

I 123/13-14

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

ದಸ್ತಾವೇಜು ಹಾಳೆ
Document Sheet

ಲೋ



ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

ಬೆಲೆ : ರೂ. 2/-

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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

BNG (U)-VRT...123/2013-14
SALE DEED

11-14

THIS DEED OF SALE IS MADE AND EXECUTED ON THIS THE 08TH
DAY OF APRIL, TWO THOUSAND THIRTEEN (08.04.2013) AT BANGALORE:

A. Yogesh

BY

SRI. AMBLI YOGESH, aged about 47 years, S/o Late Sri. Ambli Kotrappa,
residing at No.106, Kottur Main Road, Harapanahalli, Davanagere District.

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

AND

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

For ADARSH DEVELOPERS

Partner

A. Yogesh





Print Date & Time : 08-04-2013 01:36:09 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 123

BNG (U)-VRT. 123...../2013-14 / 2-140

ವರ್ತಮಾನ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಚೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 08-04-2013 ರಂದು 01:30:19 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ವಿವರ | ರೂ. ಪೈ |
|-------------|----------------------|-----------|
| 1 | ನೋಂದಣಿ ಶುಲ್ಕ | 275000.00 |
| 2 | ಸೇವಾ ಶುಲ್ಕ | 490.00 |
| 3 | ಕೊರತೆ ಮುದ್ರಾಂಕ ಶುಲ್ಕ | 40.00 |
| | ಒಟ್ಟು : | 275530.00 |

ಶ್ರೀ M/s Shivakar Developers Private Limited Rep. by its Director Sri. B.M. Jayeshankar Rep. by his SPA Holder P. Kiran Kumar ಇವರಿಂದ ಹಾಜರ ಮಾಡಲ್ಪಟ್ಟಿದೆ

| ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|---|------|-------------------|-----------------------|
| ಶ್ರೀ M/s Shivakar Developers Private Limited Rep. by its Director Sri. B.M. Jayeshankar Rep. by his SPA Holder P. Kiran Kumar | | | <i>P. Kiran Kumar</i> |

08/04/13
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು | ಫೋಟೋ | ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು | ಸಹಿ |
|-------------|--|------|-------------------|-----------------------|
| 1 | M/s Shivakar Developers Private Limited Rep. by its Director Sri. B.M. Jayeshankar Rep. by his SPA Holder P. Kiran Kumar . (ಬರೆದುಕೊಂಡವರು) | | | <i>P. Kiran Kumar</i> |
| 2 | Ambli Yogesh S/o Late. Ambli Kotrappa Rep. by his SPA Holder P. Kiran Kumar . . (ಬರೆದುಕೊಂಡವರು) | | | <i>P. Kiran Kumar</i> |

08/04/13
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

BNG (U)-VRT.....123/2013-14/3-14 ✓

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

IN FAVOUR OF

M/S. SHIVAKAR DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Companies Act of 1956, having its Registered Office at: No.10, Vittal Mallya Road, Bangalore - 560 001, Represented by its Director **Sri. B M Jayeshankar.**

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

WITNESSETH:

WHEREAS



1. The Vendor herein is the absolute owner and is in peaceful possession and enjoyment of the Undeveloped Converted Land bearing Sy.No.53/3, admeasuring 3 Acres 17½ Guntas, situated at Halanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore and more fully described in Schedule hereunder and hereinafter referred to as 'Schedule Property'.

2. Originally, the Land bearing Sy.No.53, admeasuring 3 Acres 29½ Guntas was re-granted to Sri Kenchappa, S/o Sri Narayanappa, by way of re-

A. Yogan

For ADARSH DEVELOPERS


Partner

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|-------------|---|---|--|-----------------------|
| 3 | M/s Adarsh Developers Rep. by its Partner B.M. Karunesh Rep. by POA Holder P. Kiran Kumar (Confirming Party) . . . (ಬರೆದುಕೊಡುವವರು) |  |  | <i>P. Kiran Kumar</i> |

12/04/13
 ಸಿಬ್ಬೊಟ್ಟೆ
 ಹಿರಿಯ ಉಪನಿರೀಕ್ಷಕರ
 ವತಿಯಲ್ಲಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ.

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grant order dated 23.07.1971, passed in Case No. HOA(S) 503/1968-69, by the office of the Assistant Commissioner, Doddaballapura Sub Division, Bangalore District and his name has been entered in all the revenue records as owner and khatedar of the same.

3. The said Sri Kenchappa, S/o Sri Narayanappa, transferred the portion of the aforesaid property, admeasuring 3 Acres 20 Guntas, in favour of his daughter-in-law Smt. Munivenkatamma, W/o K. Narayanappa and her minor children being represented by their mother and natural Guardian Smt. Munivenkatamma by way of registered Gift Deed dated 15.12.1980, duly registered on 10.03.1981 as Document No.9358/1980-81, Book I, Volume 1621, at Pages 111 to 113 in the office of the Sub Registrar, Bangalore South Taluk, Bangalore and her name has been entered in all the revenue records as owner and khatedar of the said Property as per entries made in Mutation Register No.5/1986-87.
4. Thus the aforesaid property has been surveyed by fixing boundaries and as per Phod Durasthu by ADLR.MPR/59/1995-96, the aforesaid property admeasuring 3 Acres 20 Guntas, of Halanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, has been renumbered as 53/3 and the extent shown as 3 Acres 17 ½ Guntas and 10 Guntas of kharab which is more fully described in the Schedule hereunder written and hereinafter referred to as Schedule Property. Thus, in the aforesaid manner, Smt. Munivenkatamma, W/o Sri K. Narayanappa became the absolute owner and is in possession and enjoyment of the same.
5. Subsequently after obtaining the No Objection Certificate from the Tahsildar, Bangalore East Taluk, Krishnarajapura, vide From No. III

A. yogen

For ADARSH DEVELOPERS


Partner

| ಕ್ರಮ ಸಂಖ್ಯೆ | ಹೆಸರು ಮತ್ತು ವಿಳಾಸ | ಸಹಿ |
|-------------|--|--|
| 1 | Uma Shankar No. 1953, Mangalavara pet, Channapatna, Ramanagar District. | B. Umashankar |
| 2 | Shankar Belathur, Kadugodi Post, Bangalore. |  |

ಓರಿಯಂಟಲ್ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ನಿರ್ದೇಶನಾಲಯ
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ VRT-1-00123-2013-14 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ VRTD184 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 08-04-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ



ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ವರ್ತಮಾನ)
ವರ್ತಮಾನ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

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dated 29.10.2005, the said Smt. Munivenkatamma along with her family members sold the Schedule Property in favour of Sri. Ambli Yogesh, S/o. Mr. Ambli Kotrappa the Vendor herein by way of registered Sale Deed dated 08.02.2006, duly registered on 10.02.2006 as Document No.15558/2005-06, Book I, stored in CD No. BASD 214 in the office of the Senior Sub-Registrar, Bangalore South Taluk and his name has been entered in all the revenue records as owner and khatedar of the Schedule Property as per entries made in Mutation Register No.36/2005-06.

6. Subsequently, the Vendor herein has applied for conversion of the Schedule Property. The Special Deputy Commissioner (R), Bangalore District, Bangalore has converted the same from agricultural to non-agricultural Industrial (Hi tech) purposes, vide its Order No. ALN (EVH) SR 478/2007-08, dated 22.02.2013, in the name of the Vendor herein.
7. Thus, in the aforesaid manner, of Sri. Ambli Yogesh, S/o. Mr. Ambli Kotrappa, the Vendor herein, became the absolute owner and is in peaceful possession and enjoyment of the Converted Property bearing Undeveloped Converted Land bearing Sy.No.53/3, admeasuring 3 Acres 17½ Guntas and 10 Guntas of kharab land, situated at Halanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore, i.e., the Schedule Property hereunder mentioned.
8. The Schedule Property is the Self acquired property of the Vendor herein and no one else has any manner of right, title and interest whatsoever over the same. Further the Vendor herein has got every right to deal with the Schedule Property as absolute owner thereof.

A. Yogesh

For ADARSH DEVELOPERS


 Partner

BNG (U)-VRT. 123/2013-14

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

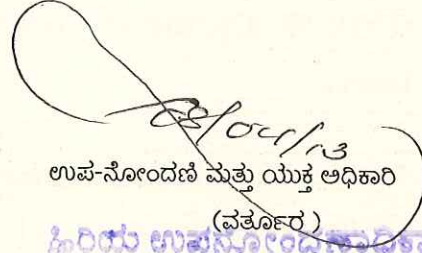
1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s Shivakar Developers Private Limited Rep. by its Director Sri. B.M. Jayeshankar
Rep. by his SPA Holder P. Kiran Kumar , ಇವರು 1553750.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ
ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

| ಪ್ರಕಾರ | ಮೊತ್ತ (ರೂ.) | ಹಣದ ಪಾವತಿಯ ವಿವರ |
|--------------------|-------------|---|
| ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ. | 1553750.00 | DD No. 726221, Dt: 21/03/2013, Drawn on HDFC Bank, Bangalore. |
| ಒಟ್ಟು : | 1553750.00 | |

ಸ್ಥಳ : ವರ್ತೂರ

ದಿನಾಂಕ : 08/04/2013


ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ
(ವರ್ತೂರ)

ಪ್ರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ
ವರ್ತೂರು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

Designed and Developed by C- DAC ,ACTS Pune.

BNG (U)-VKT. 123/2013-14 / 9-14 e

9. The Vendor had borrowed a sum of Rs.1,70,23,000/- (Rupees One Crore Seventy Lakhs and Twenty Three Thousand Only) from M/s. Adarsh Developers, the confirming party herein and since it was not possible for him to discharge the said amount due to M/s. Adarsh Developers, he has agreed to sell the schedule property to them or to their nominee for a consideration of Rs.1,70,23,000/- (Rupees One Crore Seventy Lakhs and Twenty Three Thousand Only).
10. The Purchaser approached the Vendor to purchase the Schedule Property.
11. After mutual negotiations between the Vendor and the confirming party, it is agreed that the Vendor should sell the Schedule Property to the Purchaser for a consideration of Rs.1,70,23,000/- (Rupees One Crore Seventy Lakhs and Twenty Three Thousand Only) and the Confirming Party should give up its rights under the agreement of sale in favour of the Purchaser for a consideration of Rs.1,04,77,000/- (Rupees One Crore Four Lakhs and Seventy Seven Thousand Only) and both the Vendor and the Confirming Party are selling the Schedule Property for a total consideration of Rs.2,75,00,000/- (Rupees Two Cores Seventy Five Lakhs Only).
12. That in view of the aforesaid, the Vendor herein requested the Purchaser to pay the aforesaid total sale consideration as detailed below.

A. J. J. J.

For ADARSH DEVELOPERS
Partner

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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the aforesaid agreement and in consideration of the payment of the total sale consideration of a sum of Rs.2,75,00,000/- (Rupees Two Cores Seventy Five Lakhs Only) paid by the Purchaser in the following manner:

(a) Rs.1,70,23,000/- (Rupees One Crore Seventy Lakhs and Twenty Three Thousand Only) by way of Cheque bearing No.131814, dated 08.04.2013 drawn on Vijaya Bank, K.G. Road Branch, Bangalore, in favour of the Vendor herein for discharging the debt due by him to M/s. Adarsh Developers in respect of the Schedule Property.

A. Vijayan

(b) Rs.1,04,77,000/- (Rupees One Crore Four Lakhs and Seventy Seven Thousand Only) by way of Cheque bearing No.131820, dated 08.04.2013 drawn on Vijaya Bank, K. G. Road Branch, Bangalore, in favour of Confirming Party herein for having given up its rights under the agreement of sale in respect of the Schedule Property.

M. S. A.

the receipt of the entire sale consideration, both the Vendor and the Confirming Party do hereby acknowledge as full and final sale consideration and hereby acquits the Purchaser of any further payment and in consideration thereof the Vendor hereby grants, conveys, sells, transfers, assigns and assures UNTO AND TO THE USE of the said Purchaser all his right, title, interest, ownership and other rights in Schedule Property free from all encumbrances, court attachments, litigations, maintenance charges, claims and demands whatsoever together with all the rights of way, easements of necessity, water, water courses, drains, privileges, appurtenances, advantages whatsoever pertaining to or belonging to the Schedule Property, who shall hold, possess, use and enjoy all the right, title and interest claims, payments of the Vendor and all other rights,

A. Vijayan

For ADARSH DEVELOPERS

Partner

privileges and amenities belonging thereto TO HAVE AND TO HOLD the Schedule Property and every part hereof TO AND UNTO THE Purchaser absolutely and forever.

2. The Vendor has this day delivered and put the Purchaser in actual physical vacant possession of the Schedule Property. The Purchaser shall hereafter hold, possess and enjoy the Schedule Property as absolute owners and it shall be lawful for the Purchaser at all times to possess, occupy and enjoy the Schedule Property hereby conveyed and sold with all its appurtenances together with all the rights for their benefit without any interference from the Vendor and his predecessor-in-title.
3. The Vendor covenants with the Purchaser herein as follows:
 - i) That the Purchaser shall be entitled to hold, possess and enjoy the Schedule Property and the rents and profits received without any lawful interruption or disturbance by the Vendor or any person claiming through or under him or any of his predecessor.
 - ii) The Vendor shall do and execute at the cost of the Purchaser all such further acts, deeds and things as may be necessary for more fully and perfectly assuring the title to the Property hereby conveyed to the Purchaser.
 - iii) The title of the Vendor to the Property hereby conveyed is good, marketable and subsisting and that the Vendor herein has power to convey the same.
 - iv) The Property hereby conveyed is not subject to any court proceedings, attachments, minor or maintenance claims or acquisition proceedings and are absolutely free from all encumbrances. There is no impediment to convey the Property either under any central enactment or state enactment.

A. ysgen

For ADARSH DEVELOPERS

Partner

10/10/10

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- v) The taxes and all other public charges payable in respect of the Property hereby conveyed have been paid fully up-to-date. If any taxes and public charges are levied by the government or any other public authority with retrospective effect, they shall be borne and paid by the Vendor.
- vi) The Vendor hereby agrees to keep the Purchaser at all times fully indemnified and harmless against any loss or liability, action or proceedings costs or claims which may arise against the Purchaser or the Property hereby conveyed by reasons of any defect in or want of title on the part of the Vendor or his predecessor in title and against any disturbance to the peaceful and quite enjoyment and in consequence thereof.
4. The Vendor has this day delivered to the Purchaser all the original title deeds of the Schedule Property in his custody and declares that he has not retained any title deeds with him.
5. Though Vendor is the Owner of Schedule Property the Confirming Party has joined execution of this Sale Deed in order to confirm the nomination of Purchaser as buyer of Schedule Property and to assure Purchaser that they have not parted with the rights under the Agreement executed in their favour, in favour of any persons and in case of any claims in respect thereto, the Confirming Party would answer the same and protect the Purchaser therefrom and accordingly offer indemnity to the Purchaser against such claims and demands.
6. The Stamp Duty and registration charges in respect of the execution and registration of this Sale Deed are borne and paid by the Purchaser.
7. Sri. Ambli Yogesh, S/o Late Sri. Ambli Kotrappa, has authorized Mr. Kiran Kumar.P S/o Late Prabhakar Rao under the registered Power of

A. Yogesh

For ADARSH DEVELOPERS

Partner

100

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews, while secondary data was obtained from existing reports and databases.

The third section details the statistical analysis performed on the collected data. This involves the use of descriptive statistics to summarize the data and inferential statistics to test hypotheses. The results of these analyses are presented in a clear and concise manner, highlighting the key findings of the study.

Finally, the document concludes with a discussion of the implications of the findings. It suggests that the results have significant implications for the field of study and provides recommendations for further research. The author also acknowledges the limitations of the study and offers suggestions for how these can be addressed in future work.

BNG (U)-VRT...123/2013-14/13-14

Attorney dated 06.04.2013, duly registered as Document No. 04/2013-14, Book-IV, stored in CD No.HPRD 49, registered at the office of the Sub-Registrar, Harapanahalli, to represent him, before the Jurisdictional Sub-Registrar's office and to perform the registration formalities.

8. Mr. B M Karunesh, has authorised Mr. Kiran Kumar.P, S/o Late. Mr.Prabhakar Rao, under registered Power of Attorney dated 25.01.2006, as document No.962/2005-06 stored in CD No. BASD208 and Sri B M Jayeshankar, S/o late Sri B. M. Madaiah, has also authorised Mr. Kiran Kumar.P, S/o Late Mr. Prabhakar Rao under registered Special Power of Attorney dated 19.10.2006, duly registered as Document No.737/2006-07, Book IV and stored in C.D.No.BASD280 both registered in the office of Sub Registrar, Bangalore South Taluk, Bangalore, to represent them, before the Jurisdictional Sub-Registrar's office and to perform the registration formalities.

SCHEDULE PROPERTY

(Property hereby conveyed)

ALL THAT PIECE AND PARCEL OF Undeveloped Converted Land bearing Sy.No.53/3, admeasuring 3 Acres 17½ Guntas, situated at Halanayakanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore and bounded on the:

| | | |
|----------|---|-------------------------------|
| East by | : | Property bearing Sy.No.54/2A; |
| West by | : | Road; |
| North by | : | Property bearing Sy.No.53/2; |
| South by | : | Property bearing Sy.No.53/4. |

For ADARSH DEVELOPERS

Partner

A. yojee

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The Schedule Property has been converted from, agricultural to non-agricultural Industrial (Hi tech) purposes, vide Conversion Order No. ALN (EVH) SR: 478/2007-08, dated 22.02.2013.

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

WITNESSES:

1.

[Signature]
S. Lakshmi,
Belathur Kadugodi (P)
Bangalore

[Signature]
AMBLI YOGESH
VENDOR

2. B. Uma Shankar

For M/S ADARSH DEVELOPERS

No. 1453 10th CROSS
M. Pet Chinnapuburu
Ramnagar Dist

[Signature]
PARTNER
CONFIRMING PARTY

For M/S. SHIVAKAR DEVELOPERS
PRIVATE LIMITED,

[Signature]
DIRECTOR
PURCHASER.

Drafted by:

[Signature]
Ashwini
Advocate,
Bangalore.

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the
Chamber
B. L. ...

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