH BY	:	**SHRI. MUNIYAPPA'S LAND.**
SOUTH BY	:	**SHRI. NARAYANAPPA'S LAND.**

Contd..10..

(P. B. Holder)

5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

पाँच हजार रुपये FIVE THOUSAND RUPEES

IG-10-

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. Nisha R
Nisha R
139 Infantry Rd,
Blore-1

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II nd FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

31 JUL 2020

de 10931-10836 de 2020

Sr(a): Doctor(a) Dra. Sammy Brennand

Grande Limited

Data: 07-08-2020

Secretaria Geral, Jurídica e Institucional

Procuradoria Geral do Estado (PGE)

Secretaria Geral, Jurídica e Institucional

Rua Pedro Lessa, 35, Centro - São Paulo

GOVERNMENT OF KARNATAKA
REGISTRATION
RUPEES
Rs 200000
INDIA NON JUDICIAL

BRB (S) 527/98-99 00CC 753150

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 9th day of January 1999, between:-

1. SMT. DODDAVENKATAMMA, aged about 78 years, W/O. LATE DODDAKEMPANNA.
2. SHRI. K.BACHAPPA, aged about 51 years, S/O. LATE.DODDAKEMPANNA.
3. SMT. RAJAMMA, aged about 30 years,
4. SHRI. RAJANNA, aged about 28 years,
5. SHRI. NARAYANASWAMY, aged about 26 years,
6. SHRI. DEVARAJ, aged about 24 years,
7. SMT. NALINAKSHI, aged about 22 years,
8. SMT. MAMATHA, aged about 20 years,

3 to 8 are the Childrens of Shri.K.BACHAPPA, and all are residing at HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

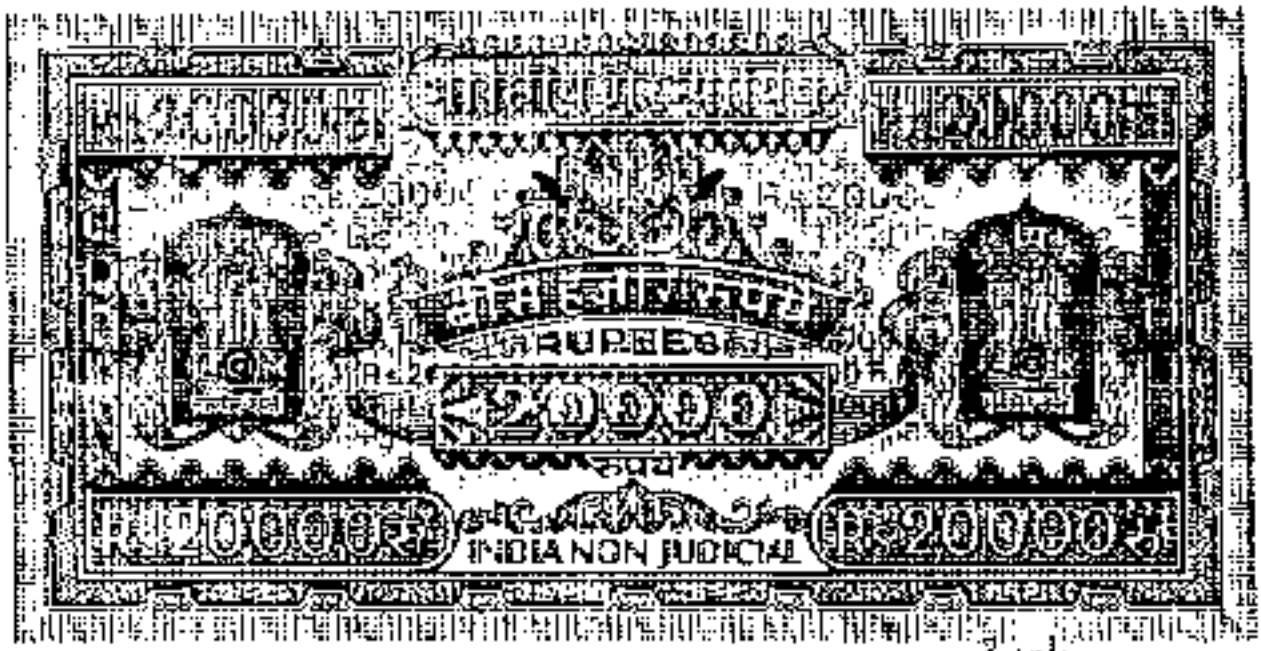
Contd..2.

(P.A. Holder)

(M. Vinay Narayan Rao)

BNG (U)-YLNK/ /1998-99

ಗುರುತಿಸಿದವರು



BNG (C) Y1 S.307/038-07/-0000 753151

Represented by their General Power of Attorney Holder Shri.N.RAMESH, S/o. SHRI.NARAYANDAS residing at No.33, 'Fifth' Main, Malleswaram, Bangalore - 560 003. hereinafter called the VENDORS, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..3.

P.A. Holder

DNG (D)-YLNK/5201/199-99/ 4 Y16

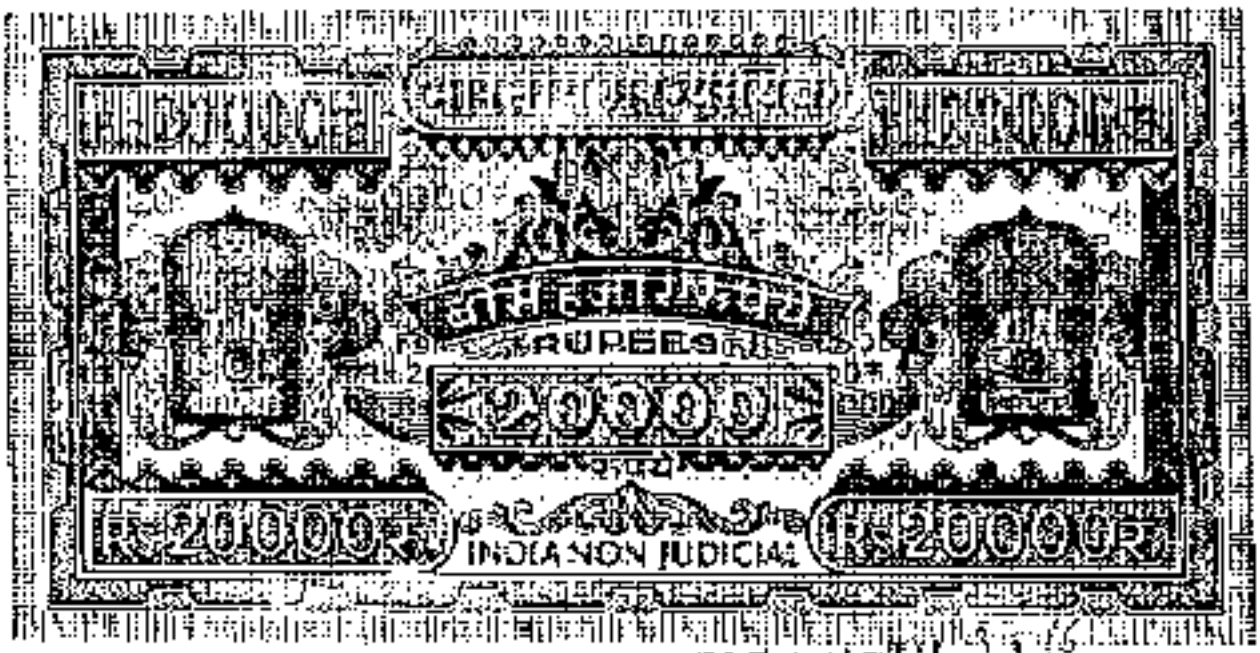
PAGE.3.

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S. PLAZA, R.T. NAGAR, BANGALORE - 560 032.

Represented by its Chief Executive Shri.K.VISHWANATH, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Contd..4



DHO (V) ... 00CC 753152

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a "SCHEDULE PROPERTY" they having acquired the same by way of Inheritance.

Contd..5.

(P.K. Holder)

BAG (II)-YLNR/5204/1997-98/616

PAGE 5.

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.3,20,625/- (Rupees Three Lakhs Twenty Thousand Six Hundred Twenty Five Only).

Contd..6.

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

BIG (6) [illegible]

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial Purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR (NA) 29/98-99, Dated 25.11.98. has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd.7..

(P.A. Holder)

UNB (U)-TLNE/5201/199 8-97/8-E

PAGE 7

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Contd..8.

P. A. Holder

1000 Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.3,20,625/- (Rupees Three Lakhs Twenty Thousand Six Hundred Twenty Five Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

(P. A. Haldar)

Contd..9..

BNG (U)-YLNK/ /1997-98/

PAGE 9.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.3,20,625/- (Rupees Three Lakhs Twenty Thousand Six Hundred Twenty Five Only), paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof. TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..10..

1000 Rs.

INDIA NON JUDICIAL

१०००रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd. 11.

B. K. Halder

BNG (D)-YLNK/[illegible]/1997-98 - 16
PAGE..11..

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

Contd..12..

P.K. Holders

1000Rs.

₹1000 Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

The stamp duty is paid on the market value of the Schedule property. The market value of the **SCHEDULE PROPERTY** is Rs.4,76,500/- (Rupees Four Lakhs Seventy Six Thousand Five Hundred Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..13..

T 5 DEC 2015

Page - 12

No. ..... dt. .....

Sub : Smt. Sowmya Sy. Kumar

Page 140

Date : 5-1-25

Sd/-

Sub Registrar, Central Circle, Bangalore

Sub Registrar, Central Circle, Bangalore (U)

Bangalore

SRG (U) YLHK/ 5301 /1998-99, 14 -16

PAGE 13.

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR (NA) 29/98-99, Dated 26.11.98. Bearing Survey No. 132, situated at ROSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 27 Guntas land and bounded as follows :

EAST BY : SHRI. SADAPPA'S LAND

WEST BY : SHRI. SUBBARAYAPPA'S LAND

NORTH BY : MUNIYAPPA'S & NANJAPPA'S LAND.

SOUTH BY : SMT. G.D.VEERAMMA'S LAND.

D.K. Holder

Contd..14..

500Rs

५००रु Rs.500

पाँच सौ रुपये FIVE HUNDRED RUPEES

PAGE..14..

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. D.P. JAYANT

VENDORS
(GPA HOLDER)

2. R.V. [illegible] II floor
No.139, [illegible] Road
Bangalore
Bg-1

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

Date

Date

Registered as Trade Mark under No. [illegible]

Bangalore [illegible]

Yelahanka Bangalore (U) Dist

Rs. 20000/- INDIA NON JUDICIAL Rs. 20000/-

BNG(U)-YLNK/ 4649 /1998-99/ Lub CC 749677

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 17th day of November 1998, between:-

1. SMT. DODDAVENKATAMMA , aged about 78 years,
   W/O. LATE. DODDA KEMPANNA.
2. SHRI. K BACHAPPA , aged about 51 years,
   S/O. LATE. DODDAKEMPANNA
3. SMT. RAJAMMA ,aged about 30 years,
4. SHRI RAJANNA ,aged about 28 years,
5. SHRI. NARAYANASWAMY , aged about 26 years,
6. SHRI. DEVARAJ , aged about 24 years,
7. SMT. NALINAKSHI ,aged about 22 years,
8. SMT. MAMATHA ,aged about 20 years,

3 to 8 are the Children of SHRI. K. BACHAPPA, and all are Residing at HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Contd..2.

2 NOV 1998

ಕ್ರಯ ಮೌಲ್ಯ ರೂ. 5300/-
ಸ್ಟಾಂಪ್ ಡ್ಯೂಟಿ ರೂ.
ಒಟ್ಟು 6 ಪುಟಗಳನ್ನುಳ್ಳ ಅಡಮಾನ ಪತ್ರ

ಸಿಹಿ 91 ರಿಂದ ಸಿಹಿ 96 ಸಂಖ್ಯೆ 300000.00
ಸಂ
ಮಾಲೀಕರು: ಶ್ರೀ ಸಾಮಿಯಾ ಬಿನ್ ಮಹಮ್ಮದ್
ಪೆರುವಾಜೆ ಮನೆ
ದಿನಾಂಕ 03/11/1998

(M. Devi Narayan Rao)

ಉಪ ನೋಂದಣಾಧಿಕಾರಿ, ಪುತ್ತೂರು

HNG/(U)-YLNK/4649/1998-99 ಸಂಖ್ಯೆ

ಅಡಮಾನ ಬಾಕಿ-ಸಾಲದ ಅಧಿಕಾರಿಗಳ
ದಿನಾಂಕ 13.11.98 ರಂದು ಸಂಜೆ ಗಂಟೆ 12-10 ಕ್ಕೆ
N. Ramesh ರವರಿಂದ ಈ ಕೆಳಗಿನ
ಸ್ಥಿರ ಸ್ವತ್ತು ಹಿಡುವಳಿ ಮಾಡಲ್ಪಟ್ಟಿದೆ.

ಅಡಮಾನ ಸಾಲ	ರೂ.
1) ಸಾಲದಾತ	7560=00
2) ಸಾಲ ಪಡೆದವರು	18=00
3) ಅಂಚೆ	2=00
4) ಇತರೆ ವೆಚ್ಚ	
5) ಒಟ್ಟು	
ಒಟ್ಟು ರೂ.	7580=00

N. Ramesh

(P. A. Holder)

ಬರದುಕೊಟ್ಟವನು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾನೆ

N. Ramesh

(P. A. Holder)

ಉಪನಿಬಂಧಕರು
ಪುತ್ತೂರು, ದಕ್ಷಿಣ ಕನ್ನಡ

ಗುರುತಿಸಿದವರು

ಉಪನಿಬಂಧಕರು
ಪುತ್ತೂರು, ದಕ್ಷಿಣ ಕನ್ನಡ

INDIA NON JUDICIAL

BBC(U)-VLHK/4649/1998-99/3-12 0CC 749678

Represented by their General Power of Attorney Holder Shri.N.RAMESH, S/o. SHRI.NARAYANDAS residing at No.33, 11th Main, Malleswaram, Bangalore - 560 003. hereinafter called the VENDORS, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd.3..

(P.M. Haldar)

2 NOV 1998

M/s. Sammys Dream land private limited

03.11.98

PAGE 3.

IN FAVOUR OF BNG(U)-YLNK/4649/1998-99

M/s.SAMMY'S DREAMLAND PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Chief Executive Shri.K.VISHWANATH, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor-in office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a "SCHEDULE PROPERTY" they having acquired the same by virtue of inheritance.

Contd..4.

BNC(U) FLNE/ 4649 /1997-98/5-98AA 859072

PAGE.4.

Whereas the Vendors and the Purchaser has entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Five Hundred Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

Contd..5.

D. K. Hotkar

5 JUL 1998

M/s Sommya Infraland private limited.

07.11.1998

BNG(U)-YLNK/4649/1998-99/6-12

PAGE 5.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/29/98-99, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Contd..6.

1000Rs.

१000रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

BBG(U)-YLHK/4649/1358-97/2-12

Whereas the Vedors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Scherlule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Five Hundred Only) , as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..7..

(P.T. Holder)

Ms. Sommya Income tax private limited

03.11.98

PAGE..7..

DNB(II)-YLNK/4642/1998-99/8-12

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Five Hundred Only), paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..8..

1000Rs.

१०००रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

PAGE..8..

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing

Contd..9..

(P.H. Haldar)

7 0 OCT 1996

Mr. Somnath Dhoom Land
Private limited
03.11.100

PAGE..9..

BNG(U)-YLNK/5643/1996-97/5512

The stamp duty is paid on the market value of the Schedule property. The market value of the SCHEDULE PROPERTY is Rs.3,97,040/- (Rupees Three Lakhs Ninty Two Thousand Forty Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

Contd..10..

(P. K. Halder)

1000Rs.

१०००रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

PAGE 10.

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR/NA/29/98-99, Bearing Survey No.137, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 20 Guntas land and bounded as follows :

EAST BY : SHRI. SADAPPA'S LAND.

WEST BY : SHRI.SUBBARAYAPPA'S LAND

NORTH BY : SHRI. MUNIYAPPA & SHRI NANJAPPA'S LAND.

SOUTH BY : SMT G.D.VEERAMMA'S LAND.

Contd..11..

(P.T. Halli)

2 9 OCT 1999

[illegible] 10000
[illegible] M/s Sumanya Decom (P) Ltd
[illegible]
[illegible] 03.1.99

[illegible]

[illegible]

BNL(U)-XLNK/4649/1998-99/12.12

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

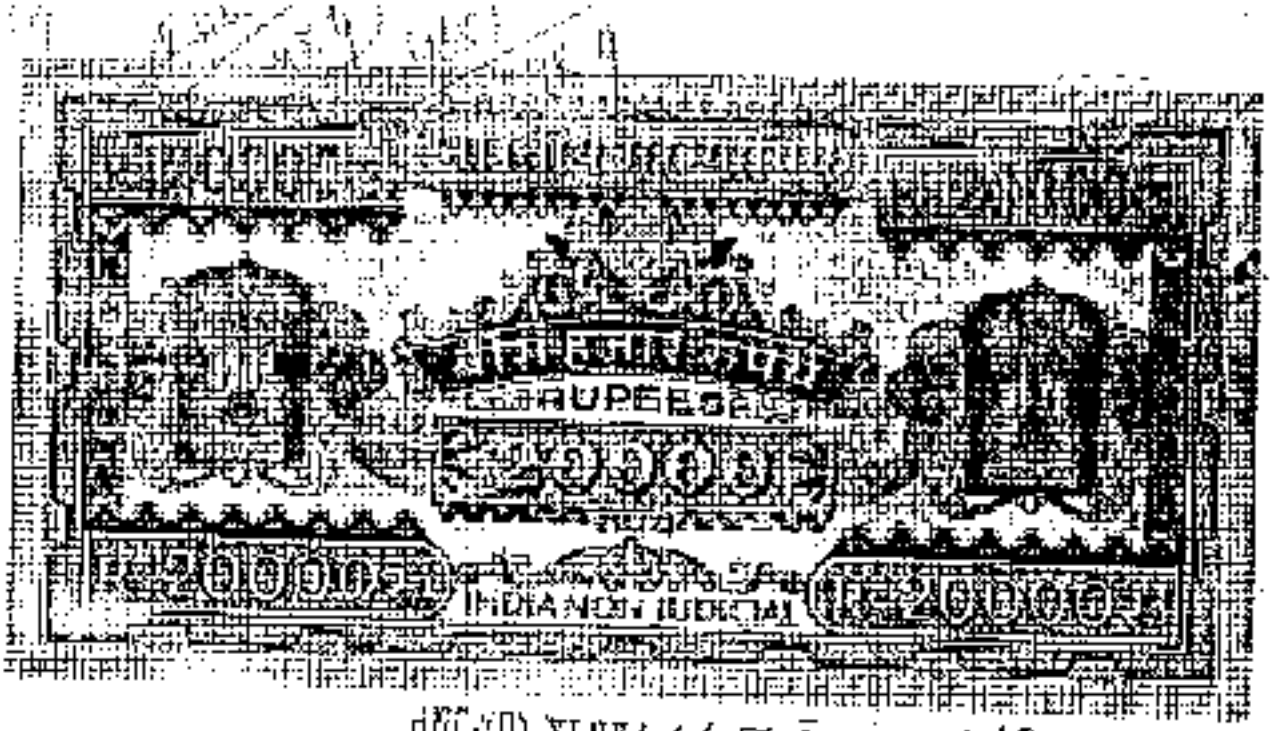
1. [illegible]

2. [illegible]
[illegible] No. 139, II Floor
Infantry Road
[illegible]

VENDORS
[illegible] (SPA HOLDER)
[illegible]

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE-560 001.

Regd. as Doc. No. 4649/1998-99
Dt. 2-1-99
[illegible]
Yelahanka Bangalore (U) Dist



dKC(0) TLK/4651/1998-99 749673

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 18th day of November 1998, between:-

1. SMT DODDAVENKATAMMA , aged about 78 years,
   W/O. LATE DODDA KEMPANNA
2. SHRI. K.BACHAPPA , aged about 51 years,
   S/O. LATE DODDAKEMPANNA.
3. SMT. RAJAMMA ,aged about 30 years,
4. SHRI. RAJANNA ,aged about 28 years,
5. SHRI NARAYANASWAMY , aged about 26 years,
6. SHRI. DEVARAJ , aged about 24 years,
7. SMT. NALINAKSHI ,aged about 22 years,
8. SMT. MAMATHA ,aged about 20 years,

3 to 8 are the Childrens of SHRI. K. BACHAPPA, and all are Residing at HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Contd..2.

(P.A. Holder)

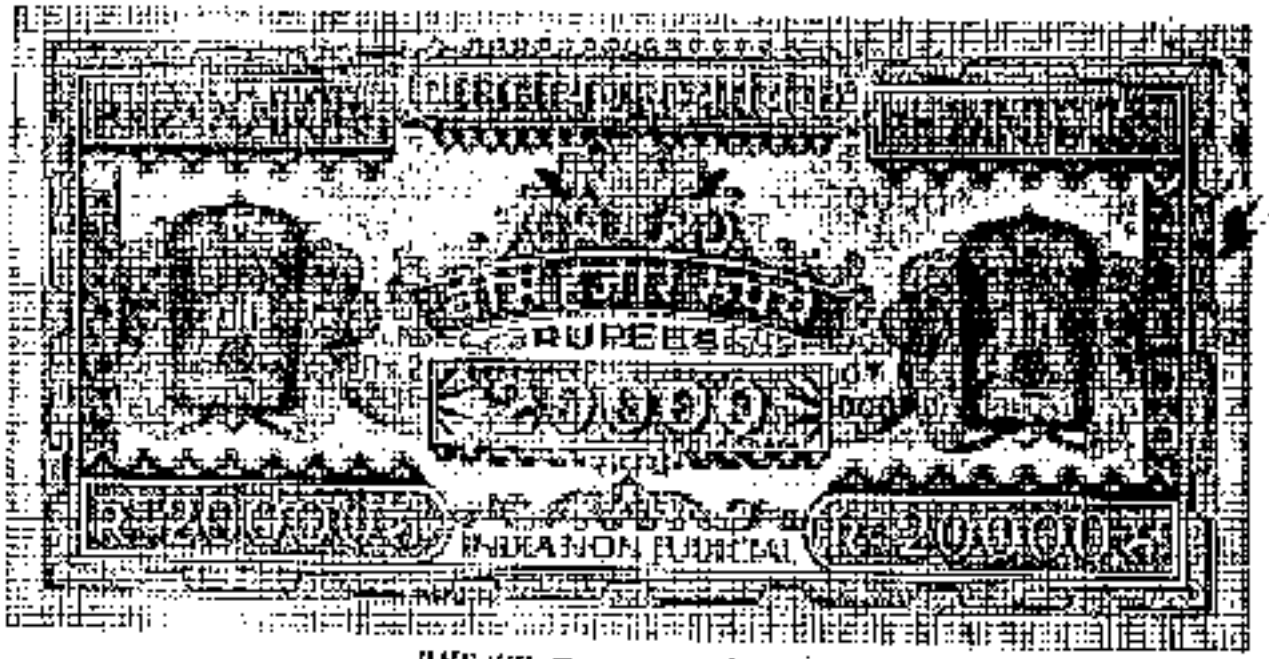
(M. Amar Narayan Rao)

18/11/98

ಬರದುಕೊಟ್ಟಿದ್ದನ್ನು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

P.A. Holder

P.A. Holder



BNC(U)-YLNK/ 4651 /1998-99/ Bnd 749674

PAGE 2.

Represented by their General Power of Attorney Holder Shri.N.RAMESH, S/o. SHRI.NARAYANDAS residing at No.33, 11th Main, Malleswaram, Bangalore - 560 003. hereinafter called the VENDORS, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..3..

(P.A. Holder)

1 NOV 1998

26559 - 564 to 2001/-
Sammys Dreamland
Private Limited
03/11/98

PAGE..3..

IN FAVOUR OF B.C.D. 3145/ 4617/1998-97/5-12

M/s.SAMMY'S DREAMLAND PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S PLAZA, R.T.NAGAR, BANGALORE - 560 032

Represented by its Chief Executive Shri.K.VISHWANATH, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor-in office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a "SCHEDULE PROPERTY" they having acquired the same by virtue of inheritance.

Contd..4.

BBL(U)-YLNK/465/1998-99/SOUDA 859070

Whereas the Vendors and the Purchaser has entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Five Hundred Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

Contd..5.

P.A. Holder

2459-564

No. ..... pd 5000/-

Given to Sri. M/S. Sarvaya Developers Private Limited

Date 23/11/98

Sub-Registrar

(Sub-Registrar, No. 10)
Bangalore City Cities, Bangalore

PAGE 5.

AE. (U)-YLNK/ 4651 /1998-99/ 5-12

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/99/98-99, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Contd..6.

(P.S.N. Medical)

1000Rs.

1000Rs. Rs.1000

ONE THOUSAND RUPEES

BNPW(D) TLW/ 46 L/1998-99/2-12

PAGE 6.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Five Hundred Only), as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

(P. K. Halder)

Contd..7..

28 OCT 1998

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Five Hundred Only), paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors In title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..8..

1000Rs.

Rs 1000

ONE THOUSAND RUPEES

PAGE.8.

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

Contd.9.

2 8 OCT 1998

24559 = 564 Rs 1000/-

Sri. Ramesh Jagannath Land Private Limited

03/11/98

(P.A. Holder)

The stamp duty is paid on the market value of the Schedule property. The market value of the SCHEDULE PROPERTY is Rs.3,92,040/- (Rupees Three Lakhs Ninty Two Thousand Forty Only).

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

Contd..10..

(P.A. Holder)

1000Rs.

१०००रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

BK-1 No. 4651/08-09 11-12

PAGE..10..

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR/NA/79/98-99, Bearing Survey No.137, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 20 Guntas land and bounded as follows :

EAST BY : SHRI. SADAPPA'S LAND.

WEST BY : SHRI.SUBBARAYAPPA'S LAND.

NORTH BY : SHRI. MUNIYAPPA & SHRI.NANJAPPA'S LAND.

SOUTH BY : SMT.G.D VEERAMMA'S LAND.

Contd..11..

(P. T. Holder)

2 0 OCT 1998

24557 564 of 1998

Dream land Private Limited

03/11/98

DEC(U)-TLR/ 2651 /1998-99/12-12

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE-560 001.

Regd. as Doc. No. 2657 /1998-99

Date 2-1-99

Yelahanka Bangalore (U) Dist

INDIA NON JUDICIAL

RS. 15000 FIFTEEN THOUSAND RUPEES

BNG(U)-YLKE/ 2328 /1998-99 B 727262

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 28th day of October 1998, between:

1. SMT.G.D.VEERAMMA, AGED ABOUT 38 YEARS, W/O SHRI. H.M.RAMAIAH.

RESIDING AT HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Represented by her General Power of Attorney Holder Shri.K.RAMESH, S/o. SHRI.NARAYANDAS residing at No.33, 11th Main, Malleswaram, Bangalore - 560 003. hereinafter called the VENDOR, (which term shall mean and include her heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

(P.G. Holder)

1)	7800.00
2)	13.00
3)	8.00
4)	/
5)	/
	7850.00

INDIA NON JUDICIAL

RUPEES FIFTEEN THOUSAND

Rs.15000 CHECK INDIA Rs.15000

BNC(U)-TLUK/2263/1998-99/2000 727263

PAGE.2.

IN FAVOUR OF

M/s.SAMMY'S DREAMLAND PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO 4, IIIrd FLOOR ,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE -560 032.

Represented by its Chief Executive Shri.K.VISHWANATH, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Contd .3.

(D.K. Holder)

PAGE...3.

Whereas, the Vendor is the absolute owner of the property hereinafter mentioned as a "SCHEDULE PROPERTY" she having acquired the same by virtue of Registered Sale Document Bearing No.1257, of Book 1,Vol.No. 1334, Pages 159 162, Dated 22.10.1986, Registered in the Office of the Sub Registrar, Devanahalli Taluk, Bangalore District.

Whereas the Vendor and the Purchaser has entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only).

Contd..4.

(P.R. Holder)

And Whereas as per the terms of the Agreement of the Sale the Vendor has applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/207/97-98, Dtd. 21.11.97 has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Could..5.

C.A.T. Holders

BK (U)-TIRAGE.S. 28/2/1995

Whereas the Vendor is the absolute owner and in actual possession and enjoyment of the Property, and the Vendor has paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only), as per the Terms of Agreement of Sale, the receipt of which the vendor do hereby acknowledges.

Contd..6.

(P. N. Holder)

5000Rs.

Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs. Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only) paid by the Purchaser to the Vendor, the Vendor is beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof.

Contd..7.

(P.R. Halder)

TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendor do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..8.

DKG(U)-YLNK/ 2860 /1998-99

DOAA 856526

PAGE..6.

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR/NA/207/97-98, Dtd.17.03.98. Bearing Survey No.138/1 situated at Hoothalli Village, Jala Hobli, Bangalore North Taluka, Bangalore, measuring 15 Guntas land and bounded as follows:-

EAST BY : KHARAB CANAL.

WEST BY : SHRI.ANJANAPPA'S LAND.

NORTH BY : KHARAB CANAL.

SOUTH BY : SHRI.HANUMANTHEGOWDA'S LAND.

Contd..7.

Received Rs. 300000/- [illegible]
[illegible] Sunnyside Resort Land
Private Limited
Date 15.10.98

Signature

Sd/- [illegible]
[illegible] PARAPPA, [illegible]

DNC(G) YUVE/ 3560 / 98-99/ 8386

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. [illegible]
[illegible]
[illegible]

2. [illegible]
[illegible]

VENDOR
(GPA HOLDER)

DRAFTED BY:
A R CHAVAN, ADVOCATE
No.109, II FLOOR, INFANTRY ROAD
BANGALORE - 560001.

Regd. [illegible] 3560 / 98-99
Dt. 8/10/98
[illegible]
Sub-Registrar [illegible]

Sl. No. 120053
[illegible]
[illegible]

1000 Rs.

[illegible]

RS 1000

ONE THOUSAND RUPEES

[illegible]

AND FURTHER the Vendor do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendor or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

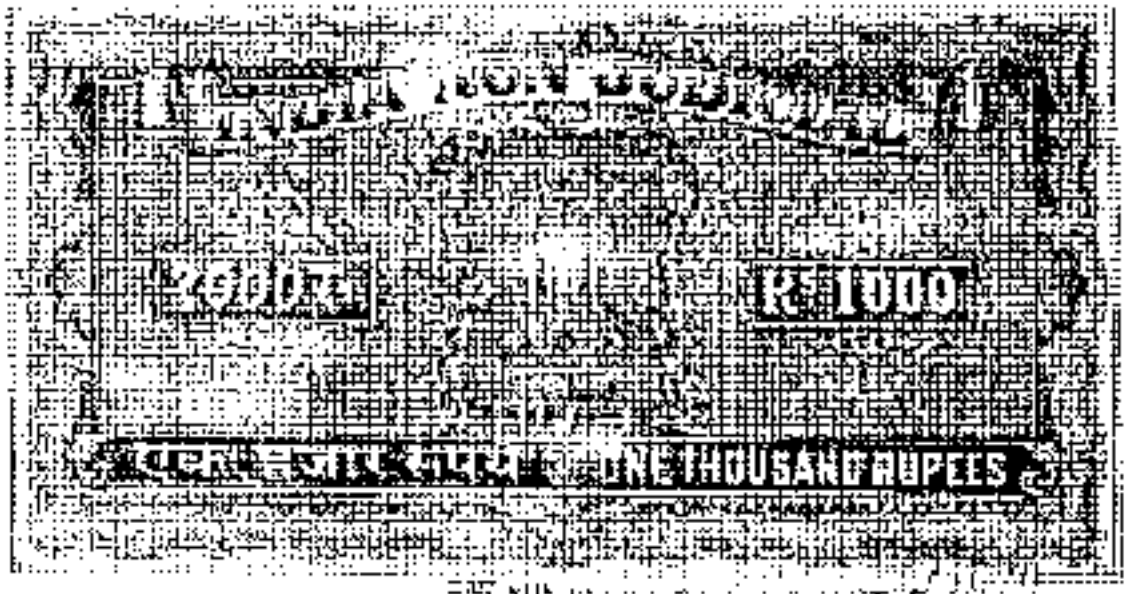
Contd..9.

(P. R. Holder)

AND THAT FURTHER the Vendor do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

Contd..10.

1000Rs.



PAGE.10

The stamp duty is paid on the market value of the Schedule property.The market value of the SCHEDULE PROPERTY is Rs.3,92,040/- (Rupees Three Lakhs Ninty Two Thousand Forty Only).

The Vendor has this day handed over all the original documents to the purchaser, pertaining to the title of the SCHEDULE PROPERTY.

Contd.11.

D. K. Halder

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR/NA/207/97-98, Dt.12.03.98. Bearing Survey No.138/1 situated at Hosahalli Village, Jala Hobli, Bangalore North Taluka, Bangalore, measuring 20 Guntas land and bounded as follows :-

EAST BY	:	KHARAB CANAL.
WEST BY	:	SHRI.ANJANAPPA'S LAND.
NORTH BY	:	KHARAB CANAL.
SOUTH BY	:	SHRI.HANUMANTHEGOWDA'S LAND.

Contd..12.

(T.K. Holder)

1000 Rs.

Rs.1000

ONE THOUSAND RUPEES

PAGE 13

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES.

1. M Rajanna

M. Rajanna.
[illegible]
[illegible]

VENDOR
(GPA HOLDER)

2. [illegible]

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

8/12/95

INDIA NON JUDICIAL

RS 15000

RUPEES FIFTEEN THOUSAND ONLY

INDIA

DN-KA-YLHE/3361/98-99 727265

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 20th day of October 1998, between:

1. SMT.G H VEERAMMA, AGED ABOUT 38 YEARS, W/O. SHRI. H.M.RAMAIAH.

RESIDING AT HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Represented by her General Power of Attorney Holder Sri.N.RAMESH, S/o. SHRI.NARAYANDAS residing at No.33, 11th Main, Malleswaram, Bangalore - 560 003, hereinafter called the VENDOR, (which term shall mean and include her heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2

(P.A. Holder)

1) 2) 3) 4) 5)

BNC(AU)-YLNK/ 2561 /1993-94/ 9088 27266

PAGE..2.

IN FAVOUR OF

M/s.SAMMY'S DREAMLAND PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO 4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE-560 032.

Represented by its Chief Executive Shri.K.VISHWANATH, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor in-office and assigns).

Contd ..3.

(P.A. Holder)

BGE(U)-YLH5/ 3861 /1998-99

PAGE.3.

Whereas, the Vendor is the absolute owner of the property hereinafter mentioned as a "SCHEDULE PROPERTY" she having acquired the same by virtue of Registered Sale Document Bearing No.1257, of Book I,Vol.No. 1334, Pages 159-162, Dated 22.10.1986, Registered in the Office of the Sub Registrar, Devanahalli Taluk, Bangalore District.

Whereas the Vendor and the Purchaser has entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only).

Contd..4

(P.N. Holar)

INDIA NON JUDICIAL

RUPEES FIFTEEN THOUSAND

Rs.15000 Rs.15000

DHC(U)-TLNE/2861/INR-V/2000 BB 727267

And Whereas as per the terms of the Agreement of the Sale the Vendor has applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No ALN/SR/NA/207/97-98, Dtd. 21.11.97 has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Contd..5.

(P.T. Holder)

PAGE

Whereas the Vendor is the absolute owner and in actual possession and enjoyment of the Property, and the Vendor has paid upto-date taxes to the concerned authority, in respect of the Schedule Property,

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only), as per the Terms of Agreement of Sale, the receipt of which the vendor do hereby acknowledges.

Contd..6.

5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs. Rs.2,37,500/- (Rupees Two Lakhs Thirty Seven Thousand Five Hundred Only) paid by the Purchaser to the Vendor, the Vendor is beneficial owner do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof .

Contd..7.

(N.K. Holder)

TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendor do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..8.

1000Rs.

Rs.1000

ONE THOUSAND RUPEES

AND FURTHER the Vendor hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendor or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd.9.

(P. K. Holder)

AND THAT FURTHER the Vendor do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

Contd.10.

1000Rs.

The stamp duty is paid on the market value of the Schedule property.The market value of the **SCHEDULE PROPERTY** is Rs.3,92,040/- (Rupees Three Lakhs Ninty Two Thousand Forty Only).

The Vendor has this day handed over all the original documents to the purchaser pertaining to the title of the SCHEDULE PROPERTY.

Contd..11.

(S.K. Halder)

PAGE.11.

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR/NA/207/97 98, Dtd.12.03.98, Bearing Survey No.138/1 situated at Hosahalli Village, Jala Hobli, Bangalore North Taluka, Bangalore, measuring 20 Guntas land and bounded as follows :-

EAST BY	:	KHARAB CANAL
WEST BY	:	SHRIANJANAPPA'S LAND.
NORTH BY	:	KHARAB CANAL
SOUTH BY	:	SHRIHANUMANTHEGOWDA'S LAND.

Contd..12.

(P.R. Holder)

1000Rs

Rs1000

ONE THOUSAND RUPEES

PAGE 32

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. M. Rajanna
M. Rajanna
B.S. Gardens
Bangalore

VENDOR
(GPA HOLDER)

2. R. Ramachandra
R. Ramachandra
Bangalore

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

BNG(U)-YLIK/2861/1997-97/1451

Regd. No. 3861/1997-97

Date 8/12/97

INDIA NON JUDICIAL

Rs.10000 Rs.10000 RUPEES TEN THOUSAND

DNC(U)-YLNR/2870/1997-98 00AA 856823

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 28th day of October 1998, between:-

1. SMT. G.D.VEERAMMA, AGED ABOUT 38 YEARS, W/O. SHRI. H.M.RAMAIAH.

RESIDING AT HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.

Represented by her General Power of Attorney Holder Shri.N.RAMESH, S/o. SHRI NARAYANDAS residing at No.33, 17th Main, Malleswaram, Bangalore 560 003. hereinafter called the VENDOR, (which term shall mean and include her heirs, legal representatives, executors, and assigns) of the ONE PART.

IN FAVOUR OF

M/s.SAMMY'S DREAMLAND PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIInd FLOOR,
A.G.S PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by the Chief Executive Shri.K.VISHWANATH, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor in office and assigns).

Contd ..2.

(P.A. Holder)

BNC(AU)-YLHR/ 260 /199[illegible]-9[illegible]

1)	5200-00
2)	15-00
3)	5-00
4)	—
5)	—
	5220-00

INDIA NON JUDICIAL

Rs.10000 RUPEES TEN THOUSAND

DNL(U) [illegible]/[illegible]/[illegible] 0AA 856824

Whereas, the Vendor is the absolute owner of the property hereinafter mentioned as a "SCHEDULE PROPERTY" she having acquired the same by virtue of Registered Sale Document Bearing No.1257, of Book I,Vol.No. 1334, Pages 159-162, Dated 22.10.1986, Registered in the Office of the Sub Registrar, Devanahalli Taluk, Bangalore District.

Whereas the Vendor and the Purchaser has entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROPERTY for a Total Sale Consideration of Rs.1,78,125/- (Rupees One Lakh Seventy Eight Thousand One Hundred and Twenty Five Only).

And Whereas as per the terms of the Agreement of the Sale the Vendor has applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

Contd..3.

And Whereas Deputy Commissioner, Bangalore Urban District Vide Their Order No.ALN/SR/NA/207/97-98, Dtd. 21.11.97 has sanctioned the conversion of the Schedule Property for Commercial Purpose.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendor is the absolute owner and in actual possession and enjoyment of the Property, and the Vendor has paid upto date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration of Rs.1,78,125/- (Rupees One Lakh Seventy Eight Thousand One Hundred and Twenty Five Only), as per the Terms of Agreement of Sale, the receipt of which the vendor do hereby acknowledges.

Contd..4

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.1,78,125/- (Rupees One Lakh Seventy Eight Thousand One Hundred and Twenty Five Only) paid by the Purchaser to the Vendor, the Vendor is beneficial owner do hereby convey and assign absolutely onto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof.

TO HAVE AND TO HOLD the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendor or any person or persons lawfully or equitably claiming through or in trust for him or any of their predecessors in title AND THAT the Vendor do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

AND FURTHER the Vendor do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendor or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..5

AND THAT FURTHER the Vendor do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property the market value of the **SCHEDULE PROPERTY** is Rs 2,94,000/- (Rupees Two Lakhs Ninty four Thousand Only Only).

The Vendor has this day handed over all the original documents to the purchaser pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..6..

DNS(U)-YLNK/ 2860 /1998-99 DOAA 856826

PAGE..6.

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of Converted Land Vide Order No.ALN/SR/NA/207/97-98, Dtd.12.03.98. Bearing Survey No.138/1 situated at Hoodhalli Village, Jala Hobli, Bangalore North Taluka, Bangalore, measuring 15 Guntas land and bounded as follows :-

EAST BY : KHARAB CANAL.

WEST BY : SHRI.ANJANAPPA'S LAND.

NORTH BY : KHARAB CANAL.

SOUTH BY : SHRI.HANUMANTHEGOWDA'S LAND.

Contd..7.

Rs. 13607-16 [illegible] 1000-00
[illegible] Company Mean Land
Private Limited
Dated 13.10.1998

PAGE 7.

BNG(U)-YLK/3860/1998-99/[illegible]

IN WITNESS WHEREOF, the Vendor and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1. M. Ranganna
M. Ranganna,
[illegible]
[illegible]

VENDOR
(GPA HOLDER)

2. R. Ramakrishna
R. Ramakrishna
[illegible]

DRAFTED BY:
A.R CHAVAN, ADVOCATE
No 139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.

Regd. [illegible] 3860/98-99
Date 8/10/98
[illegible]

Rs. 100.00

7046 / 2000-01

25000 25000

0250 253322

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 29th day of March 2001, between:-

1. **SHRI. T.SUBRAMANYA,** aged about 38 years,
   S/O. LATE. THIMMARAYAPPA.
2. **SHRI. RAJANNA,** aged about 52 years,
   S/O. LATE. MUNIYAPPA.
3. **SHRI. S. MUNIYAPPA,** aged about 67 years,
   S/O. LATE. SADAPPA.
4. **SHRI. RAMESH,** aged about 27 years,
5. **SHRI. SRINIVASA,** aged about 21 years,
6. **KUM. BHAGYAMMA,** aged about 17 years,
7. **MAST. SADAPPA,** aged about 12 years,

4 to 7 are the Sons of Shri. S. Muniyappa and Minors are represented by their father Shri. S. Muniyappa,

8. **SHRI. MARAPPA,** aged about 35 years,
9. **SHRI. NAGESH,** aged about 30 years,
10. **SHRI. SURESH,** aged about 20 years,
11. **SHRI. MUNIRAJU,** aged about 19 years.

8 to 11 are the Sons of Late. Pillappa and all are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.** Represented by their General Power of Attorney Holder Shri.N.Ramesh, S/o. Late. Narsiandas residing at No.33, 11th Main, Malleswaram, Bangalore, hereinafter jointly called the **VENDORS,** (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2,

27 MAR 2001

Rinoti Limited

Manoj Narayan Garg

ಯಲಹಂಕ, ಬೆಂಗಳೂರು

ಯಲಹಂಕ, ಬೆಂಗಳೂರು

RUPEES 25000 रुपये

RUPEES 25000 रुपये

NON JUDICIAL

25000

RUPEES 25000

पच्चीस हजार रुपये

U200 253323

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri. Farroq**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns)

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a **"SCHEDULE PROPERTY"** they having acquired the same under a Grant Order bearing No.HQA/CR/40/1997-98 Dated. 25.09.98. issued by Special Thasildar, Bangalore North Taluka, Bangalore.

Contd..3..

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the SCHEDULE PROP... for a Total Sale Consideration of Rs.4,63,000/-(Rupees Four Lakhs Fifty Five Thousand Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultured Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/30/00 2001, Dated 19.03.2001, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..4.

10000रु. Rs.10000

10000 रु. Rs.10000

दस हजार रुपये RUPEES TEN THOUSAND

INDIA NON JUDICIAL

03AA 005539

PAGE..4.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only), paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them of any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

1000Rs.

INDIA NON JUDICIAL

१०००रु. Rs 1000

सत्यमेव जयते

एक हजार रुपये ONE THOUSAND RUPEES

PAGE..6..

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..7..

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property.

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..8.

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

7046/2007

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL and portion of converted land bearing Survey No. 139, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 0-30 Guntas land and bounded as follows:-

EAST BY : **SHRI.H.B.THAMMANNA'S LAND**

WEST BY : **PRIVATE PROPERTY.**

NORTH BY : **PRIVATE PROPERTY.**

SOUTH BY : **PRIVATE PROPERTY.**

Contd..9..

PAGE..9..

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES :-

1.

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R. CHAVAN, ADVOCATE
No.139, II FLOOR,
INFANTRY ROAD
BANGALORE - 560 001.

BKE 7057

10000 रु. Rs.10000

दस हजार रुपये

TEN THOUSAND RUPEES

INDIA NON JUDICIAL

03AA 005643

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 26th day of March 2001, between:-

1. **SHRI. T.SUBRAMANYA**, aged about 38 years, S/O. LATE. THIMMARAYAPPA.
2. **SHRI. RAJANNA**, aged about 52 years, S/O. LATE MUNIYAPPA.
3. **SHRI. S. MUNIYAPPA**, aged about 67 years, S/O. LATE. SADAPPA.
4. **SHRI. RAMESH**, aged about 27 years,
5. **SHRI. SRINIVASA**, aged about 21 years,
6. **KUM. BHAGYAMMA**, aged about 17 years,
7. **MAST. SADAPPA**, aged about 12 years,

4 to 7 are the Sons of Shri. S. Muniyappa and Minors are represented by their father Shri. S. Muniyappa.

8. **SHRI. MARAPPA**, aged about 35 years,
9. **SHRI. NAGESH**, aged about 30 years.
10. **SHRI. SURESH**, aged about 20 years.
11. **SHRI. MUNIRAJU**, aged about 19 years.

8 to 11 are the Sons of Late. Pillappa and all are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.** Represented by their General Power of Attorney Holder Shri.N.Ramesh, S/o. Late. Narsiendas residing at No.33, 11th Main, Malleswaram, Bangalore. hereinafter jointly called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

4550
152
1130

Contd..2.

[illegible] 2100000 [illegible]
[illegible] 21 [illegible]
[illegible] 5 [illegible]
[illegible] 10000.00
M/s [illegible] Private Limited
26-03-2001

(M. Hari Narayan Rao)

[illegible] 20-3-2001 [illegible]
[illegible]

	ರೂ.	ಪೈ.
ಪಡೆದಿರುವ ಶುಲ್ಕ		
ನೋಂದಣಿ	4550.00	
[illegible]	142.00	
[illegible]	/	
[illegible]	104.00	
[illegible]	/	
R. R.		
ಒಟ್ಟು ರೂ.	4750.00	

ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬೆಂಗಳೂರು.

[illegible]

ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬೆಂಗಳೂರು.

ಸಾಕ್ಷಿಗಳು:

[illegible]

ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಬೆಂಗಳೂರು.

1838
1155
7051

10000 रु. Rs.10000

10000 रु. Rs.10000

दस हजार रुपये RUPEES TEN THOUSAND

INDIA NON JUDICIAL

03AA 005644

PAGE..2.

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.,
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri. Farroq**, hereinafter called the PURCHASER (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a **"SCHEDULE PROPERTY"** they having acquired the same under a Grant Order bearing No.HQA/CR/40/1997-98 Dated. 25.09.98., issued by Special Thasildar, Bangalore North Taluka, Bangalore.

Contd..3..

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.2,29,000/- (Rupees Two Lakhs Twenty Nine Thousand Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/30/00-2001, Dated 19.03.2001, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..4.

INDIA NON JUDICIAL

Rs.10000

10000 रु.

Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

03AA 005643

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.2,29,000/- (Rupees Two Lakhs Twenty Nine Thousand Only), as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledge.

Contd..5.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,25,000/ (Rupees Two Lakhs Twenty Nine Thousand Only)., paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . TO HAVE **AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

500Rs.

NOTE

Rs.500

FIVE HUNDRED RUPEES

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..7..

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner hereinbefore appearing.

The stamp duty is paid on the market value of the Schedule property.

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..8.

500 Rs.

INDIA NON JUDICIAL

५०० रु. Rs 500

पाँच सौ रुपये FIVE HUNDRED RUPEES

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL and portion of converted land bearing Survey No. 139, situated at BOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 0-15 Guntas land and bounded as follows :-

EAST BY : **SHRI.H.B.THAMMA[illegible] LAND**

WEST BY : **PRIVATE PROPERTY.**

NORTH BY : **PRIVATE PROPERTY.**

SOUTH BY : **PRIVATE PROPERTY.**

Contd..9..

PAGE..9..

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES :-

1.

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR,
INFANTRY ROAD
BANGALORE - 560 001.

6999/2000-01

25000 25000

02DD 253324

6999/2000-01

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 28th day of March 2001, between:

1. **SHRI. T.SUBRAMANYA**, aged about 38 years, S/O. LATE: THIMMARAYAPPA.
2. **SHRI. RAJANNA**, aged about 52 years, S/O. LATE. MUNIYAPPA.
3. **SHRI. S. MUNIYAPPA**, aged about 67 years, S/O. LATE. SADAPPA.
4. **SHRI. RAMESH**, aged about 27 years,
5. **SHRI. SRINIVASA**, aged about 21 years,
6. **KUM. BHAGYAMMA**, aged about 17 years,
7. **MAST. SADAPPA**, aged about 12 years,

4 to 7 are the Sons of Shri. S. Muniyappa and Minors are represented by their father Shri. S. Muniyappa.

8. **SHRI. MARAPPA**, aged about 35 years,
9. **SHRI. NAGESH**, aged about 30 years.
10. **SHRI. SURESH**, aged about 20 years.
11. **SHRI. MUNIRAJU**, aged about 19 years.

8 to 11 are the Sons of Late. Pillappa and all are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.** Represented by their General Power of Attorney Holder Shri.N.Ramesh, S/o. Late. Narelandas residing at No.33, 11th Main, Malleswaram, Bangalore, hereinafter jointly called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

27 MAR 2001

N. Ramesh

	Rs.
	260.00
	10.00
	10.00
	10.00
	10.00
R. R.	
	290.00

P.T. Walter

P.T. Walter

80 - 84
6999

AK-1268

29/3/2001

02DD 253325

PAGE..2.

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri. Farroq**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned, as a **"SCHEDULE PROPERTY"** they having acquired the same under a Grant Order bearing No.HQA/CR/40/1997-98 Dated. 25.09.98, issued by Special Thasildar, Bangalore North Taluka, Bangalore.

Contd..3..

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only).

And Whereas, as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/30/00-2001, Dated 19.03.2001, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..4.

(P.R. [illegible])

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5

(T.N. Holder)

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only).. paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

1000 Rs.

2000 Rs. Rs 1000

ONE THOUSAND RUPEES

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd.7

(P. T. Holder)

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property.

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..8.

1000 Rs.

1000 रु. Rs. 1000

ONE THOUSAND RUPEES

PAGE 8

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL and portion of converted land bearing Survey No. 139, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 0-30 Guntas land and bounded as follows :-

EAST BY : **SHRI.H.B.THAMMANNA'S LAND**

WEST BY : **PRIVATE PROPERTY.**

NORTH BY : **PRIVATE PROPERTY.**

SOUTH BY : **PRIVATE PROPERTY.**

(P.T. Walter)

Contd..9..

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

(S.V. [illegible])

VENDORS

(GPA HOLDER)

DRAFTED BY:
A.R. CHAVAN, ADVOCATE
No.139, II FLOOR,
INFANTRY ROAD
BANGALORE - 560 001.

7004

RUPEES 25000 RUPEES 25000

INDIA NON JUDICIAL

25000

RUPEES 25000 RUPEES 25000

7004/2000-2001 Q2DD 253326

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 7th day of March 2001, between:-

1. **SHRI. T.SUBRAMANYA,** aged about 38 years,
   S/O. LATE. THIMMARAYAPPA.
2. **SHRI. RAJANNA,** aged about 52 years,
   S/O. LATE. MUNIYAPPA.
3. **SHRI. S. MUNIYAPPA,** aged about 67 years,
   S/O. LATE. SADAPPA.
4. **SHRI. RAMESH,** aged about 27 years,
5. **SHRI. SRINIVASA,** aged about 21 years,
6. **KUM. BHAGYAMMA,** aged about 17 years,
7. **MAST. SADAPPA,** aged about 12 years,

9160
900
9260

4 to 7 are the Sons of Shri. S. Muniyappa and Minors are represented by their father Shri. S. Muniyappa.

8. **SHRI. MARAPPA,** aged about 35 years,
9. **SHRI. NAGESH,** aged about 30 years.
10. **SHRI. SURESH,** aged about 20 years.
11. **SHRI. MUNIRAJU,** aged about 19 years.

8 to 11 are the Sons of Late. Pillappa and all are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.** Represented by their General Power of Attorney Holder Shri.N.Ramesh, S/o. Late. Narsiandas residing at No.33, 11th Main, Malleswaram, Bangalore, hereinafter jointly called the **VENDORS,** (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

P.T. Holder

27 MAR 2001

Delivered on: 26.03.2001

Received Rs.

R. K.

Total Rs. 9360.00

P.T. Fees

ಸಿಂಧು ಉಪನೋಂದಣಿಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

AUK-1265

28/3/2001

ಸಿಂಧು ಉಪನೋಂದಣಿಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

25000 25000

25000

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri.Farroq**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a **"SCHEDULE PROPERTY"** they having acquired the same under a Grant Order bearing No.HQA/CR/40/1997-98 Dated. 25.09.98. issued by Special Thasildar, Bangalore North Taluka, Bangalore.

(P.T. Holder)

Contd..3..

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.AL.N/SR/NA/30/00-2001, Dated 19.03.2001. has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..4.

PAGE..4.

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.4,55,000/ (Rupees Four Lakhs Fifty Five Thousand Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only)., paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

1000Rs.

2000 Rs 1000

ONE THOUSAND RUPEES

PAGE 6.

AND **FURTHER** the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..7..

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property.

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..8.

1000 Rs.

2000 ರೂ. Rs 1000

ಒಂದು ಸಾವಿರ ರೂಪಾಯಿ ONE THOUSAND RUPEES

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL and portion of converted land bearing Survey No. 139, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 0-30 Guntas land and bounded as follows :-

EAST BY : **SHRI.H.B.THAMMANNA'S LAND**

WEST BY : **PRIVATE PROPERTY.**

NORTH BY : **PRIVATE PROPERTY.**

SOUTH BY : **PRIVATE PROPERTY.**

Contd..9..

PAGE..9..

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES :

1.

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR,
INFANTRY ROAD
BANGALORE - 560 001.

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 29th day of March 2001, between:-

1. **SHRI. T.SUBRAMANYA**, aged about 38 years, S/O. LATE. THIMMARAYAPPA.
2. **SHRI. RAJANNA**, aged about 52 years, S/O. LATE. MUNIYAPPA.
3. **SHRI. S. MUNIYAPPA**, aged about 67 years, S/O. LATE. SADAPPA.
4. **SHRI. RAMESH**, aged about 27 years,
5. **SHRI. SRINIVASA**, aged about 21 years,
6. **KUM. BHAGYAMMA**, aged about 17 years,
7. **MAST. SADAPPA**, aged about 12 years,

4 to 7 are the Sons of Shri. S. Muniyappa and Minors are represented by their father Shri. S. Muniyappa.

8. **SHRI. MARAPPA**, aged about 35 years,
9. **SHRI. NAGESH**, aged about 30 years.
10. **SHRI. SURESH**, aged about 20 years.
11. **SHRI. MUNIRAJU**, aged about 19 years.

8 to 11 are the Sons of Late. Pillappa and all are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.** Represented by their General Power of Attorney Holder Shri.N.Ramesh, S/o. Late. Narslandas residing at No.33, 11th Main, Malleswaram, Bangalore. hereinafter jointly called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

(P.A. Holder)

(Manager Corporation Bank)

9160-0

1400

1024

9310-0

ಅಧಿಕೃತ ಸಹಿದಾರರು, ಬೆಂಗಳೂರು. 1 ರಲ್ಲಿ 1272 ರಂದು

23-27

6777

4/4/2001

8/3/2001

ಉಪನಿಬಂಧಕರು, ಬೆಂಗಳೂರು.

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri.Farroq**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor in office and assigns) .

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a **"SCHEDULE PROPERTY"** they having acquired the same under a Grant Order bearing No.HQA/CR/40/1997-98 Dated. 25.09.98. issued by Special Thasildar, Bangalore North Taluka. Bangalore.

Contd..3..

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/MA/30/00 2001, Dated 19.03.2001, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..4.

10000रु. Rs.10000

10000रु. Rs.10000

दस हजार रुपये

RUPEES TEN THOUSAND

INDIA NON JUDICIAL

03AA 005538

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.1,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only)., paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

1000 Rs.

Rs 1000

ONE THOUSAND RUPEES

PAGE..6..

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..7..

PAGE..7..

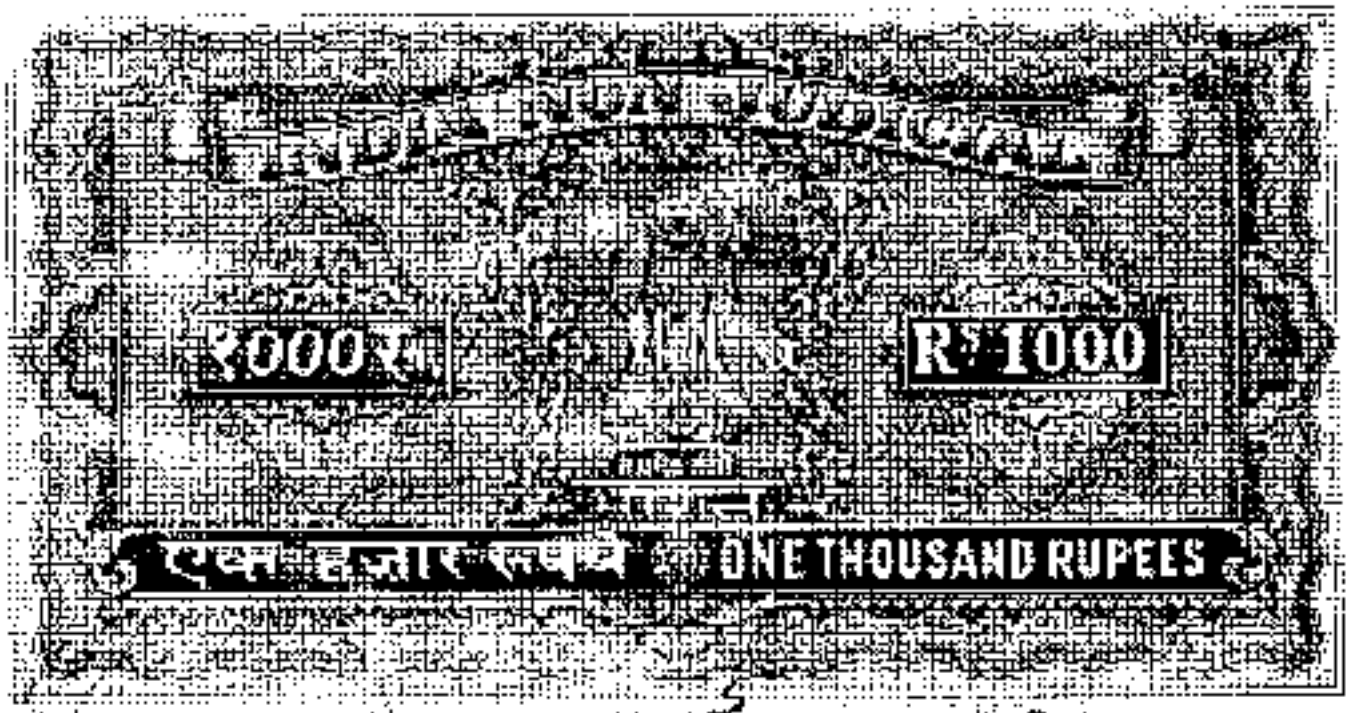
AND THAT FURTHER, the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property.

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..8.

1000 Rs.



PAGE..8..

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL and portion of converted land bearing Survey No. 139, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 0-30 Guntas land and bounded as follows :-

EAST BY : **SHRI.H.B.THAMMANNA'S LAND**

WEST BY : **PRIVATE PROPERTY.**

NORTH BY : **PRIVATE PROPERTY.**

SOUTH BY : **PRIVATE PROPERTY.**

Contd..9..

PAGE..9..

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES :-

VENDORS
(GPA HOLDER)

2.

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR,
INFANTRY ROAD
BANGALORE - 560 001.

6976

INDIA NON JUDICIAL

RUPEES 25000

पच्चीस हजार रुपये

6976/2000 0200 253328

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 27th day of March 2001, between:-

1. **SHRI. T.SUBRAMANYA**, aged about 38 years,
   S/O. LATE. THIMMARAYAPPA.
2. **SHRI. RAJANNA**, aged about 52 years,
   S/O. LATE. MUNIYAPPA.
3. **SHRI. S. MUNIYAPPA**, aged about 67 years,
   S/O. LATE. SADAPPA.
4. **SHRI. RAMESH**, aged about 27 years,
5. **SHRI. SRINIVASA**, aged about 21 years,
6. **KUM. BHAGYAMMA**, aged about 17 years,
7. **MAST. SADAPPA**, aged about 12 years,

4 to 7 are the Sons of Shri. S. Muniyappa and Minors are represented by their father Shri. S. Muniyappa.

9160
9200
9360

8. **SHRI. MARAPPA**, aged about 35 years,
9. **SHRI. RAGESH**, aged about 30 years,
10. **SHRI. SURESH**, aged about 20 years,
11. **SHRI. MUNIRAJU**, aged about 19 years.

8 to 11 are the Sons of Late. Pillappa and all are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.** Represented by their General Power of Attorney Holder Shri.N.Ramesh, S/o. Late. Narsiandas residing at No 33, 11th Main, Malleswaram, Bangalore. hereinafter jointly called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

7 MAR 2001

56010.00 [illegible]

[illegible]

[illegible] 11000.00

[illegible] [illegible] Limited

26-03-2001

[illegible]

27/3/2001 [illegible] 11.30 [illegible]

N. Ramesh [illegible]

[illegible] 1170 ರೂ.

[illegible] 10 [illegible]

K. R.

ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

1930 [illegible]

311 - 345 [illegible] 2000-01 [illegible]

6956 [illegible]

11-5-2001

[illegible]

25000 25000

6976/2000-01 0200 253329

PAGE..2.

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri.Farroq**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns).

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a **"SCHEDULE PROPERTY"** they having acquired the same under a Grant Order bearing No.HQA/CR/40/1997-98 Dated. 25.09.98. issued by Special Thasildar, Bangalore North Taluka, Bangalore.

Contd..3..

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District vide their Order No.ALN/SR/NA/30/00 2001, Dated 19.03.2001, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..4.

Rs.10000 Rs.10000 RUPEES TEN THOUSAND

03AA 003642

6976/2000

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only).as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.4,55,000/ (Rupees Four Lakhs Fifty Five Thousand Only)., paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

1000Rs.

Rs 1000

ONE THOUSAND RUPEES

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..7..

PAGE..7..

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property.

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..8.

1000Rs.

INDIA NON JUDICIAL

Rs.1000

ONE THOUSAND RUPEES

PAGE..4..

SCHEDULE PROPERTY

ALL THAT PIECE AND PARCEL and portion of converted land bearing Survey No. 139, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 0-30 Guntas land and bounded as follows :-

EAST BY : **SHRI.H.B.THAMMANNA'S LAND**

WEST BY : **PRIVATE PROPERTY.**

NORTH BY : **PRIVATE PROPERTY.**

SOUTH BY : **PRIVATE PROPERTY.**

(P.A. Holder)

Contd..5..

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this 'Deed' of Absolute Sale on the day, month and the year first above written.

WITNESSES :

1.

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR,
INFANTRY ROAD
BANGALORE - 560 001.

6897 / 2000-01

INDIA NON JUDICIAL

25000 रुपये

पच्चीस हजार रुपये

25000

0200252682

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 23rd day of March 2001, between:-

1. **SHRI. T.SUBRAMANYA**, aged about 38 years, S/O. LATE. THIMMARAYAPPA.
2. **SHRI. RAJANNA**, aged about 52 years, S/O. LATE. MUNIYAPPA.
3. **SHRI. S. MUNIYAPPA**, aged about 67 years, S/O. LATE. SADAPPA.
4. **SHRI. RAMESH**, aged about 27 years,
5. **SHRI. SRINIVASA**, aged about 21 years,
6. **KUM. BHAGYAMMA**, aged about 17 years,
7. **MAST. SADAPPA**, aged about 12 years,

4 to 7 are the Sons of Shri.S.Muniyappa and Minors are represented by their father Shri. S. Muniyappa.

8. **SHRI. MARAPPA**, aged about 35 years,
9. **SHRI. NAGESH**, aged about 30 years.
10. **SHRI. SURESH**, aged about 20 years.
11. **SHRI. MUNIRAJU**, aged about 19 years.

8 to 11 are the Sons of Late. Pillappa and all are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.** Represented by their General Power of Attorney Holder Shri.N.Ramesh, S/o. Late. Narsiandas residing at No.33, 11th Main, Malleswaram, Bangalore. hereinafter jointly called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

22 MAR 2001

139771-75 20000

Sowmya Dream

23/3/01 Stamp Vendor

The Bangalore Advocates Co-operative Society Ltd

For Want of Rs 60000/- Papers of Rs 85000

10000/- of Rs 10000 of Rs ..... of Rs .....

..... of Rs ..... of Rs 5500 are issued

Stamp Vendor

23/3/01 The Bangalore Advocates Co-operative Society Ltd

ಮೌಲ್ಯದ ಮೊತ್ತ ರೂ. ಪೈ.

ಸೋಡಾದ 9160=00

ಕಂದಾಯ ನೋಂದಣಿ 170=00

ಮುದ್ರೆಯನ್ನು 10=00

ಅಂಚೆಯ 10=00

ಸ್ಟಾಂಪ್ 10=00

R. R. —

ಒಟ್ಟು 9360=00

ಮೂಲಕ ಸ್ಟಾಂಪ್ ಕಾಗದಗಳು

ದಿನಾಂಕ 23/3/2001 ರಂದು ಕೊಟ್ಟ ಸ್ಟಾಂಪ್ 1000=00

N. Ramesh ರವರಿಂದ ಈ ಕರಾರು

ಪತ್ರ ಮಾಡಿಸಲು ಮಾರಿಕೊಳ್ಳಲಾಯಿತು.

(P. A. Hallur)

ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟವನು ಒಪ್ಪಿಕೊಂಡಿರುತ್ತಾರೆ

(P. A. Hallur)

I ..... ರ ಪುಸ್ತಕದ 1314 ..... ರ ಸಂಖ್ಯೆಯ

7.7.81 ..... ರ ಪುಟದಲ್ಲಿ 2000 ..... ರ ಮೊತ್ತ

1897 ..... ರ ಸಂಖ್ಯೆಯಾಗಿ ನೋಂದಾಯಿಸಲ್ಪಟ್ಟಿದೆ

ಉಪ-ನೋಂದಣಾಧಿಕಾರಿ

ಯಲಹಂಕ

ದಿನಾಂಕ 19/6/2001

ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಸಾಕ್ಷಿದಾರರು

R. N. Mallikarjuna

No 139, II Floor

9th Main Road

Bangalore-1

23/3/2001

INDIA NON JUDICIAL

RUPEES 25000

पच्चीस हजार रुपये

0200 252683

PAGE..2.

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri.Farroq**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns) .

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a "**SCHEDULE PROPERTY**" they having acquired the same under a Grant Order bearing No.HQA/CR/40/1997-98 Dated. 25.09.98. issued by Special Thasildar, Bangalore North Taluka. Bangalore.

Contd..3..

(P.T. Holder)

22 MAR 2001

135771-73 Rs 1000/-
Name Sanmyo Properties
Ltd
Date 28/3/00 Stamp Vendor
The Singhania Properties
Chennai Pvt. Ltd

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.4,55,000/ (Rupees Four Lakhs Fifty Five Thousand Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non-Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/30/00-2001, Dated 19.03.2001. has sanctioned the conversion of the Schedule Property for Commercial Purpose.

(P.T. Holder)

Contd..4.

भारतीय गैर न्यायिक

10000 रु. Rs 10000

INDIA NON JUDICIAL

03AA 004632

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.4,55,000/ (Rupees Four Lakhs Fifty Five Thousand Only).as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5.

20 MAR 2001

17972 Rs 10000/-
Name Sammys Dreamland
L.O.-A
Date 28/3/00 Signature
The Stamp Vendor

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only)., paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

(P.A. Holder)

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..7..

(T. K. Haider)

29 MAR 2001

13997/05 Rs. 10001/-
Name Sammys Dream land
Ltd
Date 28/3/01 Stamp Vendor
The Bangalore Advocates
Co-operative Society Ltd

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property.

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..8.

1000 Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of converted land bearing Survey No. 139, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 0-30 Guntas land and bounded as follows :-

EAST BY : **SHRI.H.B.THAMMANNA'S LAND**

WEST BY : **PRIVATE PROPERTY.**

NORTH BY : **PRIVATE PROPERTY.**

SOUTH BY : **REMAINING PORTION OF THE PROPERTY BEARING SURVEY NO. 139.**

Contd..9..

(P. T. Holder)

20 MAR 2001

123571-75 10000/-

Name Sammy's Dream Investment

Date 28/3/01 Stamp Vendor

The Bangalore Co-operative Society Ltd

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR,
INFANTRY ROAD
BANGALORE - 560 001.

6900

INDIA NON JUDICIAL

RUPEES 25000

पच्चीस हजार रुपये

0000 252680

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 23rd day of March 2001, between:-

1. **SHRI. T.SUBRAMANYA**, aged about 38 years, S/O. LATE. THIMMARAYAPPA.
2. **SHRI. RAJANNA**, aged about 52 years, S/O. LATE. MUNIYAPPA.
3. **SHRI. S. MUNIYAPPA**, aged about 67 years, S/O. LATE. SADAPPA.
4. **SHRI. RAMESH**, aged about 27 years,
5. **SHRI. SRINIVASA**, aged about 21 years,
6. **KUM. BHAGYAMMA**, aged about 17 years,
7. **MAST. SADAPPA**, aged about 12 years,

4 to 7 are the Sons of Shri.S.Muniyappa and Minors are represented by their father Shri. S. Muniyappa.

8. **SHRI. MARAPPA**, aged about 35 years,
9. **SHRI. NAGESH**, aged about 30 years,
10. **SHRI. SURESH**, aged about 20 years,
11. **SHRI. MUNIRAJU**, aged about 19 years.

8 to 11 are the Sons of Late. Pillappa and all are residing at **HOSAHALLI VILLAGE, JALA HOBLI, BANGALORE NORTH TALUK.** Represented by their General Power of Attorney Holder Shri.R.Ramesh, S/o. Late. Narasandas residing at No.33, 11th Main, Malleswaram, Bangalore. hereinafter jointly called the **VENDORS**, (which term shall mean and include their heirs, legal representatives, executors, and assigns) of the ONE PART.

Contd..2.

1160
200
1360

22 MAR 2001

139746-50 ಸಂಖ್ಯೆ

Name Sanmiya Dreamland Pvt

Stamp Vendor
The Bangalore Urban
Co-operative Bank Ltd

Fees of Rs. 62000/- Papers of Rs. 200006/-
100006/- of Rs. 10006/- of Rs. ..... of Rs. .....
of Rs. ..... of Rs. 5000/- Received

Stamp Vendor
The Bangalore Urban
Co-operative Bank Ltd

ಮೊತ್ತ ರೂ. ಪೈ.
ಕಿಂಗಳು 2160/-
ಪ್ರಾಂತ್ಯ ಸಂಖ್ಯೆ 1903/-
ಮೊಂಗಲು
ಕಿಂಗಳು 125/-
ಸ್ಟಾಂಪ್
R. R.
ಒಟ್ಟು ರೂ. 9360/-

(P.A. Holder)

ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

(P.A. Holder)

ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ದಿನಾಂಕ 5-5-2001

INDIA NON JUDICIAL

RUPEES 25000

पच्चीस हजार रुपये

02DD 252681

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND PVT. LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by its Managing Director **Shri.Farroq**, hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns) .

Whereas, the Vendors are the absolute owners of the property hereinafter mentioned as a **"SCHEDULE PROPERTY"** they having acquired the same under a Grant Order bearing No.HQA/CR/40/1997-98 Dated. 25.09.98. issued by Special Thasildar, Bangalore North Taluka. Bangalore.

Contd..3..

22 MAR 2001

No. 18746-80 Rs. 2000/-
Name Sowmya Dhanu Rayap
Pvt Ltd
Date 28/2/01
The Sub-Registrar
Shivajinagar

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only).

And Whereas as per the terms of the Agreement of the Sale the Vendors have applied to the Deputy Commissioner, Bangalore Urban District for Conversion of the Schedule Property from Agricultural to Non Agricultural Commercial purpose.

And Whereas Deputy Commissioner, Bangalore Urban District Vide their Order No.ALN/SR/NA/30/00-2001, Dated 19.03.2001, has sanctioned the conversion of the Schedule Property for Commercial Purpose.

Contd..4.

(P.T. Holder)

भारतीय गैर न्यायिक

10000 रु. Rs 10000

INDIA NON JUDICIAL

03AA 004631

The Purchaser has paid the necessary conversion charges to the competent authority as per the terms of the Agreement of Sale.

Whereas the Vendors are the absolute owners and in actual possession and enjoyment of the Property, and the Vendors have paid upto-date taxes to the concerned authority, in respect of the Schedule Property.

Whereas the purchaser has paid full and final payment of total sale consideration Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only) as per the Terms of Agreement of Sale, the receipt of which the vendors do hereby acknowledges.

Contd..5.

20 MAR 2001

139976 SD Rs. 100/-
Name Sowmya Deen
PVT LTD
Date 26/3/00 Stamp Paid
The Registrar

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.4,55,000/- (Rupees Four Lakhs Fifty Five Thousand Only)., paid by the Purchaser to the Vendors, the Vendors are beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendors upon the Schedule Property and every part thereof . **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

Contd..6..

(P.T. [illegible])

1000Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

PAGE..6..

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..7..

(P.A. Holder)

20 MAR 2001

13897660 10000/-

Name Sowmya Dracue Land,

Stamp Vendor
The Bangalore Systems Ltd

PAGE..7..

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the market value of the Schedule property.

The Vendors has this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd..8.

(T. T. Holde)

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हजार रुपये ONE THOUSAND RUPEES

SCHEDULE

ALL THAT PIECE AND PARCEL and portion of converted land bearing Survey No. 139, situated at HOSAHALLI Village, Jala Hobli, Bangalore North Taluk, measuring 0-30 Guntas land and bounded as follows :-

EAST BY	: **SHRI.H.B.THAMMANNA'S LAND**
WEST BY	: **PRIVATE PROPERTY.**
NORTH BY	: **PRIVATE PROPERTY.**
SOUTH BY	: **REMAINING PORTION OF THE PROPERTY BEARING SURVEY NO. 139.**

Contd..9..

20 MAR 2001

139976/00 1000/-

Stamp Vendor

PAGE..9..

IN WITNESS WHEREOF, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDORS
(GPA HOLDER)

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR,
INFANTRY ROAD
BANGALORE - 560 001.

Bk-I/4525/12-13

[redacted]

THIS DEED OF SALE executed on this 21st day of March Two Thousand and Thirteen (21.03.2013):

BY

1. **Sri. Munianjinappa,**
   S/o. Late. Subbarayappa,
   Aged about 44 years,

2. **Smt. Lakshmidevamma,**
   W/o. Munianjanappa,
   Aged about 41 years,

3. **Kum. Bhavya,**
   D/o. Munianjanappa,
   Aged about 23 years

4. **Sri. Manjunath,**
   S/o. Munianjanappa,
   Aged about 21 years,

All are residing at Hosahalli Village, Jala Hobli, Bangalore North Taluk, Bangalore and all are Represented by their Power of Attorney Holder **Sri. N. Ramesh**, S/o. Late, **Narayandas**, Aged about 62 years, Residing at No. 33, 16th Main, Malleswaram, Bangalore – 560 053

(hereinafter referred to as the "**VENDORS**" which expression shall, unless repugnant to the context or meaning thereof, be deemed to include their legal

ಸಂ ಮುದ್ರಾಂಕ 4525 2 ನಂ
12 - 13

[redacted]

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ವೃಮಾನ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿನ ವೃಮಾನ ಪತ್ರ

ಶ್ರೀ/ ಆಕಾ ಪರಬೇಕಿ ರವರ ಪರವಾಗಿ ಪಿಟಿಎ ಹೋಲ್ಡರ್ ಎನ್.ನಿಮೇಶ್ , ಇವರು 95260.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವೃಮಾನ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ ಡಿ.	95260.00	ಬೆಂಗಳೂರು ವಿಕ್ಟರ್ ಬ್ಯಾಂಕಿನ ಡಿ ಡಿ ನಂ 034171, ದಿನಾಂಕ 21/03/2013
ಒಟ್ಟು :	95260.00	

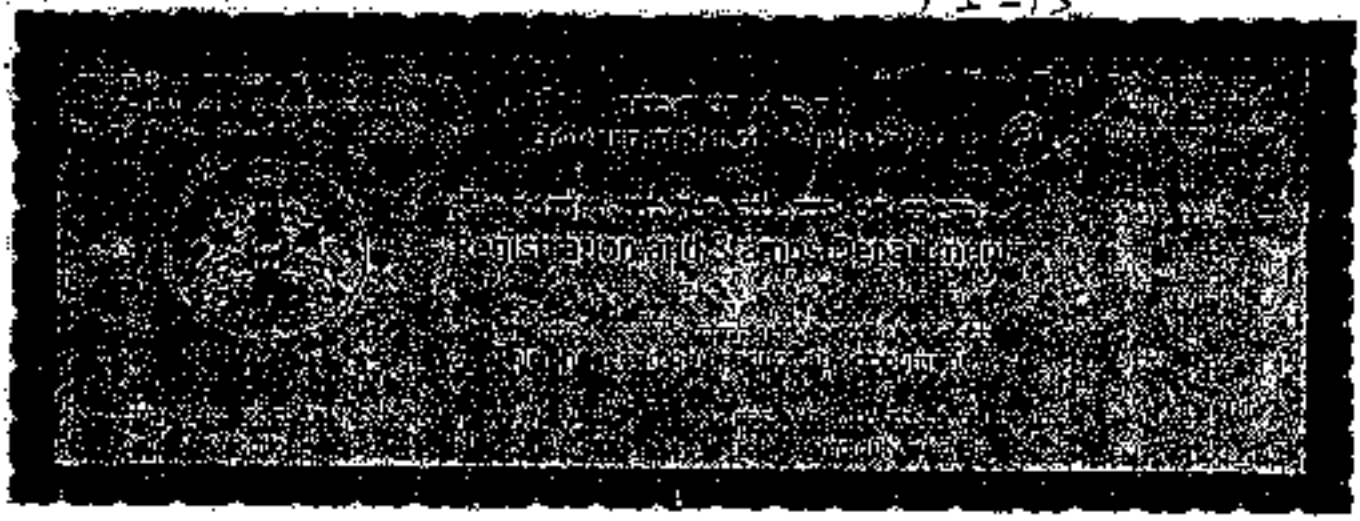
ಸ್ಥಳ : ಗೆಲ್ಲಾರಿ

ದಿನಾಂಕ : 21/03/2013

21/03

ಉಪ ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ನಂಜನಗೂಡು (ಗ್ರಾಮಾಂತರ), ಮೈಸೂರು

Designed and Developed by C-DAC, ACIS Pune



heirs, administrators, executors, successors, assigns or any one claiming through or under them)

Mrs. Asha Pradesi, W/o Ramesh Paradesi,
Aged about 58 years, residing at
No. 1, Ist Floor, Ist Cross, MVCH Road,
Nrupathunga Extention, R. T. Nagar, Bangalore – 560 032,
duly represented her Power of Attorney Holder
Sri. N. Ramesh, S/o. Late Narayandas,
Aged about 62 years, Residing at No. 33,
11th Main, 15th Cross, Malleswaram,
Bangalore – 560 053,

(hereinafter referred to as the "**PURCHASER**", which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include its successors and assigns);

WITNESSES AS FOLLOWS:

Originally the property bearing Sy. No 135/2 measuring 2 acres 26 guntas excluding karab situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, belonged to one Sri. Subbanna. The said subbanna had two children namely (1) Sri. Subbarayappa and (2) Sri. Muniyappa. The said Subbarayappa died leaving behing his legal heirs to succeed his estate Upon death of said Subbarayappa his brother Muniyappa along with children of Subbarayappa entered into an

ಈ ಮುದ್ರೆಯ 4525 ಸಂಖ್ಯೆಯನ್ನು 4 ನೇ ಪುಟ

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ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ (P-6017) 4525/12-13 ಉಪನೋಂದಣಾಧಿಕಾರಿ, ಗಾಂಧಿನಗರ (ಬೆಂಗಳೂರು). ಬೆಂಗಳೂರು.

ಕೆಳಗಿನ ಪಟ್ಟಿಯಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಗಾಂಧಿನಗರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 21-03-2013 ರಂದು 05.19.55 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವನ್ನು ವಸೂಲಿ ಮಾಡಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	33750.00
2	ಸೇವಾ ಶುಲ್ಕ	560.00
3	ಪರಿಶೀಲನಾ ಶುಲ್ಕ	70.00
	ಒಟ್ಟು :	34380.00

ಶ್ರೀ ಆಶಾ ಪರಶೇಕಿ ರವರ ಪರವಾಗಿ ಶ್ರೀಮತಿ ಹೊಳ್ಳರ್ ಎನ್.ರಮೇಶ್ ಬಿನ್ ದಿವಂಗತ.ನಾರಾಯಣ ರಾವ್ ಅವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆರಳು ಗುರುತು	ಸಹಿ
ಶ್ರೀ ಆಶಾ ಪರಶೇಕಿ ರವರ ಪರವಾಗಿ ಶ್ರೀಮತಿ ಹೊಳ್ಳರ್ ಎನ್.ರಮೇಶ್ ಬಿನ್ ದಿವಂಗತ.ನಾರಾಯಣ ರಾವ್			

ಸಹಾ ನಿಬಂಧಕರು
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ (ಬೆಂಗಳೂರು). ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟವರಾಗಿ ಒಪ್ಪಿಕೊಂಡವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆರಳು ಗುರುತು	ಸಹಿ
1	ಆಶಾ ಪರಶೇಕಿ ರವರ ಪರವಾಗಿ ಶ್ರೀಮತಿ ಹೊಳ್ಳರ್ ಎನ್.ರಮೇಶ್ . ಬಿನ್ ದಿವಂಗತ.ನಾರಾಯಣ ರಾವ್ (ಬರೆದುಕೊಟ್ಟವರು)			
2	ಮಾನಿಲಂಡವರ್ . ಅಶ್ವಿನ್ ಮಾರ್ಟಿನ್ ಬಿನ್ ಸಲ್ಲು ಮಾಲಿಯಾರ್ ರವರ ಪರವಾಗಿ ಶ್ರೀಮತಿ ಹೊಳ್ಳರ್ ಎನ್.ರಮೇಶ್ . ಬಿನ್ ದಿವಂಗತ.ನಾರಾಯಣ ರಾವ್ (ಬರೆದುಕೊಟ್ಟವರು)			

ಸಹಾ ನಿಬಂಧಕರು
ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಾಂಧಿನಗರ (ಬೆಂಗಳೂರು). ಬೆಂಗಳೂರು.

[redacted]

understanding agreement dt: 24/4/1997. As per the said agreement 1st parties i.e., Anjanappa and Munianjanappa got right title and interest over half (1/2) extent of 2 acres 26 guntas and the IInd party i.e., Muniyappa got right title and interest over half (1/2) extent of 2 acres 26 guntas.

Upon such settlement of the entire extent the relavent revenue records were mutated in the names of the respective parties and were in possession and enjoyment of the properties falling to their respective shares.

Sri. Anjanappa and Sri. Munianjanappa both sons of late. Subbarayappa being brothers have partitioned all the properties belonging to their father i.e., Subbarayappa by entering into a Partition Deed Dt. 7/4/2005 and got all the properties partitioned as mentioned to in the schedule to the said partition deed. Wherein, as per the said partition deed Sy. No. 135/2 measuring 1 acre 13 guantas has been partitioned into two portions half (1/2) each. Upon such partition the respective parties were in possession and enjoyment of the properties. The revenue records have been updated and mutated in their respective names.

The Vendor No. 1 upon acquired right, title and interest over the schedule along with his wife Vendor No 2 and his childern Vendors No. 3 and 4 represented that they are the owners of the property bearing No. 135/2 measuring 26 12 guntas

ಸಂಖ್ಯೆ 4525 ದಿನಾಂಕ 6
12-13

ಗಂಗಾನಗರ (ಬೆಂಗಳೂರು), ಬೆಂಗಳೂರು

ಕ್ರ ಸಂ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	ಎಲ್ಲಾ ಬಾಡಿ ಮಾಡಿದ ಸಂ 3/3, 4 ನೇ ಮೇನ್ ರಸ್ತೆ, ಗಂಗಾನಗರ, ಬೆಂಗಳೂರು-32	
2	ಬಾಡಿಯವರ್ ಸಂ 1, ಸೇಂಟ್ ಮಾರ್ಕ್, 3ನೇ ಎಕ್ಸ್‌ಟೆನ್ಷನ್, ಎಂಪಿ ಕೆ ಟಿ ಕೋಲ್, ರಸ್ತೆ, ಎಲ್ಲಾ ಬಿ ಬಡಾವಣೆ, ಬೆಂಗಳೂರು-32	

ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಗಂಗಾನಗರ (ಬೆಂಗಳೂರು), ಬೆಂಗಳೂರು.

I hereby certify that on production of the original Adjudicat on No 35/2012-13 Dt 16/1/2013 at Gandhinagar SRO bangalore. I have satisfied myself that the stamp duty of Rs 95440/- by way of DD No 033254 Dt 1/1/2013. Drawn on Axis bank ltd. Bangalore, has been paid thereon. (this document is kept pending for time Out)

Designed and Developed by C-DAC, ACTS, Pune

ಉಪನೋಂದಣಾಧಿಕಾರಿ 21/03/13
ಗಂಗಾನಗರ (ಬೆಂಗಳೂರು), ಬೆಂಗಳೂರು.

(Twenty Six point one two) guntas land situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, morefully described in the schedule hereunder and hereinafter referred to as the **'SCHEDULE PROPERTY'**.

Sri. Anjanappa and Sri. Munianjanappa being brothers got all the properties available for partition as mentioned in the above referred partition deed. Upon acquiring various properties the said Anjanappa being owner of property bearing Sy. No. 145 measuring 30 guntas and Sy. N0. 135/2 measuring 26.12 guntas (Twenty Six point one two) guntas both situated at Hosahalli Village. Jala Hobli, Bangalore North Taluk sold, transferred and conveyed the properties in favour of Asha Paradeshi vide registered sale deed bearing No. 1919/2006-07, Dt: 24/3/2006 and possession was delivered.

The Vendors approached the purchaser and offered to sell Sy. No. 135/2 measuring 26.12 guntas (Twenty Six point one two) situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, which is morefully described in the schedule below and herein after referred to as the **SCHEDULE PROPERTY**. The purchaser considering the offer and with an intention to have compact block agreed to purchaser the same. Upon negotiations the Vendors and Purchaser mutually agreed and finalised to purchase the property for a total sale consideration of Rs. 20,00,000/-. In turn the Vendors offered and expressed with

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12 - 13

ಉಪನಿಬಂಧಕರು (ಹೆಬ್ಬಾಳ), ಬೆಂಗಳೂರು.

The document is Ordered for Registration

ಉಪನಿಬಂಧಕರು
(ಹೆಬ್ಬಾಳ ಸಬ್ಬಾ), ಬೆಂಗಳೂರು.

1 ನೇ ಪುಸ್ತಕದ ದಾಖಲೆಯ
ಸಂಖ್ಯೆ HBB-1-04525-2012-13 ಮತ್ತು
ಸ.ಸಂ. ಸಂಖ್ಯೆ HBBD106 ನೇ ಪುಟದಲ್ಲಿ
ದಿನಾಂಕ 22-03-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

22/03/13

ಉಪನಿಬಂಧಕರು ಮತ್ತು ಹೆಬ್ಬಾಳ

K.H. SUMITHRA
SUB REGISTRAR
GANDHINAGAR (HEBBAL), BANGALORE.

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the purchaser above named to purchase property bearing Sy. No 145 measuring 30 guntas situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk. Considering the offer and request, the said Purchaser agreed to sell Sy. No. 145 measuring 30 guntas and accordingly sold vide sale deed bearing No. 492/08-09 dt. 21/05/2008 in favour of above said vendors.

The Vendors and the Purchaser, while negotiations have mutually executed documents dt: 7/8/2008 wherein both the parties have mutually and have executed receipts for having received money and delivery of the possession of both the properties respectively.

The Vendors as per the mutual discussions, negotiations and documents have jointly and collectively agreed to sell the schedule property for a total consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) and entered into an agreement to sale dt: 15th November 2006. The Vendors have received the full sale consideration and have also delivered possession of the property under the said agreement to sale. The Vendors jointly and severally have executed Power of Attorney in favour of Shri. N. Ramesh, S/o. late Narainda, for better assurance his family members have joined to the above said documents agreeing to convey the schedule property. Apart from Vendors No. 2 and 3 the Vendors no 1 and 2 does not have any children either legitimate or illegitimate.

[redacted]

WHEREAS, the Vendors jointly and collectively with respect to the schedule property have executed Power of Attorney in favour of Sri. Ramesh wherein they jointly and collectively nominated, appointed and constituted Sri. Ramesh as their true and lawful attorney holder and empowered him to do all the acts and deeds mentioned to in the said power of attorney.

The Vendors assure and confirm.

(a) that the Vendors have the powers to convey the Schedule Property and that there is no impediment for the vendors to sell the schedule property under any law, order, decree or contract and that none else has any right, title interest or share in the Schedule Property;

(b) that the Schedule Property is not subject to any encumbrances, attachments acquisition proceedings or mortgages or lien or charges of any kind

(d) that there are no suits, quasi judicial proceedings, tenancy claims or any litigations of whatsoever nature in regard to the Schedule Property under the land laws;

(e) that the Vendors have not entered into any agreement or arrangement for sale or transfer of the Schedule Property with anyone else apart from agreement mentioned above;

(g) that there is no impediment for the Vendors to acquire or hold or to sell

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12-13

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the Schedule Property under any law,

(h) the Vendors have represented to the Purchaser that ever since the execution of sale deeds by the previous owners of the Schedule Properties in favour of the Vendor No. 1, the Schedule Property have been owned, held and possessed by him without any interruption; and the Vendors have offered the same to the Purchaser with an undertaking that he has fulfilled all legal requirements leaving behind no impediments in law for the conveyance of the Schedule Property in favour of the Purchaser;

(i) that the Schedule Property is not a land in respect of which there is a prohibition regarding sale and that there is no bar or prohibition to acquire, hold or to sell the Schedule Property;

(j) that the Schedule Property is agricultural in nature.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. That in pursuance of the foregoing and in consideration of Rs 20,00,000/- the Purchaser paid the entire consideration amount of Rs 20,00,000 (Rupees Twenty Lakhs Only) to the Vendors. on various dates.

2. The Vendors hereby accepts and acknowledges in full and final settlement and satisfaction of the entire sale price and nomination fee. The Vendors

(25)

hereby grants, transfers and conveys UNTO the Purchaser, BY WAY OF SALE, all that piece and parcel of residentially converted land bearing Survey No. 135/2 measuring 26 and ¾ (Twenty Six and Three Fourth) guntas land situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, , morefully described Schedule below and hereinafter and referred to as the "SCHEDULE PROPERTY" or "PROPERTY HEREBY CONVEYED" with the land, trees, plants, water courses, fences and all rights, easements and privileges appurtenant thereto, TO HAVE AND TO HOLD the same, to the Purchaser, as absolute owner:

THE VENDORS COVENANT WITH THE PURCHASER AS FOLLOWS:

1) That the Purchaser is in possession and enjoyment of the Schedule Property hereby conveyed by receiving the income and profits there from, as absolute owner, without any interference or disturbance by the Vendors or their predecessors-in-title or any one claiming through or under them or any person claiming any legal title thereto;

2) That the Vendors have the power to convey the Schedule Property and that there is no impediment for this sale under any law, order, decree or contract;

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[redacted]

3) That the Vendors are absolute owners of the Schedule Property and that none else has any right, title, interest or share therein,

4) That the Property hereby conveyed is not subjected to any encumbrances, attachments, tenancy or acquisition proceedings or charges of any kind;

5) That the Vendors have paid all rates, taxes, cesses and outgoings in respect of the Schedule Property up to the date of sale;

6) That the Vendors have this day delivered original documents of title relating to the Schedule Property to the Purchaser;

7) That the Vendors shall, whenever so required by the Purchaser, do and execute all acts, deeds and things for more fully and perfectly assuring the title of the Purchaser to the Property hereby conveyed.

8) The Vendors do hereby indemnify and keep indemnified the Purchaser against any loss or damage that the Purchaser may suffer by reason of any breach, default or misrepresentation or negligence on the part of the Vendors Subsequent to the sale of the Schedule Properties to the Purchaser, the Vendors agree to keep Indemnified the Purchaser against any loss or damage which the

[redacted]

Purchaser may sustain on account of (i) the Purchaser' right to remain in peaceful possession and enjoyment of the Schedule Properties / or any part thereof, as the absolute owner thereof, being disturbed in any manner whatsoever. (ii) any defect or deficiency in the title of the Vendors to the Schedule Properties/ or any part thereof;

9) The Vendor agrees to defend the right, title and interest of the Purchaser to the Schedule Properties against all claims and that all expenses in this regard shall be borne and paid for by the Vendor.

10) The Vendor further agrees and undertakes to execute / secure execution of such other document/s as may be required by the Purchaser to more fully satisfy and assure the Purchaser that the Vendors are the owners of the Schedule Property with uninhibited rights of alienation over the same.

11) That the Vendors have executed General Power of Attorney in favour of Sri. N. Ramesh with respect to the Schedule Property mentioned hereunder and the said General Power of Attorney is in subsistence and in full force;

12) The Vendor hereby declares and undertakes to do or causes to be done at all times all acts, deeds and things that are reasonably and legally required to be

by order 4525 page 15 dt
12-13

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done at the instance of the Purchaser for more fully and perfectly assuring conveying the Schedule Properties to the Purchaser. That the Vendors shall keep the Purchaser fully indemnified and harmless at all times, against any action or proceedings, loss or liability, cost or claim that may arise against the Purchaser or the Property hereby conveyed, by reason of any defect in or went of title on the part of the Vendors or their predecessors-in-title and against any consequential disturbance or interference to the peaceful possession and quiet enjoyment of the Schedule Property by the Purchaser.

SCHEDULE PROPERTY

All that piece and parcel of the entire extent of agricultural property in survey No 135/2 measuring **26.12 guntas (Twenty Six point one two)** of land situated at Hosahalli Village, Jala Hobli, Bangalore North Taluk, and bounded as follows:-

ON THE EAST : Property belonging to Asha Paradeshi,
WEST : Property belonging to Sammy's Dreamland,
NORTH : Property belonging to Sammy's Dreamland,
SOUTH : Private Property.

[redacted]

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IN WITNESS WHEREOF the VENDORS and the PURCHASER have executed this **DEED** OF SALE in the presence of the Witnesses attesting hereunder:

WITNESSES:

1)

2)

VENDORS

PURCHASER

DRAFTED BY :

N.VENUGOPAL NAIDU,
Advocate,
 # 5, MTB Road, Cunningham Road Cross, Bangalore.

ಈ ಪುಸ್ತಕದ 4525 ಕ್ರಮಸಂಖ್ಯೆಯಲ್ಲಿ 17 ನೇ ಪುಟ
12-13

ಉಪನೋಂದಣಾಧಿಕಾರಿ (ಪಶ್ಚಿಮ), ಬೆಂಗಳೂರು

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ತಹಶೀಲ್ದಾರ್ ರವರ ಕಛೇರಿ, ಯಲಹಂಕ ತಾಲ್ಲೂಕು

11 ಇ ನಕ್ಷೆ

ಅರ್ಜಿ ಸಂಖ್ಯೆ : 20050312626079 | ನಕ್ಷೆ ಸಂಖ್ಯೆ : 20050312626079001

ಜಿಲ್ಲೆ : ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ತಾಲ್ಲೂಕು : ಯಲಹಂಕ | ಹೋಬಳಿ : ಜಾಲ2 | ಗ್ರಾಮ : ಹೊಸಹಳ್ಳಿ

ಅರ್ಜಿದಾರರ ಹೆಸರು : ಮುನಿಅಂಜಿನಪ್ಪ | ವಹಿವಾಟಿ ವರ್ಗ: ಕ್ರಯ

ವಿಳಾಸ : ಹೊಸಹಳ್ಳಿ, ಜಾಲ ಹೋಬಳಿ, ಬೆಂ.ಉ(ಅ)ತ ಗ್ರಾ | ಸರ್ವೆ ಸಂಖ್ಯೆ : 135/*/2

ಹಳ್ಳುಪಡೆದುಬರು : ಅಬಾಸರವೇಶಿ

ಸಮಾನ್ಯ 11 ಇ ನಕ್ಷೆ

(Q/BN/LS key/Reg/No. 155A/12-13

ಸೇ ಸ್ವತ್ತು ..... ಸ್ವತ್ತಿನ ..... ಸೇ ಸ್ವತ್ತು

12-13

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ಹಂತದ ನಂಬ್ರ	ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ	ಖುದಾಬು ಎ ವಿಸ್ತೀರ್ಣ	ಖುದಾಬು ಬಿ ವಿಸ್ತೀರ್ಣ	ಸಾಗುವಳಿ ವಿಸ್ತೀರ್ಣ	ಹಕ್ಕುಪಡೆಯುವವರ / ಸ್ವಾಧೀನದಾರರ ಹೆಸರು ಇ	ತಂದೆಯ ಹೆಸರು / ಗಂಡನ ಹೆಸರು	ಹಕ್ಕುಪಡೆಯುವವರ / ಸ್ವಾಧೀನದಾರರ ವಿಸ್ತೀರ್ಣ	ಆಕಾರ
1	0-26-4.00	0-0-0.00	0-0-0.00	0-26-4.00	ಆಲಾ ಪರ ದೇಶಿ	ರಮೇಶ್ ಪರದೇಶಿ	0-26-4.00	1.02
2	0-26-12.00	0-0-0.00	0-0-0.00	0-26-12.00	ಆಣಾಪರದೇಶಿ	ರಮೇಶ್ ಪರದೇಶಿ	0-26-12.00.	1.06

ಕಟ್ಟುಬಂದಿ ವಿವರ

ಹಂತದ ನಂಬ್ರ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ	ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ
	ಲಾ ಹಿ 1	ಸ ನಂ 137,138	ಲಾ ಹಿ 3	ಬಾಕ್ 2
	ಲಾ ಹಿ 1	ಬಾಕ್ 1	ಲಾ ಹಿ 3	ಲಾ ಹಿ 4

ಬಾಬು ವಿಂಗಡಣೆ ವಿವರ

ಹಂತದ ನಂಬ್ರ	ಬಾಬು ತರಹ	ವಿಸ್ತೀರ್ಣ	ಆಕಾರ	ಎರಿನ ಆಕಯ
1	ಖುಷ್ಕಿ	0-26-4.00	1.02	ಮಳೆ
2	ಖುಷ್ಕಿ	0-26-12.00	1.06	ಮಳೆ

(QIBNILS key/RegiNo.....155A/12-13

ಸರ್ವೇ ಕಮಾನದರ ದರಾ :
ಸದರಿ ಪಟ್ಟೆಯನ್ನು ಅಂಗೀಕರಿಸಬಹುದು

RAGHUVA
ನೋಂದಣಿ ನಿರ್ವಾಹಕರು

ಸ್ಥಳ : ಯಲಹಂಕ
ದಿನಾಂಕ : 08-03-2013

Valid Till 01/05/2013

ಈ ದಾಖಲೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ ಕಂದಾ 152 ಮುಂಬರಿಯಾ 2003
ದಿನಾಂಕ 09-05-2003 ರ ಪ್ರಕಾರ ಮುದ್ರಿಸಲಾಗಿದೆ.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆ ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಾಖಲೆಯ ಜರಿಯಾದ ದಿನಾಂಕ
Date of execution

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

ABSOLUTE SALE DEED

THIS INDENTURE OF ABSOLUTE SALE made and executed at Bangalore on this 21st day of March 2005, between:-

1) **SHRI.ERAKEMPAIAH ALIAS APPAIAH, aged about 55 years. S/o. Late. Munikempaiah.**
2) **SHRI.MANJUNATH, aged about 28 years.**
3) **SHRI.MAHESH, aged about 22 years.**

2 & 3 are Sons of Shri.Erakempaiah. All are Residing at Hosahalli Village, Jala Hobli, Bangalore North Taluka, Bangalore., Represented by their GPA holder Shri.N.Ramesh vide registered document no.322/04-05.registered in the office of the Sub-registrar, Yelhanka, Dtd.29/11/2004. hereinafter jointly called the **VENDORS.** (which term shall mean and include their heirs, legal representatives, executors and assigns) of the one part.

IN FAVOUR OF

M/s. SAMMY'S DREAMLAND CO.,PVT.LTD.
(A REGISTERED COMPANY UNDER COMPANIES ACT 1956)
HAVING THEIR OFFICE AT NO.4, IIIrd FLOOR,
A.G.S.PLAZA, R.T.NAGAR, BANGALORE - 560 032.

Represented by SHRI.AJIT KUMAR hereinafter called the **PURCHASER** (Which term shall mean and include their legal representatives, executors, successor-in-office and assigns) .

Contd..2..

BNG (U)-XI 26576....2004-2005 / 2-10

Print Date & Time : 22-03-2005 03:47:20 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 26576

ಮೇಲ್ ದಸ್ತಾವೆಜು ಯಲಹಂಕ ಉಪ ನೋಂದಣಿ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 22-03-2005 ರಂದು 03:39:17 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕವಿಧಿಸಿದೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	2000.00
2	ಸ್ಕ್ಯಾನಿಂಗ್ ಶುಲ್ಕ	300.00
	ಒಟ್ಟು :	2300.00

ಶ್ರೀ Ajit Kumar Rep for M/s. Sammy's Dreamland Co. Pvt Ltd. ಅವರಿಂದ ಹಾಜರು ಮಾಡಲ್ಪಟ್ಟಿದೆ

ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
Sri Ajit Kumar Rep for M/s. Sammy's Dreamland Co. Pvt Ltd			

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟವರಾಗಿ ಒಪ್ಪಿಸಿದವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಬ್ಬೆಟ್ಟಿನ ಗುರುತು	ಸಹಿ
1	Ajit Kumar Rep for M/s. Sammy's Dreamland Co. Pvt Ltd. . (ಬರೆದುಕೊಟ್ಟವರು)			
2	N.Ramesh GPA Holder for Erakempulah Alias Appalaho. Manjunath.Mahesh . (ಬರೆದುಕೊಟ್ಟವರು)			

ಹಿರಿಯ ಉಪ ನೋಂದಣಾಧಿಕಾರಿ
ಯಲಹಂಕ, ಬೆಂಗಳೂರು.

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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Date of execution

Total stamp duty paid Rs.

RNG (U)-1 to 1,Pg-2 [illegible] 2004-2005 / 3-10

WHEREAS the Vendors are the absolute owners of the property hereinafter referred as Schedule Property and morefully described in the schedule hereinunder mentioned they having acquired the same by virtue of Inheritance form their ancestors.

Whereas the Vendors are in possession and enjoyment of the Schedule Property from the date of grant and katha of the property stands in the name of vendors and they have paid upto date taxes to the concerned authority.

Whereas the Vendors and the Purchaser have entered into Agreement of sale in respect of the Schedule Property and the Purchaser has agreed to purchase the **SCHEDULE PROPERTY** for a Total Sale Consideration of Rs.2,00,000/- (Rupees Two Lakhs Only).

Contd..3..

BNG (U) - 1 Lin. ...26.5.16...2004-2005/4 - 10

ಗುರುತಿಸಲ್ಪಡುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Nagaraj No. 33, 11th Main, Malleswaram,Blore	
2	R.N.Murthy No.139, 2nd floor, Infantry road,Blore	

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಫುಲಹಂಕ, ಬೆಂಗಳೂರು

ಈ ಪತ್ರವು ನೋಂದಣಿ ಸಂಖ್ಯೆ YAN-1-26576-2004-05 ಆಗಿ
ದಿ.ಸಂ. ಸಂಖ್ಯೆ YAN-121 ನ ಪುಸ್ತಕ
ದಿನಾಂಕ 22-03-2005 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ಫುಲಹಂಕ, ಬೆಂಗಳೂರು.

Designed and Developed by C-DAC, ACIS, Pune

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಾಖಲೆಯ ಹಾಳೆ
Document Sheet

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

This sheet can be used for any document

Date of execution

Total stamp duty paid Rs.

BNG (U)-Mahi 2004-2005/ 5 10

-3-

Whereas the Vendors as per the terms of sale agreement have applied to the Special Deputy commissioner for the conversion of the Schedule Property from Agricultural to Non-agricultural commercial purpose. The Special Deputy Commissioner has issued order vide ALN/SR/NA/560/04-05 Dtd.19/03/2005 for the conversion of the schedule property for commercial purpose after collecting necessary conversion charges paid by the purchaser as per the terms of sale agreement..

Whereas the purchaser has paid full and final payment of total sale consideration Rs.2,00,000/- (Rupees Two Lakhs Only).the receipt of which the vendor do hereby acknowledges.

Contd..4..

BMG (U)-Y.....36536....2004-2005 /6-10

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಮೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಅಧಿನಿಯಮ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿನ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ/ Ajit Kumar Rep for M/s Sammy's Dreamland Co.,Pvt Ltd, ಇವರು 18080.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರೆ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	18080.00	DD No 004533,Dt 21/03/05,Drawn on IDFC Bank, B'lore
ಒಟ್ಟು :	18080.00	

ಸ್ಥಳ : ಯಲಹಂಕ

ದಿನಾಂಕ : 22/03/2005

ಉಪನಿಬಂಧಕರು ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ
ಯಲಹಂಕ ಕೇಂದ್ರ ಬೆಂಗಳೂರು

Designed and Developed by C-DAC ACIS Pune

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ: ಕಂದಾ 152 ಮುಇಇ 2001 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 ಬಳಸಿಕೊಳ್ಳಬಹುದು
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ದಸ್ತಾವೇಜನ್ನು ಬರೆದಿರುವ ದಿನಾಂಕ
Date of execution

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

BNG (U)-Y.PO-4-[illegible]-2004-2005 / 7-10

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid terms of sale and in consideration of the entire sale price of Rs.2,00,000/- (Rupees Two Lakhs Only), paid by the Purchaser to the Vendors, the Vendors as beneficial owners do hereby convey and assign absolutely unto and to the use of the Purchaser the Schedule property and all the estate, right, title, interest, property claims and demands of the Vendor upon the Schedule Property and every part thereof . **TO HAVE AND TO HOLD** the Schedule Property free from all encumbrances, without any lawful interruption or disturbance by the Vendors or any person or persons lawfully or equitably claiming through or interest for them or any of their predecessors in title AND THAT the Vendors do hereby covenant that they will at all times do hereby execute every such lawful deed, assurances, or things as shall reasonably required for further and more perfectly assuring the Schedule property.

AND FURTHER the Vendors do hereby covenant and agree with the Purchaser to save harmless and indemnify the Purchaser against all losses or damages which they might sustain or incur in respect of any encumbrances made by the Vendors or any of their predecessors in title or in respect of any claims that may be put forward to the Schedule property or in respect of any other charges or lien or Revenue taxes, rates, assessments or in respect of any attachments made by any Court of Law.

Contd..5..

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

Document Sheet

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Date of execution

Total stamp duty paid Rs.

PG-5 26576-2004-2005

BNG (U)-

AND THAT FURTHER the Vendors do hereby covenant that they have not done or knowingly suffered or been a party to any act whereby the Schedule Property hereby conveyed is or may be encumbered in title, estate or otherwise howsoever or whereby they are prevented from conveying or assigning the Schedule Property or any part thereof in the manner herein before appearing.

The stamp duty is paid on the Market Value of the Schedule property. The Vendors have this day handed over all the original documents to the purchaser, pertaining to the title of the **SCHEDULE PROPERTY.**

Contd.6..

ಈ ದಸ್ತಾವೇಜು ಹಾಳೆಯನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರದ
ಆದೇಶ ಸಂಖ್ಯೆ: ಆಇ 152 ಮುಂಇಸಂ 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

ದಸ್ತಾವೇಜು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

BNG (U)-YLSK/ 2004-2005/9-10

SCHDEULE PROPERTY

ALL THAT PIECE AND PARCEL of commercial converted land vide Order No. ALN/SR/NA/560/04-05 Dtd.31/03/2005, Bearing Sy No.140/5 measuring 0-20 Guntas situated at Hosahalli Village, Jala Hobli, Bangalore North Taluka, Bangalore and bounded as follows:-

EAST BY :- **PRIVATE PROPERTY .**

WEST BY :- **PRIVATE PROPERTY.**

NORTH BY :- **PRIVATE PROPERTY.**

SOUTH BY :- **PRIVATE PROPERTY.**

Contd..7..

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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BNG (U)-YLNK/ 2004-2005/10-10

... **WITNESS WHEREOF**, the Vendors and Purchaser have affixed their respective signatures to this Deed of Absolute Sale on the day, month and the year first above written.

WITNESSES:

1.

2.

VENDOR'S
(GPA HOLDER)

PURCHASER

DRAFTED BY:
A.R.CHAVAN, ADVOCATE
No.139, II FLOOR, INFANTRY ROAD
BANGALORE - 560 001.