

BK-2-7384  
2021-2022

This Document Consist of 38 Pages

First Page of Doc. No. 7384 of Book I  
2021 - 22



### SALE DEED

THIS DEED OF SALE is executed on the 17<sup>th</sup> day of November, Two Thousand Twenty One (17.11.2021) at Bangalore.

BY:

1. **Mr. B.S.N. HARI**,  
son of late Mr. B.N. Sathyanna,  
aged about 67 years,  
(PAN No. AARPN3012C)  
AADHAAR No. 827901033050.
2. **Mr. B.N. ADARSH**,  
son of Mr. B.S.N. Hari,  
aged about 39 years,  
(PAN No. AEOPA8870N),  
AADHAAR No. 676075653721.

Both having their office address at No.1, Gutte Anjaneya Temple Street, Hosur Road, Wilson Garden, Bengaluru-560027.

(Hereinafter referred to as the "Vendor No. 1" and "Vendor No.2" respectively which expression shall, wherever the context so requires or admits, mean and include their respective legal heirs, executors, administrators and assigns);

(Vendor No.1 and Vendor No. 2 together shall hereinafter be referred to as "Vendor Party-I")

AND:

**MANTRI DEVELOPERS PRIVATE LIMITED**,  
CIN: STA/BS/27924/CN/21/2000 a company incorporated under the provisions of the Companies Act, 1956 having its registered office at No.41, Mantri House, Vittal Mallya Road, Bengaluru -560001 represented by its authorised signatory Mr. H S Girish Gupta.

For Mantri Developers Pvt. Ltd.

Authorised Signatory

For ROHAN BUILDERS

Authorised Signatory



Print Date & Time : 17-11-2021 05:45:03 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ: P-8738

Page of Doc. No. 7384 of Book I  
2021-22

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 17-11-2021 ರಂದು 11:51:02 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ವೆ
1	ನೋಂದಣಿ ಶುಲ್ಕ	7532500.00
2	ಸೇವಾ ಶುಲ್ಕ	1500.00
3	ಇತರೆ	60.00
	ಒಟ್ಟು :	7534060.00

ಶ್ರೀ M/S ROHAN BUILDERS rep by its authorised signatory Mr Santosh B Lunkad S/o Bansilal Lunkad ಇವರಿಂದ ಹಾಜರಾದ ಮೊದಲನೆಯದೇ

ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/S ROHAN BUILDERS rep by its authorised signatory Mr Santosh B Lunkad S/o Bansilal Lunkad			

ಬರೆಯಬೇಕಾದ್ದಾಗಿ ಒಪ್ಪಿರುವುದಾರೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
1	M/S ROHAN BUILDERS rep by its authorised signatory Mr Santosh B Lunkad, ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ) (ಬರೆಯಬೇಕಾದ್ದಾರೆ)			
2	Mr B.S.N. HARI, S/o Late Mr. B.N. Sathyanra, . (ಬರೆಯಬೇಕಾದ್ದಾರೆ)			

ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

✓

(Hereinafter referred to as the "Vendor Party II", which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns),

Vendor Party I and Vendor Party II are hereinafter collectively referred to as the "Vendors"

AND:

1. **Mr. D. RAVISHANKAR**,  
son of late Mr. D. Kamesh,  
aged about 67 years,  
having his office at No. 1, Gutte Anjaneya Temple Street,  
Hosur Road, Wilson Garden, Bangalore - 560 027,  
(PAN: ABGPR1508P)  
AADHAAR No. 433924008151.

(Hereinafter referred to as the "Confirming Party No. 1" which expression shall, wherever the context so requires or admits, mean and include his legal heirs, executors, administrators and assigns);

2. **Mrs. PAOLA RAVISHANKAR**,  
wife of Mr. D. Ravishankar,  
aged about 59 years,  
residing at No. 283, 'Amma', 7<sup>th</sup> Cross,  
7<sup>th</sup> Block, Jayanagar, Bangalore - 560011  
(PAN: ABGPR1507C)  
AADHAAR No. 312586654610.

(Hereinafter referred to as the "Confirming Party No. 2" which expression shall, wherever the context so requires or admits, mean and include her legal heirs, executors, administrators and assigns);

Confirming Party No. 1 and. 2 are together collectively referred to as the "CONFIRMING PARTY".






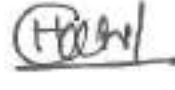


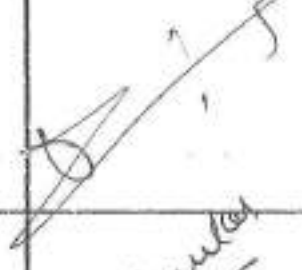



For Mantri Developers Pvt. Ltd.

  
Authorised Signatory

For ROHAN BUILDERS

  
Authorised Signatory



ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚುತ್ತಿರುವ ಗುರುತು	ಸಹಿ
3	Mr B.N. ADARSH. S/o Mr. B.S.N. Hari. (ಉದ್ಯೋಗದಾರರು)			
4	M/S MANTRI DEVELOPERS PRIVATE LIMITED, rep by its authorised signatory Mr. H S Girish Gupta. (ಉದ್ಯೋಗದಾರರು)			
5	Mr D. RAVISHANKAR, S/o Mr. D. Kamesh. ( Confirming Party No 1 ). (ಉದ್ಯೋಗದಾರರು)			
6	Mrs PAOLA RAVISHANKAR, W/o Mr. D. Ravishankar, Confirming Party No 2 ). (ಉದ್ಯೋಗದಾರರು)			

ಶುಕನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

**IN FAVOUR OF:**

**M/s. ROHAN BUILDERS**, (PAN: AABFR4467K), a Partnership firm, having its registered office at 1 Modibaug, Ganeshkhind Road, Shivajinagar, Pune 411016 and its regional office at No.1147, 3rd Floor, KP Icon Building, 12th Main Road, HAL 2nd Stage, Indiranagar, Bangalore 560008 and represented by its authorised signatory Mr Santosh B Lunkad.

(Hereinafter referred to as the "**Purchaser**" which expression shall, wherever the context so requires or admits, mean and include all the Partners of the firm, its successors in interest, partners from time to time and their respective legal heirs executors, administrators and assigns);

The Vendors, Confirming Party and the Purchaser are collective referred to as '**Parties**' and individually as '**Party**' where the context so requires.

**WITNESSETH AS FOLLOWS:**

**WHEREAS:**

The Vendors represent, declare, confirm, affirm and assure to the Purchaser as under:

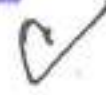
- A WHEREAS all that piece and parcel of agricultural land bearing Survey No.129/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring about 2 Acres 34 Guntas, along with 02 Guntas kharab, in all measuring about 2 Acres 36 Guntas, is hereinafter referred to as "**Survey No.129/1**".
- B WHEREAS Mr. G.C.Ramaiah son of Mr. Channappa was registered as an occupant of the said Survey No. 129/1 by Chairman, Land Tribunal, Bangalore South Taluk, Bangalore vide an Order dated 23.03.1979 in case bearing LRF No.131/1974-75 under Section 48 (A) of the Karnataka Land Reforms Act, 1961. On an application being made for transfer of khata, Mr. G.C. Ramaiah was registered as khatedar in the revenue records of Survey No. 129/1.

For **ROHAN BUILDERS**

Authorised Signatory

For **Mantri Developers Pvt. Ltd.**

Authorised Signatory



ಕ್ರಮ ಸಂಖ್ಯೆ	ಜೊತೆ ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Suresh N No.1147, 3rd Floor, KP Icon Building, 12th Main Road, HAL 2nd Stage, Indiranagar, Bangalore 560008	
2	Thejas M No.41, V M Road, Bangalore	

ಉಪನಿರ್ದೇಶಕರು  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

Designed and Developed by C-DAC, ACTS, Pune

 1 ವೇ ಪ್ರತಿಷ್ಠೆದ ರಾಷ್ಟ್ರವೇಣು ನಂಬರ್ INR-1-07384-2021-22 ಆಗಿ ಸಿ.ಡಿ. ನಂಬರ್ INRD940 ವೇ ರೈತರಿ ದಿವಾಂಶ 18-11-2021 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ   ಉಪನಿರ್ದೇಶಕರು ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ) ಬೆಂಗಳೂರು	 18/11/2021
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Designed and Developed by C-DAC, ACTS, Pune

ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು



- C WHEREAS Mr. G.C.Ramaiah son of late Mr. Channappa died intestate and unmarried on 26.02.1984, leaving behind his mother Mrs. Yellamma as his only legal heir and as the sole and absolute owner of the said Survey No.129/1 and thereafter the said Mrs. Yellamma wife of late Mr. Channappa was registered as the sole and absolute owner and khatedar in the revenue records of Survey No.129/1 in the revenue records vide Inheritance Register Extract bearing IHC No.14/1983-84.
- D WHEREAS Mrs. Yellamma wife of late Mr. Channappa died on 23.12.1996, two of her sons namely, Mr. G.C.Ramaiah and Mr. Pillappa having already predeceased her, late Mrs. Yellamma was survived by her four daughters namely Mrs. Muniyamma, Mrs. Gowramma, Mrs. Krishnamma and Mrs. Savithramma, two sons namely Mr. Narayanappa, and Mr. Muniswamy, grandchildren Mrs. Vijayamma, Mr. Krishnamurthy, Mrs. Sujatha, Mrs. Girija, Mr. Lakshminarayana, Mrs. Anitha, Mr. Uma Shankar, Ms. Gayathri and Ms. Bhagya, all children of her predeceased son late Mr. Pillappa as her only surviving legal heirs and the said Survey No. 129/1 devolved upon the aforesaid heirs as per the personal law of inheritance governing her. On an application being made for transfer of khata, Mrs. Susheelamma 1st wife of late Pillappa was registered as khatedar in the revenue records of Survey No. 129/1 by way of Mutation Register Extract bearing MR No. 143/2004-05.
- E WHEREAS Mrs. Susheelamma the first wife of late Mr. Pillappa, along with (a) Mrs. Muniyamma alias Mrs. Vijayamma, (b) Mr. Krishnamurthy, (c) Mrs. Sujatha (d) Mrs. Girijamma, (e) Mr. Lakshminarayana, all children of late Mr. Pillappa (f) Mrs. Jayalakshamma second wife of late Mr. Pillappa acting for self, as mother and natural guardian of her minor daughters Ms. Gayathri and Ms. Bhagya along with (g) Mrs. Anitha, (h) Mr. Uma Shankar children of late Mr. Pillappa (i) Mr. Muniswamy son of late Mr. Channappa, (j) Mr. G.C. Narayanappa son of late Mr. Channappa, acting for self as father &

For ROHAN BUILDERS  
Authorised Signatory

For ROHAN BUILDERS  
Authorised Signatory

For Mantri Developers Pvt. Ltd.  
Authorised Signatory

ಶ್ರೀ. Payroll No. 7384 2021-22



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಮೊಂಡಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration  
ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/S ROHAN BUILDERS rep by its authorised signatory Mr Santosh B Lunkod S/o Bansilal Lunkod , ಇವರು 42182000.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಚಲನ್	9900000.00	Challan No CR1121003000338207 Rs.9900000/- dated 17/Nov/2021
ಚಲನ್	9900000.00	Challan No CR1121003000338477 Rs.9900000/- dated 17/Nov/2021
ಚಲನ್	9900000.00	Challan No CR1121003000338676 Rs.9900000/- dated 17/Nov/2021
ಚಲನ್	8715750.00	Challan No CR1121003000338901 Rs.8715750/- dated 17/Nov/2021
ಚಲನ್	3766250.00	Challan No CR1121003000339155 Rs.3766250/- dated 17/Nov/2021
ಒಟ್ಟು :	42182000.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 17/11/2021

ಉಪ-ಮೊಂಡಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ

ಉಪನಿರ್ದೇಶಕಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು



natural guardian of his minor children Master Suresh and Ms. Netravathi, (k) Mrs. Lakshamma wife of Mr. G.C.Narayanappa, (l) Mrs. Radhamma daughter of Mr. G.C.Narayanappa sold Survey No.129/1 under a Sale Deed dated 26.04.2005 (registered on 27.04.2005 as Document No. BAS-1-02166-2005-06 in Book 1, stored in CD No. BASD164 in the office of the Sub-Registrar, Bangalore South Taluk) to Mrs. B.S.Leelavathi wife of late Mr. B.N.Sathyanna, represented by her attorney holder Mr. R.A.Narasimha Reddy. On an application being made for transfer of khata, Mrs. B.S.Leelavathi wife of late Mr. B.S.Sathyanna was registered as the khatedar of the said Survey No.129/1 in the revenue records by way of Mutation Register Extract bearing MR No.229/2004-05.

F WHEREAS pursuant to the Sale Deed dated 26.04.2005 (a) Mrs. Muniyamma wife of Mr. Venkataramanappa, (b) Mrs. Gowramma wife of Mr. Papaiah (c) Mrs. Krishnamma wife of Mr. Narayanappa (d) Mrs. Savithramma wife of Mr. Jayaram, all daughters of late Channappa by way of a Confirmation Deed dated 05.01.2008 (registered on 07.01.2008 as Document No. VRT-1-05096-2007-08 in Book 1, stored in CD No. VRTD18 in the office of the Sub-Registrar, Varthur) confirmed the Sale Deed dated 26.04.2005 executed by Mrs. Susheelamma and others in favour of Mrs. B.S.Leelavathi and further confirmed that Mrs. B.S.Leelavathi as the absolute owner of Survey No.129/1.

G WHEREAS on an application being made by Mrs. B.S. Leelavathi wife of late Mr. B.S. Sathyanna and on the payment of requisite conversion fines, lands bearing Survey No. 129/1 measuring about 2 Acres 34 Guntas was converted from agricultural purposes to non-agricultural residential purposes, vide Official Memorandum bearing No. ALN [EVH] SR 51/2007-08 dated 02.03.2009 issued by the Special Deputy Commissioner, Bangalore District, Bangalore.

H WHEREAS Mrs. B.S.Leelavathi wife of Mr. B.N.Sathyanna in this manner, became the sole and absolute owner of all that piece and parcel of converted

For Mantri Developers Pvt. Ltd.

Authorised Signatory  
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For ROHAN BUILDERS

Authorised Signatory

11/17/2021

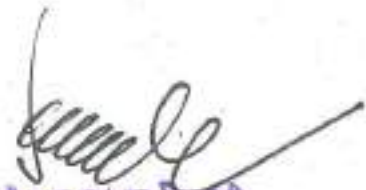
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Search Challan

Search Challan  
Challan Reference No.   
OR  
Bank Reference Number   
Type the Captcha shown

10

Challan Number	Bank Name	Bank Branch	Account Type	Account Number	Challan Date	Challan Amount
000000000000000000	Bank of India	Bank of India	Current	12345678901234567890	11/17/2021	999999.99

  
ಶಾಸನೋದಾಹರಣೆ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

Challan Number	Bank Name	Bank Branch	Account Type	Account Number	Challan Date	Challan Amount
000000000000000000	Bank of India	Bank of India	Current	12345678901234567890	11/17/2021	999999.99

Search Challan  
Challan Reference No.   
OR  
Bank Reference Number   
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land bearing Survey No.129/1 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring about 2 Acres 34 Guntas, along with 2 Guntas kharab.

- I WHEREAS al that north-eastern portion of the said Survey No.129/1 measuring 37 Guntas situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, which is morefully described in Item No.1A of the Schedule hereto and hereinafter referred to as **"Item No.1A"**
- J WHEREAS under a Notification bearing No. EE/RI/M-Pura/TDR/01/2019-20 dated 15.10.2019 issued under Section 14-B Karnataka Town and Country Planning Act, 1961 & Rule 3, Karnataka Town and Country Planning (Benefit of Development Rights) Rules 2016, the Bruhat Bengaluru Mahanagara Palike ("BBMP") has notified for acquisition, the southern portion of the said Survey No.129/1 measuring about 2744.89 square metres (approximately 27 Guntas) for the formation of Road as per RMP-2015, however the BBMP has yet to seek for relinquishment of the same in their favour.
- K WHEREAS all that south-eastern portion from the said Survey No. 129/1 measuring 17 Guntas, out of the 27 Guntas which is part of the notified acquisition as mentioned above is morefully described in Item No.1B of the Schedule hereto and hereinafter referred to as **"Item No.1B"**.
- L WHEREAS the north-eastern portion of the said Survey No.129/1 measuring 37 Guntas ("Item No.1A") along with the south-eastern portion of the Notified Land from the said Survey No.129/1 measuring about 17 Guntas, notified for acquisition ("Item No.1B"), both situated at Gunjur Village, Varthur Hobli,

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For ROHAN BUILDERS  
Authorised Signatory

For ROHAN BUILDERS  
Authorised Signatory

For Mantri Developers Pvt. Ltd.  
Authorised Signatory



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Journal of Health Politics, Policy and Law

Citation Reference No.

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<sup>4</sup> *Claydon* defines what  
Harris (Reference 1) means

66

Type the correct name.

w5m3p

Account Number	Account Name	Bank Name	Branch	Account Type	Account Status	Balance
0000000000000000	0000000000000000	State Bank of India	-NA-	FOCUS	1/1/2023	1000000.00

ಶಾಹನೋಂದಣಿಧಿಕಾರಿ  
ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

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00/00/00	10000000	10000000	10000000	10000000	10000000	10000000

For Mantra Devotion: 94-101

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UNIVERSITY OF CALIFORNIA, BERKELEY

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Seal of the Nation

Bangalore East Taluk, in all measuring about 1 Acre 14 Guntas, which are morefully described in Item No.1A & Item No.1B of the Schedule respectively is hereinafter collectively referred to as "Item No.1" which is morefully described in the Item No. 1 of the Schedule hereto.

- M WHEREAS all that piece and parcel of agricultural land bearing Survey No.129/6 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring about 1 Acre 38 Guntas, along with 01 Gunta kharab, measuring in all about 1 Acre 39 Guntas is hereinafter referred to as "Survey No.129/6".
- N WHEREAS land in the said Survey No.129/6 originally belonged to (a) Mr. Dodda Andanappa, son of Mr. Muniyappa (b) Mr. Chikka Andanappa, son of Mr. Muniyappa, and (c) Mr. Muniyappa, (d) Mr. Venkateshappa, both sons of Mr. Chikka Andanappa, who by a Sale Deed dated 05.11.1969 (registered as Document No.3579/69-70 in Book 1, Volume 787 at pages 167-170 in the office of the Sub-Registrar, Bangalore South Taluk) sold Survey No.129/6 to Mr. Patel M.Venkataswamy Reddy son of Mr. Munishami Reddy.
- O WHEREAS Mr. Patel M.Venkataswamy Reddy son of Mr. Munishami Reddy by a Sale Deed dated 27.06.1973 (registered as Document No.1981/73-74 in Book 1, Volume 1011 at pages 70-72 in the office of the Sub-Registrar, Bangalore South Taluk) sold Survey No.129/6 to Mr. Kempaiah son of Mr. Hagadurappa.
- P WHEREAS Mr. Kempaiah son of Mr. Hagadurappa by a Sale Deed dated 11.07.1977 (registered as Document No.1504/77-78 in Book 1, Volume 2507 at pages 34-35 in the office of the Sub-Registrar, Bangalore South Taluk) sold the land in Survey No.129/6 to Mr. Muniyappa alias Bellakkara Muniyappa son of late Mr. Nanjappa who was later registered as the khatedar in the revenue records of the said Survey No.129/6.

- Q WHEREAS Mr.Muniyappa alias Bellakkara Muniyappa son of Mr.Nanjappa died on 04.07.2003 leaving behind his wife Mrs. Rangamma and two

For Mantri Developers Pvt. Ltd.

For ROHAN BUILDERS

Authorised Signatory

Authorised Signatory | 7



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Search Challan



Challan Reference No. 10112110000000000000

Date Reference Number

Total Tax Collected Rs. 7167r

Sl. No.	Assessee Name	Assessment Year	Assessment Type	Assessment Status	Assessment Date	Assessment Amount
00112110000000000000	Assessee	State Bank of India	BLA	PENDING	10/11/2021	7167.00

*[Signature]*  
ಶುಭನೋಂದಣಾಧಿಕಾರಿ  
ಶಿವಾಚನಗರ (ಇಂದಿರಾನಗರ)  
ಬೆಂಗಳೂರು

Sl. No.	Assessee Name	Assessment Year	Assessment Type	Assessment Status	Assessment Date	Assessment Amount
00112110000000000000	Assessee	State Bank of India	BLA	PENDING	10/11/2021	7167.00

7384

Challan Reference No. 10112110000000000000

For Matri Developer Pvt. Ltd

State Bank of India

Search Challan

10/11/2021





daughters Mrs. Ramarathnamma and Mrs. Kamalamma as his surviving legal heirs and the said Survey No. 129/6 devolved upon the aforesaid legal heirs by virtue of the personal laws of inheritance governing him.

R WHEREAS Mrs. Rangamma and her two daughters Mrs. Ramarathnamma and Mrs. Kamalamma effected a partition of their family properties which was recorded under a Memorandum Recollecting Oral Partition dated 01.03.2004 wherein Survey No.129/6 was allotted to the share of Mrs. Ramarathnamma and the said Mrs. Ramarathnamma was registered as the khatedar of the said Survey No.129/6 in the revenue records vide mutation entry bearing MR No.2/2004-05.

S WHEREAS (a) Mrs. Ramarathnamma wife of Mr. K.Chandrashekar and daughter of late Mr. Muniyappa, joined by her husband (b) Mr. K.Chandrashekar son of late Mr. Kallappa (acting for self, as father & natural guardian of his minor son Master A.C.Kallesh) & major children (c) Mr. A.C.Chiranjeevi (d) Ms. Asha Rani, (e) Ms. Sowmya, duly consented by her mother (f) Mrs. Rangamma wife of late Mr. Muniyappa, represented by her attorney holder Mrs. Ramarathnamma, by a Sale Deed dated 02.02.2007 (registered as Document No. BAS-1-26749-2006-07 in Book 1, stored in CD No. BASD303 in the office of the Sub-Registrar, Bangalore South Taluk) sold the land in Survey No.129/6 to Mrs. B.S.Leelavathi wife of late Mr. B.N.Sathyanna, represented by her attorney holder Mr. R.A.Narasimha Reddy and the said Mrs. B.S.Leelavathi wife of late Mr. B.N.Sathyanna was registered as the khatedar of Survey No.129/6 in the revenue records vide mutation entry bearing MR No.154/2006-07.

T WHEREAS on an application being made by Mrs. B.S. Leelavathi wife of late Mr. B.N.Sathyanna and on the payment of requisite conversion fines, Survey No.129/6 measuring about 1 Acre 38 Guntas was converted from agricultural purposes to non-agricultural residential purposes vide Official Memorandum bearing No. ALN [EVH] SR 52/2007-08 dated 02.03.2009 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore.

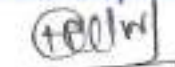
  
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- U WHEREAS Mrs. B.S.Leelavathi wife of Mr. B.N.Sathyanna in this manner , became the sole and absolute owner of all that piece and parcel of converted land bearing Survey No.129/6 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring about 1 Acre 38 Guntas along with 1 Gunta Kharab which is morefully described in the Item No. 2 of the Schedule hereto and hereinafter referred to as "Item No. 2".
- V WHEREAS all that piece and parcel of agricultural land bearing Survey No.130/3 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring about 1 Acre 37 Guntas, along with 01 Gunta kharab, measuring in all about 1 Acre 38 Guntas hereinafter referred to as "Survey No.130/3".
- W WHEREAS Mr. Mallaiah son of Mr. Yellaiah sold the land in Survey No. 130/3 under a Sale Deed dated 19.09.1953 (registered on 15.10.1953 as Document No.4928/53-54 in Book 1, Volume 1378 at pages 15-16 in the office of the Sub-Registrar, Bangalore Taluk) to Mrs. Eeramma wife of Mr. Munishamappa
- X WHEREAS upon the death of Mrs. Eeramma and her husband Mr. Munishamappa, their children Mr. Muniyappa, Mr. Sampangappa and Mr. Lingappa, effected an oral partition of their family properties interalia including the said Survey No.130/3, on 25.02.1992, wherein Survey No.130/3 was allotted to the share of Mr. Sampangappa son of late Mr. Munishamappa and the said Mr. Sampangappa son of late Mr. Munishamappa was registered as the khatedar of the said Survey No. 130/3 in the revenue records vide mutation entry bearing MR No.43/1993-94.
- Y WHEREAS Mr. Sampangappa son of late Mr. Munishamappa by way of a Gift Deed dated 29.05.2001 (registered as Document No.2126/2001-02 in Book 1, Volume 4909 at pages 1-5 in the office of the Sub-Registrar, Bangalore South Taluk) gifted Survey No.130/3 to his only child Mrs. S.Hemavathi wife of Mr. H.Jayaram and Mrs. S.Hemavathi wife of Mr. H.Jayaram was registered as khatedar of the said Survey No.130/3 in the revenue records vide mutation

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entry bearing MR No.18A/2001-02.

Z WHEREAS (a) Mrs. S.Hemavathi wife of Mr. H.Jayaram joined by her husband (b) Mr. Jayaram.H, acting for self, as father & natural guardian of his minor children Ms. Dhanalakshmi and Master J.Kiran, and her father (c) Mr. Sampangappa son of late Mr. Muniyappa by a Sale Deed dated 16.04.2005 (registered as Document No. BAS-1-01260-2005-06 in Book 1, stored in CD No. BASD161 in the office of the Sub-Registrar, Bangalore South Taluk) sold the land in Survey No.130/3 to Mrs. B.S.Leelavathi wife of late Mr. B.N.Sathyanna, represented by her attorney holder Mr. R.A.Narasimha Reddy and the Mrs. B.S.Leelavathi wife of late B.N.Sathyanna was registered as khatedar of the said Survey No.130/3 in the revenue records vide mutation entry bearing MR No.219/2004-05.

AA WHEREAS on an application being made by Mrs. B.S.Leelavathi wife of late Mr. B.N.Sathyanna and on the payment of requisite conversion fines, Survey No. 130/3 measuring 1 Acre 37 Guntas was converted from agricultural purposes to non-agricultural residential purposes vide Official Memorandum bearing No. ALN [EVH] SR 48/2007-08 dated 02.03.2009 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore.

BB WHEREAS Mrs. B.S.Leelavathi wife of Mr. B.N.Sathyanna in this manner, became the sole and absolute owner of all that piece and parcel of converted lands bearing Survey No.130/3 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring about 1 Acre 37 Guntas along with 01 Gunta kharab, which is morefully described in Item No. 3 of the Schedule hereto and is hereinafter referred to as "Item No. 3".

CC WHEREAS all that piece and parcel of agricultural land bearing Survey No.129/4 situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 1 Acre 13 Guntas, there being no kharab is hereinafter referred to as "Survey No.129/4"

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- DD WHEREAS Mr. Dodda Andanappa son of Muniyappa, Mr. Chikka Andanappa, son of Muniyappa, Mr. Muniyappa, and Mr. Venkateshappa, both sons of Mr. Chikka Andanappa sold Survey No. 129/4 under a Sale Deed dated 05.06.1972 (registered as Document No.1778/72-73, in Book 1, Volume 940 at pages 22-24 in the office of the Sub-Registrar, Bangalore South Taluk) to Mr. Muniyappa son of Mr. Huchananjappa, who was later registered as the khatedar in the revenue records of the said Survey No.129/4.
- EE WHEREAS Mr. Muniyappa alias Bellakkara Muniyappa son of Mr. Nanjappa alias Hucchananjappa died intestate on 04.07.2003 leaving behind his wife Mrs. Rangamma and two daughters Mrs. Ramarathnamma and Mrs. Kamalamma as his surviving legal heirs and the said Survey No. 129/4 devolved upon the aforesaid legal heirs by virtue of the personal laws of inheritance governing him.
- FF WHEREAS Mrs. Rangamma and her two daughters, Mrs. Ramarathnamma and Mrs. Kamalamma effected a partition of their family properties which was recorded under a Memorandum Recollecting Oral Partition dated 01.03.2004 wherein portion of Survey No.129/4 measuring about 26½ Guntas was allotted to the share of Mrs. Ramarathnamma and remaining portion of Survey No.129/4 measuring about 26 ½ Guntas was allotted to the share of Mrs. Kamalamma and the said Mrs. Ramarathnamma and Mrs. Kamalamma were registered as the khatedars of their respective portions in the revenue records vide mutation entry bearing MR No.2/2004-05.
- GG WHEREAS Mr. B.N.Adarsh son of Mr. B.S.N.Hari, i.e. Vendor No. 2 represented by his attorney holder Mr. R.A.Narasimha Reddy purchased Survey 129/4 under two Sale Deeds both registered in the office of the Sub-Registrar Bangalore South Taluk as under:

(a) A portion of Survey No. 129/4 measuring about 26½ Guntas from Mrs. Ramarathnamma wife of Mr. K.Chandrashekar and daughter of

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late Mr. Muniyappa, Mr. K.Chandrashekar, acting for self, as father & natural guardian of his minor son Master A.C.Kallesh, Mr. A.C.Chiranjeevi, Mrs. Asha Rani, Mrs Sowmya, all children of Mr. K.Chandrashekar, duly consented by her mother Mrs. Rangamma wife of late Mr. Muniyappa, and her sister Mrs. Kamalamma wife of Mr. B.Bhuvaneshwar alias Mr. Rajappa under a Sale Deed dated 29.07.2006 (registered as Document No. BAS-1-10979-2006-07 in Book 1, stored in CD No. BASD259 in the office of the Sub-Registrar, Bangalore South Taluk).

(b) The remaining portion of Survey No. 129/4 measuring about 26½ Guntas from Mrs. Kamalamma wife of Mr. B.Bhuvaneshwar @ Mr. Rajappa and daughter of late Mr. Muniyappa, Mr. B.Bhuvaneshwar @ Mr. Rajappa son of Mr. Bengaluraiah, acting for self, as father & natural guardian of his minor children Ms. B.Swathi & Master B.Swaroop, duly consented by her mother Mrs. Rangamma wife of Mr. Muniyappa and her sister Mrs. Ramarathnamma wife of Mr. K.Chandrashekar under a Sale Deed dated 29.07.2006 (registered as Document No. BAS-1-10988-2006-07 in Book 1, stored in CD No. BASD259 in the office of the Sub-Registrar, Bangalore South Taluk).

HH WHEREAS the said Vendor No. 2 was registered as the khatedar of Survey No.129/4 in the revenue records vide mutation entry bearing MR No.47/2006-07 and MR No.53/2006-07, respectively.

II WHEREAS on an application being made by Vendor No. 2 and on the payment of requisite conversion fines, land in Survey No. 129/4 measuring 1 Acre 13 Guntas was converted from agricultural purposes to non-agricultural residential purposes vide Official Memorandum bearing No. ALN [EVH] SR 44/2007-08 dated 02.03.2009 issued by the Special Deputy Commissioner (Revenue), Bangalore District, Bangalore.

  
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JJ WHEREAS Vendor No. 2 in this manner became the absolute owner of all the piece and parcel of the converted land bearing Survey No. 129/4 situated in Gunjur Village, Varthur Hobli, Bangalore East Taluk measuring about 1 Acre 13 Guntas which is morefully described in the Item No. 4 of the Schedule hereto and is hereinafter referred to as "Item No. 4".

KK WHEREAS B.S.Leelavathi wife of late B.N.Sathyanna by a Power of Attorney dated 01.07.2005 (registered as Document No. JAY-4-00173-2005-06 in Book 4, stored in CD No. JAYD53 in the office of the Sub-Registrar, Jayanagar, Bangalore City) appointed and nominated her son B.S.N.Hari (Vendor No.1) as her attorney holder interalia authorizing him to act on her behalf and to deal with and dispose off her movable and immovable properties.

LL WHEREAS the Item No. 1, Item No. 2, Item No. 3 and Item No. 4 totally measuring 6 Acres and 22 Guntas (excluding 2 Guntas kharab) are hereinafter collectively referred to as the "Said Property".

MM WHEREAS (a) Mrs. B.S.Leelavathi wife of late Mr. B.N.Sathyanna joined by the owners of the adjacent lands i.e., (b) Vendor No.1, (c) Confirming Party No.1, (d) Vendor No. 2 and (e) Mrs. Louisa Rodrigues wife of late Mr. Manuel Rodrigues ("B.S.Leelavathi and Others") entered into a Joint Development Agreement dated 31.03.2009 (registered as Document No. VRT-1-05834-2008-09) in Book 1, stored in CD No. VRTD43 in the office of the Sub-Registrar, Varthur, Bangalore Urban District) ("Principal JDA") with Vendor Party-II, for developing the Said Property and other adjacent lands belonging to B.S.Leelavathi and Others, by putting up a mixed development consisting of residential, commercial and other related developments in the Said Property and other adjacent lands. In terms of the Principal JDA, B.S.Leelavathi and Others have also executed a Power of Attorney dated



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31.03.2009 (registered as Document No. VRT-4-00275-2008-09 in Book 4, stored in CD No. VRTD43 in the office of the Sub-Registrar, Varthur, Bangalore Urban District) in favour of Vendor Party-II authorizing them to deal with and dispose off upto 88.30% share in the Said Property along with other adjacent lands. And B.S.Leelavathi and Others would be entitled to the delivery of Constructed Area and an undivided interest in the land of 11.70% share in the Said Property along with other adjacent lands.

NN WHEREAS Mrs. B.S.Leelavathi wife of late Mr. B.N.Sathyanna under a Deed of Gift dated 05.01.2011 (registered on 21.01.2011 as Document No. VRT-1-06710-2010-11 in Book 1, stored in CD No. VRTD93 in the office of the Sub-Registrar, Varthur, Bangalore Urban District), gifted Item No.1, Item No. 2 Item No. 3 to her son Mr. B.S.N.Hari i.e., Vendor No.1.

OO WHEREAS in this manner Vendor No.1 became the sole and absolute owner of Item No. 1, Item No. 2, Item No. 3 and Vendor No. 2 became the sole and absolute owner of Item No. 4 and whereas Item No.1 to Item No.4 totally measuring 6 Acres and 22 Guntas along with 2 Guntas kharab (Total 6 Acres 24 Guntas) are morefully described in the Schedule below and herein after referred to as the "Schedule Property" which is well carved out, demarcated and highlighted in red colour in the sketch annexed to this deed in Annexure1.

PP WHEREAS pursuant to the execution and registration of the Principal JDA, the Parties to the Principal JDA have entered into several agreements from time to time amending the Principal JDA being (a) First Amendment dated 12.06.2012 (registered as Document No.SHV-1-00668-2012-13 in Book 1, stored in CD No. SHVD152 in the office of the Sub-Registrar, Shivajinagar, Bangalore) and (b) Second Amendment dated 28.02.2014 (registered on 07.03.2014 as Document No. INR-1-09051-2013-14 in Book 1, stored in CD No. INRD88 in the office of the Sub-Registrar, Indiranagar, Bangalore) recording the removal/exclusion of some of the adjacent lands from the scheme of the proposed joint development under the Principal JDA, wherein

  
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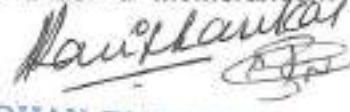

the Schedule Property was not removed/excluded.

QQ WHEREAS B.S Leelavathi who was owning other properties proposed to be developed under the Principal JDA together with the Schedule Property, died on 17.06.2015 leaving behind her son i.e the Vendor No.1 as the sole legatee of those properties;

RR WHEREAS Mrs. Louisa Rodrigues who also owned some properties that were proposed to be developed along with the Schedule Property under the Principal JDA gifted the same to her daughter Mrs Paola Ravishankar, i.e. the Confirming Party No. 2 herein. under a Deed of Gift dated 30.06.2017 as Document No. VRT-1-01717/2017-18 in Book 1, stored in CD No. VRTD338 in the office of the Sub-Registrar, Varthuru Bangalore Urban District),

SS WHEREAS subsequent thereto, Vendor Party-I, Vendor Party-II and the Confirming Party entered into a third amendment dated 01.04.2021 (registered as Document No MDP-100282-2021-22 in Book I, stored in CD No.MDPD825, in the office of Sub Registrar, Mahadevapura, Bangalore) wherein they have agreed in supersession of the terms and conditions of the Principal JDA, Power of Attorney dated 31.03.2009, and amendment agreements dated 12.06.2012 and 28.02.2014, to either partition the Schedule Property and other lands amongst themselves or sell the same to prospective third parties and share the sale proceeds on such sale of land;

TT WHEREAS the Vendors and Mrs. Louisa Rodrigues wife of Mr. Manuel Rodrigues, represented by her attorney holder Mr. H.S.Girish Gupta on behalf of Mantri Developers Pvt Ltd, M/s Deeta Constructions Private Limited, M/s Abhishek Propbuild Private Limited, Narasimha Reddy son of Anjanappa, represented by Mr. Sushil Mantri had availed financial facility from Canara Bank which has been secured by way of equitable mortgage by deposit of the original documents of title relating to the Schedule Property and other adjacent lands under a Memorandum of Deposit of Title Deeds dated

  
  
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22.08.2019 (registered as Document No. INR-1-04337-2019-20 in Book 1, stored in CD No. INRD400 in the office of the Sub-Registrar, Indiranagar, Bangalore) and Canara Bank by way of Partial Discharge Deed dated 18-11-2021 (registered as Document No. 7377<sup>2021-22</sup> in Book 1, stored in CD No. INRD940 in the office of the Sub-Registrar, Indiranagar, Bangalore) released the charge by way of equitable mortgage created on the Schedule Property in favour of Vendors in so far as the Schedule Property in concerned and the Parties have secured back the original documents of title relating to the Schedule Property from the Canara Bank.

UU WHEREAS the Vendors and the Confirming Party by way of an Amendment to the Principal JDA dated 18-11-2021 (registered as Document No. 7379<sup>2021-22</sup> in Book 1, Stored in CD No. INRD940 in the office of the Sub-Registrar, Indiranagar, Bangalore) deleted the Schedule Property from the Principal JDA dated 31.03.2009 (registered as Document No. VRT-1-05834-2008-09) in Book 1, stored in CD No. VRTD43 in the office of the Sub-Registrar, Varthur, Bangalore Urban District), executed in favour of Vendor Party-II and have also not created any Encumbrance, third party rights or interest, in and over the Schedule Property or any part thereof;

VV WHEREAS the Vendors and the Confirming Party by way of an Amendment to Power of Attorney dated 18-11-2021 (registered as Document No. 80657/2021-22 in Book IV, Stored in CD No. INRD940 in the office of the Sub-Registrar, Indiranagar, Bangalore) deleted the Schedule Property from the Power of Attorney dated 31.03.2009 (registered as document No. 275/2008-09 in Book-IV, stored in CD No. VRTD43 in the office of Sub-Registrar Varthur, Bangalore executed in favour of Vendor Party-II and have also not created any Encumbrance, third party rights or interest, in and over the Schedule Property or any part thereof;

WW WHEREAS the Vendor Party - I who is the absolute owner of the Schedule Property, Vendor Party - II who has the development right and uninterrupted possession of the Schedule Property and the Confirming Party who are party

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to the JDA; together being desirous of selling the Schedule Property which has a clear marketable title and none other than the ones party to this deed has any right, title, interest or any third party claims in what so ever manner and which is free from all encumbrance and charges, have offered to sell the same to the Purchaser who is desirous of purchasing the Schedule Property, and based on the representations, assurances and Warranties of the Vendors and the Confirming Party, the Purchaser has agreed to purchase the Schedule Property for a sum of Rs.75,32,50,000/- (Rupees Seventy-five Crores Thirty-two lakhs Fifty thousand Only) ('Sale Consideration') and now the Purchaser has come forward to pay the Sale Consideration and has called upon the Vendors and the Confirming Party to execute this Deed of Sale.


**I. NOW THIS DEED OF ABSOLUTE SALE WITNESSETH AS FOLLOWS:**

**1 CONVEYANCE**


That in pursuance of the foregoing and in consideration of the Purchaser having paid the Sale Consideration of Rs.75,32,50,000/- (Rupees Seventy-five Crores Thirty-two lakhs Fifty thousand Only) paid in the manner set out in Clause 2 below, the Vendors duly confirmed by the Confirming Party, hereby grant, transfer, convey and assign unto the Purchaser, **BY WAY OF ABSOLUTE SALE**, the entire Schedule Property, together with all rights, title, interest, property, any estate, buildings, farm houses, appurtenances, common ways, claims, demands, advantages, liberties thereto held and enjoyed, other easements and privileges whatsoever belonging thereto in Law, equity or under contract, **TO HAVE AND TO HOLD**, the same as absolute legal owner thereof free from all encumbrances, litigations, disputes, claims, charges, liens etc..

**2 SALE CONSIDERATION**

**2.1** The total Sale Consideration for the Schedule Property is Rs.75,32,50,000/- (Rupees Seventy-five Crores Thirty-two lakhs Fifty thousand Only) which is computed at Rs.11,50,00,000/- (Rupees Eleven Crore Fifty Lakhs only) per

  
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acre. The Purchaser is hereby directed to pay the total Sale Consideration to the Vendors and the Confirming Party as mutually agreed between and amongst the Vendors and Confirming Party in the manner below :

a. the Purchaser has paid Rs.16,94,81,250/- (Rupees Sixteen Crores Ninety Four Lakhs Eighty one Thousands Two Hundred Fifty only ) to Vendor No.1 (Mr.B.S.N Hari) by paying Rs.16,77,86,437/- (Rupees Sixteen Crores Seventy Seven Lakhs Eighty Six Thousands Four Hundred and Thirty Seven Only) vide DD No. 383546 dated 17.11.2021 drawn on Axis Bank, M.G.Road Branch to Vendor No.1 after deducting 1% i.e Rs.16,94,813/- towards TDS. The Vendor No.1 and Vendor No.2 hereby confirm and acknowledge the payment.

b. the Purchaser has paid Rs.16,94,81,250/- (Rupees Sixteen Crores Ninety Four Lakhs Eighty One Thousands Two Hundred Fifty only) to Confirming Party No.1 (Mr.D.Ravishankar) by paying Rs.16,77,86,437/- (Rupees Sixteen Crores Seventy Seven Lakhs Eighty Six Thousands Four Hundred and Thirty Seven Only) vide DD No. 383545 dated 17.11.2021 drawn on Axis Bank, M.G. Road Branch to Confirming Party No.1 after deducting 1% i.e Rs.16,94,813/- towards TDS. The Confirming Party No.1 and Confirming Party No.2 hereby confirm and acknowledge the payment.

c. the Purchaser has paid Rs.41,42,87,500/- (Rupees Forty One Crores Forty Two Lakhs Eighty Seven Thousands Five Hundreds Only) to Vendor Party II by transferring Rs.41,01,44,625/- (Rupees Forty One Crores One Lakh Forty Four Thousands Six Hundreds and Twenty Five Only) through RTGS having UTR No. AXSK213210026784009 to Canara Bank A/c No.0413201029037 after deducting 1% i.e Rs.41,42,875/- towards TDS. The Vendor Party II hereby confirm and acknowledge the payment.

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- 2.2 The Purchaser has herewith furnished/delivered the Form No.16B of the Income Tax Act, confirming the deposit of the said TDS, to the Vendors and Confirming Party. The Vendors and Confirming Party herein accept and acknowledge the receipt of all the Form No.16B from the Purchaser.
- 2.3 The Vendors and Confirming Party hereby accept and acknowledge the receipt of the entire Sale Consideration of Rs.75,32,50,000/- (Rupees Seventy-five Crores Thirty-two lakhs Fifty thousand Only) in the manner set out above towards full and final settlement and satisfaction of the entire Sale Consideration and acquit and indemnify the Purchaser from making any further payment towards the Sale Consideration or any other claims or demands in respect of the Schedule Property.
- 2.4 The Parties acknowledge and confirm that the Sale Consideration is inclusive of all taxes, duties, and levies as currently applicable under Law. The Vendors and the Confirming Party confirm that apart from the Sale Consideration which has been paid to the Vendors and the Confirming Party by the Purchaser as mentioned above, the Purchaser is not liable to pay any other amounts to the Vendors or the Confirming Party or anyone else under this Sale Deed.

### 3 POSSESSION

On and from the date hereof, the Vendor Party-I and Vendor Party-II duly confirmed by Confirming Party have put the Purchaser in full, free, peaceful and vacant possession of the Schedule Property and it shall be lawful for the Purchaser from time to time and at all times hereafter, to peacefully and quietly hold, enter upon, use, occupy, possess and enjoy the entire Schedule Property hereby granted, conveyed, transferred and assured with all its easements and privileges, appurtenances, and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit without any suit or lawful eviction, interruption, claim and demand whatsoever from or by as the Vendor Party-I and Vendor Party-II or the Confirming Party,

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or by any Person lawfully or equitably claiming by, from, under or in trust for them.

#### 4 ORIGINAL DOCUMENTS OF TITLE

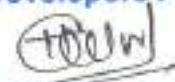
The Vendor Party-I, Vendor Party-II duly confirmed by Confirming Party have this day handed over all the original documents of title relating to the Item No.2, Item No.3 and Item No.4 to the Purchaser. The original documents of title of Item No.1 being common to the remaining portion of Survey No.129/1 retained by the Vendors, the Vendors have delivered to the Purchasers a set of notarised true copies of all the documents of title and the Vendors confirm that they shall at all reasonable times make available for inspection, the original documents of title relating to Item No.1 to the Purchaser or their successors in title or anyone authorised by them and shall allow inspection of the original documents of Survey No.129/1 and copies to be taken therefrom.

#### 5 REPRESENTATIONS AND WARRANTY

5.1 The Vendor Party-I, Vendor Party-II and Confirming Party acknowledge that the Purchaser has taken conveyance of the Schedule Property under this Sale Deed, based on the representations and Warranty set out below ("**Representation and Warranty**"). The Vendor Party-I, Vendor Party-II and Confirming Party represents and warrants that each of the below mentioned 'Representation and Warranties' are true, accurate, complete, not misleading and is binding on all and everyone claiming under or through them:

- (a) Vendor No 1 is the sole and absolute owner of the Item No. 1, 2 and 3 of the Schedule Property, and has good, legal, valid, marketable and subsisting title and the Vendor Party-II is in absolute possession of Item No. 1, 2 and 3 of the Schedule Property and to convey the same and there is no impediment for this sale under any law, order, decree or contract;

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- (b) The Vendor No 2 is the sole and absolute owner of the Item No. 4 of the Schedule Property, and has good, legal, valid, marketable and subsisting title and the Vendor Party-II is in absolute possession of Item No. 4 of the Schedule Property and to convey the same and there is no impediment for this sale under any law, order, decree or contract;
- (c) The Vendors and the Confirming Party have the power and authority to enter into and perform their obligations under this Sale Deed in accordance with the terms hereof;
- (d) The Vendors and the Confirming Party affirms the execution, delivery and performance of this Sale Deed and they do not contravene (i) any applicable Law or regulation (including order of any Government Authority or court or tribunal) to which the Vendors are subject to, and/or (ii) any other deed, document or agreement to which the Vendors / Confirming Party are a party to;
- (e) The Vendors are entitled to deliver possession of the Schedule Property to the Purchaser;
- (f) The Vendors have not entered into any agreement or arrangement with any third Persons/Parties for transfer of the Schedule Property or part thereof;
- (g) The Vendors confirms that they have not created any third party rights with regard to the Schedule Property other than those set out and disclosed in this Deed of Sale.
- (h) The description of the Schedule Property as set out in this Sale Deed is accurate in all respects and the same has been identified through a survey conducted through a surveyor;



  
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- (i) The Vendors confirms that there are no current, contingent or anticipated notices, actions, disputes, complaints, liabilities, claims or demands, relating to or in respect of the Schedule Property or its use and there are no circumstances rendering any of the foregoing likely other than a Notification bearing No. EE/R/M-Pura/TDR/01/2019-20 dated 15.10.2019 issued under Section 14-B Karnataka Town and Country Planning Act, 1961 & Rule 3, Karnataka Town and Country Planning (Benefit of Development Rights) Rules 2016, wherein the Bruhat Bengaluru Mahanagara Palike ("BBMP") has notified for acquisition, the south-eastern portion of Survey No.129/1 measuring about 17 Guntas as specified in "Item No.1B" for the formation of a road. The relinquishment deed for Item No.1B to Bangalore Development Authority (BDA) has not yet been executed. The Vendors and Confirming Party herein confirms that all sort of benefits, compensations, amounts and payments that are to be received from the BBMP for the relinquishment of Item No.1B shall vest solely with the Purchaser, and whereas the Vendors and the Confirming Party shall have no right or claim on the same;
- (j) No other Person other than the Vendors are in actual or conditional possession, occupation, use or control of the Schedule Property or any part thereof and no Person has any claims, any security interest, charge, lien, option, right of pre-emption or other similar interest (including any arising under statute) in or over the Schedule Property or any part thereof or any relevant title deeds or documents relating to the Schedule Property or any part thereof;
- (k) Neither the execution and delivery of this Sale Deed, contemplated herein, nor the fulfilment of, or compliance with the terms and conditions of this Sale Deed, conflict with or result in a breach of or a default under applicable Law or any covenant in any agreement or instrument to which the Vendors are a party, or by which the Vendors property are bound;

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- (l) The Schedule Property is not mortgaged, charged, leased, and there are no Encumbrances, in respect of the Schedule Property and or any part thereof and the Schedule Property or any part thereof is not subject to any third party claim, demand, attachment or a process issued by any court or authority;
- (m) The Schedule Property is not subject to any adverse estate, right, interest, covenant, restriction, stipulation, easement, option, right of pre-emption, way-leave, licence or other right or arrangement in favour of any third party (whether in the nature of a public or private right or obligation) nor is there any agreement to give or create any of the foregoing;
- (n) The Vendors and the Confirming Party are not prevented or restrained by any court order or order from any authority from selling or otherwise disposing of the Schedule Property or any part thereof in the manner herein contemplated;
- (o) There are no unfulfilled or unsatisfied judgments, injunctions or attachments, court orders, dues and no notices are pending against the Schedule Property, which in any manner affects the execution and performance of this Sale Deed by the Vendors and the Confirming Party;
- (p) The Schedule Property or any part thereof is not in violation of any legal requirement and no notice, claim, lawsuit or allegation involving any such violation or any alleged violation thereof has ever been issued or given by any Governmental Authority or agency or any other Person;

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- (q) All property taxes and all other outgoings in respect of the Schedule Property have been properly remitted and there are no arrears outstanding or dues;
- (r) The Schedule Property or any part thereof is not subject of any official complaint or notice of violation of any applicable zoning, building or other applicable Laws or litigation relating to the same) and no such violation is known to exist;
- (s) This Sale Deed and any other document to be executed pursuant to or in connection with this Sale Deed will when executed, constitute valid and binding obligations on the Vendors and the Confirming Party, and their respective heirs, agents, successors, legal representatives, assignees, nominees etc., in accordance with their respective terms;
- (t) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, actions or governmental investigations of any nature pending against the Vendors and the Confirming Party, or the Schedule Property, and that the Vendors and the Confirming Party have not received notice of any such proceeding, claim, action or governmental investigation against them nor the Vendors and the Confirming Party have any knowledge of any such threatened proceeding, claim, action or governmental investigation, which relates in any manner to this Sale Deed or the sale of the Schedule Property or any part thereof in the manner contemplated under this Sale Deed or which adversely impacts its ability to convey the Schedule Property in favour of the Purchaser;
- (u) All information contained in this Sale Deed and all other information which have been provided by the Vendors and the Confirming Party to the Purchaser, in the course of the negotiations leading to this Sale Deed (including in the course of any due diligence or other investigations carried out by or on behalf of the Purchaser prior to

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execution of this Sale Deed) is true, accurate in all respects and not misleading and the Vendors are not aware of any facts or circumstances not disclosed in writing to the Purchaser which render any such information, untrue, inaccurate or misleading;

- (v) Upon execution of this Sale Deed, the absolute right, title, interest and possession of the Schedule Property shall stand transferred in favour of Purchaser absolutely and free from Encumbrances and the Purchaser shall be entitled to quietly enter upon, hold, possess the Schedule Property, transfer or enjoy the Schedule Property as absolute owner thereof, without any kind of interference or disturbance by the Vendors and the Confirming Party or anyone claiming through or under them;
- (w) The Vendors and the Confirming Party confirms the right, title and interest of the Vendors to the Schedule Property and further warrant that the Vendors are the sole and absolute owners of their respective portions in the Schedule Property;
- (x) That the Vendors and the Confirming Party have received all consideration as detailed in this Sale Deed from the Purchaser and there are no amounts due and payable by the Purchaser thereon;

5.2 Each of the Representation and Warranty are separate and independent and none of the Representation and Warranty shall be treated as qualified by any actual or constructive knowledge on the part of the Purchaser, its agents, representatives, heirs, executors, administrators and assigns. The Representation and Warranty and the liability of the Vendors and the Confirming Party for any breach thereof shall not be in any manner limited by any information disclosed or made available to or received by the Purchaser or any of its agents, representatives, executors, administrators and assigns during due diligence or anytime thereafter.

  
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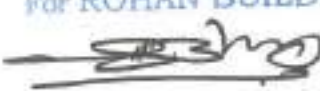


## 6 INDEMNITY

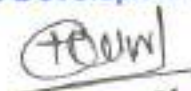
6.1 The Vendors and the Confirming Party do hereby jointly and severely indemnify and keep indemnified forever and hold the Purchaser, its successors and assigns, harmless at all times against any and all Losses which directly or indirectly arise out of, or result from or may be payable by virtue of:

- (a) falsity, incompleteness, default, breach or inaccuracy of any of the Vendor Warranty or a matter or event which renders any of the Vendor Warranty false, incomplete or inaccurate;
- (b) any defect in title of the Vendors to the Schedule Property or any part thereof;
- (c) any lawful settlement thereof which arises directly or indirectly from, as a result of, or in connection with any or as a result of any or all of Representation and Warranty herein being misleading, false, incorrect or untrue or as a result of any claim made against the Vendors;
- (d) tax liabilities or tax recovery proceedings against the Vendors and the Confirming Party which results in an order of attachment on the Schedule Property or any part thereof; and/or

6.2 Notwithstanding anything contained in Clause 7.1, the Vendors and the Confirming Party acknowledge that in relation to the Schedule Property, all Losses, debts, liabilities, covenants, agreements or other obligations, known, incurred or arising lawfully after the date of execution of this Sale Deed, but referable to periods prior to the earlier of the date of the execution of this Sale Deed, shall be the sole responsibility and liability of the Vendors and the Confirming Party, jointly and severally. The Vendors and the Confirming Party shall indemnify and keep indemnified and hold the Purchaser harmless against any and all such Losses arising out of lawful claims.

  
  
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## 7 FURTHER ASSURANCES

7.1 The Vendors and the Confirming Party undertake to execute such applications, deeds, affidavits, undertakings and other document/s and to do or cause to do at all times, all acts, deeds and things as may be required by the Purchaser, at the cost of the Purchaser, to (a) transfer of the khata and other utilities in relation to the Schedule Property in favour of the Purchaser; and (b) more fully and perfectly assure the Purchaser, title to the Schedule Property.

## 8 COSTS

Stamp duty and registration fee on this Sale Deed in respect of the Schedule Property has been borne by the Purchaser.

## SCHEDULE

### (Description of Property hereby conveyed)

#### Item No.1

##### a. Item No.1A

All that piece and parcel of residentially converted undeveloped land being the north-eastern portion of Survey No.129/1, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 37 Guntas (from and out of 2 Acre 36 Guntas, including 2 Guntas kharab), and bounded on as follows:-

East by	:	Property bearing Survey Nos.129/4 (Item No.4) & 129/3;
West by	:	Remaining portion of Survey No.129/1 belonging to Vendor No.1;
North by	:	Property bearing Survey Nos.130/3 & 129/4 (Item No.3 and 4);
South by	:	Remaining portion of Survey No.129/1 (Item No.1B);

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**b. Item No.1B**

All that piece and parcel of residentially converted undeveloped land being the south-eastern portion of Survey No.129/1 (utilised for formation of 45m CDP road), situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 17 Guntas, from and out of 2 Acre 36 Guntas, including 2 Guntas kharab) and bounded on as follows:-

East by	:	Road formed in Survey No.129/3
West by	:	Road formed in Survey No.129/1 & 129/2
North by	:	Remaining portion of Survey No.129/1 (Item No.1A)
South by	:	Road formed in Survey Nos.129/2 & 124 and Property bearing Survey No.124

**Item No.2**

All that piece and parcel of residentially converted undeveloped land bearing Survey No.129/6, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 1 Acre 38 Guntas along with 01 Gunta kharab, and bounded on as follows:-

East by	:	Property bearing Survey No.129/5 ;
West by	:	Property bearing Survey No.130/3 (Item No.3);
North by	:	Property bearing Survey No.131 ;
South by	:	Property bearing Survey No.129/4 (Item No.4);

*Handwritten signatures and initials*

*Handwritten signature: Naissankar*

For ROHAN BUILDERS

Authorised Signatory

For Mantri Developers Pvt. Ltd.

*Handwritten signature: 1001W*  
Authorised Signatory



**Item No.3**

All that piece and parcel of residentially converted undeveloped land bearing Survey No.130/3, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring in all about 1 Acre 37 Guntas, along with 01 Gunta kharab, and bounded on as follows:-

East by	:	Property bearing Survey Nos.131, 129/4 (Item No.4) & 129/6 (Item No.2);
West by	:	Property bearing Survey No.130/2 ;
North by	:	Property bearing Survey No.131/2 & 131/3 ;
South by	:	Property bearing Survey No.129/1 (Item No.1);

**Item No.4**

All that piece and parcel of residentially converted undeveloped land bearing Survey No.129/4, situated at Gunjur Village, Varthur Hobli, Bangalore East Taluk, measuring about 1 Acre 13 Guntas, and bounded on as follows:-

East by	:	Property bearing Survey Nos.128/1 & 127/1 ;
West by	:	Property bearing Survey Nos.130/3 & 129/1 (Item No.3 & 1);
North by	:	Property bearing Survey No.129/6 (Item No.2) & Survey No.129/5 ;
South by	:	Property bearing Survey No.129/1 (Item No.1) & Survey No.129/3 ;

**Item No.1 to 4 together in all measuring about 6 Acres and 22 Guntas along with 2 Guntas Kharab (Total 6 Acres 24 Guntas).**

For Mantri Developers Pvt. Ltd.

  
Authorised Signatory

For ROHAN BUILDERS

  
Authorised Signatory

IN WITNESS WHEREOF the VENDORS, CONFIRMING PARTY and the PURCHASER have executed this Sale Deed on the date and the year first hereinabove written in the presence of the following Witnesses:

**WITNESSES:**

1)



THEJAS M

#41, Vittal Mallya Road,  
Bangalore - 01



**VENDOR NO. 1**

**B.S.N. Hari**



**VENDOR NO. 2**

**(B.N. Adarsh)**

2)



SURESH N

No 1147, 3rd Floor  
EP Icon Building  
12th main Road HAL  
2nd Stage Indiranagar  
Bangalore - 560008



**VENDOR PARTY II**

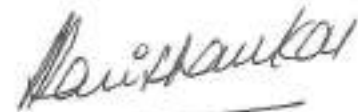
**(On behalf of Mantri Developers Private Limited**

**Authorised Signatory - H.S. Girish Gupta)**



**(CONFIRMING PARTY NO.1)**

**(D. Ravishankar)**



**(CONFIRMING PARTY NO.2)**

**(Paola Ravishankar)**

**Drafted By**



**SHANTA. V**  
**Advocate**



**PURCHASER**

**(On behalf of Rohan Builders**

**Authorised Signatory - Santosh B Lunkad)**

# Annexure 1



*[Signature]*  
*[Signature]*  
**For ROHAN BUILDERS**  
*[Signature]*  
**Authorised Signatory**

**For Mantri Developers Pvt. Ltd.**  
*[Signature]*  
**Authorised Signatory**