

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

ಕರ್ನಾಟಕ ಸರ್ಕಾರ
Government of Karnataka

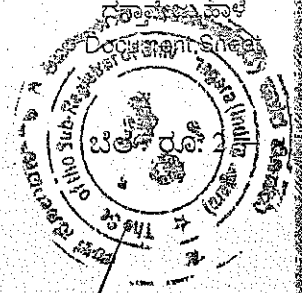


ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Registration and Stamps Department

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

ದಸ್ತಾವೇಜನ್ನು ಬರೆದುಕೊಟ್ಟ ದಿನಾಂಕ
Date of execution

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



SALE DEED

First Sheet of Doct. No. 127 of Book 7

This Deed of Sale is made and executed on this the Sixth Day of April, Two
Thousand Thirteen (06.04.2013) at Bangalore,

BY

SRI. K. KARIYANNA S/o. late Sri Kariyanna, aged about 57 years, residing
at Appehally Village, Honnagondanahally Post, Sira Taluk, Tumkur 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.

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:

K. Kariyanna

For ADARSH DEVELOPERS

PARTNER

127-7



Print Date & Time : 06-04-2013 01:29:39 PM

ದಸ್ತಾವೇಜು ಸಂಖ್ಯೆ : 177

ಇಂದಿರಾನಗರ ದಲ್ಲಿರುವ ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 06-04-2013 ರಂದು 01:13:40 PM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಶುಲ್ಕದೊಂದಿಗೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ನೋಂದಣಿ ಶುಲ್ಕ	206250.00
2	ಸೇವಾ ಶುಲ್ಕ	525.00
3	ಇತರೆ	40.00
4	ಪರಿಶೋಧನಾ ಶುಲ್ಕ	35.00
	ಒಟ್ಟು :	206850.00

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

ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
ಶ್ರೀ M/s. Orchids Apartments Pivate Limited Rep by its Managing Director Sri B.M Jayeshankar Rep by his SPA Holder Mr. Chikka Swamy S.T			

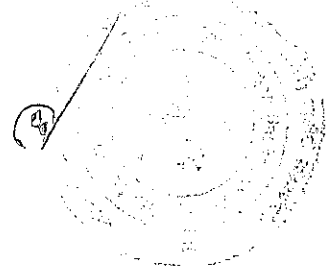
(Signature)
ಹಿರಿಯ ಅಧಿಕಾರಿಯ ಸಹಿ/ಸಹಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

ಬರೆದುಕೊಟ್ಟಿದ್ದಾಗಿ ಒಪ್ಪಿರುತ್ತಾರೆ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೊ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
1	M/s. Orchids Apartments Pivate Limited Rep by its Managing Director Sri B.M Jayeshankar Rep by his SPA Holder Mr. Chikka Swamy S.T. (ಬರೆದುಕೊಂಡವರು)			
2	Sri.K. Kariyanna . (ಬರೆದುಕೊಡುವವರು)			<i>K.Kariyanna</i>

(Signature)
ಹಿರಿಯ ಅಧಿಕಾರಿಯ ಸಹಿ/ಸಹಿ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

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IN FAVOUR OF



M/s. ORCHIDS APARTMENTS 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 Managing Director Sri.B M Jayeshankar.

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

WITNESSETH:

WHEREAS




1. The Vendor herein is the absolute owner and is in possession and enjoyment of the Undeveloped Converted land bearing Sy.No.37/4, measuring to an extent of 2 Acres 30 Guntas and 05 Guntas of kharab, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk (formerly Bangalore South Taluk), Bangalore, more fully described in the Schedule hereunder written and hereinafter referred to as the 'Schedule Property'.
2. The aforesaid Property bearing Sy.No.37/4, measuring to an extent of 2 Acres, 30 Guntas and 05 Guntas of kharab was originally belonged to one Sri.Narayana Swamy, who in turn sold the same in favour of Sri. B.R. Munivenkataramaiah @ B.Achappa, S/o. late Sri.Bettaramaiah by way of registered Sale Deed dated 28.08.1961, duly registered as Document No.2966/1961-62, Book I, Volume 262, Pages 191 to 194 in the office of the Sub - Registrar, Bangalore South Taluk, Bangalore and his name has been entered in all the revenue records as the owner and khatedar of the same.

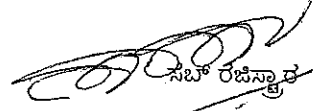
For ADARSH DEVELOPERS

K. Kariramma


PARTNER

PAGE NO 3-

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು	ಸಹಿ
3	M/s. Adarsh Developers Rep by its Partner Sri B.M Karunesh Rep by his SPA Holder Mr. Chikka Swamy S T (Confirming Party) . (ಬರೆದುಕೊಡುವವರು)			


 ಸಿಬಿ ರಜಿಸ್ಟ್ರಾರ್
 ಜಿಲ್ಲಾ ಅಧಿಕಾರಿಗಳ ಕಛೇರಿ, ಬೆಂಗಳೂರು
 ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

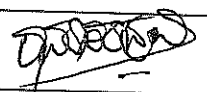
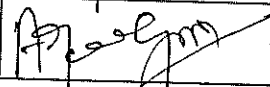
3. The said Sri. B.R. Munivenkataramaiah @ B.Achappa, S/o. late Sri.Bettaramaiah sold the Schedule Property in favour of Sri. R.Nanjundappa, S/o late Sri. Gowdararangappa by way of registered Sale Deed dated 31.08.1967, duly registered as Document No.2627/1967-68, Book I, Volume 659, Pages 163 to 166 in the office of the Sub Registrar, Bangalore South Taluk, Bangalore and his name has been entered in all the revenue records as the owner and khatedar of the same.
4. Subsequently, Sri. R. Nanjundappa, S/o late Sri. Gowdararangappa who in turn transferred the Schedule Property measuring to an extent 2 Acres 30 Guntas and 5 Guntas kharab in Sy.No.37/4, in favour of his 5th son Sri. Jayashankar.N, by way of registered Gift Deed dated 29.08.2007, duly registered on 24.11.2007 duly registered as Document No.4379/2007-08, Book I, Stored in CD No.VRTD16 in the office of the Sub Registrar, Varthur, Bangalore and his name has been entered in all revenue records as owner and khatedar of the Schedule Property as per entries made in Mutation Register No.28/2007-08.
5. Subsequently, the said Sri. Jayashankar N, S/o Sri. R. Nanjundappa alongwith his wife Smt. Vanitha sold the land measuring to an extent of 2 Acres 30 Guntas, in Sy No.37/4 which is morefully described as the Schedule Property in favour of Sri. K. Kariyanna, S/o late Sri Kariyanna, the Vendor herein, by way of registered Sale Deed dated 10.06.2009 duly registered as Document No. 797/2009-2010, Book I and stored in C.D. No. VRTD46 in the office of the Senior Sub Registrar, Varthur, Bangalore District and his name has been entered in all the revenue records as owner and khatedar of the Schedule Property as per the entries made in Mutation Register No. 1/2009-2010.

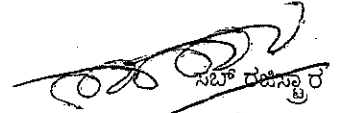
For ADARSH DEVELOPERS

K. Kariyanna


PARTNER

ಗುರುತಿಸುವವರು


ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು ಮತ್ತು ವಿಳಾಸ	ಸಹಿ
1	Ramachandra No. 10, V M Road, Bangalore	
2	G Aswathnarayana No 5, Anjana Nagar, Magadi Main Road, Bangalore	


ಸಿ.ಬಿ. ರಾಮೇಶ್

ಅಧೀನ ಅಧಿಕಾರಿಯಾಗಿ ಕಾರ್ಯ ನಿರ್ವಹಿಸುತ್ತಿರುವ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.



1 ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು
ನಂಬರ INR-1-00177-2013-14 ಆಗಿ
ಸಿ.ಡಿ. ನಂಬರ INRD63 ನೇ ಧರಲ್ಲಿ
ದಿನಾಂಕ 06-04-2013 ರಂದು ನೋಂದಾಯಿಸಲಾಗಿದೆ

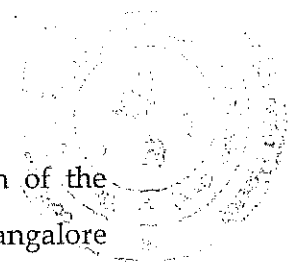

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಶಿವಾಜಿನಗರ (ಇಂದಿರಾನಗರ)

Designed and Developed by C-DAC, ACTS, Pune

ಅಧೀನ ಅಧಿಕಾರಿಯಾಗಿ ಕಾರ್ಯ ನಿರ್ವಹಿಸುತ್ತಿರುವ
ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

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6. Subsequently, the Vendor herein has applied for conversion of the Schedule Property. The Special Deputy Commissioner (R), Bangalore District, Bangalore has converted the Schedule Property from agricultural to non-agricultural residential purposes, vide its Order No. ALN (EVH) SR: 258/2010-11, dated 22.02.2013, in the name of the Vendor herein.
7. Thus, in the aforesaid manner, Sri. K. Kariyanna, S/o late Sri Kariyanna, the Vendor herein, became the absolute owner and is in peaceful possession and enjoyment of the converted Property bearing Sy.No. 37/4, measuring to an extent of 2 Acres 30 Guntas, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk (Formerly Bangalore South) 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.
9. The Vendor had borrowed a sum of Rs.1,94,05,000/- (Rupees One Crore Ninety Four Lakhs and Five Thousand Only) from M/s. Adarsh Developers, the confirming party herein and since it was not possible for him to discharge the loan due to M/s. Adarsh Developers, he has agreed to sell the schedule property to them or to their nominee for a consideration of Rs.1,94,05,000/- (Rupees One Crore Ninety Four Lakhs and Five Thousand Only).

For ADARSH DEVELOPERS

K. Kariyanna


PARTNER



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

ಶ್ರೀ M/s. Orchids Apartments Private Limited Rep by its Managing Director Sri B.M Jayeshankar Rep by his SPA Holder Mr. Chikka Swamy S.T , ಇವರು 1165320.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ಶುಲ್ಕವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ಪ್ರಕಾರ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಇತರ ಬ್ಯಾಂಕ್ ಡಿ.ಡಿ.	1165320.00	D D No 619944, Dt: 21/03/2013, ICICI Bank, Bangalore .
ಒಟ್ಟು :	1165320.00	

ಸ್ಥಳ : ಇಂದಿರಾನಗರ

ದಿನಾಂಕ : 06/04/2013

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಯುಕ್ತ ಅಧಿಕಾರಿ

(ಇಂದಿರಾನಗರ)
ಜನಿಯ ಉಪನಿರೀಕ್ಷಕರ ಕಾರ್ಯಾಲಯ

ಇಂದಿರಾನಗರ, ಬೆಂಗಳೂರು.

Designed and Developed by C- DAC ,ACTS Pune.

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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.1,94,05,000/- (Rupees One Crore Ninety Four Lakhs and Five 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.12,20,000/- (Rupees Twelve Lakhs Twenty Thousand Only) and both the Vendor and the Confirming Party are selling the Schedule Property for a total consideration of Rs.2,06,25,000/- (Rupees Two Crore Six Lakhs and Twenty Five Thousand Only).

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

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in pursuance of the aforesaid agreement and in consideration of the payment of the total sale consideration of a sum of Rs.2,06,25,000/- (Rupees Two Crore Six Lakhs and Twenty Five Thousand Only) paid by the Purchaser in the following manner:

(a) Rs.1,94,05,000/- (Rupees One Crore Ninety Four Lakhs and Five Thousand Only) by way of Cheque bearing No.096894, dated 06.04.2013, drawn on Vijaya Bank, Indiranagar Branch, Bangalore, in favour of the Vendor herein for discharging the debt due by him to M/s Adarsh Developers;

H. Kanisamma

For ADARSH DEVELOPERS

PARTNER



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(b) Rs.12,20,000/- (Rupees Twelve Lakhs Twenty Thousand Only) by way of Cheque bearing No.096898, dated 06.04.2013, drawn on Vijaya Bank, Indiranagar Branch, Bangalore, Bangalore, in favour of the Confirming Party herein for having given up its rights under the agreement of sale.

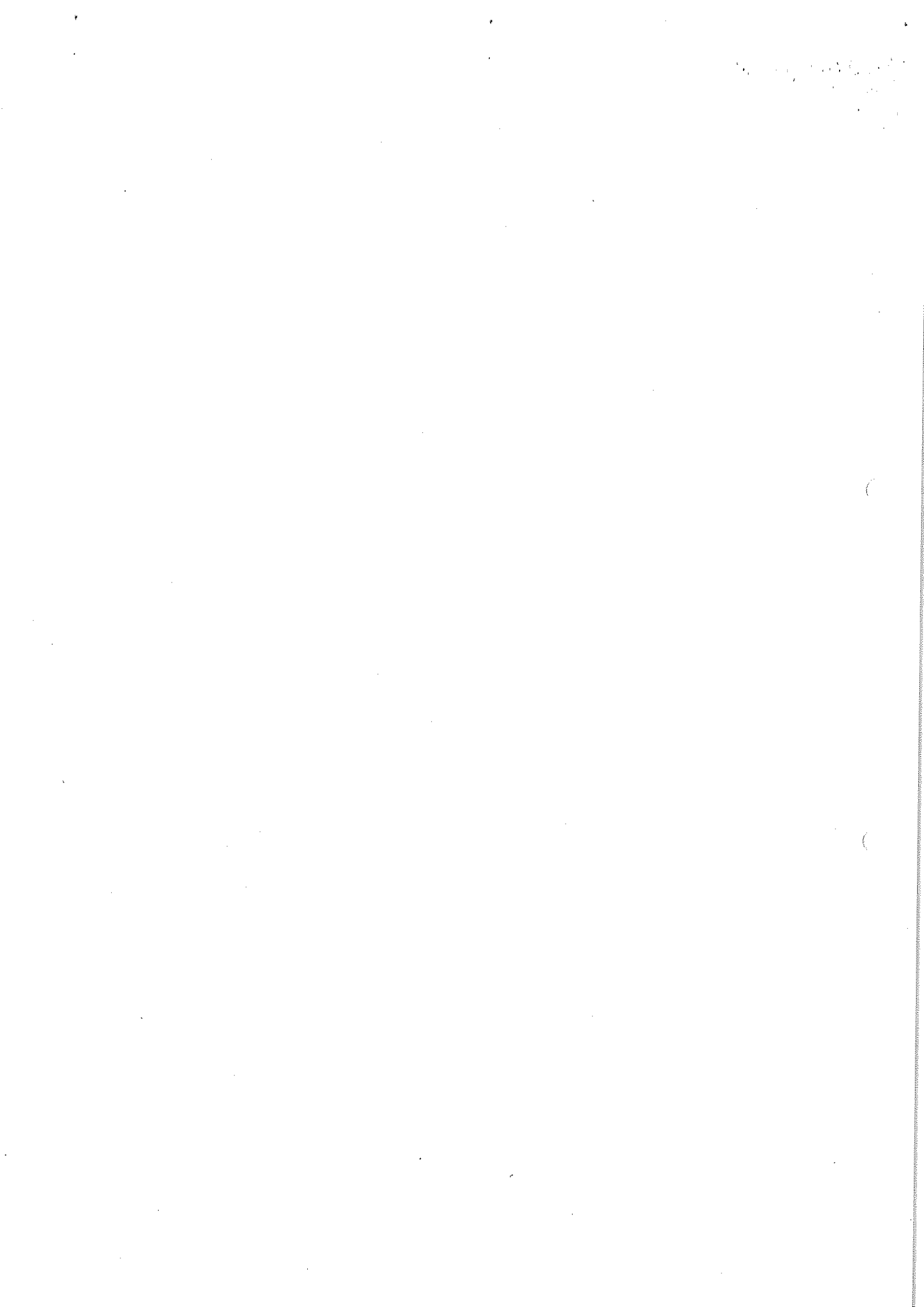
The receipt of the entire sale consideration, both the Vendor and the Confirming Party do hereby acknowledge as full and final sale consideration and hereby acquits the Purchaser of any further payment and in consideration thereof the Vendor hereby grants, conveys, sells, transfers, assigns and assures 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, privileges and amenities belonging thereto TO HAVE AND TO HOLD the Schedule Property and every part thereof TO AND UNTO THE Purchaser absolutely and forever.

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

K. Kariramma

For ADAFISH DEVELOPERS

PARTNER



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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.
- 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.

H. Kanizamma

For ADARSH DEVELOPERS

PARTNER



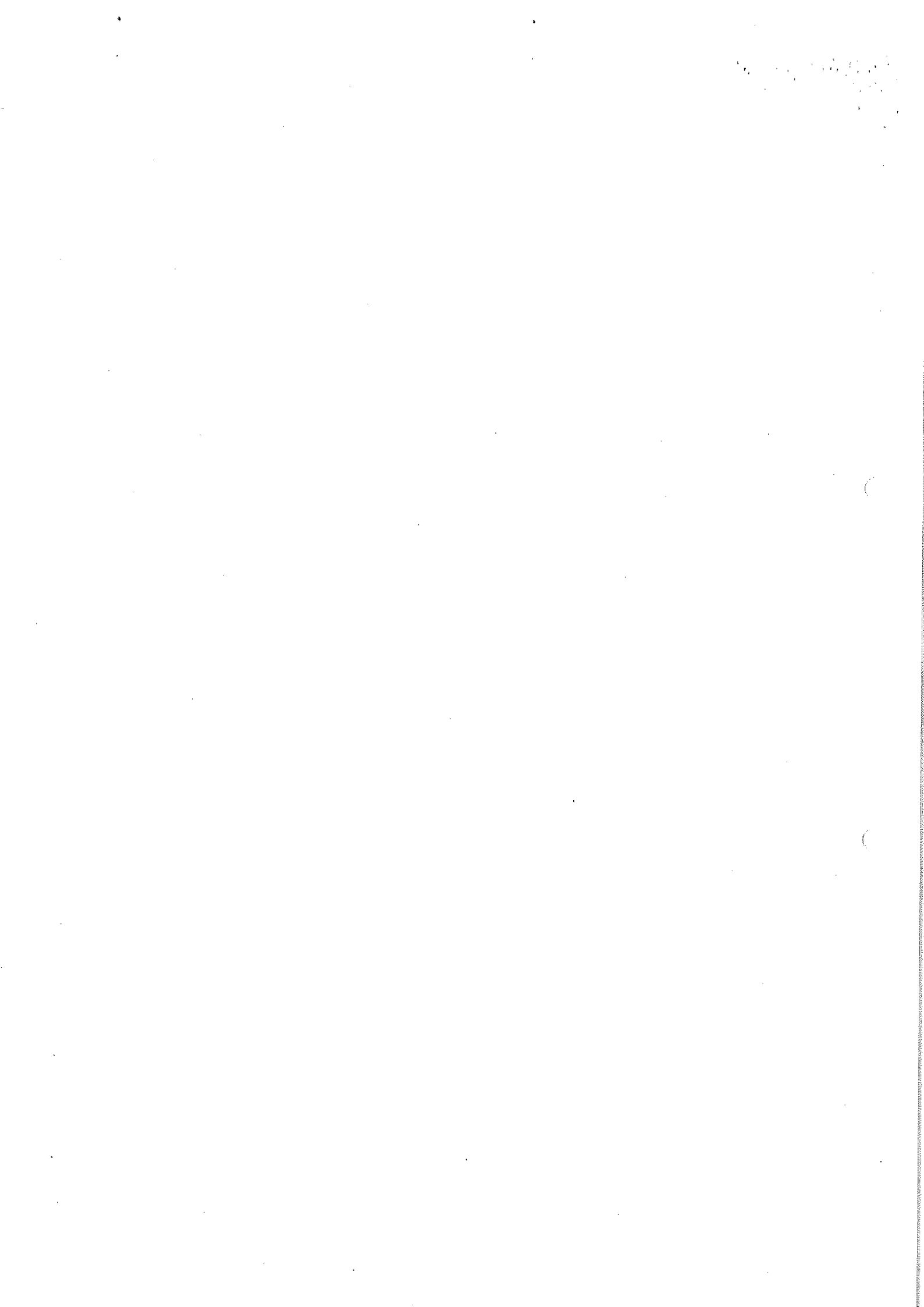
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4. The Vendor has this day delivered to the Purchaser all the original title deeds of the Schedule Property in his custody and declares that he has not retained any title deeds with him.
 5. Though Vendor is the Owner of Schedule Property the Confirming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

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

K. Kariramma

For ADARSH DEVELOPERS

PARTNER

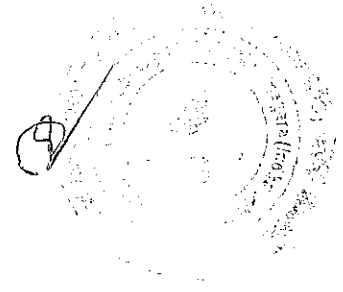


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SCHEDULE PROPERTY

(Property hereby conveyed)

All that piece and parcel of undeveloped converted property bearing Sy.No.37/4, measuring to an extent of 2 Acres, 30 Guntas and 05 Gunta kharab, situated at Chikkanayakanahalli Village, Varthur Hobli, Bangalore East Taluk (formerly South Taluk), Bangalore and bounded on;

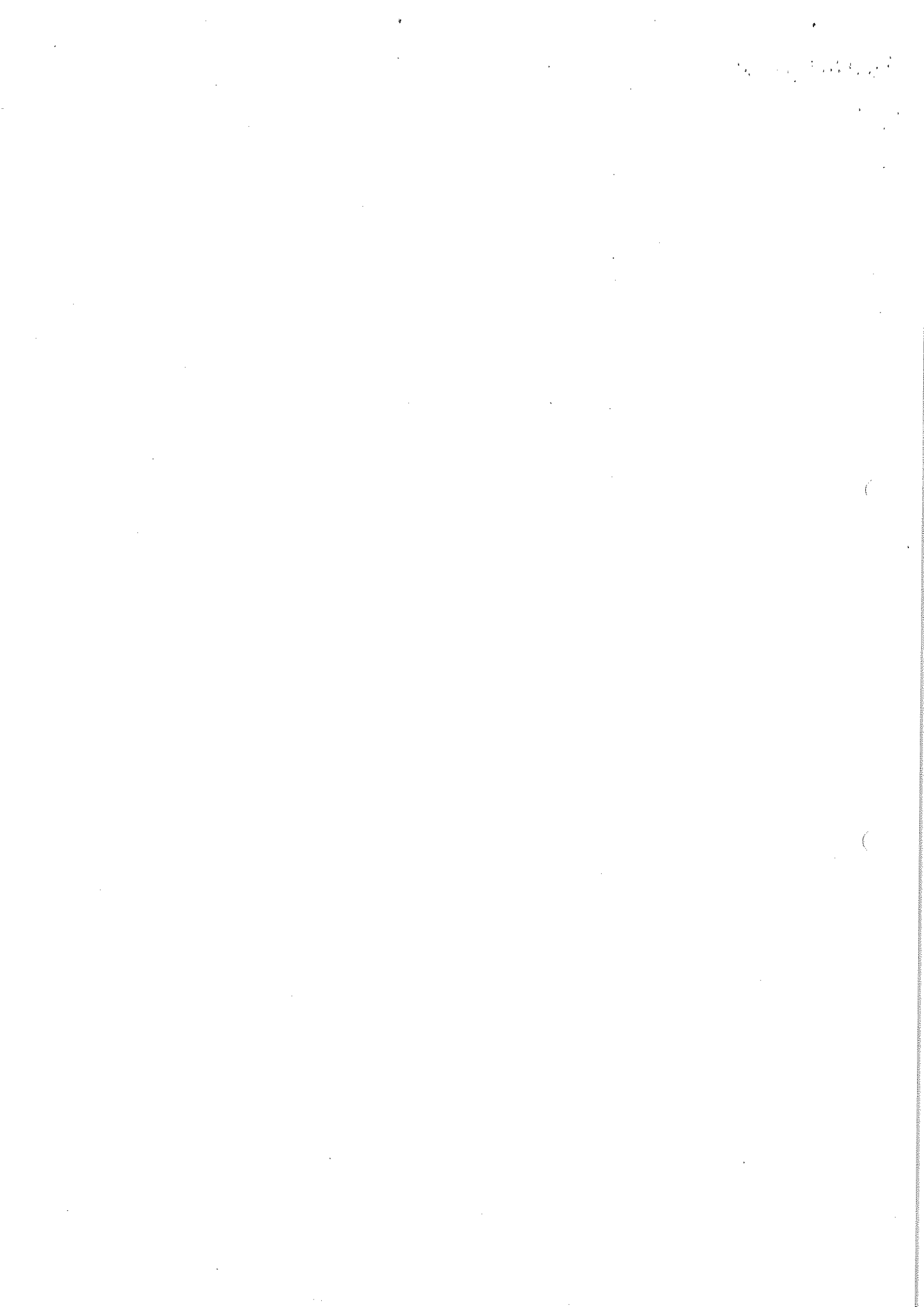
East by : Land in Sy.No.37/4;
West by : Land in Sy.No.65;
North by : Land in Sy.No.37/3;
South by : Land in Sy.No.56.

The Schedule Property has been converted from, agricultural to non-agricultural residential purposes, vide Conversion Order No. ALN (EVH) SR: 258/2010-11, dated 22.02.2013.

For ADARSH DEVELOPERS

K. Karivanna


PARTNER

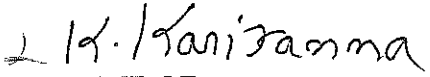



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IN WITNESSES WHEREOF the Parties herein have affixed their signatures to these presents in the presence of the witnesses attesting hereunder on the day, month, and year first above mentioned.

WITNESSES:

1. 
Ramachandra. V
No 10. V.M. Road
Bangalore-560001


K. Kanizamma
VENDOR

2. 
(G. Aravath Narayana)
No-5. Anjananagar.
Magadi, Main Road,
B-1000091

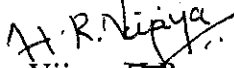
For M/S ADARSH DEVELOPERS


PARTNER
CONFIRMING PARTY

For M/s. ORCHIDS APARTMENTS PVT LTD


DIRECTOR
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